

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	漆岸8號 The Riverpark	期數 (如有) Phase No.(if any)	--
發展項目位置 Location of Development	車公廟路8號 No. 8 Che Kung Miu Road		
發展項目 (或期數) 中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			981

印製日期 Date of Printing	價單編號 Number of Price List
13-Aug-13	1

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
4 February 2015	1A	--
20 December 2017	1B	--

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第一座 Tower 1	5	A*	116.091 (1,250) 露台 Balcony: 3.228 (35); 工作平台 Utility Platform: 1.500 (16)	18,183,000	156,627 (14,546)	--	3.516 (38)	--	18.695 (201)	--	--	--	--	--	
		C*	123.730 (1,332) 露台 Balcony: 3.474 (37); 工作平台 Utility Platform: 1.500 (16)	18,563,000	150,028 (13,936)	--	3.973 (43)	--	34.532 (372)	--	--	--	--	--	
	6	A*	116.091 (1,250) 露台 Balcony: 3.228 (35); 工作平台 Utility Platform: 1.500 (16)	17,793,000	153,268 (14,234)	--	3.516 (38)	--	--	--	--	--	--	--	
		C*	123.730 (1,332) 露台 Balcony: 3.474 (37); 工作平台 Utility Platform: 1.500 (16)	17,880,000	144,508 (13,423)	--	3.973 (43)	--	--	--	--	--	--	--	
	7	A*	116.091 (1,250) 露台 Balcony: 3.228 (35); 工作平台 Utility Platform: 1.500 (16)	17,873,000	153,957 (14,298)	--	3.516 (38)	--	--	--	--	--	--	--	
	45 & 46	A**	199.195 (2,144) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	63,871,000	320,646 (29,791)	--	--	--	17.633 (190)	--	81.211 (874)	--	--	--	
		B**	176.802 (1,903) 露台 Balcony: 4.849 (52); 工作平台 Utility Platform: 1.500 (16)	54,667,000	309,199 (28,727)	--	--	--	--	--	64.967 699	--	--	--	
	46	E**	114.411 (1,232) 露台 Balcony: 3.390 (36); 工作平台 Utility Platform: 1.500 (16)	26,545,000	232,014 (21,546)	--	--	--	8.341 (90)	--	104.018 (1,120)	1.750 (19)	--	--	
第二座 Tower 2	5	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,999,000	162,052 (15,055)	--	3.516 (38)	--	18.662 (201)	--	--	--	--	--	
	6	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	21,735,000	169,491 (15,750)	--	4.028 (43)	--	--	--	--	--	--	--	
		C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,595,000	158,606 (14,735)	--	3.516 (38)	--	--	--	--	--	--	--	
	7	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	21,834,000	170,263 (15,822)	--	4.028 (43)	--	--	--	--	--	--	--	
		C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,677,000	159,306 (14,800)	--	3.516 (38)	--	--	--	--	--	--	--	
	8	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	22,035,000	171,830 (15,967)	--	4.028 (43)	--	--	--	--	--	--	--	
		C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,846,000	160,747 (14,933)	--	3.516 (38)	--	--	--	--	--	--	--	
	9	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,846,000	160,747 (14,933)	--	3.516 (38)	--	--	--	--	--	--	--	
	31	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	20,640,000	176,049 (16,355)	--	3.516 (38)	--	--	--	--	--	--	--	
	32	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	20,782,000	177,260 (16,468)	--	3.516 (38)	--	--	--	--	--	--	--	
	33	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	20,925,000	178,480 (16,581)	--	3.516 (38)	--	--	--	--	--	--	--	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
第二座 Tower 2	35	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,067,000	179,691 (16,693)	--	3.516 (38)	--	--	--	--	--	--	--	--	
	36	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,213,000	180,937 (16,809)	--	3.516 (38)	--	--	--	--	--	--	--	--	
	37	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,356,000	182,156 (16,922)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	38	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,737,000	185,406 (17,224)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	39	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,737,000	185,406 (17,224)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	40	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	26,143,000	203,865 (18,944)	--	4.028 (43)	--	--	--	--	--	--	--	--	--
		C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,737,000	185,406 (17,224)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	41	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	26,326,000	205,292 (19,077)	--	4.028 (43)	--	--	--	--	--	--	--	--	--
		C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,885,000	186,668 (17,342)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	42	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	26,509,000	206,719 (19,209)	--	4.028 (43)	--	--	--	--	--	--	--	--	--
		C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	22,035,000	187,948 (17,460)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	43	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	22,186,000	189,236 (17,580)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	45	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	22,337,000	190,524 (17,700)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	46	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	22,642,000	193,125 (17,941)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	47 & 48	A**	212.509 (2,287) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	75,083,000	353,317 (32,830)	--	--	--	16.059 (173)	--	--	91.345 (983)	--	--	--	--
		B**	177.223 (1,908) 露台 Balcony: 4.836 (52); 工作平台 Utility Platform: 1.500 (16)	59,112,000	333,546 (30,981)	--	--	--	--	--	--	64.599 (695)	--	--	--	--
		C**	199.264 (2,145) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	65,585,000	329,136 (30,576)	--	--	--	17.633 (190)	--	--	81.304 (875)	--	--	--	--
	48	D**	139.234 (1,499) 露台 Balcony: 4.076 (44); 工作平台 Utility Platform: 1.500 (16)	33,589,000	241,241 (22,408)	--	--	--	3.920 (42)	--	--	111.226 (1,197)	1.733 (19)	--	--	--
		E**	137.097 (1,476) 露台 Balcony: 4.095 (44); 工作平台 Utility Platform: 1.500 (16)	35,361,000	257,927 (23,957)	--	--	--	3.561 (38)	--	--	119.815 (1,290)	1.925 (21)	--	--	--

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第三座 Tower 3	29	C*	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	20,582,000	158,961 (14,765)	--	5.125 (55)	--	--	--	--	--	--	--	--
	31	C*	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	20,864,000	161,139 (14,967)	--	5.125 (55)	--	--	--	--	--	--	--	--
	33	C*	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,152,000	163,364 (15,174)	--	5.125 (55)	--	--	--	--	--	--	--	--
	35	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,343,000	156,457 (14,535)	--	3.516 (38)	--	--	--	--	--	--	--	--
		C*	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,296,000	164,476 (15,277)	--	5.125 (55)	--	--	--	--	--	--	--	--
	36	C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,529,000	166,275 (15,444)	--	5.125 (55)	--	--	--	--	--	--	--	--
	37	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,593,000	158,589 (14,733)	--	3.516 (38)	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,677,000	167,418 (15,550)	--	5.125 (55)	--	--	--	--	--	--	--	--
	38	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,843,000	160,722 (14,931)	--	3.516 (38)	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,972,000	169,697 (15,762)	--	5.125 (55)	--	--	--	--	--	--	--	--
	39	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,843,000	160,722 (14,931)	--	3.516 (38)	--	--	--	--	--	--	--	--
	40	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,843,000	160,722 (14,931)	--	3.516 (38)	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,972,000	169,697 (15,762)	--	5.125 (55)	--	--	--	--	--	--	--	--
	41	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,970,000	161,805 (15,032)	--	3.516 (38)	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	22,123,000	170,863 (15,870)	--	5.125 (55)	--	--	--	--	--	--	--	--
	42	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	19,099,000	162,905 (15,134)	--	3.516 (38)	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	22,273,000	172,022 (15,978)	--	5.125 (55)	--	--	--	--	--	--	--	--
	43	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	19,230,000	164,023 (15,238)	--	3.516 (38)	--	--	--	--	--	--	--	--
C*#		129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	22,428,000	173,219 (16,089)	--	5.125 (55)	--	--	--	--	--	--	--	--	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第三座 Tower 3	45	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	19,360,000	165,131 (15,341)	--	3.516 (38)	--	--	--	--	--	--	--	
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40) 工作平台 Utility Platform: 1.500 (16)	22,581,000	174,400 (16,199)	--	5.125 (55)	--	--	--	--	--	--	--	
	46	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	19,625,000	167,392 (15,551)	--	3.516 (38)	--	--	--	--	--	--	--	
		A**	199.264 (2,145) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	52,241,000	262,170 (24,355)	--	--	--	17.663 (190)	--	81.304 (875)	--	--	--	
	47 & 48	B**	177.223 (1,908) 露台 Balcony: 4.836 (52); 工作平台 Utility Platform: 1.500 (16)	47,491,000	267,973 (24,890)	--	--	--	--	--	64.819 (698)	--	--	--	
		C**	222.268 (2,392) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16)	63,169,000	284,202 (26,408)	--	--	--	8.723 (94)	--	95.357 (1,026)	--	--	--	
第五座 Tower 5	38	F	67.084 (722) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,418,000	155,298 (14,429)	--	2.442 (26)	--	--	--	--	--	--	--	
		A**	189.657 (2,041) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	44,810,000	236,269 (21,955)	--	--	--	8.769 (94)	--	74.958 (807)	--	--	--	
	45 & 46	B**	179.450 (1,932) 露台 Balcony: 4.880 (53); 工作平台 Utility Platform: 1.500 (16)	43,606,000	242,998 (22,570)	--	--	--	--	--	64.395 (693)	--	--	--	
		C**	184.511 (1,986) 露台 Balcony: 4.924 (53) 工作平台 Utility Platform: 1.500 (16)	47,329,000	256,510 (23,831)	--	--	--	15.581 (168)	--	82.805 (891)	--	--	--	
	46	D**	126.267 (1,359) 露台 Balcony: 3.761 (40) 工作平台 Utility Platform: 1.500 (16)	28,052,000	222,164 (20,642)	--	--	--	--	--	105.663 (1,137)	--	--	--	
E**		114.627 (1,234) 露台 Balcony: 3.378 (36) 工作平台 Utility Platform: 1.500 (16)	24,485,000	213,606 (19,842)	--	--	--	5.775 (62)	--	95.672 (1,030)	3.150 (34)	--	--		

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -
According to section 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

如某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase-

(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

- (3) 實用面積及屬該單位其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

(4) (i) 支付條款 Terms of Payment

買方須選擇下列其中一種付款計劃：

The Purchaser(s) shall choose one of the following payment plans :

(A) 現金優惠付款計劃 Cash Payment Plan (照訂價減5%) (5% discount from List Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於售價5%之金額作為臨時訂金。本票或支票抬頭為"的近律師行"或"Deacons"。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price. All cashier orders and cheques shall be made payable to "Deacons" or "的近律師行" upon signing of the preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

(2) 買方簽署正式合約時再付售價 5%作為加付訂金。

A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.

~~(3) 售價 90%即售價餘款於買方簽署臨時合約後 90 天內由買方繳付或於完成交易時付清，以較早者為準。~~

~~90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP or upon completion, whichever is the earlier.~~

(3) 售價 90%即售價餘款於買方簽署臨時合約後 120 天內由買方繳付或於完成交易時付清，以較早者為準。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 120 days after signing of the PASP or upon completion, whichever is the earlier.

(B) 180天付款計劃 180-day Payment Plan (照訂價 List Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於售價5%之金額作為臨時訂金。本票或支票抬頭為"的近律師行"或"Deacons"。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price. All cashier orders and cheques shall be made payable to "Deacons" or "的近律師行" upon signing of the preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

(2) 買方簽署正式合約時再付售價 5%作為加付訂金。

A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.

(3) 售價 90%即售價餘款於買方簽署臨時合約後 180 天內由買方繳付或於完成交易時付清，以較早者為準。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or upon completion, whichever is the earlier.

備註：Note:

- a. 有關臨時買賣合約及/或正式買賣合約及/或樓契之所有印花稅(包括但不限於根據香港法例第117章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)、上手契約鑑證本之費用、登記費用、圖則費及買方律師費包括處理、完成、簽署、釐印及登記臨時買賣合約及/或正式買賣合約及/或樓契、有關擬備、打蓋印花、登記及完成大廈公契及管理合約(“大廈公契”)的適當分攤及其他有關買賣本物業之文件等費用，一概由買方負責及於成交日或之前支付。

All stamp duties (including without limitation the Ad Valorem Stamp Duty, the Special Stamp Duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) on the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the subsequent Assignment, the charges for certified copy title deeds, the registration fees, plan fees and all the Purchaser's Solicitors charges and disbursements in preparing, completing, executing, stamping and registering the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the Assignment, a due proportion of the costs for the preparation, stamping, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser on or before completion.

- b. 買方須在賣方交吉本物業予買方時繳付管理人或賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契規定可收取之其他按金及費用，買方並須償還賣方代本物業已支付的上述費用包括水電煤按金。

The Purchaser shall before delivery of vacant possession of the Property by the Vendor pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payment including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.

(ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available

除根據(4)(i)(A)所列之售價優惠及(4)(iii)所列之贈品、財務優惠或利益外，「New World CLUB」會員(不論以其個人或聯同一個或多個會員或非會員)或公司名義的買方(其中一位或多位董事乃「New World CLUB」會員)購買指明住宅物業，在其提供令賣方滿意的會員證明的前提下，可就該指明住宅物業獲得額外一次性3%售價折扣優惠。

In addition to the corresponding discount on the price that is listed in (4)(i)(A) and the gift or financial advantage or benefit listed in (4)(iii), a New World CLUB member (whether purchasing in his sole name or in joint names (together with one or more New World CLUB member(s) or non-member(s))) or a purchaser purchasing in the name of a corporation of which one or more directors of such corporation is/are New World CLUB members shall, in respect of the specified residential property so purchased, be offered an extra one-off 3% discount from the price, subject to production of evidence satisfactory to the Vendor proving membership of New World CLUB.

(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益 Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

- a. 在買方揀選住宅物業的同時，該單位於價單上設***的買方有權從如下表所示的溱岸8號住宅停車位之中揀選一個在揀選指明住宅物業時仍可揀選的價值港幣\$1,680,000的溱岸8號住宅停車位，惟倘若屆時買方不於上述的同時揀選所述住宅停車位，該權利將會自動失效，且不得於任何該時間之後行使。該住宅物業及已揀選的住宅停車位必須受同一份買賣合約及其後的轉讓契涵蓋。

At the same time when a purchaser selects a residential property, the purchaser of a unit that has a "*" in the above price list shall have the right to simultaneously select one HK\$1,680,000 residential parking space of The Riverpark, from the residential parking spaces of The Riverpark listed in the following table which are available for selection at the time of selecting the residential property; for each residential property that the purchaser purchases provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the purchaser fails to select the residential parking space as aforesaid at that same time. Both the residential property and the selected residential parking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

住宅停車位號碼 Residential Parking Space No.	住宅停車位號碼 Residential Parking Space No.	住宅停車位號碼 Residential Parking Space No.	住宅停車位號碼 Residential Parking Space No.	住宅停車位號碼 Residential Parking Space No.
R77	R88	R105	R149	R228
R78	R89	R110	R150	R229
R79	R92	R124	R219	R232
R80	R97	R125	R220	R239
R81	R98	R126	R221	R241
R82	R99	R127	R222	R242
R83	R100	R128	R223	R243
R84	R101	R129	R224	R244
R85	R102	R146	R225	
R86	R103	R147	R226	
R87	R104	R148	R227	

- b. 於價單上設有***的指明住宅物業必須連同如下表所示分別所分配及編號的住宅停車位一起買賣。這些住宅物業之買方將獲贈根據該表內指明獲分配及編號的每個價值港幣\$1,780,000的溱岸8號住宅停車位，但該住宅物業不會額外或另外獲贈任何溱岸8號住宅停車位。
Those specified residential properties that have a "*" in the above price list shall be sold together with the residential parking spaces worth HK\$1,780,000 each as respectively allocated and with the numbering as shown in the following table. The purchaser of those residential properties will not be offered any extra or other residential parking space(s) of The Riverpark for free.

大廈名稱 Block Name	樓層 Floor	單位 Unit	住宅停車位號碼 Residential Parking Space No.
第一座 Tower 1	45&46	A	No. R158, R159
第一座 Tower 1	45&46	B	No. R160, R161
第一座 Tower 1	46	E	No. R151
第二座 Tower 2	47&48	A	No. R135, R136
第二座 Tower 2	47&48	B	No. R130, R131
第二座 Tower 2	47&48	C	No. R137, R138
第二座 Tower 2	48	D	No. R106, R107
第二座 Tower 2	48	E	No. R108, R109
第三座 Tower 3	47&48	A	No. R90, R91
第三座 Tower 3	47&48	B	No. R95, R96
第三座 Tower 3	47&48	C	No. R93, R94
第五座 Tower 5	45&46	A	No. R235, R236
第五座 Tower 5	45&46	B	No. R230, R231
第五座 Tower 5	45&46	C	No. R233, R234
第五座 Tower 5	46	D	No. R237
第五座 Tower 5	46	E	No. R240

- c. 在買方揀選住宅物業的同時，該單位於價單上設#的買方有權從如下表所示的溱岸8號電單車停車位之中揀選一個在揀選指明住宅物業時仍可揀選的價值港幣\$80,000的溱岸8號電單車停車位，惟倘若屆時買方不於上述的同時揀選所述電單車停車位，該權利將會自動失效，且不得於任何該時間之後行使。該住宅物業及已揀選的電單車停車位必須受同一份買賣合約及其後的轉讓契涵蓋。

At the same time when a purchaser selects a residential property, the purchasers of a unit that have a "#" in the above price list shall have the right to simultaneously select one HK\$80,000 motor cycle car parking space of The Riverpark, from the motor cycle car parking spaces of The Riverpark listed in the following table which are available for selection at the time of selecting the residential property; for each residential property that the purchaser purchases provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the purchaser fails to select the motor cycle car parking space as aforesaid at that same time. Both the residential property and the selected motor cycle parking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

電單車停車位號碼 Motor Cycle Car Parking Space No.	電單車停車位號碼 Motor Cycle Car Parking Space No.	電單車停車位號碼 Motor Cycle Car Parking Space No.	電單車停車位號碼 Motor Cycle Car Parking Space No.	電單車停車位號碼 Motor Cycle Car Parking Space No.
M2	M7	M13	M18	M23
M3	M8	M14	M19	M24
M4	M9	M15	M20	
M5	M10	M16	M21	
M6	M11	M17	M22	

d. 第一按揭貸款
First Mortgage Loan

此第一按揭貸款只適用於購買以下特選住宅物業之買方。
This First Mortgage Loan is only applicable to the Purchaser(s) of the Privilege Residential Property(ies) listed below.

特選住宅物業：
Privilege Residential Property(ies):

大廈名稱 Block Name	樓層 Floor	單位 Unit
第二座 Tower 2	47&48	A
第二座 Tower 2	47&48	B

上述特選住宅物業之買方可向賣方的指定財務機構怡家財務有限公司("財務機構")申請第一按揭貸款。主要條款如下:

The Purchaser of the above Privilege Residential Property(ies) may apply for a First Mortgage Loan through the financial institution designated by the Vendor, Housing Finance Limited ("Finance Company"). Key terms are as follows:

- (a) 第一按揭貸款最高金額為臨時買賣合約內所列明之樓價的60%。
The maximum First Mortgage Loan amount shall be 60% of the purchase price as stated in the PASP.
- (b) 第一按揭貸款年期最長可達30年。
The maximum tenor of the First Mortgage Loan is up to 30 years.
- (c) 第一按揭貸款的利率在首3年內以香港上海匯豐銀行有限公司之港元最優惠利率("P")減2.85%計算，其後按P減1%計算。但在任何情況下第一按揭貸款的利率不可低於1%。P隨利率浮動調整。按揭利率以指定財務機構最終審批結果決定。利率是指年利率。
The interest rate of the First Mortgage Loan for the first 3 years shall be calculated at 2.85% below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and thereafter at 1% below P. But in any event, the interest rate shall not be less than 1%. P is subject to fluctuation. The interest rate will be subject to final approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款不超過買方及其擔保人(如有)的每月總入息之60%。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment payment does not exceed 60% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (e) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (f) 第一按揭貸款及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關費用概由借款人單獨繳付。
The First Mortgage Loan and other related loan documents must be processed through the solicitors' firm designated by the Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s) solely.
- (g) 借款人及/或擔保人須於第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息證明，親身前往財務機構辦理第一按揭貸款的申請。借款人及/或擔保人亦必須提供身份證明及所須文件之副本，所有提交的文件，一律不予發還。所有借款人及/或擔保人必須親身前往財務機構指定律師樓簽署有關法律文件。
The borrower(s) and/or guarantor(s) has/have to attend the office of the Finance Company in person and bring along the original PASP signed, his/their identity documents and income proof to process the application of First Mortgage Loan no later than forty-five days prior to the anticipated loan drawdown date. The borrower(s) and/or guarantor(s) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) and/or guarantor(s) must sign the relevant legal documents personally at the office of the solicitors' firm designated by the Finance Company.
- (h) 如成功申請，買方需就申請第一按揭貸款向財務機構支付按貸款金額計收0.5%或港幣\$5,000的申請手續費，以較高者為準。
The Purchaser shall pay 0.5% of the loan amount or HK\$5,000 to the Finance Company being the application fee for the First Mortgage Loan if the application is successful, whichever is higher.
- (i) 買方於決定申請第一按揭貸款前，敬請先向財務機構查詢有關詳情，以上所有主要條款，優惠(如有)及第一按揭貸款批出與否，財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該物業的樓價全數。就第一按揭貸款之批核，賣方並無給予，或視之為已給予，任何聲明或保證。
The Purchaser is advised to enquire with the Finance Company on details before deciding to apply for the First Mortgage Loan. All the above key terms, offers (if any) and the approval or disapproval of the First Mortgage Loan is subject to the final decision of the Finance Company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the First Mortgage Loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan.
- (j) 此貸款受財務機構不時所訂之條款及細則約束。
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (k) 有關第一按揭貸款之批核與否及按揭條款及條件以財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。賣方並沒有亦不會參與第一按揭貸款之安排。買方不得就由於或有關第一按揭貸款的批核及/或不批核及/或任何第一按揭貸款相關事宜而向發展商及/或賣方提出任何申索。
The terms and conditions and the approval of applications for the First Mortgage Loan are subject to the final decision of the Finance Company, and the Vendor shall under no circumstances be responsible therefor. The Vendor is not, and will not be, involved in the arrangements of the First Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

e. 第二按揭貸款

Second Mortgage Loan

此第二按揭貸款只適用於購買以下特選住宅物業之買方。

This Second Mortgage Loan is only applicable to the Purchaser(s) of the Privilege Residential Property(ies) listed below.

特選住宅物業：

Privilege Residential Property(ies):

大廈名稱 Block Name	樓層 Floor	單位 Unit
第二座 Tower 2	47&48	A
第二座 Tower 2	47&48	B

上述特選住宅物業之買方可向賣方的指定財務機構怡家財務有限公司("財務機構")申請第二按揭貸款。主要條款如下:

The Purchaser of the above Privilege Residential Property(ies) may apply for a Second Mortgage Loan through the financial institution designated by the Vendor, Housing Finance Limited ("Finance Company"). Key terms are as follows:

- (a) 第二按揭貸款最高金額為樓價的25%，但第一按揭及第二按揭的總貸款額不能超過樓價的75%，或應繳付之樓價餘額，以較低者為準。
The maximum Second Mortgage Loan amount shall be 25% of the purchase price, but the total amount of first mortgage loan and Second Mortgage Loan offered shall not exceed 75% of the purchase price, or the balance of purchase price payable, whichever is lower.
- (b) 第二按揭年期最長可達25年或等同或不超過特約按揭銀行之第一按揭貸款年期，以較短者為準。
The maximum tenor of the Second Mortgage Loan is up to 25 years or same as or not exceeding the first mortgage loan tenor of the designated first mortgagee banks, whichever is shorter.
- (c) 第二按揭的利率在首3年內以香港上海滙豐銀行有限公司之港元最優惠利率("P")減2%計算，期後按P減1%計算。惟第二按揭的利率在首3年不可低於1%，P隨利率浮動調整。最終按揭利率以財務機構審批結果而定。
The interest rate of the Second Mortgage Loan for the first 3 years shall be calculated at 2% below the Hong Kong Dollar prime rate quoted by the Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and thereafter at P-1%. Provided during the first 3 years, interest rate of the Second Mortgage Loan shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval by the Finance Company.
- (d) 買方須按財務機構要求提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability upon request of the Finance Company.
- (e) 第一按揭銀行須為財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Finance Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (f) 第二按揭貸款及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關第二按揭貸款的律師費用及其他相關的暫墊費用概由借款人單獨繳付。
The Second Mortgage Loan and other related loan documents must be processed through the solicitors' firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in the Second Mortgage Loan arrangement shall be borne by the borrower(s) solely.
- (g) 第一按揭貸款及第二按揭貸款需獨立審批，借款人及/或擔保人須於預計貸款支取日的四十五天前，帶同已簽署的臨時合約正本、身份證明文件及入息證明，親身前往財務機構辦理第二按揭貸款申請。借款人及/或擔保人必須提供身份證明及所須文件之副本，所有提交的文件，一律不予發還。所有借款人及/或擔保人必須親身前往財務機構指定律師樓簽署有關法律文件。
The application of first mortgage loan and Second Mortgage Loan will be approved independently. The borrower(s) and/or guarantor(s) has/have to come to the office of the Finance Company in person and bring along the original of the PASP signed, his/their identity documents and income proof to process the application of Second Mortgage Loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s) and/or guarantor(s) must provide the duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) and/or guarantor(s) must sign the relevant legal documents personally at the office of solicitors' firm designated by the Finance Company.
- (h) 買方須就申請第二按揭貸款支付按貸款金額計收0.5%或港幣\$5,000作為不可退還的申請手續費，以較高者為準。
The Purchaser shall pay 0.5% of the loan amount or HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan, whichever is higher.
- (i) 買方於決定申請第二按揭貸款前，敬請先向財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第二按揭貸款批出與否，財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該物業的樓價全數。就第二按揭貸款之批核，賣方並無給予，或視之為已給予，任何聲明或保證。
The Purchaser is advised to enquire with the Finance Company on details before deciding to apply for the Second Mortgage Loan. All the above key terms, offers (if any) and the approval or disapproval of the Second Mortgage Loan is subject to the final decision of the Finance Company. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the Second Mortgage Loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan.
- (j) 第二按揭貸款受其他條款及條件約束。
The Second Mortgage Loan is subject to other terms and conditions.
- (k) 有關第一按揭貸款及第二按揭貸款之批核與否及按揭條款及條件以第一按揭銀行及財務機構之最終決定為準，與賣方無關。賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向發展商及/或賣方提出任何申索。
The terms and conditions and the approval of applications for the first mortgage loan and the Second Mortgage Loan are subject to the final decision of the first mortgagee bank and the Finance Company. The Vendor shall not be responsible in any manner under any circumstance. The Vendor is not, and will not be, involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅 Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

請參閱4(i)備註a

Please refer to Note a. of 4(i)

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用 Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development

請參閱4(i)備註a

Please refer to Note a. of 4(i)

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The vendor has appointed estate agents to act in the sale of any specified residential property in the development:

Agent appointed by the vendor :

賣方委任的代理:

新世界地產代理有限公司

New World Real Estate Agency Limited

Sub-agents appointed by New World Real Estate Agency Limited :

新世界地產代理有限公司委任的次代理:

中原地產代理有限公司

Centaline Property Agency Limited

美聯物業代理有限公司

Midland Realty International Limited

利嘉閣地產有限公司

Ricacorp Properties Limited

香港置業(地產代理)有限公司

Hong Kong Property Services (Agency) Limited

世紀21測量行有限公司及旗下特許經營商

Century 21 Surveyors Limited and Franchisees

置業18物業代理有限公司

18 Property Agency Ltd.

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為：www.theriverpark.com.hk

The address of the website designated by the vendor for the development is: www.theriverpark.com.hk