

價單      Price List

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

發展項目名稱 <b>Name of Development</b>	珀・軒 Parkes Residence	期數(如有) <b>Phase No. (if any)</b>	--
發展項目位置 <b>Location of Development</b>	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 <b>The total number of residential properties in the development (or phase of the development)</b>			114

印製日期 <b>Date of Printing</b>	價單編號 <b>Number of Price List</b>
11 Nov 2014	2

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

修改日期 <b>Date of Revision</b>	經修改的價單編號 <b>Numbering of Revised Price List</b>	如物業價錢經修改，請以「✓」標示 <b>Please use “✓” to indicate changes to prices of residential properties</b>
		價錢    Price
23 Dec 2014	2A	---
17 Mar 2015	2B	---
30 Jun 2015	2C	---
5 Oct 2015	2D	---
27 Nov 2015	2E	---
24 Dec 2015	2F	---
8 Jan 2016	2G	---
29 Feb 2016	2H	---
13 May 2016	2I	---
7 March 2017	2J	✓
24 March 2017	2K	---
31 March 2017	2L	---

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	26	A	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>\$6,937,200</del> \$6,961,800	<del>\$304,090</del> <del>(\$28,200)</del> \$305,168 (\$28,300)	--	--	--	--	--	--	--	--	--	--
		B	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	<del>\$6,197,730</del> \$6,491,100	<del>\$289,424</del> <del>(\$26,830)</del> \$303,124 (\$28,100)	--	--	--	--	--	--	--	--	--	--
		C	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	<del>\$6,524,880</del> \$6,944,000	<del>\$283,764</del> <del>(\$26,310)</del> \$301,992 (\$28,000)	--	--	--	--	--	--	--	--	--	--
		D	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	<del>\$6,524,880</del> \$6,944,000	<del>\$283,764</del> <del>(\$26,310)</del> \$301,992 (\$28,000)	--	--	--	--	--	--	--	--	--	--
		E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,086,850	\$284,246 (\$26,350)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>\$6,388,620</del> \$6,838,800	<del>\$280,043</del> <del>(\$25,970)</del> \$299,776 (\$27,800)	--	--	--	--	--	--	--	--	--	--

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	A	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,843,720	\$299,992 (\$27,820)	--	--	--	--	--	--	--	--	--	--
		B	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	<del>\$6,130,740</del> \$6,444,900	<del>\$286,296</del> \$300,967 (\$27,900)	--	--	--	--	--	--	--	--	--	--
		E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,024,480	\$281,334 (\$26,080)	--	--	--	--	--	--	--	--	--	--
		F	22.813 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>\$6,322,200</del> \$6,789,600	<del>\$277,131</del> \$297,620 (\$27,600)	--	--	--	--	--	--	--	--	--	--
	12	C	22.994 (248) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.499 (16)	\$6,058,640	\$263,488 (\$24,430)	--	--	--	--	--	--	--	--	--	--
	10	E	21.414 (231) 露台 Balcony: 1.999 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,428,500	\$253,502 (\$23,500)	--	--	--	--	--	--	--	--	--	--

- (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) **(i) 支付條款 Terms of Payment**

付款辦法

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 90% 之價款餘額於買方簽署臨時買賣合約後 60 天內付清。

The remaining balance of 90% of the Purchase Price shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

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".

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

(A) 印花稅優惠

Stamp Duty Discount

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。

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) by the Vendor upon completion of the sale and purchase, and assignment, of the residential property. The discount will be deducted from the remaining balance of the Purchase Price upon completion of the sale and purchase.

(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

(A) 下述項目之贈品

Gift of the following items

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 table	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 Shoap 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

(B). 連環購買現金回贈

Multiple Purchase Cash Rebate

如 (i) 買方同時購買不論是本價單或是其他已或將發出之價單包括之發展項目中兩個或以上住宅物業，或 (ii) 買方購買本價單包括之發展項目中任何一個住宅物業（「首個住宅物業」），而該買方(或組成該買方之任何人士)或該買方(或組成該買方之任何人士)之合資格有關連人士亦購買不論是本價單或是其他已或將發出之價單包括之發展項目中其他住宅物業，並於該買方按買賣合約付清首個住宅物業的樓價餘額前已簽署相關之臨時買賣合約，則每一該等住宅物業之買方可獲相等於相關之住宅物業之成交價的 1% 之現金回贈。惟受限於下列條款及條件：

If (i) a Purchaser purchases two or more residential properties of the Development (whether included in this price list or any other price list issued or to be issued) at the same time, or (ii) a Purchaser purchases any residential property of the Development under this Price List (“**the first residential property**”), and such Purchaser (or any person comprising such Purchaser) and/or the qualified related person(s) of such Purchaser (or any person comprising such Purchaser) also purchase other residential property(ies) of the Development (whether included in this price list or any other price list issued or to be issued) and sign the relevant Preliminary Agreement(s) for Sale and Purchase before such Purchaser has settled the balance of the purchase price of the first residential property in accordance with the Agreement for Sale and Purchase, a cash rebate equivalent to 1% of the transaction price of the relevant residential property will be offered to the Purchaser of each of such residential properties subject to the following terms and conditions:

- (a). 「合資格有關連人士」指父母、配偶、子女或兄弟姊妹。買方須提供令賣方滿意之相關及有效文件證明相關之人士為合資格有關連人士。賣方有絕對權利決定相關之人士是否買方(或組成該買方之任何人士)之合資格有關連人士。如有任何爭議，則賣方的決定為最終決定。

“qualified related person(s)” means parent, spouse, child or sibling. The Purchaser must provide relevant and valid documentation to the satisfaction of the Vendor proving that the relevant person(s) is/are qualified related person(s) of the Purchaser (or any person comprising such Purchaser). The Vendor shall have the absolute discretion to determine whether the relevant person(s) is/are qualified related person(s) of the Purchaser (or any person comprising such Purchaser). In case of any dispute, the Vendor’s decision shall be final.

- (b). 相關住宅物業之所有買方須依照相關買賣合約訂定的日期付清所購住宅物業每一期訂金、樓款及餘款。

All the Purchasers of the relevant residential properties shall settle each deposit, part payment and the balance of the purchase price according to the respective dates stipulated in the relevant Agreements for Sale and Purchase.

- (c). 賣方將於所有相關住宅物業之買賣交易均完成後的 30 天內，向相關住宅物業之買方支付現金回贈。

The cash rebate shall be paid by the Vendor to the Purchasers of the relevant residential properties within 30 days after completion of the sale and purchase of **all** the relevant residential properties.

- (d). 於任何情況下，每一住宅物業只可獲一次連環購買現金回贈。

In any circumstances, each residential property shall be entitled to the benefit of “Multiple Purchase Cash Rebate” once only.

(C). 備用一按貸款

Standby First Mortgage Loan

買方可向莊士金融有限公司（「賣方指定的財務機構」）申請備用一按貸款(賣方指定的財務機構有權隨時停止提供備用一按而無須另行通知)，主要條款如下：

Purchaser can apply for Standby First Mortgage Loan ("**first mortgage loan**") from Chuang’s Credit Limited (“**the Vendor's designated financing company**”) (the Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice) and on the following terms:-

- (a). 第一按揭貸款最高金額為成交金額的 85%。

The maximum first mortgage loan amount shall be 85% of the transaction price.

- (b). 第一按揭貸款首三年之按揭利率為賣方指定的財務機構的港元最優惠利率 (P) 減 2 % p.a. (P-2%)，其後的年利率為按港元最優惠利率 (P) 計算。於本價單日期之港元最優惠利率 (P) 為每年 5%。最終按揭利率以賣方指定的財務機構最後審批結果為準。

Interest rate for the first 3 years of first mortgage loan shall be the Hong Kong Dollars Best Lending Rate (P) quoted from the Vendor's designated financing company minus 2% p.a. (P-2%), the interest rate of the rest of the term shall be the Hong Kong Dollars Best Lending Rate (P). The current Hong Kong Dollars Best Lending Rate (P) as at the date of this price list is 5 % per annum. The final interest rate will be subject

to final approval by the Vendor's designated financing company.

- (c). 買方必須於付清成交金額餘額之日起計最少 45 日前以書面向賣方指定的財務機構申請第一按揭貸款。

The Purchaser shall make a written application to the Vendor's designated financing company for a first mortgage loan not less than 45 days before the date of settlement of the balance of the transaction price.

- (d). 第一按揭貸款年期最長為 20 年。

The maximum tenor of first mortgage loan shall be 20 years.

- (e). 買方須提供足夠文件證明其還款能力，包括但不限於提供信貸報告，收入證明及/或銀行紀錄。

The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing credit report, income proof and/ or banking record.

- (f). 所有第一按揭貸款之法律文件必須由賣方指定的財務機構所指定的律師行辦理，買方須支付所有一按揭貸款相關之律師費及雜費。

All legal documents of the first mortgage shall be handled by the solicitors designated by the Vendor's designated financing company and all legal costs and disbursement relating thereto shall be borne by the Purchaser.

- (g). 第一按揭貸款批出與否及其條款，受制於賣方指定的財務機構的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。

The approval or disapproval of the first mortgage loan and terms thereof are subject to the final decision of the Vendor's designated financing company and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the Agreement of Sale and Purchase and pay the full transaction price.

- (h). 第一按揭貸款受賣方指定的財務機構所定的其他條款及細則約束。

The first mortgage loan is subject to other terms and conditions as determined by the Vendor's designated financing company.

- (D). 不借備用一按貸款現金回贈優惠

Cash Rebate for Non-Borrowing of Standby First Mortgage Loan

如買方不論任何原因最終沒有採用「備用一按貸款」，並依照相關買賣合約訂定的日期付清所購住宅物業每一期訂金、樓款及餘款，可獲相等於相關之住宅物業之成交價的 1% 之現金回贈，賣方將於相關住宅物業之交易完成後的 30 天內，向買方支付現金回贈。

If the Purchaser shall not borrow the Standby First Mortgage Loan and shall settle each deposit, part payment and the balance of the purchase price according to the respective dates stipulated in the relevant Agreement for Sale and Purchase, a cash rebate equivalent to 1% of the transaction price of the relevant residential property will be offered to the Purchaser. The cash rebate shall be paid by the Vendor to the Purchaser within 30 days after completion of the sale and purchase of the relevant residential property.

- (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**

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.

(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

(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。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*. 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>