

## 價單 Price List

### 第一部份：基本資料 Part 1: Basic Information

發展項目期數名稱 Name of the Phase of the Development	柏傲灣 THE PAVILIA BAY	期數 (如有) Phase No.(If any)	荃灣6發展項目的第二期 Phase 2 of TW6 Development
發展項目期數位置 Location of the Phase of the Development	永順街51號 (臨時) No. 51 Wing Shun Street (provisional)		
發展項目期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development			983

印製日期 Date of Printing	價單編號 Number of Price List
27-Mar-17	8

### 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
30-Mar-17	8A	無 NIL

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.)									
座號 Tower Number	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1座之T1A T1A of Tower 1	57	A#^	126.944 (1,366) 露台 Balcony: 3.869 (42); 工作平台 Utility Platform: 1.500 (16)	42,395,000	333,966 (31,036)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	56	B#	76.771 (826) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	24,159,000	314,689 (29,248)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	57	B#	76.771 (826) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	25,367,000	330,424 (30,711)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	56	C*	39.127 (421) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,235,000	287,142 (26,686)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	57	C*	39.127 (421) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,797,000	301,505 (28,021)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	3	D#	95.902 (1,032) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	22,728,000	236,992 (22,023)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	5	D#	95.902 (1,032) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	22,841,000	238,170 (22,133)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	6	D#	95.902 (1,032) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	22,955,000	239,359 (22,243)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	7	D#	95.541 (1,028) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	22,981,000	240,535 (22,355)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	8	D#	95.541 (1,028) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	23,211,000	242,943 (22,579)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	9	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	23,459,000	243,076 (22,578)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	10	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	23,553,000	244,050 (22,669)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	11	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	23,647,000	245,024 (22,759)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	12	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	23,742,000	246,008 (22,851)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	15	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	23,837,000	246,993 (22,942)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	16	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	23,932,000	247,977 (23,034)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	17	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	24,028,000	248,972 (23,126)	-	-	-	-	-	-	-	-	-	
第1座之T1A T1A of Tower 1	18	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	24,220,000	250,961 (23,311)	-	-	-	-	-	-	-	-	-	

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.)									
座號 Tower Number	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1座之T1A T1A of Tower 1	19	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	24,220,000	250,961 (23,311)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	20	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	24,268,000	251,458 (23,357)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	21	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	24,317,000	251,966 (23,404)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	22	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	24,365,000	252,464 (23,450)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	23	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	24,414,000	252,971 (23,498)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	41	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	25,798,000	267,312 (24,830)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	42	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	26,056,000	269,985 (25,078)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	43	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	26,316,000	272,679 (25,328)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	45	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	26,579,000	275,404 (25,581)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	46	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	26,845,000	278,161 (25,837)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	47	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	27,113,000	280,938 (26,095)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	48	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	27,384,000	283,746 (26,356)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	49	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	27,658,000	286,585 (26,620)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	50	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	27,935,000	289,455 (26,886)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	51	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	28,214,000	292,346 (27,155)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	52	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	28,496,000	295,268 (27,426)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	53	D#	96.509 (1,039) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	29,636,000	307,080 (28,524)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	55	D#	96.773 (1,042) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	30,910,000	319,407 (29,664)	-	-	-	-	-	-	-	-		
第1座之T1A T1A of Tower 1	56	D#	96.773 (1,042) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	32,147,000	332,190 (30,851)	-	-	-	-	-	-	-	-		

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.)									
座號 Tower Number	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1座之T1A T1A of Tower 1	57	D#	96.773 (1,042) 露台 Balcony: 3.326 (36); 工作平台 Utility Platform: 1.500 (16)	33,754,000	348,796 (32,393)	-	-	-	-	-	-	-	-		
第1座之T1B T1B of Tower 1	56	D#	70.432 (758) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	18,963,000	269,238 (25,017)	-	-	-	-	-	-	-	-		
第1座之T1B T1B of Tower 1	57	D#	70.432 (758) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	19,912,000	282,712 (26,269)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	3	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	27,284,000	234,663 (21,792)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	5	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	27,420,000	235,832 (21,901)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	6	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	27,558,000	237,019 (22,011)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	7	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	27,695,000	238,198 (22,121)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	8	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	27,972,000	240,580 (22,342)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	9	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	27,972,000	240,580 (22,342)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	10	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	28,112,000	241,784 (22,454)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	11	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	28,253,000	242,997 (22,566)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	12	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	28,394,000	244,210 (22,679)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	15	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	28,536,000	245,431 (22,792)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	16	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	28,678,000	246,652 (22,906)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	17	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	28,822,000	247,891 (23,021)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	18	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	29,110,000	250,368 (23,251)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	19	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	29,110,000	250,368 (23,251)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	48	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	32,481,000	279,361 (25,943)	-	-	-	-	-	-	-	-		
第2座之T2A T2A of Tower 2	49	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	32,806,000	282,156 (26,203)	-	-	-	-	-	-	-	-		

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.)									
座號 Tower Number	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2座之T2A T2A of Tower 2	52	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	35,288,000	303,503 (28,185)	-	-	-	-	-	-	-	-	-	
第2座之T2A T2A of Tower 2	53	A#^	116.269 (1,252) 露台 Balcony: 3.760 (40); 工作平台 Utility Platform: 1.500 (16)	37,053,000	318,683 (29,595)	-	-	-	-	-	-	-	-	-	
第2座之T2A T2A of Tower 2	52	B#	81.276 (875) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	24,771,000	304,776 (28,310)	-	-	-	-	-	-	-	-	-	
第2座之T2A T2A of Tower 2	53	B#	81.276 (875) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	25,638,000	315,444 (29,301)	-	-	-	-	-	-	-	-	-	
第2座之T2A T2A of Tower 2	52	C*	39.135 (421) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,858,000	277,450 (25,791)	-	-	-	-	-	-	-	-	-	
第2座之T2A T2A of Tower 2	53	C*	39.135 (421) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,292,000	288,540 (26,822)	-	-	-	-	-	-	-	-	-	
第2座之T2A T2A of Tower 2	52	D#	83.939 (904) 露台 Balcony: 2.916 (31); 工作平台 Utility Platform: 1.500 (16)	24,189,000	288,174 (26,758)	-	-	-	-	-	-	-	-	-	
第2座之T2A T2A of Tower 2	53	D#	83.939 (904) 露台 Balcony: 2.916 (31); 工作平台 Utility Platform: 1.500 (16)	25,398,000	302,577 (28,095)	-	-	-	-	-	-	-	-	-	

### 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，以了解發展項目期數的資料。  
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，皆以捨位到最近的千位數作為樓價。

Note: In paragraph (4), "The 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「的近律師行」或"DEACONS"。請另備支票以補足臨時訂金之餘額，抬頭請寫「的近律師行」或"DEACONS"。

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 "DEACONS" or 「的近律師行」. Please prepare a cheque payable to "DEACONS" or 「的近律師行」 to pay for the balance of the preliminary deposit.

#### (A1) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減4%) (4% discount from 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 30 天內再付樓價 5%。

5% of the purchase price shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.

(3) 買方須於簽署臨時合約後 180 天內繳付樓價 90%作為樓價餘款或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付，以較早者為準。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 180 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser, whichever is the earlier.

(A2) 270天現金優惠付款計劃 270-day Cash Payment Plan (照售價減3.5%) (3.5% discount from The Price)

此付款計劃只適用於購買以下特選住宅物業之買方。

This payment plan 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1座之T1A T1A of Tower 1	57	A
第1座之T1A T1A of Tower 1	56, 57	B
第1座之T1A T1A of Tower 1	3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 41, 42, 43, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57	D
第1座之T1B T1B of Tower 1	56, 57	D
第2座之T2A T2A of Tower 2	3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 48, 49, 52, 53	A
第2座之T2A T2A of Tower 2	52, 53	B
第2座之T2A T2A of Tower 2	52, 53	D

- (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 30 天內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.
- (2) 買方須於簽署臨時合約後 120 天內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 120 days after signing of the PASP by the Purchaser.
- (3) 買方須於簽署臨時合約後 270 天內繳付樓價 85%作為樓價餘款或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付，以較早者為準。  
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 270 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser, whichever is the earlier.

(B1) 建築期付款 Stage Payment Plan (照售價) (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 & 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 30 天內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.
- (3) 買方須於簽署臨時合約後 180 天內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 180 days after signing of the PASP by the Purchaser.
- (4) 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付樓價 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 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser.

備註：Note:

- a. 有關臨時買賣合約及/或正式買賣合約及/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）、業權契據及文件核證本之費用、所有登記費用、圖則費用及適當比例之大廈公契及管理合約（「大廈公契」）製作、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，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 Preliminary Agreement for Sale and Purchase ("PASP") and/or the formal Agreement for Sale and Purchase ("ASP") and/or the subsequent Assignment(s), the charges for certified copies of title deeds and documents, all registration fees, plan fees and a due protranche 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 shall be solely borne and paid by the Purchaser.

- (i) 如買方聘用賣方律師代表他行事以處理正式買賣合約及轉讓契，及住宅物業第一按揭（如有）亦由賣方律師處理：

If the Purchaser instructs the Vendor's solicitors to act for him in the ASP and the Assignment, and the first mortgage (if any) of the residential property is handled by the Vendor's solicitors:

買方原須支付有關正式買賣合約及轉讓契之律師費用（不包括所有代墊付費用，代墊付費用須由買方支付）將獲豁免。

the legal costs (excluding all disbursements which shall be paid by the Purchaser) of the ASP and the Assignment to be borne by the Purchaser shall be waived.

- (ii) 在任何其他情況下：

In any other cases:

買賣雙方須各自負責其有關正式買賣合約及轉讓契之律師費用及代墊付費用。

each of the Vendor and the Purchaser shall pay its own solicitors' legal costs and disbursements of the ASP and the Assignment.

- (iii) 買方須承擔住宅物業的按揭（如有）之所有法律及其他費用及代墊付費用。

The Purchaser shall bear all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property.

- b. 買方須在賣方交吉住宅物業予買方時或前繳付大廈公契所委任之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 appointed under the DMC or reimburse the Vendor all management fee deposits, special funds, debris removal fees, advance payments 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

除根據上述(4)(i)段所列之售價優惠外，買方還享有以下折扣優惠：

In addition to the corresponding discount on the price that is listed in (4)(i) herein above, the Purchaser shall be offered discounts as listed below:

1 「New World CLUB」會員及「Vanke Club」會員優惠  
Privilege for 「New World CLUB」 and 「Vanke Club」 member

在簽署臨時買賣合約當日，買方如同時屬「New World CLUB」會員及「Vanke Club」會員，可獲3%售價折扣優惠。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(如買方是以香港註冊成立的公司名義)須同為「New World CLUB」會員及「Vanke Club」會員，方可享此折扣優惠。

A 3% discount on The Price would be offered to the Purchaser who is both a New World CLUB member and a Vanke 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 incorporated in Hong Kong) should be both a New World CLUB member and a Vanke Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2 升高特選置業優惠 (只適用於指定單位)  
Home Purchase Benefit (only applicable to selected units)

購買本價單中所列之住宅單位設“\*”標誌之買方可獲額外7.5%售價折扣優惠作為升高特選置業優惠。

Extra 7.5% discount from The Price would be offered to the Purchaser of a residential property that is marked with a sign "\*" in this price list herein above as the Home Purchase Benefit.

3 尊尚特選置業優惠 (只適用於指定單位)  
Prestige Home Purchase Benefit (only applicable to selected units)

購買本價單中所列之住宅單位設“#”標誌之買方可獲額外15%售價折扣優惠作為尊尚特選置業優惠。

Extra 15% discount from The Price would be offered to the Purchaser of a residential property that is marked with a sign "#" in this price list herein above as the Prestige Home Purchase Benefit.

(iii) 可就購買發展項目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

請參閱上述4(i)及4(ii)。

Please refer to 4(i) and 4(ii) herein above.

(1) 備用第一按揭貸款

Standby First Mortgage Loan

此備用第一按揭貸款只適用於購買以下特選住宅物業之買方(只適用於個人，不適用於公司)。

This standby First Mortgage Loan is only applicable to the Purchaser(s) (applicable to individual(s) only, not applicable to company(ies)) 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1座之T1A T1A of Tower 1	57	A
第1座之T1A T1A of Tower 1	56, 57	B
第1座之T1A T1A of Tower 1	3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 41, 42, 43, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57	D
第1座之T1B T1B of Tower 1	56, 57	D
第2座之T2A T2A of Tower 2	3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 48, 49, 52, 53	A
第2座之T2A T2A of Tower 2	52, 53	B
第2座之T2A T2A of Tower 2	52, 53	D

上述特選住宅物業之買方可向賣方的指定財務機構金滙隆有限公司("財務機構")申請備用第一按揭貸款。主要條款如下：

The Purchaser of the above Privilege Residential Property(ies) may apply for a standby First Mortgage Loan through the financial institution designated by the Vendor, Gold Value 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80%。  
The maximum First Mortgage Loan amount shall be 80% 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%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% 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揭貸款金額計收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。  
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.

## (2) 備用第二按揭貸款

### Standby Second Mortgage Loan

買方(只適用於個人，不適用於公司)可向賣方的指定財務機構金匯隆有限公司("財務機構")申請備用第二按揭貸款，主要條款如下：

The Purchaser (applicable to individual(s) only, not applicable to company(ies)) may apply for a standby Second Mortgage Loan through the financial institution designated by the Vendor, Gold Value 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85%，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 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. 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。

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.

**(3) 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“^”的買方可獲認購柏傲灣一個住客車位之權利（“車位認購權”）。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 sign “^” in the above price list shall have an option to purchase a residential parking space of THE PAVILIA BAY (“Purchase Option”). Each such Purchaser must decide whether to purchase such a residential parking space of THE PAVILIA BAY 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.

**(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 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:

賣方委任的代理：

Agent appointed by the Vendor:

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

云房網絡(香港)代理有限公司

Qfang Network (HongKong) 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.thepaviliabay.com.hk**

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