

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	珀・軒 Parkes Residence	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	白加士街101號 No. 101 Parkes Street		
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)			114

印製日期 Date of Printing	價單編號 Number of Price List
19 June 2013	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
05 July 2013	1A	---
08 Oct 2014	1B	---
11 Nov 2014	1C	✓
23 Dec 2014	1D	---
17 Mar 2015	1E	---
30 Jun 2015	1F	---
5 Oct 2015	1G	---
27 Nov 2015	1H	---
24 Dec 2015	1I	---
8 Jan 2016	1J	---
29 Feb 2016	1K	---
13 May 2016	1L	---
7 March 2017	1M	✓

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
珀·軒 Parkes Residence	25	C	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$6,324,000 \$6,450,480 \$6,894,400	\$275,028 (\$25,500) \$280,529 (\$26,010) \$299,835 (\$27,800)	--	--	--	--	--	--	--	--	--	--
			22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$6,324,000 \$6,450,480 \$6,894,400	\$275,028 (\$25,500) \$280,529 (\$26,010) \$299,835 (\$27,800)	--	--	--	--	--	--	--	--	--	--
	23	A	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,528,840 \$6,863,400	\$286,189 (\$26,540) \$300,855 (\$27,900)	--	--	--	--	--	--	--	--	--	--
		B	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,939,010	\$277,342 (\$25,710)	--	--	--	--	--	--	--	--	--	--
		C	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$6,249,600 \$6,844,800	\$271,793 (\$25,200) \$297,678 (\$27,600)	--	--	--	--	--	--	--	--	--	--
		D	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$6,249,600	\$271,793 (\$25,200)	--	--	--	--	--	--	--	--	--	--
		E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,841,990	\$272,812 (\$25,290)	--	--	--	--	--	--	--	--	--	--

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
珀·軒 Parkes Residence	23	F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,132,780	\$268,828 (\$24,930)	--	--	--	--	--	--	--	--	--	--
	22	A	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,437,820	\$282,200 (\$26,170)	--	--	--	--	--	--	--	--	--	--
		B	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,869,710	\$274,106 (\$25,410)	--	--	--	--	--	--	--	--	--	--
		C	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$6,177,680	\$268,665 (\$24,910)	--	--	--	--	--	--	--	--	--	--
		D	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$6,177,680	\$268,665 (\$24,910)	--	--	--	--	--	--	--	--	--	--
		E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,779,620	\$269,899 (\$25,020)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,066,360	\$265,917 (\$24,660)	--	--	--	--	--	--	--	--	--	--
	21	A	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,346,800	\$278,210 (\$25,800)	--	--	--	--	--	--	--	--	--	--
		B	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,800,410	\$270,870 (\$25,110)	--	--	--	--	--	--	--	--	--	--
		E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,719,560	\$267,094 (\$24,760)	--	--	--	--	--	--	--	--	--	--

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
珀·軒 Parkes Residence	21	F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,002,400	\$263,113 (\$24,400)	--	--	--	--	--	--	--	--	--	--
	20	B	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,733,420	\$267,742 (\$24,820)	--	--	--	--	--	--	--	--	--	--
		E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,657,190	\$264,182 (\$24,490)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,935,980	\$260,202 (\$24,130)	--	--	--	--	--	--	--	--	--	--
	19	E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,594,820	\$261,269 (\$24,220)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,872,020	\$257,398 (\$23,870)	--	--	--	--	--	--	--	--	--	--
	18	B	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,664,120	\$264,505 (\$24,520)	--	--	--	--	--	--	--	--	--	--
		E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,594,820	\$261,269 (\$24,220)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,872,020	\$257,398 (\$23,870)	--	--	--	--	--	--	--	--	--	--
	17	E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.5 (16)	\$5,539,380	\$258,680 (\$23,980)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,812,980	\$254,810 (\$23,630)	--	--	--	--	--	--	--	--	--	--

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
珀·軒 Parkes Residence	16	B	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,546,310	\$259,004 (\$24,010)	--	--	--	--	--	--	--	--	--	--
		E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,511,660	\$257,386 (\$23,860)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,783,460	\$253,516 (\$23,510)	--	--	--	--	--	--	--	--	--	--
	15	A	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,864,640	\$257,074 (\$23,840)	--	--	--	--	--	--	--	--	--	--
		E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,486,250	\$256,199 (\$23,750)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,756,400	\$252,330 (\$23,400)	--	--	--	--	--	--	--	--	--	--
	12	A	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,835,120	\$255,780 (\$23,720)	--	--	--	--	--	--	--	--	--	--
		D	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$5,810,640	\$252,702 (\$23,430)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,726,880	\$251,036 (\$23,280)	--	--	--	--	--	--	--	--	--	--
	11	A	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,805,600	\$254,486 (\$23,600)	--	--	--	--	--	--	--	--	--	--
		B	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,465,460	\$255,228 (\$23,660)	--	--	--	--	--	--	--	--	--	--

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
珀·軒 Parkes Residence	11	F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,498,100	\$241,007 (\$22,350)	--	--	--	--	--	--	--	--	--	--
	10	A	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,584,200	\$244,781 (\$22,700)	--	--	--	--	--	--	--	--	--	--
		C	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$5,562,640	\$241,917 (\$22,430)	--	--	--	--	--	--	--	--	--	--
		D	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$5,562,640	\$241,917 (\$22,430)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,439,060	\$238,419 (\$22,110)	--	--	--	--	--	--	--	--	--	--
	9	F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,382,480	\$235,939 (\$21,880)	--	--	--	--	--	--	--	--	--	--
	8	C	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$5,503,120	\$239,329 (\$22,190)	--	--	--	--	--	--	--	--	--	--
		D	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$5,503,120	\$239,329 (\$22,190)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,382,480	\$235,939 (\$21,880)	--	--	--	--	--	--	--	--	--	--
	7	D	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$5,398,960	\$234,799 (\$21,770)	--	--	--	--	--	--	--	--	--	--
	6	F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,232,420	\$229,361 (\$21,270)	--	--	--	--	--	--	--	--	--	--

- (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，就有關指明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，但沒有於該日期後的 5 個工作日內，就有關指明住宅物業簽立買賣合約，則 - (a) 該臨時合約即告終止；(b) 有關的臨時訂金即予沒收；及 (c) 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- (a) the preliminary agreement is terminated;(b) the preliminary deposit is forfeited; and (c) 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) 夾附此價單的另一張紙提供下述資料：(i)支付條款；(ii)售價獲得折扣的基礎；(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；(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；及(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。

The following information are provided on a separate sheet annexed to this price list: (i) the terms of payment; (ii) the basis on which any discount on the price is available; (iii) 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; (iv) 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; and (v) 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.

- (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：中原地產代理有限公司 / 香港置業(地產代理)有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 云房網絡(香港)代理有限公司 / 一定好地產代理有限公司 / 世紀 21 測量行有限公司 / 置業 18 物業代理有限公司 / 金匯地產有限公司 / 領高地產代理有限公司 / 太陽物業香港代理有限公司 / 一置業代理有限公司。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。

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development: Centaline Property Agency Limited / Hong Kong Property Services (Agency) Limited / Midland Realty International Limited / Ricacorp Properties Limited / Qfang Network (Hong Kong) Agency Limited / Finest Home Property Agency Limited / Century 21 Surveyors Limited / 18 Property Agency Limited / Gamway Property Agency Limited / Leading Properties Agency Limited / Sunrise Property HK Agency Limited / The Land One Property Agency Limited. 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：http://www.parkesresidence.com.hk。

The address of the website designated by the Vendor for the Development is: http://www.parkesresidence.com.hk

附件 Annexure
價單資料 Information on Price List

(i) 支付條款 Terms of Payment	(ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available	(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	(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	(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																																																																																
買方可選擇以下述(A) 付款辦法—— 建築期付款計劃 1 或 (B) 付款辦法—— 建築期付款計劃 2 所詳列的支付條款及方法購買本發展項目的住宅物業 For purchasing the residential property of the Development, Purchaser may opt for either Payment Method (A)—— Stage Payment 1 or Payment Method (B)—— Stage Payment 2 with different terms and manner of payment separately set out below																																																																																				
(A) 付款辦法 ——以建築期付款計劃 1 方式支付 Payment Method (A)——by way of Stage Payment 1 1. 樓價 5% 之臨時訂金於簽署臨時買賣合約時繳付。 5% of the Purchase Price as initial deposit shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. 2. 樓價 5% 之加付訂金於簽署臨時買賣合約後 5 個工作天內繳付。 A further 5% of the Purchase Price as further deposit shall be paid by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase. 3. 樓價 5% 之部份價款於簽署臨時買賣合約後 180 天內繳付。 A further 5% of the Purchase Price as part payment shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase. 4. 3.樓價 90%85% 之價款餘額於買方簽署臨時買賣合約後 60 天內賣方發出成交通知書予買方的日期起 14 天內付清。 The remaining balance of 90%85% of the Purchase Price shall be paid by the Purchaser within 60 days after signing of the PASP14 days after issuance of notice of completion by the Vendor to the Purchaser. 5. 4.買方必須以香港銀行本票或有香港銀行書面保付的支票支付訂金、部份樓價及樓價餘款(在簽署臨時買賣合約時的臨時訂金除外)，上述本票或支票抬頭人為「的近律師行」。 The deposits, part payments and balance of the Purchase Price (except the initial deposit paid on signing of the Preliminary Agreement for Sale and Purchase) shall be paid by the Purchaser by way of cashier's order(s) issued by a licensed bank in Hong Kong or cheque(s) certified good for payment by a licensed bank in Hong Kong in favour of “Deacons”.	(A) 建築期付款計劃 1 Stage Payment 1 [1] 特別折扣優惠 Special Discount Benefit 凡於 2015 年 8 月 31 日 2015 年 11 月 30 日 2015 年 12 月 31 日 2016 年 2 月 29 日 2016 年 5 月 31 日當日或之前簽署臨時買賣合約，住宅物業之買家可獲額外 1% 售價折扣優惠。 31 August 2015 30 November 2015 31 December 2015 29 February 2016 31 May 2016 An extra 1% discount from the Price would be offered to the Purchaser of a residential property.	(A) 建築期付款計劃 1 Stage Payment 1 [1] 下述項目之贈品 Gift of the following items <table><tr><td>- 帶框牆畫 Framed wall pictures</td><td>3 件/pcs</td></tr><tr><td>- 衣架 Hangers</td><td>4 件/pcs</td></tr><tr><td>- 靠墊 Cushions</td><td>3 件/pcs</td></tr><tr><td>- 床頭櫃 Bed side cabinet</td><td>1 件/pc</td></tr><tr><td>- 雙人床連床墊 Double bed with bed mattress</td><td>1 件/pc</td></tr><tr><td>- 枕頭 Pillows</td><td>4 件/pcs</td></tr><tr><td>- 被褥 Bed quilt</td><td>1 件/pc</td></tr><tr><td>- 床單與枕套 Bed sheets and pillow cover</td><td>1 套/set</td></tr><tr><td>- 床旗 Bed runner</td><td>1 件/pc</td></tr><tr><td>- 咖啡桌 Coffee table</td><td>1 件/pc</td></tr><tr><td>- 木製托盤 Wooden tray</td><td>1 件/pc</td></tr><tr><td>- 玻璃茶壺 Glass tea pot</td><td>1 件/pc</td></tr><tr><td>- 水壺 Water pot</td><td>1 件/pc</td></tr><tr><td>- 咖啡套杯 Coffee cup set</td><td>2 套/set</td></tr><tr><td>- 家居電話 Telephone</td><td>1 件/pc</td></tr><tr><td>- 垃圾筒 Rubbish bin</td><td>1 件/pc</td></tr><tr><td>- 沐浴露瓶 Shower gel dispenser</td><td>2 件/pcs</td></tr><tr><td>- 肥皂瓶 Soap dispenser</td><td>1 件/pc</td></tr><tr><td>- 沐浴露 Body wash</td><td>2 瓶/bottles</td></tr><tr><td>- 洗手液 Hand wash</td><td>1 瓶/bottle</td></tr><tr><td>- 室內香薰 Home fragrance</td><td>1 件/pc</td></tr><tr><td>- 雜物盒 Box set</td><td>1 套/set</td></tr><tr><td>- 毛巾 Towels</td><td>2 件/pcs</td></tr><tr><td>- 牙刷 Toothbrushes</td><td>2 件/pcs</td></tr><tr><td>- 牙刷架 Toothbrush holder</td><td>1 件/pc</td></tr><tr><td>- 掛鉤 Hanging hook</td><td>1 件/pc</td></tr><tr><td>- 煎鍋 Frying pan</td><td>1 件/pc</td></tr><tr><td>- 鍋鏟 Wok spatula</td><td>1 件/pc</td></tr><tr><td>- 餐巾 Napkins</td><td>2 件/pcs</td></tr><tr><td>- 碗 Bowls</td><td>2 件/pcs</td></tr><tr><td>- 玻璃器皿 Glasses</td><td>2 件/pcs</td></tr><tr><td>- 杯子連托盤 Cups with stand</td><td>3 件/pcs</td></tr><tr><td>- 湯匙 Spoons</td><td>2 件/pcs</td></tr><tr><td>- 餐叉 Forks</td><td>2 件/pcs</td></tr><tr><td>- 盤子 Plates</td><td>6 件/pcs</td></tr><tr><td>- 盤架 Plate stand</td><td>1 件/pcs</td></tr><tr><td>- 攪拌器 Mixer set</td><td>1 套/set</td></tr><tr><td>- 膠托盤 Plastic tray</td><td>1 件/pc</td></tr><tr><td>- 坐墊 Sitting cushion</td><td>1 件/pc</td></tr><tr><td>- 電視櫃 (只限開放式單位 B 及 E) TV cabinet (for Studio Units B and E only)</td><td>1 件/pc</td></tr></table> [2] 財務優惠 Financial Advantage or Benefit 買方在與賣方完成住宅物業的買賣及轉讓後時，賣方將退還相等於臨時買賣合約訂定住宅物業成交價的 3%固定金額作為「從價印花稅」金額回贈優惠（不論適用之從價印花稅率是多少），有關折扣會於完成買賣時從樓價之價款餘額中扣除。該與賣方簽署臨時買賣合約的買方已繳付的物業一般印花稅，惟無論如何該印花稅之退款不得超過在臨時買賣合約裏所訂定物業之價款的 6% Reimbursement of a fixed sum equivalent to 3% of the purchase price stated in Preliminary Agreement of Sale and Purchase (regardless of the applicable rate of ad valorem stamp duty) 100% ad valorem stamp duty by the Vendor after upon completion of the sale and purchase, and assignment.	- 帶框牆畫 Framed wall pictures	3 件/pcs	- 衣架 Hangers	4 件/pcs	- 靠墊 Cushions	3 件/pcs	- 床頭櫃 Bed side cabinet	1 件/pc	- 雙人床連床墊 Double bed with bed mattress	1 件/pc	- 枕頭 Pillows	4 件/pcs	- 被褥 Bed quilt	1 件/pc	- 床單與枕套 Bed sheets and pillow cover	1 套/set	- 床旗 Bed runner	1 件/pc	- 咖啡桌 Coffee table	1 件/pc	- 木製托盤 Wooden tray	1 件/pc	- 玻璃茶壺 Glass tea pot	1 件/pc	- 水壺 Water pot	1 件/pc	- 咖啡套杯 Coffee cup set	2 套/set	- 家居電話 Telephone	1 件/pc	- 垃圾筒 Rubbish bin	1 件/pc	- 沐浴露瓶 Shower gel dispenser	2 件/pcs	- 肥皂瓶 Soap dispenser	1 件/pc	- 沐浴露 Body wash	2 瓶/bottles	- 洗手液 Hand wash	1 瓶/bottle	- 室內香薰 Home fragrance	1 件/pc	- 雜物盒 Box set	1 套/set	- 毛巾 Towels	2 件/pcs	- 牙刷 Toothbrushes	2 件/pcs	- 牙刷架 Toothbrush holder	1 件/pc	- 掛鉤 Hanging hook	1 件/pc	- 煎鍋 Frying pan	1 件/pc	- 鍋鏟 Wok spatula	1 件/pc	- 餐巾 Napkins	2 件/pcs	- 碗 Bowls	2 件/pcs	- 玻璃器皿 Glasses	2 件/pcs	- 杯子連托盤 Cups with stand	3 件/pcs	- 湯匙 Spoons	2 件/pcs	- 餐叉 Forks	2 件/pcs	- 盤子 Plates	6 件/pcs	- 盤架 Plate stand	1 件/pcs	- 攪拌器 Mixer set	1 套/set	- 膠托盤 Plastic tray	1 件/pc	- 坐墊 Sitting cushion	1 件/pc	- 電視櫃 (只限開放式單位 B 及 E) TV cabinet (for Studio Units B and E only)	1 件/pc	(A) 建築期付款計劃 1 Stage Payment 1 - 買方須承擔所有臨時買賣合約、買賣合約及轉讓契所須繳付之物業印花稅(包括一般印花稅，額外印花稅及買家印花稅 (如適用))。買方須於簽署有關住宅物業買賣合約時繳付該等印花稅。 Purchaser is responsible to pay for all the stamp duty (including ad valorem stamp duty, Special Stamp Duty and Buyer's Stamp Duty (if applicable)) payable on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment. Such sum shall be paid by the Purchaser upon signing of the Agreement for Sale and Purchase of the relevant residential property. 買方須自行承擔並支付所有有關其委託之代表律師在處理，登記，加蓋印花及完成有關物業之買賣合約，轉讓契及按揭契(包括樓花按揭)之律師費。 Purchaser is responsible for payment of his own solicitors' costs for the preparation, completion, stamping and registration of the Agreement for Sale and Purchase, the Assignment and/or mortgage (including equitable mortgage) of the residential property.	(A) 建築期付款計劃 1 Stage Payment 1 - 買方須負責繳付所有買方律師及有關擬備、簽訂、加蓋印花、完成交易及登記臨時買賣合約、買賣合約及轉讓契及/或按揭契一切開支費用。另買方亦需繳付(a)有關物業擁有人草擬大廈公契暨管理合約(下稱「大廈公契」)之費用及大廈公契之圖則費的適當分攤；(b)上手契認正副本之律師費；(c)該住宅物業的買賣合約及轉讓契之圖則費；(d)一概有關臨時買賣合約、買賣合約及轉讓契之登記費及其他支出費用；及(e)一切列明於大廈公契內買方於入伙所需要支付有關該住宅物業的一切按金、預繳管理費、泥頭費等之費用。 The Purchaser shall solely bear and pay all the legal costs and disbursements in relation to the preparation, execution, stamping, completion and registration of the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment and/or the mortgage. The Purchaser shall also pay (a) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement (“DMC”) and the DMC plans, (b) all legal costs for preparing certified copies of title deeds and documents of the residential property, (c) all costs for the floor plans to be annexed to the Agreement for Sale and Purchase and the Assignment respectively, (d) all registration fees and other disbursements payable on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment, and (e) all deposits, advanced management fees and debris removal charges etc, as required to be paid by the Purchaser under the DMC in relation to the residential property upon obtaining of the possession thereof.
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		of the residential property. The discount will be deducted from the remaining balance of the Purchase Price upon completion of the sale and purchase. in favour of the Purchaser who entered into the Preliminary Agreement of Sale and Purchase with the Vendor Provided that such amount of reimbursement of ad valorem stamp duty shall be capped at 6% of the purchase price as stated in the Preliminary Agreement for Sale and Purchase entered into between the Vendor and the Purchaser as aforesaid.		
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(i) 支付條款 Terms of Payment	(ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available	(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	(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	(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				
(B) 付款辦法——以建築期付款計劃 2 方式支付 Payment Method (B) by way of Stage Payment 2 1. 樓價 5% 之臨時訂金於簽署臨時買賣合約時繳付。 5% of the Purchase Price as initial deposit shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. 2. 樓價 5% 之加付訂金於簽署臨時買賣合約後 5 個工作天內繳付。 A further 5% of the Purchase Price as further deposit shall be paid by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase. 3. 樓價 5% 之部份價款於簽署臨時買賣合約後 90 120 天內繳付。 A further 5% of the Purchase Price as part payment shall be paid by the Purchaser within 90 120 days after signing of the Preliminary Agreement for Sale and Purchase. 4. 樓價 5% 之加付部份價款於簽署臨時買賣合約後 180 天內繳付。 A further 5% of the Purchase Price as further part payment shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase. 5. 4.樓價 85%80% 之價款餘額於賣方發出成交通知書予買方的日期起 14 天內付清。 The remaining balance of 85%80% of the Purchase Price shall be paid by the Purchaser within 14 days after issuance of notice of completion by the Vendor to the Purchaser. 6. 5.買方必須以香港銀行本票或有香港銀行書面保付的支票支付訂金、部份樓價及樓價餘款(在簽署臨時買賣合約時的臨時訂金除外)，上述本票或支票抬頭人為「的近律師行」。 The deposits, part payments and balance of the Purchase Price (except the initial deposit paid on signing of the Preliminary Agreement for Sale and Purchase) shall be paid by the Purchaser by way of cashier's order(s) issued by a licensed bank in Hong Kong or cheque(s) certified good for payment by a licensed bank in Hong Kong in favour of “Deacons”.	(B) 建築期付款計劃 2 Stage Payment 2 ——價單訂價減 1% 的折扣只適用於選擇付款辦法(B)——以建築期付款計劃 2 方式支付的買方 A discount of the listed price minus 1% shall only be applicable to Purchaser who opts for Payment Method (B) by way of Stage Payment 2.	<table><tr><td> (B) 建築期付款計劃 2 Stage Payment 2 [1] 下述項目之贈品 —— Gift of the following items ——帶框牆畫 Framed wall pictures ——衣架 Hangers ——靠墊 Cushions ——床頭櫃 Bed side cabinet ——雙人床連床墊 Double bed with bed mattress ——枕頭 Pillows ——被褥 Bed quilt ——床單與枕套 Bed sheets and pillow cover ——床旗 Bed runner ——咖啡桌 Coffee table ——木製托盤 Wooden tray ——玻璃茶壺 Glass tea pot ——水壺 Water pot ——咖啡套杯 Coffee cup set ——家居電話 Telephone ——垃圾筒 Rubbish bin ——沐浴露瓶 Shower gel dispenser ——肥皂瓶 Soap dispenser ——沐浴露 Body wash ——洗手液 Hand wash ——室內香薰 Home fragrance ——雜物盒 Box set ——毛巾 Towels ——牙刷 Toothbrushes ——牙刷架 Toothbrush holder ——掛鉤 Hanging hook ——煎鍋 Frying pan ——鍋鏟 Wok spatula ——餐巾 Napkins ——碗 Bowls ——玻璃器皿 Glasses ——杯子連托盤 Cups with stand ——湯匙 Spoons ——餐叉 Forks ——盤子 Plates ——盤架 Plate stand ——攪拌器 Mixer set ——膠托盤 Plastic tray ——坐墊 Sitting cushion ——電視櫃 (只限開放式單位 B 及 E) TV cabinet (for Studio Units B and E only) </td><td> 3 件/pes 4 件/pes 3 件/pes 1 件/pe 1 件/pe 4 件/pes 1 件/pe 1 套/set 1 件/pe 1 件/pe 1 件/pe 1 件/pe 1 件/pe 1 件/pe 2 套/set 1 件/pe 1 件/pe 1 件/pe 2 件/pes 1 件/pe 2 瓶/bottles 1 瓶/bottle 1 件/pe 1 套/set 2 件/pes 2 件/pes 1 件/pe 1 件/pe 1 件/pe 1 件/pe 2 件/pes 2 件/pes 3 件/pes 2 件/pes 2 件/pes 6 件/pes 1 件/pes 1 套/set 1 件/pe 1 件/pe 1 件/pe </td></tr><tr><td colspan="2"> [2] 財務優惠 Financial Advantage or Benefit 買方在與賣方完成住宅物業的買賣及轉讓後，賣方將退還相等於臨時買賣合約訂定住宅物業成交價的 3%固定金額作為「從價印花稅」金額 </td></tr></table>	(B) 建築期付款計劃 2 Stage Payment 2 [1] 下述項目之贈品 —— Gift of the following items ——帶框牆畫 Framed wall pictures ——衣架 Hangers ——靠墊 Cushions ——床頭櫃 Bed side cabinet ——雙人床連床墊 Double bed with bed mattress ——枕頭 Pillows ——被褥 Bed quilt ——床單與枕套 Bed sheets and pillow cover ——床旗 Bed runner ——咖啡桌 Coffee table ——木製托盤 Wooden tray ——玻璃茶壺 Glass tea pot ——水壺 Water pot ——咖啡套杯 Coffee cup set ——家居電話 Telephone ——垃圾筒 Rubbish bin ——沐浴露瓶 Shower gel dispenser ——肥皂瓶 Soap dispenser ——沐浴露 Body wash ——洗手液 Hand wash ——室內香薰 Home fragrance ——雜物盒 Box set ——毛巾 Towels ——牙刷 Toothbrushes ——牙刷架 Toothbrush holder ——掛鉤 Hanging hook ——煎鍋 Frying pan ——鍋鏟 Wok spatula ——餐巾 Napkins ——碗 Bowls ——玻璃器皿 Glasses ——杯子連托盤 Cups with stand ——湯匙 Spoons ——餐叉 Forks ——盤子 Plates ——盤架 Plate stand ——攪拌器 Mixer set ——膠托盤 Plastic tray ——坐墊 Sitting cushion ——電視櫃 (只限開放式單位 B 及 E) TV cabinet (for Studio Units B and E only)	3 件/pes 4 件/pes 3 件/pes 1 件/pe 1 件/pe 4 件/pes 1 件/pe 1 套/set 1 件/pe 1 件/pe 1 件/pe 1 件/pe 1 件/pe 1 件/pe 2 套/set 1 件/pe 1 件/pe 1 件/pe 2 件/pes 1 件/pe 2 瓶/bottles 1 瓶/bottle 1 件/pe 1 套/set 2 件/pes 2 件/pes 1 件/pe 1 件/pe 1 件/pe 1 件/pe 2 件/pes 2 件/pes 3 件/pes 2 件/pes 2 件/pes 6 件/pes 1 件/pes 1 套/set 1 件/pe 1 件/pe 1 件/pe	[2] 財務優惠 Financial Advantage or Benefit 買方在與賣方完成住宅物業的買賣及轉讓後，賣方將退還相等於臨時買賣合約訂定住宅物業成交價的 3%固定金額作為「從價印花稅」金額		(B) 建築期付款計劃 2 Stage Payment 2 ——買方須承擔所有臨時買賣合約、買賣合約及轉讓契所須繳付之物業印花稅(包括一般印花稅、額外印花稅及買家印花稅 (如適用))。買方須於簽署有關住宅物業買賣合約時繳付該等印花稅。 Purchaser is responsible to pay for all the stamp duty (including ad valorem stamp duty, Special Stamp Duty and Buyer's Stamp Duty (if applicable)) payable on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment. Such sum shall be paid by the Purchaser upon signing of the Agreement for Sale and Purchase of the relevant residential property. 買方須自行承擔並支付所有有關其委託之代表律師在處理、登記、加蓋印花及完成有關物業之買賣合約、轉讓契及按揭契(包括樓花按揭)之律師費。 Purchaser is responsible for payment of his own solicitors' costs for the preparation, completion, stamping and registration of the Agreement for Sale and Purchase, the Assignment and/or mortgage (including equitable mortgage) of the residential property.	(B) 建築期付款計劃 2 Stage Payment 2 ——買方須負責繳付所有買方律師及有關擬備、簽訂、加蓋印花、完成交易及登記臨時買賣合約、買賣合約及轉讓契及/或按揭契一切開支費用。另買方亦需繳付(a)有關物業擁有人草擬大廈公契暨管理合約(下稱「大廈公契」)之費用及大廈公契之圖則費的適當分攤；(b)上手契認正本之律師費；(c)該住宅物業的買賣合約及轉讓契之圖則費；(d)一概有關臨時買賣合約、買賣合約及轉讓契之登記費及其他支出費用；及(e)一切列明於大廈公契內買方於入伙所需要支付有關該住宅物業的一切按金、預繳管理費、泥頭費等之費用。 The Purchaser shall solely bear and pay all the legal costs and disbursements in relation to the preparation, execution, stamping, completion and registration of the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment and/or the mortgage. The Purchaser shall also pay (a) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement (“DMC”) and the DMC plans, (b) all legal costs for preparing certified copies of title deeds and documents of the residential property, (c) all costs for the floor plans to be annexed to the Agreement for Sale and Purchase and the Assignment respectively, (d) all registration fees and other disbursements payable on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment, and (e) all deposits, advanced management fees and debris removal charges etc, as required to be paid by the Purchaser under the DMC in relation to the residential property upon obtaining of the possession thereof. -
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		回贈優惠（不論適用之從價印花稅率是多少）。該與賣方簽署臨時買賣合約的買方已繳付的物業一般印花稅。惟無論如何該印花稅之退款不得超過在臨時買賣合約裏所訂定物業之價款的 6% Reimbursement of a fixed sum equivalent to 3% of the purchase price stated in Preliminary Agreement of Sale and Purchase (regardless of the applicable rate of ad valorem stamp duty) 100% ad valorem stamp duty by the Vendor after completion of the sale and purchase, and assignment, of the residential property, in favour of the Purchaser who entered into the Preliminary Agreement of Sale and Purchase with the Vendor Provided that such amount of reimbursement of ad valorem stamp duty shall be capped at 6% of the purchase price as stated in the Preliminary Agreement for Sale and Purchase entered into between the Vendor and the Purchaser as aforesaid.		
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