

價單 Price List

第一部份：基本資料 Part 1: Basic Information

| | | | |
|---|---|-----------------------------|--------------------------------|
| 發展項日期數名稱 Name of the Phase of the Development | 柏巒第一期 Phase I of Park Villa | 期數（如有） Phase No.(If any) | 柏巒第一期 Phase I of Park Villa |
| 發展項日期數位置 Location of the Phase of the Development | 元朗唐人新村路116號 116 Tong Yan San Tsuen Road, Yuen Long | | |
| 發展項日期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development | | | 51 |

| | |
|--------------------------|------------------------------|
| 印製日期 Date of Printing | 價單編號 Number of Price List |
| 19-Jun-18 | 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 |
| - | - | - |

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)) 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.) | | | | | | | | | |
|---|---|---------------------|---|---|------------------|----------------|-----------------|--------------------|----------------------|-------------------|-----------------|---------------|------------|
| | | | | 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 |
| 洋房 House | | | | | | | | | | | | | |
| 屋號2連同B97和B98號車位 House No.2 together with Car Park Nos. B97 and B98 | 310.669 (3,344) 露台 Balcony: 4.995 (54); 工作平台 Utility Platform: 3.417 (37); 陽台 Verandah: - | 52,618,000 | 169,370 (15,735) | - | 3.761 (40) | - | - | 83.405 (898) | 33.702 (363) | 64.208 (691) | 11.250 (121) | - | - |
| 屋號5連同B92和B93號車位 House No.5 together with Car Park Nos. B92 and B93 | 363.084 (3,908) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 59,127,000 | 162,847 (15,130) | - | 2.502 (27) | - | - | 45.919 (494) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號6連同B90和B91號車位 House No.6 together with Car Park Nos. B90 and B91 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 58,158,000 | 162,872 (15,130) | - | 2.502 (27) | - | - | 48.755 (525) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號7連同B88和B89號車位 House No.7 together with Car Park Nos. B88 and B89 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 58,158,000 | 162,872 (15,130) | - | 2.502 (27) | - | - | 46.801 (504) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號8連同B86和B87號車位 House No.8 together with Car Park Nos. B86 and B87 | 397.427 (4,278) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 4.650 (50); 陽台 Verandah: - | 59,548,000 | 149,834 (13,920) | - | 4.169 (45) | - | - | 165.027 (1,776) | 36.924 (397) | 90.154 (970) | 9.562 (103) | - | - |
| 屋號9連同B83和B85號車位 House No.9 together with Car Park Nos. B83 and B85 | 391.713 (4,216) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: - 陽台 Verandah: - | 58,684,000 | 149,814 (13,919) | - | 5.425 (58) | - | 5.313 (57) | 160.723 (1,730) | 32.398 (349) | 93.262 (1,004) | 4.875 (52) | - | - |
| 屋號10連同B81和B82號車位 House No.10 together with Car Park Nos. B81 and B82 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 46,527,000 | 130,299 (12,104) | - | 2.502 (27) | - | - | 30.470 (328) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號11連同B79和B80號車位 House No.11 together with Car Park Nos. B79 and B80 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 46,527,000 | 130,299 (12,104) | - | 2.502 (27) | - | - | 33.179 (357) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號12連同B77和B78號車位 House No.12 together with Car Park Nos. B77 and B78 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 46,527,000 | 130,299 (12,104) | - | 2.502 (27) | - | - | 33.156 (357) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號13連同B75和B76號車位 House No.13 together with Car Park Nos. B75 and B76 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 46,527,000 | 130,299 (12,104) | - | 2.502 (27) | - | - | 43.763 (471) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號15連同B72和B73號車位 House No.15 together with Car Park Nos. B72 and B73 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 46,527,000 | 130,299 (12,104) | - | 2.502 (27) | - | - | 62.990 (678) | 29.602 (319) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號19連同B63和B65號車位 House No.19 together with Car Park Nos. B63 and B65 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 58,717,000 | 164,437 (15,275) | - | 2.502 (27) | - | - | 59.031 (635) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號20連同B61和B62號車位 House No.20 together with Car Park Nos. B61 and B62 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 56,763,000 | 158,965 (14,767) | - | 2.502 (27) | - | - | 50.004 (538) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號21連同B59和B60號車位 House No.21 together with Car Park Nos. B59 and B60 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 56,763,000 | 158,965 (14,767) | - | 2.502 (27) | - | - | 46.288 (498) | 29.602 (319) | 76.699 (826) | 8.100 (87) | - | - |

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)) 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.) | | | | | | | | | |
|---|---|---------------------|---|---|------------------|----------------|-----------------|-----------------|----------------------|-----------------|-----------------|---------------|------------|
| | | | | 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 |
| 洋房 House | | | | | | | | | | | | | |
| 屋號22連同B57和B58號車位 House No.22 together with Car Park Nos. B57 and B58 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 56,763,000 | 158,965 (14,767) | - | 2.502 (27) | - | - | 52.113 (561) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號23連同B55和B56號車位 House No.23 together with Car Park Nos. B55 and B56 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 56,182,000 | 157,338 (14,616) | - | 2.502 (27) | - | - | 56.620 (609) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號26連同B50和B51號車位 House No.26 together with Car Park Nos. B50 and B51 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 53,506,000 | 149,844 (13,919) | - | 2.502 (27) | - | - | 59.774 (643) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號27連同B48和B49號車位 House No.27 together with Car Park Nos. B48 and B49 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 53,506,000 | 149,844 (13,919) | - | 2.502 (27) | - | - | 53.529 (576) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號28連同B46和B47號車位 House No.28 together with Car Park Nos. B46 and B47 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 53,506,000 | 149,844 (13,919) | - | 2.502 (27) | - | - | 51.082 (550) | 29.602 (319) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號29連同B43和B45號車位 House No.29 together with Car Park Nos. B43 and B45 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 53,506,000 | 149,844 (13,919) | - | 2.502 (27) | - | - | 52.071 (560) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號30連同B41和B42號車位 House No.30 together with Car Park Nos. B41 and B42 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 53,506,000 | 149,844 (13,919) | - | 2.502 (27) | - | - | 48.507 (522) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號31連同B39和B40號車位 House No.31 together with Car Park Nos. B39 and B40 | 357.079 (3,844) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 53,506,000 | 149,844 (13,919) | - | 2.502 (27) | - | - | 43.335 (466) | 33.856 (364) | 76.699 (826) | 8.100 (87) | - | - |
| 屋號35連同B30和B31號車位 House No.35 together with Car Park Nos. B30 and B31 | 355.023 (3,821) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 3.510 (38); 陽台 Verandah: - | 48,561,000 | 136,783 (12,709) | - | 4.245 (46) | - | - | 65.648 (707) | 35.030 (377) | 72.812 (784) | 9.563 (103) | - | - |
| 屋號36連同B29號車位^ House No.36 together with Car Park No. B29^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 44,278,000 | 136,799 (12,709) | - | 2.503 (27) | - | - | 71.236 (767) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號37連同B28號車位^ House No.37 together with Car Park No. B28^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 44,278,000 | 136,799 (12,709) | - | 2.503 (27) | - | - | 60.914 (656) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號38連同B26號車位^ House No.38 together with Car Park No. B26^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 44,278,000 | 136,799 (12,709) | - | 2.503 (27) | - | - | 54.168 (583) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號39連同B25號車位^ House No.39 together with Car Park No. B25^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 42,170,000 | 130,286 (12,104) | - | 2.503 (27) | - | - | 49.164 (529) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號40連同B22號車位^ House No.40 together with Car Park No. B22^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 42,170,000 | 130,286 (12,104) | - | 2.503 (27) | - | - | 47.328 (509) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |

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)) 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.) | | | | | | | | | |
|--|---|----------------------|---|--|------------------|----------------|-----------------|--------------------|----------------------|-----------------|-----------------|---------------|------------|
| | | | | 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 |
| 洋房 House | | | | | | | | | | | | | |
| 屋號41連同B21號車位^ House No.41 together with Car Park No. B21^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 44,278,000 | 136,799 (12,709) | - | 2.503 (27) | - | - | 55.694 (599) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號46連同B16號車位^ House No.46 together with Car Park No. B16^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 59,038,000 | 182,400 (16,945) | - | 2.503 (27) | - | - | 102.810 (1,107) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號48連同B12號車位^ House No.48 together with Car Park No. B12^ | 327.994 (3,531) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 42,739,000 | 130,304 (12,104) | - | 2.503 (27) | - | - | 28.161 (303) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號49連同B11號車位^ House No.49 together with Car Park No. B11^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 42,170,000 | 130,286 (12,104) | - | 2.503 (27) | - | - | 49.773 (536) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號50連同B10號車位^ House No.50 together with Car Park No. B10^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 46,387,000 | 143,314 (13,314) | - | 2.503 (27) | - | - | 94.113 (1,013) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號52連同B08號車位^ House No.52 together with Car Park No. B08^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 44,278,000 | 136,799 (12,709) | - | 2.503 (27) | - | - | 111.476 (1,200) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號53連同B06號車位^ House No.53 together with Car Park No. B06^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 44,278,000 | 136,799 (12,709) | - | 2.503 (27) | - | - | 95.087 (1,024) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號55連同B05號車位^ House No.55 together with Car Park No. B05^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 42,170,000 | 130,286 (12,104) | - | 2.503 (27) | - | - | 79.167 (852) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號56連同B02號車位^ House No.56 together with Car Park No. B02^ | 323.673 (3,484) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 42,170,000 | 130,286 (12,104) | - | 2.503 (27) | - | - | 81.040 (872) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |
| 屋號57連同B01號車位^ House No.57 together with Car Park No. B01^ | 324.564 (3,494) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 2.860 (31); 陽台 Verandah: - | 42,291,000 | 130,301 (12,104) | - | 2.503 (27) | - | - | 72.864 (784) | 21.303 (229) | 66.841 (719) | 8.100 (87) | - | - |

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱發展項目期數的售樓說明書，以了解該項目期數的資料。

Prospective purchasers are advised to refer to the sales brochure for the Phase of the development for information on the Phase of 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 sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

在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) 實用面積及屬該住宅物業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 to the Residential Properties (First-hand Sales) Ordinance.

- (4) 註：在第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及／或折扣按售價計算得出之價目，皆以向下捨入之方式換算至到最近的千位數作為樓價。

Note: In paragraph (4), "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded down to the nearest thousand to determine the purchase price.

(i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金，並須用港幣\$200,000銀行本票以支付部份臨時訂金，抬頭請寫「高李葉律師行」或“KAO, LEE & YIP”。請另備支票以補足臨時訂金之餘額，抬頭請寫「高李葉律師行」或“KAO, LEE & YIP”。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the preliminary deposit equivalent to 5% of the purchase price. A cashier order of HK\$200,000 being part of the preliminary deposit shall be made payable to "KAO, LEE & YIP" or 「高李葉律師行」。Please prepare a cheque payable to "KAO, LEE & YIP" or 「高李葉律師行」 to pay for the balance of the preliminary deposit.

(C1) 行政總裁750付款 CEO750 Payment Plan (照售價加5%) (5% premium to the price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。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 shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP").
The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 60 天內再付樓價 5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- (3) 買方須於簽署臨時合約後 90 天內再付樓價 5%作為部分價款。
5% of the purchase price being part payment shall be paid by the Purchaser within 90 days after signing of the PASP.
- (4) 買方須於簽署臨時合約後 750 天內再付樓價 85%作為樓價餘款。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 750 days after signing of the PASP by the Purchaser.

備用第一按揭貸款

Standby First Mortgage Loan

買方可向指定財務機構怡家財務有限公司(「財務機構」)申請備用第一按揭貸款。主要條款如下：

The Purchaser may apply for a standby first mortgage loan through Housing Finance Limited ("Finance Company"). Key terms are as follows:

- (a) 第一按揭貸款最高金額為淨樓價*的85%。
The maximum first mortgage loan amount shall be 85% of the Net Purchase Price*.
- (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計算。惟第一按揭貸款的利率在首3年不可低於1%。P隨利率浮動調整。按揭利率以財務機構最終批核及決定為準。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 P. Provided during the first 3 years, 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 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 guarantor(s) (if any).
- (e) 第一按揭貸款須以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，一切有關律師費及其他相關的暫墊費用概由借款人繳付。
The first mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
- (g) 借款人/擔保人須於預計貸款支取日的45天前帶同臨時合約、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申請。借款人/擔保人亦必須提供身份證明及財務機構認為必要的其他相關文件之副本。所有提交的文件，一律不予發還。所有借款人及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。借款人/擔保人在提取貸款時必須提供近一個月之文件證明其當時的還款能力不低於獲得批核時的還款能力。
The borrower(s)/guarantor(s) has/have to attend the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof to process the application of first mortgage loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s)/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 guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company. The borrower(s)/guarantor(s) must upon drawdown of this loan provide latest one month documents to prove that his/her latest repayment ability is not lower than the ability when the loan is approved.
- (h) 買方應向財務機構查詢有關貸款申請手續及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數，就第一按揭貸款之批核，賣方並無給予任何陳述或保證。
The Purchaser is advised to enquire with the Finance Company about the application procedure and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP. No representation or warranty is given by the Vendor as to the approval of the First Mortgage Loan.
- (i) 此貸款受財務機構不時所訂之其他條款及細則約束。
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (j) 有關第一按揭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，與揚威投資有限公司無關，且於任何情況下揚威投資有限公司均無需為此負責。
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 are not related to Realray Investments Limited (which shall under no circumstances be responsible therefor).

備用第二按揭貸款
Standby Second Mortgage Loan

買方可向指定財務機構怡家財務有限公司("財務機構")申請備用第二按揭貸款。主要條款如下:

The Purchaser may apply for a standby second mortgage loan through Housing Finance Limited ("Finance Company"). Key terms are as follows:

- (a) 第二按揭貸款最高金額為淨樓價*的20%，但第一按揭及第二按揭的總貸款額不能超過樓價的70%，或應繳付之樓價餘額，以較低者為準。
The maximum second mortgage loan amount shall be 70% of the Net Purchase Price*, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 85% 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第一按揭銀行之首按年期，以較短者為準。
The maximum tenor of the second mortgage 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2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%計算，期後按P計算，惟第二按揭的利率在首2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批核及決定為準。利率是指年利率。
The interest rate of the second mortgage for the first 2 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. Provided during the first 2 years, interest rate of the second mortgage shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (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 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 first obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (f) 第二按揭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，一切有關這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繳付。
The second mortgage and other related loan documents must be processed through the solicitor 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).
- (g) 第一按揭及第二按揭需獨立審批，借款人/擔保人須於預計貸款支取日的45天前帶同臨時合約、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/擔保人必須提供身份證明及財務機構認為必要的所有相關支持憑證之副本，所有提交的文件，一律不予發還。所有借款人及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)/guarantor(s) has/have to come to the office of the Finance Company in person and bring along the PASP, 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 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 guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.
- (h) 買方須就申請第二按揭貸款向財務機構支付按第二按揭貸款金額計收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 to Finance Company 0.5% of the second mortgage loan amount or HK\$5,000 being the non-refundable application fee for the second mortgage loan, whichever is higher.
- (i) 買方應向財務機構查詢有關貸款申請手續及詳情，貸款批出與否及其條款，財務機構有最終決定權。不論貸款獲批與否，買方仍須按正式合約完成購買住宅物業的交易及繳付住宅物業的樓價全數。就第二按揭貸款之批核，賣方並無給予任何陳述或保證。
The Purchaser is advised to enquire the Finance Company about the application procedure and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP. No representation or warranty is given by the Vendor as to the approval of the Second Mortgage Loan.
- (j) 此貸款受財務公司不時所訂之其他條款及條件約束。
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (k) 有關第一按揭及第二按揭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，與揚威投資有限公司無關，且於任何情況下揚威投資有限公司均無需為此負責。
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, and are not related to Realray Investments Limited (which shall under no circumstances be responsible therefor).

* 上文「淨樓價」一詞指扣除(4)(ii)2(2)或(3)所述之賣方根據「代繳從價印花稅優惠」代繳從價印花稅的金額(如有)，(4)(iii)2所述之付清成交金額現金回贈及(4)(iii)6所述之柏譽尊貴業主提名優惠(如有)後之樓價
The term "Net Purchase Price" above means the amount of the Purchase Price after deducting the amount of the Ad Valorem Stamp Duty paid by the Vendor pursuant to "Ad Valorem Stamp Duty" Benefit (if any) (as stated in (4) (ii) 2(2) or (3)), the amount of the Full Settlement Cash Rebate (as stated in (4) (iii) 2) and the amount of PARK VILLA Honorable Owner Nomination Privilege (if any) (as stated in (4) (iii) 6).

備註：Note:

- (a) 有關臨時合約及/或正式合約及/或轉讓契所招致的印花稅(包括但不限於根據香港法例第117章《印花稅條例》可徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)及逾期加蓋印花的罰款、業權文件核證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約(大廈公契)、登記及完成之費用及其他有關住宅物業的買賣之文件等費用及所有其他代墊付費用及雜費，蓋由買方單獨承擔及繳付。

All stamp duty (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)) arising from the PASP and/or the ASP and/or the subsequent Assignment and any penalty for late stamping thereof, the charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and any other documents relating to the sale and purchase of the residential property and all other disbursements and miscellaneous charges shall be solely borne and paid by the Purchaser.

- (i) 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買住宅物業，賣方將承擔該律師在處理正式買賣合約、其後之轉讓契及第一按揭(如有)之律師費用，但不包括擔保與其他抵押文件及其相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。

If an individual Purchaser or a corporate Purchaser which is incorporated in Hong Kong shall also instruct the Vendor's solicitors to act for such purchaser in respect of the purchase of the residential property, the Vendor shall bear such solicitors' legal costs in respect of the formal Agreement for sale and purchase, the subsequent Assignment and the First Mortgage (if any), exclusive of the legal costs in respect of any guarantee and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser.

- (ii) 在任何其他情況下，買方須負責其在有關購買住宅物業及任何抵押(如適用)之所有律師費用及代墊付費用。

In any other cases, the Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and any mortgage (if applicable) of the residential property.

- (b) 買方須在賣方交吉住宅物業予買方時或之前繳付管理人或償還予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住宅物業已支付的所有費用包括但不限於水及電等公共設施的按金。

The Purchaser shall on or before delivery of vacant possession of the residential property by the Vendor pay to the Manager or reimburse 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 residential property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limitation to utilities deposits for water and electricity already paid by the Vendor in respect of the residential property.

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

買方還享用以下折扣優惠:

The Purchaser shall be offered discounts as listed below:

- 1 「New World CLUB」會員優惠
Privilege for 「New World CLUB」 member

除(4)(iii)所列之贈品、財務優惠或利益外，在簽署臨時買賣合約當日，買方如屬「New World CLUB」會員，可獲3%售價折扣優惠。優惠如下：
最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「New World CLUB」會員，方可享此折扣優惠。

In addition to the gift or financial advantage or benefit listed in (4)(iii), a 3% discount on the price would be offered to the Purchaser who is a New World CLUB member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a New World CLUB member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

- 2 買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠)：

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase):

- (1) 印花稅優惠
Stamp Duty Benefit

買方可獲額外售價 15% 折扣。

An extra 15% discount from the price will be offered to the Purchaser.

或
OR

- (2) (i) 額外售價 10.75% 折扣 及
(i) An extra 10.75% discount from the price; AND

(ii) 代繳從價印花稅(上限為樓價 4.25%)優惠

(ii) "Ad Valorem Stamp Duty (maximum 4.25% of the purchase price)" Benefit

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓款#)·賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 3.75%)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 3.75% of the Purchase Price).

或
OR

- (3) 代繳從價印花稅(上限為樓價 15%)優惠
"Ad Valorem Stamp Duty (maximum 15% of the purchase price)" Benefit

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓款#)·賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 15%)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 15% of the Purchase Price).

以賣方代表律師實際收到款項日期計算。相關樓款指：從價印花稅應付之前，根據相關買賣合約所指定的日期應付的樓款。

subject to the actual date of payment(s) received by Vendor's solicitors. The relevant payment(s) refer(s) to the payment(s) which is / are payable according to the respective date(s) stipulated in the relevant agreement for sale and purchase, before the Ad Valorem Stamp Duty.

(iii) 可就購買該項日期數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 Phase of the Development

1 請參閱4(i) 及 4(ii)

Please refer to 4(i) and 4(ii)

2 付清成交金額現金回贈

Full Settlement Cash Rebate

如買方於簽署臨時買賣合約後750天內付清樓價餘額，可獲相等於樓價3%的付清成交金額現金回贈。買方須於付清樓價後60天內向賣方遞交書面申請，以申請付清成交金額現金回贈。賣方將於收到買方書面申請後60天內發出抬頭為買方的支票，以向買方支付付清成交金額現金回贈。

If the purchaser shall have paid the balance of the purchase price within 750 days after signing of the PASP by the Purchaser, the purchaser shall be entitled to the Full Settlement Cash Rebate of an amount equal to 3% of the purchase price. The Purchaser shall have submitted a written application to the Vendor for claiming the Full Settlement Cash Rebate on or before a date which is 60 days from the date of full settlement of the purchase price. The Vendor will pay the Full Settlement Cash Rebate to the purchaser by issuing a cheque drawn in the name of the purchaser within 60 days after the Vendor's receipt of the said written application from the purchaser.

3 提前入住優惠

Early Move-in Benefit

(I) 受限於以下各項，在買方滿足以下的先決條件的前提下，賣方可給予買方許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業：-

Subject to the following conditions precedent being satisfied by the Purchaser, the Vendor may grant an licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property:-

(a) 提前入住優惠只適用於個人買方。個人買方已根據臨時買賣合約簽署正式買賣合約；及

The Early Move-in Benefit is applicable to individual Purchaser only. The individual purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase; and

(b) 買方須於簽署臨時買賣合約的日期後180日內，向賣方遞交買方已簽妥的提前入住優惠的申請表格，及簽署一份經由賣方訂明而未作任何修改的許可協議；及

submission of an application form duly signed by the Purchaser to the Vendor for the Early Move-in Benefit; and a licence agreement in the Vendor's prescribed form and content has been signed by the Purchaser without any amendment within 180 days after the date of signing of the preliminary agreement for sale and purchase; and

(c) 買方已根據正式買賣合約向賣方繳付不少於樓價15%；及

the Purchaser has paid to the Vendor not less than 15% of the purchase price in accordance with the formal agreement for sale and purchase; and

(d) 買方已向賣方另外繳付相等於樓價2%之許可證費用(「許可證費用」)(不論許可期的長短)，而許可證費用將按以下第(II)段所述的方式使用；及

the Purchaser has separately paid a licence fee ("Licence Fee") equivalent to 2% of the purchase price (irrespective of the length of the licence period), which shall be applied in accordance with paragraphs (II) below; and

(e) 許可期由2019年1月1日或許可協議訂明之日開始(以較遲者為準)並於買方簽署臨時合約後第750日或在物業買賣交易完成時期滿，以較早者為準；及

the licence period shall commence on 1 January 2019 or the date specified in the licence agreement (whichever is the later) and expire on the 750th day after signing of the PASP by the purchaser or upon the completion of sale and purchase of the residential property, whichever is the earlier; and

(f) 買方已同意負責所有就許可協議而產生或附帶的律師費、支出及代墊付費用(包括印花稅及裁決費(如有))；及

the Purchaser has agreed to bear all legal costs, expenses and disbursements (including stamp duty and adjudication fee, if any) arising from or incidental to the licence agreement; and

(g) 賣方將有權利終止許可協議如(i) 買方未能按正式買賣合約繳付任何款項；(ii) 買方未能按正式買賣合約完成指明住宅物業的買賣；(iii) 買方違反許可協議的任何條款；或(iv) 該等情況發生導致許可協議按其條款終止。

the Vendor shall be entitled to terminate the licence agreement if (i) the Purchaser fails to make any payment in accordance with the formal agreement for sale and purchase; (ii) the Purchaser fails to complete the sale and purchase of the specified residential property in accordance with the formal agreement for sale and purchase; (iii) the Purchaser breaches any terms under the licence agreement; or (iv) the occurrence of such circumstances resulting in termination of the licence agreement pursuant to the provisions of the licence agreement.

(h) 任何其他由賣方施加的條款及細則。

any other terms and conditions as shall be imposed by the Vendor.

(II) 受限於個人買方根據正式買賣合約及由賣方施加的其他條款及條件完成住宅物業買賣，賣方於指明住宅物業買賣成交時，將許可證費用直接用於支付部份樓價餘額。在其他情況，許可證費用將不可退還。

Subject to completion of the sale and purchase of the residential property by the individual Purchaser in accordance with the formal agreement for sale and purchase and such other terms and conditions as prescribed by the Vendor, the Licence Fee will be applied for part payment of the balance of the purchase price directly by the Vendor upon completion of the sale and purchase of the specified residential property. In other circumstances, the Licence Fee is non-refundable.

(III) 提前入住優惠的權利或利益僅對買方有效，且買方無權向任何其他人士出讓或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the Early Move-in Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.

(IV) 提前入住優惠受其他條款及細則約束。

Early Move-in Benefit is subject to other terms and conditions.

4 首 1 年保養優惠

First 1 Year Maintenance Offer

在不影響賣方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的平台(如有)內的園景(如有)及盆栽(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日起計 1 年內，或如買方選用提早入住計劃(如上述4(iii)(3)段所述)，以許可人的身份在住宅物業買賣交易完成前佔用住宅物業首天起計 1 年內，向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 1 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 1 year from the date of completion of the purchase of the residential property, or if the Purchaser chooses Early Move-in Benefit (as referred to in 4(iii)(3) above), within 1 year from the first date on which the Purchaser occupies the residential property as a licensee prior to the completion of sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area (if any) and potted plants (if any) in the flat roof (if any) of the residential property) caused otherwise than by the act or neglect of any person. The First 1 Year Maintenance Offer is subject to other terms and conditions.

5 優越住客車位認購權

Premium Option to purchase Residential Parking Space

在買方揀選住宅物業的同時，該單位於價單上設標誌“^”的買方可獲認購柏逸(柏巒第二期)一個住客車位之權利(“車位認購權”)。買方需依照賣方所訂之期限決定是否購買住客車位及簽署相關買賣合約，逾時作棄權論。車位認購權不得轉讓。價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

At the same time when a Purchaser selects a residential property, the Purchaser of a unit that is marked with a sign “^” in the above price list shall have an option to purchase one residential parking space of PARK HILLCREST (Phase II of Park Villa) (“Purchase Option”). Each such Purchaser must decide whether to purchase such a residential parking space of PARK HILLCREST (Phase II of Park Villa) and must enter into a relevant sale and purchase agreement within the period as prescribed by the Vendor, failing which that Purchaser will be deemed

to have given up the Purchase Option. The Purchase Option is not transferrable. Price List and sales arrangement details will be determined by the Vendor at its sole and absolute discretion and will be announced later.

6 柏巒尊貴業主提名優惠

PARK VILLA Honorable Owner Nomination Privilege

在簽署臨時買賣合約時符合以下所有條件之買方可獲額外樓價 1% 回贈(「提名回贈」)。該提名回贈將被賣方直接使用於支付部份樓價餘額：

An extra 1% rebate of the purchase price (“Nomination Rebate”), which will be applied by the Vendor for part payment of the balance of the purchase price directly, will be offered to the Purchaser who satisfies all the following conditions upon signing of the preliminary agreement:

(i) 買方(「被提名人」)獲已購買(不論以投標形式或簽署臨時買賣合約)住宅物業的另一位買方(「合資格提名人」)提名購買住宅物業。

The Purchaser (“Nominee”) has been nominated to purchase residential property by another Purchaser (“Eligible Nominator”) who has purchased a residential property (whether by way of tender or signing of preliminary agreement for sale and purchase).

(ii) 提名回贈適用於被提名人(不論單獨或聯名與其他人)同時購買的一個或多個住宅物業，被提名人亦可要求簽署多於一份臨時買賣合約購買其同時所選購之住宅物業，惟被提名人必須為每一份臨時買賣合約下的買方(或其中之一位買方)。

Nomination Rebate applies to one or more residential properties purchased by the Nominee (whether in his/her/its sole name or jointly with other) at the same time, and the Nominee may request to sign more than one preliminary agreement for sale and purchase in respect of the residential properties selected and purchased by the Nominee at the same time, provided that the Nominee shall be the Purchaser (or one of the Purchasers) under each preliminary agreement for sale and purchase.

(iii) 就每個被提名人所購買的住宅物業，不論被提名次數只可享用提名回贈一次。

For each residential property purchased by the Nominee, the Nomination Rebate shall apply once only irrespective of the number of nomination.

(iv) 被提名人須在選購住宅物業之前與合資格提名人一同填妥由賣方指定的提名表格，並於選購住宅物業時提交予賣方。

The Nominee shall before selecting and purchasing residential properties complete a nomination form (in the form specified by the Vendor) together with the Eligible Nominator and submit the nomination form to Vendor when selecting and purchasing residential properties.

(v) 如合資格提名人最終沒有完成其所購買之住宅物業之買賣，賣方有權向被提名人撤銷並追討已提供之提名回贈。

If the Eligible Nominator does not eventually complete the sale and purchase of the residential property purchased by him/her/it, the Vendor shall have the right to revoke and recover the Nomination Rebate provided to the Nominee.

如有爭議，賣方有權就提名回贈引起的所有事宜作最後決定，該決定對合資格提名人及被提名人有約束力。提名回贈受其他條款及細則所約束。

In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from the Nomination Rebate and such decision shall be binding on the Eligible Nominator and the Nominee. The Nomination Rebate is subject to other terms and conditions.

7 傢俱優惠 (只適用於屋號46)

Furniture Benefit (only applicable to House 46)

如買方簽署臨時買賣合約，則買方可免費獲贈下表 1 所述適用於其購買的住宅物業之裝飾、傢俱和物件(『該傢俱』)。為免疑問，第(4)(iii)4所述之付首 1 年保養優惠不適用於該傢俱。詳情請參閱表 1。

If the Purchaser signs the preliminary agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as set out in Table 1 below (the "Furniture") free of charge. For the avoidance of doubt, the First 1 Year Maintenance Offer as set out in paragraph (4) (iii) 4 does not apply to the Furniture. Please see Table 1 for details.

表 1 傢俱優惠(只適用於屋號46)

Table 1 Furniture Benefit (only applicable to House 46)

(I) 買方在按正式買賣合約付清樓價餘額的情況下，可免費獲贈表1所列明的適用於其購買的住宅物業之裝飾、傢俱和物件(『該傢俱』)。

Subject to settlement of the balance of the purchase price in accordance with the formal agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as listed in Table 1 (the "Furniture") free of charge.

(II) 買方須付清住宅物業之樓價及按正式買賣合約完成住宅物業買賣，不管：

The Purchaser shall settle the full amount of the purchase price of the residential property and complete the sale and purchase of the residential property in accordance with the formal agreement for sale and purchase irrespective of whether:

- (a) 就傢俱優惠有否引起任何爭議；及
there is any dispute arising from the Furniture Benefit; and

(III) 賣方或其代表不會就傢俱優惠及該傢俱提供保養或作出任何保證或陳述，更不會就該傢俱狀況、狀態、品質、性能或任何該傢俱是否或會在可運作狀態作出任何保證及陳述。為免疑問，第(4)(iii)4段所述的首1年保養優惠不適用於該傢俱。

The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture's condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. For the avoidance of doubt, the First 1 Year Maintenance Offer as set out in paragraph (4)(iii)4 does not apply to the Furniture.

表 1 Table 1

| | | Item 物品 | Quantity 數量 |
|-----------|----------------|-------------------|-------------|
| G/F 地下 | Garden 花園 | Sofa 沙發 | 2 |
| | | Coffee table 咖啡桌 | 5 |
| | | Dining table 餐桌 | 1 |
| | | Dining chair 餐椅 | 6 |
| | | Arm chair 扶手椅 | 2 |
| | Dining Room 飯廳 | Dining table 餐桌 | 1 |
| | | Dining chair 餐椅 | 4 |
| | | Dining sofa 用餐沙發 | 1 |
| | | Stool 凳 | 3 |
| | | Sofa 沙發 | 1 |
| | Living Room 客廳 | Floor lamp 座地燈 | 1 |
| | | Coffee table 咖啡桌 | 2 |
| | | Carpet 地氈 | 1 |
| | | Console 櫃架 | 1 |
| | | Table 桌 | 1 |
| 1/F 1樓 | Ensuite 2 套房2 | Coffee table 咖啡桌 | 1 |
| | | Chair 椅 | 1 |
| | | Bed 床 | 1 |
| | | Bedside table 床頭桌 | 2 |
| | | Table lamp 檯燈 | 2 |
| | Ensuite 1 套房1 | Coffee table 咖啡桌 | 2 |
| | | Sofa 沙發 | 1 |
| | | Arm chair 扶手椅 | 1 |
| | | Carpet 地氈 | 1 |
| | | Bed 床 | 1 |
| | Ensuite 3 套房3 | Bedside table 床頭桌 | 2 |
| | | Table lamp 檯燈 | 2 |
| | | Carpet 地氈 | 1 |

| | | Item 物品 | Quantity 數量 |
|-----------------|-------------------------|-------------------|-------------|
| 2/F 2樓 | Lift lobby 電梯大堂 | Console 櫃架 | 1 |
| | | | |
| | Master Bedroom 主人 睡房 | Bed 床 | 1 |
| | | Bedside table 床頭桌 | 2 |
| | | Table lamp 檯燈 | 2 |
| | | Coffee table 咖啡桌 | 3 |
| | | Bench 長凳 | 1 |
| | | Arm chair 扶手椅 | 2 |
| | | Carpet 地氈 | 1 |
| | | Chair 椅 | 1 |
| | | Stool 凳 | 1 |
| | | Table 桌 | 1 |
| | | Sofa 沙發 | 1 |
| | | Arm chair 扶手椅 | 4 |
| Corner table 角桌 | 2 | | |
| Plant 植物 | 14 | | |
| Roof 天台 | | | |

8 僱員、親屬、朋友或商業夥伴現金回贈
Employees, Relatives, Friends or Business Partners Cash Rebate

- (a) 在符合以下各項條件下，買方有權獲賣方提供金額相等於該物業淨樓價* 0.8%的現金回贈：-
Subject to satisfaction of the following conditions, the Purchaser shall be entitled to a cash rebate offered by the Vendor which amount shall be equal to 0.8% of the Net Purchase Price* of the Property :-
- (i) 買方或(如買方為香港註冊公司) 買方的任何董事在臨時買賣合約之日為：-
As at the date of the preliminary agreement for sale and purchase of the Property ("PASP"), the Purchaser or (if the Purchaser is a corporation incorporated in Hong Kong) any director of the Purchaser is :-
- (1) 新世界集團的僱員+；或
an employee of New World Group+ ; or
- (2) 新世界集團僱員的親屬、朋友或商業夥伴(前述每一種關係於下文稱為「該指定關係」)，惟賣方有絕對酌情權決定該指定關係的條件是否獲得滿足，且如有任何爭議，賣方之決定為最終並對買方有約束力；
a relative, friend or business partner of any employee of New World Group (each of the said relationships is hereinafter referred to as the "Designated Relationship"), provided that the Vendor shall have absolute discretion to decide whether the criteria of the Designated Relationship are satisfied and in case of dispute, the Vendor's decision shall be final and binding on the Purchaser;
- (ii) 買方購買該物業時並無涉及中介人或代理；及
No intermediary or agent was involved in the purchase of the Property by the Purchaser; and
- (iii) 買方已按照正式買賣合約付清該物業的樓價餘額。
The Purchaser has settled the balance of purchase price of the Property in accordance with the formal Agreement for sale and purchase.
- (b) 買方須於付清該物業的樓價餘額前最少30天向賣方發出書面通知以申請「僱員、親屬、朋友或商業夥伴現金回贈」。如賣方要求，買方須按賣方的要求提供證明文件證明買方在臨時買賣合約之日為新世界集團的僱員或該指定關係以令賣方滿意。
賣方就是否滿意上文(a)(i)段所述要求而作出的決定為最終及對買方具有約束力。
The Purchaser shall notify the Vendor in writing to apply for the 'Employees, Relatives, Friends or Business Partners Cash Rebate' at least 30 days before the date of settlement of the balance of Purchase Price of the Property.
Upon request by the Vendor, the Purchaser shall provide documentary evidence to prove that he/she is as at the date of the PASP an employee of New World Group or the Designated Relationship to the Vendor's satisfaction. The Vendor's decision as to whether the requirement under sub-paragraph (a)(i) above is satisfied is final and binding on the Purchaser.
- (c) 賣方會於收到申請並確認有關資料無誤後將「僱員、親屬、朋友或商業夥伴現金回贈」直接用於支付部份樓價餘額。
After the Vendor has received the application and duly verified the information, the Vendor will apply the 'Employees, Relatives, Friends or Business Partners Cash Rebate' for part payment of the balance of the Purchase Price directly.
- (d) 如有任何爭議，賣方的決定須為最終及對買方具有約束力。
In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.
- + 新世界集團的僱員指：直接受僱於新世界集團旗下任何一間公司，包括新世界發展有限公司、新創建集團有限公司、新世界百貨中國有限公司，及前述任何一間公司之直接全資附屬機構 / 附屬業務單位，於香港或中國國內的全職長工員工
(惟該合資格員工須提供令賣方滿意的關係證明（就此賣方的決定為最終及具約束力））
an employee of New World Group means: any staff member under full-time permanent employment in Hong Kong or Mainland China and directly employed by any company within New World Group including New World Development Co Ltd, NWS Holdings Ltd, New World Department Store China Ltd and any of their respective wholly-owned direct subsidiaries/ subsidiary business units (provided that the staff must provide adequate proof of such relationship(s) to the Vendor's satisfaction and the Vendor's determination shall be final and binding)

* 上文「淨樓價」一詞指扣除 (4)(ii)2(2)或(3)所述之賣方根據「代繳從價印花稅優惠」代繳從價印花稅的金額(如有)·(4)(iii)2所述之付清成交金額現金回贈及(4)(iii)6所述之柏樂尊貴業主提名優惠(如有)後之樓價
The term "Net Purchase Price" above means the amount of the Purchase Price after deducting the amount of the Ad Valorem Stamp Duty paid by the Vendor pursuant to "Ad Valorem Stamp Duty" Benefit (if any) (as stated in (4) (ii) 2(2) or (3)), the amount of the Full Settlement Cash Rebate (as stated in (4) (iii) 2) and the amount of PARK VILLA Honorable Owner Nomination Privilege (if any) (as stated in (4) (iii) 6).

(iv) 誰人負責支付買賣該發展項目期數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 the stamp duty, in connection with the sale and purchase of a specified residential property in the Phase of the Development

請參閱4(i)備註 (a)

Please refer to Note (a) of 4(i)

(v) 買方須為就買賣該發展項目期數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 Phase of 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期數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 Phase of 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

請注意：任何人可委任任何地產代理在購買該發展項目期數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 Phase of the Development. Also, that person does not necessarily have to appoint any estate agent.

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

The address of the website designated by the vendor for the Phase of the Development is: www.parkvilla.com.hk