

## 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	柏傲山 THE PAVILIA HILL	期數 (如有) Phase No. (If any)	—
發展項目位置 Location of Development	天后廟道18A號 18A Tin Hau Temple 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)			358

印製日期 Date of Printing	價單編號 Number of Price List
24 October 2014	5

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
19 November 2014	5A	✓

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	
1	30	A*	141.106 (1519) 露台 Balcony: 3.840 (41); 工作平台 Utility Platform: 1.468 (16)	68,011,000	481,985 (44,774)	-	-	-	-	-	-	-	-	-	-	-
1	30	B*	141.340 (1521) 露台 Balcony: 3.840 (41); 工作平台 Utility Platform: 1.469 (16)	67,509,000	477,635 (44,385)	-	-	-	-	-	-	-	-	-	-	-
3	18	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	<del>20,142,000</del> 20,545,000	<del>302,919 (28,131)</del> 308,980 (28,694)	-	1.213 (13)	-	-	-	-	-	-	-	-	-
3	18	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	16,870,000	304,914 (28,305)	-	0.982 (11)	-	-	-	-	-	-	-	-	-
3	19	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	<del>20,242,000</del> 20,647,000	<del>304,423 (28,271)</del> 310,514 (28,837)	-	1.213 (13)	-	-	-	-	-	-	-	-	-
3	19	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	16,955,000	306,451 (28,448)	-	0.982 (11)	-	-	-	-	-	-	-	-	-
3	20	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	<del>20,344,000</del> 20,751,000	<del>305,957 (28,413)</del> 312,078 (28,982)	-	1.213 (13)	-	-	-	-	-	-	-	-	-
3	20	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	17,039,000	307,969 (28,589)	-	0.982 (11)	-	-	-	-	-	-	-	-	-
3	21	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	20,446,000	307,491 (28,556)	-	1.213 (13)	-	-	-	-	-	-	-	-	-
3	21	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	17,124,000	309,505 (28,732)	-	0.982 (11)	-	-	-	-	-	-	-	-	-
3	22	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	20,547,000	309,010 (28,697)	-	1.213 (13)	-	-	-	-	-	-	-	-	-
3	22	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	17,209,000	311,042 (28,874)	-	0.982 (11)	-	-	-	-	-	-	-	-	-
3	23	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	20,995,000	315,748 (29,323)	-	1.213 (13)	-	-	-	-	-	-	-	-	-
3	23	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	17,547,000	317,151 (29,441)	-	0.982 (11)	-	-	-	-	-	-	-	-	-
3	25	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	21,234,000	319,342 (29,656)	-	1.213 (13)	-	-	-	-	-	-	-	-	-

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
3	25	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	17,723,000	320,332 (29,737)	-	0.982 (11)	-	-	-	-	-	-	-	-
3	26	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	<del>21,476,000</del> 21,907,000	<del>322,984 (29,994)</del> 329,463 (30,596)	-	1.213 (13)	-	-	-	-	-	-	-	-
3	26	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	17,899,000	323,513 (30,032)	-	0.982 (11)	-	-	-	-	-	-	-	-
3	27	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	<del>21,720,000</del> 22,156,000	<del>326,651 (30,335)</del> 333,208 (30,944)	-	1.213 (13)	-	-	-	-	-	-	-	-
3	27	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	18,078,000	326,748 (30,332)	-	0.982 (11)	-	-	-	-	-	-	-	-
3	28	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	<del>22,337,000</del> 22,785,000	<del>335,930 (31,197)</del> 342,668 (31,823)	-	1.213 (13)	-	-	-	-	-	-	-	-
3	28	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	18,526,000	334,846 (31,084)	-	0.982 (11)	-	-	-	-	-	-	-	-
3	29	A	84.816 (913) 露台 Balcony: 2.312 (25); 工作平台 Utility Platform: 1.499 (16)	31,077,000	366,405 (34,038)	-	-	-	-	-	-	-	-	-	-
3	29	B	68.322 (735) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	24,290,000	355,522 (33,048)	-	-	-	-	-	-	-	-	-	-
3	29	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	<del>22,783,000</del> 23,240,000	<del>342,638 (31,820)</del> 349,510 (32,458)	-	1.213 (13)	-	-	-	-	-	-	-	-
3	29	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	18,897,000	341,551 (31,706)	-	0.982 (11)	-	-	-	-	-	-	-	-
3	30	A	84.816 (913) 露台 Balcony: 2.312 (25); 工作平台 Utility Platform: 1.499 (16)	<del>32,009,000</del> 32,649,000	<del>377,393 (35,059)</del> 384,939 (35,760)	-	-	-	-	-	-	-	-	-	-
3	30	B	68.322 (735) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	<del>25,018,000</del> 25,519,000	<del>366,178 (34,038)</del> 373,511 (34,720)	-	-	-	-	-	-	-	-	-	-
3	30	C	66.493 (716) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.486 (16)	<del>23,240,000</del> 23,706,000	<del>349,510 (32,458)</del> 356,519 (33,109)	-	1.213 (13)	-	-	-	-	-	-	-	-
3	30	D	55.327 (596) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	19,275,000	348,383 (32,341)	-	0.982 (11)	-	-	-	-	-	-	-	-

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6	9	A*	111.233 (1197) 露台 Balcony: 2.921 (31); 工作平台 Utility Platform: 1.499 (16)	33,125,000	297,798 (27,673)	-	-	-	-	-	-	-	-	-	-
6	9	B*	110.379 (1188) 露台 Balcony: 2.916 (31); 工作平台 Utility Platform: 1.499 (16)	32,551,000	294,902 (27,400)	-	1.050 (11)	-	-	-	-	-	-	-	-
6	10	A*	111.233 (1197) 露台 Balcony: 2.921 (31); 工作平台 Utility Platform: 1.499 (16)	33,456,000	300,774 (27,950)	-	-	-	-	-	-	-	-	-	-
6	10	B*	110.379 (1188) 露台 Balcony: 2.916 (31); 工作平台 Utility Platform: 1.499 (16)	32,876,000	297,847 (27,673)	-	1.050 (11)	-	-	-	-	-	-	-	-
6	11	A*	111.233 (1197) 露台 Balcony: 2.921 (31); 工作平台 Utility Platform: 1.499 (16)	33,792,000	303,795 (28,231)	-	-	-	-	-	-	-	-	-	-
6	11	B*	110.379 (1188) 露台 Balcony: 2.916 (31); 工作平台 Utility Platform: 1.499 (16)	33,205,000	300,827 (27,950)	-	1.050 (11)	-	-	-	-	-	-	-	-

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 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)(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\$300,000銀行本票以支付部份臨時訂金，抬頭請寫「胡關李羅律師行」或"WOO KWAN LEE & LO"。請另備支票以補足臨時訂金之餘額，抬頭請寫「胡關李羅律師行」或"WOO KWAN LEE & LO"。

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\$300,000 being part of the preliminary deposit shall be made payable to "WOO KWAN LEE & LO" or 「胡關李羅律師行」. Please prepare a cheque payable to "WOO KWAN LEE & LO" or 「胡關李羅律師行」 to pay for the balance of the preliminary deposit.

註：於本第4節內，「售價」指本價單第二部份表中所列之價錢，而「樓價」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應適用折扣按售價計算得出之價目，向下取最近的千位數作為樓價。

Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "purchase price" means the purchase price set out in the preliminary agreement for sale and purchase and the agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the applicable discounts on the Price will be rounded down to the nearest thousand to determine the purchase price.

(A) **靈活付款計劃 Flexible Payment Plan (照售價 the Price)**

- (1) 樓價 5%於買方簽署臨時買賣合約（「臨時合約」）時繳付，買方須於 5 個工作日內簽署正式買賣合約（「正式合約」）。

A preliminary deposit equivalent to 5% of purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.

- (2) 樓價 5%於買方簽署臨時合約後 30 天內繳付。

5% of purchase price shall be paid within 30 days after the purchaser's signing of the PASP.

- (3) 樓價 5%於買方簽署臨時合約後 60 天內繳付。

5% of purchase price shall be paid within 60 days after the purchaser's signing of the PASP.

- (4) 樓價 85%即樓價餘款於賣方向買方發出書面通知書可將有關物業之業權轉讓予買方的日期起14 天內付清

85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

**提前付清樓價現金回贈優惠**

**Early Settlement Cash Rebate Benefit**

如選擇上述付款辦法 (A) 之買方提前於正式合約訂明的付款日期之前付清樓價餘額，可根據以下列表獲賣方送出現金回贈優惠（「提前付清樓價現金回贈優惠」）。

Where the Purchaser chooses payment method (A) and settles the balance of the the purchase price in advance of the date of payment specified in the ASP, the Purchaser shall be entitled to an Early Settlement Cash Rebate Benefit ("Early Settlement Cash Rebate Benefit") offered by the Vendor according to the table below.

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Benefit Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈優惠金額 Early Settlement Cash Rebate Benefit amount
簽署臨時合約的日期後 120 日內 Within 120 days after the date of signing of the PASP	樓價6% 6% of the purchase price
簽署臨時合約的日期後 121 日至 210 日期間內 Within the period from 121 days to 210 days after the date of signing of the PASP.	樓價3% 3% of the purchase price
簽署臨時合約的日期後 211 日至 330 日期間內 Within the period from 211 days to 330 days after the date of signing of the PASP.	樓價2% 2% of the purchase price

備註Remarks:

(a) 買方須於付清樓價餘額之日後30日內以書面方式向賣方指定的代表律師申請提前付清樓價現金回贈，賣方會在其指定的代表律師於收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付提前付清樓價現金回贈。

The Purchaser shall apply to the Vendor's solicitor in writing for the Early Settlement Cash Rebate Benefit within 30 days after the date of full payment of the balance of purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will through the Vendor's solicitor pay the Early Settlement Cash Rebate Benefit to the purchaser.

(b) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如提前付清樓價優惠列表中訂明的每個付清樓價的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of each of the periods as set out in the Early Settlement Cash Rebate Benefit Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

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

(1) 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.

(4)(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

(1) **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"\*"的買方可獲認購柏傲山一個住客車位之權利(“車位認購權”)，使用一個車位認購權購買一個住客車位可享有港幣\$500,000折扣。買方需依照賣方所訂之時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。本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 has a "\*" in the above price list shall have an option to purchase a residential parking space of THE PAVILIA HILL ("Purchase Option"). If the Purchaser shall exercise one Purchase Option to purchase a residential parking space of THE PAVILIA HILL, the Purchaser shall be entitled to a HK\$500,000 discount of the price of the residential parking space. Each such Purchaser must decide whether to purchase such a residential parking space of THE PAVILIA HILL 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.

(2) **印花稅現金回贈優惠**

**Stamp Duty Cash Rebate Benefit**

除根據(4)(i)(A)及(4)(ii)所列之各項售價優惠及(4)(iii)(1)及(4)(iii)(3)所列之贈品、財務優惠或利益外，購買指明住宅物業之買方可獲以下**其中一項**現金回贈：

In addition to the corresponding discount on the price that is listed in (4)(i)(A) and (4)(ii) and the gift or financial advantage or benefit listed in (4)(iii)(1) and (4)(iii)(3), the purchaser of a specified residential property will be offered **EITHER ONE** of the following cash rebate:

(a) **從價印花稅現金回贈 Ad Valorem Stamp Duty Cash Rebate**

(1) 買方在按正式買賣合約付清樓價餘額及付清須繳付之印花稅全額之後，可獲賣方提供從價印花稅現金回贈(“從價印花稅回贈”)。從價印花稅回贈金額相等於按照購買之指明住宅物業樓價以及適用稅率計算所得，並以由買方支付的應付從價印花稅的90%，並向上捨入方式換算至個位數。為免生疑，在計算從價印花稅回贈金額時並不包括所有買方轉售或提名書之印花稅，並且於任何情況下，從價印花稅回贈金額不可超出已由買方支付的從價印花稅的90%。

After the Purchaser has fully paid the balance of the purchase price in accordance with the ASP and paid all stamp duty payable, the Purchaser shall be entitled to an Ad Valorem Stamp Duty Cash Rebate ("AVD Rebate") offered by the Vendor equal to the amount of 90% of such ad valorem stamp duty payable calculated with reference to the purchase price of the specified residential property(ies) and the applicable rate of ad valorem stamp duty which was paid by the Purchaser and rounded up to the nearest dollar. For the avoidance of doubt, in calculating the amount of AVD Rebate any stamp duty in respect of any sale, sub-sale or nomination by the Purchaser or any of the Purchasers shall be excluded, and under no circumstances should the amount of AVD Rebate exceed 90% of the ad valorem stamp duty paid by the Purchaser.

(2) 買方須於付清樓價餘額之日後30日內以書面方式(連同下列文件)向賣方指定的代表律師申請從價印花稅現金回贈，賣方會在其指定的代表律師於收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付從價印花稅現金回贈。

The Purchaser shall apply to the Vendor's solicitor in writing (together with the following documents) for the Ad Valorem Stamp Duty Cash Rebate within 30 days after the date of full payment of the balance of purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will through the Vendor's solicitor pay the Ad Valorem Stamp Duty Cash Rebate to the Purchaser.

申請須連同(1)就指明住宅物業的正式合約應付的所有印花稅的印花稅證明書及(2)如買方聲稱第1標準從價印花稅率不適用，證明印花稅署署長批准豁免或接受買方聲稱的文件證據一起提交。

The application shall be accompanied with (1) a copy of the Stamp Certificate of all stamp duty payable on the ASP of the specified residential property and (2) if the Purchaser is to claim that the ad valorem stamp duty at Scale 1 does not apply, documentary evidence proving the exemption granted or the acceptance by the Collector of Stamp Revenue in respect of the Purchaser's claim.

(3) 從價印花稅現金回贈受其他條款及細則約束。

Ad Valorem Stamp Duty Cash Rebate is subject to other terms and conditions.

(b) **買家印花稅現金回贈 Buyer's Stamp Duty Rebate**

(1) 買方在按買賣合約付清樓價餘額及付清須繳付之印花稅(包括買家印花稅)全額後，可獲賣方提供買家印花稅現金回贈(「買家印花稅回贈」)。買家印花稅回贈金額相等於按照購買之指明住宅物業樓價以及適用稅率計算所得，並以由買家支付的應付買家印花稅的60%，並向上捨入方式換算至個位數。買家印花稅回贈金額的上限則以買家根據《2014年印花稅(修訂)條例》應繳付的買家印花稅的60%金額為準。為免生疑，在計算買家印花稅回贈金額時並不包括所有買方轉售或提名書之印花稅，並且於任何情況下，買家印花稅回贈金額不可超出已由買方支付的買家印花稅的60%。

After the Purchaser has fully paid the balance of the purchase price in accordance with the ASP and paid all stamp duty (including the Buyer's Stamp Duty) payable, the Purchaser shall be entitled to an Buyer's Stamp Duty Cash Rebate ("BSD Rebate") offered by the vendor equal to the total amount of 60% of such buyer's stamp duty payable calculated with reference to the purchase price of the specified residential property(ies) and the applicable rate of buyer's stamp duty which was paid by the Purchaser and rounded up to the nearest dollar. The maximum amount of BSD Rebate shall be 60% of the buyer's stamp duty payable and calculated in accordance with the rate stated in the Stamp Duty (Amendment) Ordinance 2014. For the avoidance of doubt, in calculating the amount of BSD Rebate any stamp duty in respect of any sale, sub-sale or nomination by the Purchaser or any of the Purchasers shall be excluded, and under no circumstances should the amount of BSD Rebate exceed 60% of the buyer's stamp duty paid by the Purchaser.

(2) 買方須於付清樓價餘額之日後30日內以書面方式(連同下列文件)向賣方指定的代表律師申請從買家印花稅現金回贈，賣方會在其指定的代表律師於收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付買家印花稅現金回贈。

The Purchaser shall apply to the Vendor's solicitor in writing (together with the following documents) for the Buyer's Stamp Duty Cash Rebate within 30 days after the date of full payment of the balance of purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will through the Vendor's solicitor pay the Buyer's Stamp Duty Cash Rebate to the purchaser.

申請須連同就指明住宅物業的正式合約應付的所有印花稅(包括買家印花稅)的印花稅證明書一起提交。

The application shall be accompanied with a copy of the Stamp Certificate of all stamp duty (including the Buyer's Stamp Duty) payable on the ASP of the specified residential property.

(3) 買家印花稅現金回贈受其他條款及細則約束。

Buyer's Stamp Duty Cash Rebate is subject to other terms and conditions.

**備註 Remarks:**

買方須按上述(4)(iii)(2)(a)(2)或(4)(iii)(2)(b)(2)只可申請其中一項有關印花稅現金回贈。買方須自行決定申請哪一項印花稅現金回贈，申請一經提交，將被視為買方的最終決定並且不可撤銷。

The Purchaser shall only apply for one of the relevant Stamp Duty Cash Rebate in accordance with (4)(iii)(2)(a)(2) or (4)(iii)(2)(b)(2) above. The Purchaser shall determine which type of Stamp Duty Cash Rebate to apply for and an application once made shall be treated as final and irrevocable.

(3) **備用第二按揭貸款(只適用於每一位買方均為香港永久性居民)**

**Standby Second Mortgage Loan (Applicable only to the Purchaser(s) who is/are individual Hong Kong Permanent Resident)**

買方可向賣方的指定財務機構新世界金融有限公司("財務機構")申請備用第二按揭貸款，主要條款如下:

The Purchaser can apply for a standby second mortgage loan through New World Finance Co. Ltd. ("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貸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。第二按揭的利率在首2年不可低於1%。P隨利率浮動調整。最終按揭利率以指定財務機構審批結果而定。

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.

During the first 2 years, interest rate 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(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

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 (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

(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 mortgage 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 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 fee and other incidental out-of-pocket expenses incurred in this 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/擔保人須於簽妥正式合約7天內，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 within 7 days from the date of the ASP. The borrower(s)/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) / guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.

(h) 買方需就申請第二按揭貸款支付按貸款金額計收0.5%或港幣\$3,000不可退還的申請手續費，以較高者為準。

The Purchaser shall pay 0.5% loan amount or HK\$3,000 being the non-refundable application fee for the second mortgage loan, whichever is higher.

(i) 買方敬請向財務機構查詢有關貸款用途及詳情。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。

The Purchaser is advised to enquire the Finance Company about the purpose 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.

(j) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

如買方最終沒有使用備用第二按揭貸款及按正式合約付清樓價餘額後，可就每個住宅物業獲額外港幣\$100,000現金回贈(『備用第二按揭貸款現金回贈』)。

If the Purchaser does not require the Standby Second Mortgage Loan and has settled the balance of the purchase price in accordance with the ASP, an extra cash rebate of HK\$100,000 for each residential property ("Standby Second Mortgage Loan Cash Rebate") would be offered to the Purchaser.

買方須於付清樓價餘額之日後30日內以書面方式向賣方指定的代表律師申請備用第二按揭貸款現金回贈，賣方會在其指定的代表律師於收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付備用第二按揭貸款現金回贈。

The Purchaser shall apply to the Vendor's solicitor in writing for the Standby Second Mortgage Loan Cash Rebate within 30 days after the date of full payment of the balance of purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will through the Vendor's solicitor pay the Standby Second Mortgage Loan Cash Rebate to the purchaser.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用備用第二按揭貸款或備用第二按揭貸款現金回贈。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Standby Second Mortgage Loan or to obtain the Standby Second Mortgage Loan Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same PASP.

(4)(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

(1) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理有關購買的所有法律文件，賣方同意為買方支付正式合約、其後之轉讓契及第一按揭（如有）之律師費用。

If the purchaser appoints the vendor's solicitors to act on the purchaser's behalf in respect of all legal documents in relation to the purchase, the vendor agrees to bear the legal costs of the ASP, the subsequent Assignment and the First Mortgage (if any).

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指明住宅物業，賣方將承擔該律師在處理正式合約、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他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）。在任何其他情況下，買方須負責其在有關買入該物業之所有律師費用及代墊付費用。

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

(2) 買方需支付印花稅包括但不限於從價印花稅，買家印花稅\*及額外印花稅\* (\*如適用)。

All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyer's Stamp Duty\* and Special Stamp Duty\* payments will be borne by the purchaser (\*if applicable).

(4)(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

(1) 製作、登記及完成大廈公契及管理合約（「公契」）費用及附於公契之圖則之費用的適當分攤、指明住宅物業的業權契據及文件認證副本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業的按揭（如有）之法律及其他費用及代墊付費用及其他有關該住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。

The purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the specified residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges of any other documents relating to the sale and purchase of the residential property.

(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:

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：

The address of the website designated by the vendor for the development is:

[www.thepavilahill.com.hk](http://www.thepavilahill.com.hk)

[www.thepavilahill.com.hk](http://www.thepavilahill.com.hk)