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**	NAPA	**期數（如有）** **Phase No.(if any)**	-
發展項目位置 **Location of Development**	88 So Kwun Wat Road, Tuen Mun, New Territories 新界屯門掃管笏路88號		
發展項目中的住宅物業的總數 **The total number of residential properties in the development**			460

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
29 March 2017	6

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**
03 April 2017	6A	-

第二部份: 面積及售價資料
Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價（元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 （元，每平方呎） Unit Rate of Saleable Area $ per sq. metre ($ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米（平方呎） sq. metre (sq.ft.)									
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
Tower 1 第1座	2	B	76.828 (827) 露台 Balcony : 2.804 (30) 工作平台 Utility Platform : 1.500 (16)	9,867,000	128,430 (11,931)	--	--	--	--	--	--	--	--	--	--
	1	B	75.735 (815) 露台 Balcony : 2.804 (30) 工作平台 Utility Platform : 1.500 (16)	9,608,000	126,863 (11,789)	--	--	--	--	--	--	--	--	--	--
	G	B	74.839 (806) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 1.500 (16)	10,955,000	146,381 (13,592)	--	--	--	--	22.379 (241)	--	--	--	--	--
	7	E	42.944 (462) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,223,000	168,196 (15,634)	--	--	--	--	--	--	--	--	--	--
	6	E	42.944 (462) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,200,000	167,660 (15,584)	--	--	--	--	--	--	--	--	--	--
	5	E	42.944 (462) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,177,000	167,125 (15,535)	--	--	--	--	--	--	--	--	--	--
	3	E	42.944 (462) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,122,000	165,844 (15,416)	--	--	--	--	--	--	--	--	--	--
	2	E	42.944 (462) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,040,000	163,934 (15,238)	--	--	--	--	--	--	--	--	--	--
	G	F	42.977 (463) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	8,246,000	191,870 (17,810)	--	--	--	--	15.743 (169)	--	--	--	--	--
Tower 2 第2座	9	A	43.652 (470) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,660,000	175,479 (16,298)	--	--	--	--	--	--	--	--	--	--
	5	A	43.652 (470) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,353,000	168,446 (15,645)	--	--	--	--	--	--	--	--	--	--
	3	A	43.652 (470) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,265,000	166,430 (15,457)	--	--	--	--	--	--	--	--	--	--
	2	A	43.652 (470) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,213,000	165,239 (15,347)	--	--	--	--	--	--	--	--	--	--
	2	C	43.294 (466) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,000,000	161,685 (15,021)	--	--	--	--	--	--	--	--	--	--
	1	C	43.294 (466) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	6,866,000	158,590 (14,734)	--	--	--	--	--	--	--	--	--	--

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
Tower 2 第2座	G	C	41.293 (444) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	7,644,000	185,116 (17,216)	--	--	--	--	15.578 (168)	--	--	--	--	--
	8	E	47.559 (512) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	7,414,000	155,891 (14,480)	--	--	--	--	--	--	--	--	--	--
	7	E	47.559 (512) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	7,368,000	154,923 (14,391)	--	--	--	--	--	--	--	--	--	--
	6	E	47.559 (512) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	7,344,000	154,419 (14,344)	--	--	--	--	--	--	--	--	--	--
	5	E	47.559 (512) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	7,321,000	153,935 (14,299)	--	--	--	--	--	--	--	--	--	--
	3	E	47.559 (512) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	7,298,000	153,452 (14,254)	--	--	--	--	--	--	--	--	--	--
	2	E	47.559 (512) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	7,283,000	153,136 (14,225)	--	--	--	--	--	--	--	--	--	--
	1	E	50.117 (539) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	7,265,000	144,961 (13,479)	--	--	--	--	--	--	--	--	--	--
	G	E	48.116 (518) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 1.500 (16)	8,200,000	170,421 (15,830)	--	--	--	--	12.288 (132)	--	--	--	--	--
	8	F	53.198 (573) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	8,282,000	155,683 (14,454)	--	--	--	--	--	--	--	--	--	--
	7	F	53.198 (573) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	8,200,000	154,141 (14,311)	--	--	--	--	--	--	--	--	--	--
	6	F	53.198 (573) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	8,159,000	153,370 (14,239)	--	--	--	--	--	--	--	--	--	--
Tower 3 第3座	9	E	42.709 (460) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,074,000	165,633 (15,378)	--	--	--	--	--	--	--	--	--	--
	3	E	42.709 (460) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	6,905,000	161,676 (15,011)	--	--	--	--	--	--	--	--	--	--
	2	E	42.709 (460) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	6,886,000	161,231 (14,970)	--	--	--	--	--	--	--	--	--	--
	1	E	42.709 (460) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	6,807,000	159,381 (14,798)	--	--	--	--	--	--	--	--	--	--

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
Tower 5 第5座	10	D	51.855 (558) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	8,808,000	169,858 (15,785)	--	--	--	--	--	--	41.471 (446)	--	--	--
Tower 5A 第5A座	9	A	72.358 (779) 露台 Balcony : 2.804 (30) 工作平台 Utility Platform : 0.000 (0)	10,322,000	142,652 (13,250)	--	--	--	--	--	--	--	--	--	--
	7	A	72.358 (779) 露台 Balcony : 2.804 (30) 工作平台 Utility Platform : 0.000 (0)	10,099,000	139,570 (12,964)	--	--	--	--	--	--	--	--	--	--
	6	A	72.358 (779) 露台 Balcony : 2.804 (30) 工作平台 Utility Platform : 0.000 (0)	10,049,000	138,879 (12,900)	--	--	--	--	--	--	--	--	--	--
	9	C	48.667 (524) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	7,445,000	152,978 (14,208)	--	--	--	--	--	--	--	--	--	--
Tower 6 第6座	5	D	78.906 (849) 露台 Balcony : 2.804 (30) 工作平台 Utility Platform : 1.500 (16)	10,337,000	131,004 (12,176)	--	--	--	--	--	--	--	--	--	--
	3	D	78.906 (849) 露台 Balcony : 2.804 (30) 工作平台 Utility Platform : 1.500 (16)	10,285,000	130,345 (12,114)	--	--	--	--	--	--	--	--	--	--
	2	D	78.906 (849) 露台 Balcony : 2.804 (30) 工作平台 Utility Platform : 1.500 (16)	10,193,000	129,179 (12,006)	--	--	--	--	--	--	--	--	--	--
	1	D	79.101 (851) 露台 Balcony : 2.804 (30) 工作平台 Utility Platform : 1.500 (16)	10,146,000	128,266 (11,922)	--	--	--	--	--	--	--	--	--	--
	10	G	47.657 (513) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	8,867,000	186,059 (17,285)	--	--	--	--	--	--	38.719 (417)	--	--	--
	9	G	47.757 (514) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,565,000	158,406 (14,718)	--	--	--	--	--	--	--	--	--	--
	3	G	47.757 (514) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,269,000	152,208 (14,142)	--	--	--	--	--	--	--	--	--	--
	2	G	47.757 (514) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,254,000	151,894 (14,113)	--	--	--	--	--	--	--	--	--	--
	1	G	47.757 (514) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 0.000 (0)	7,094,000	148,544 (13,802)	--	--	--	--	--	--	--	--	--	--
Tower 6A 第6A座	10	B	54.181 (583) 露台 Balcony : 2.001 (22) 工作平台 Utility Platform : 1.500 (16)	9,569,000	176,612 (16,413)	--	--	--	--	--	--	45.902 (494)	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目售樓說明書，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) 註:在第(4)段中，「售價」指本價單第二部份中所列之指明住宅物業的售價，而「成交金額」指臨時買賣合約中訂明的指明住宅物業的實際金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。
Note: In paragraph (4), "price" means the price of the specified residential property set out in Part 2 of this price list, and "transaction price" means the actual price of the specified residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded up to the nearest thousand to determine the transaction price.

買方於簽署臨時買賣合約時須繳付相等於成交金額 5%之金額作為臨時訂金，其中港幣$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「孖士打律師行」。
Upon signing of the preliminary agreement for sale and purchase, the purchaser shall pay the preliminary deposit which is equivalent to 5% of the transaction price. HK$100,000 being part of the preliminary deposit must be paid by cashier order and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "MAYER BROWN JSM".

支付條款 Terms of Payment

(A) 120 天輕鬆現金優惠付款計劃 120-day Relax Cash Payment Plan (照售價減5%) (5% discount from the price)
(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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(s) shall pay the preliminary deposit equivalent to 5% of the transaction 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(s) within 5 working days after signing of the PASP.
(2) 買方簽署正式合約時再付成交金額 5%作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) upon signing of the ASP.
(3) 成交金額 90%即成交金額之餘款於買方簽署臨時合約後 120 天內由買方繳付或於完成交易時付清，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP or upon completion, whichever is the earlier.

(A1) 120 天二按貸款輕鬆付款計劃 120-day Second Mortgage Loan Relax Payment Plan (照售價減4%) (4% discount from the price)
(1) 買方須於簽署臨時合約時繳付相等於成交金額5%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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
(2) 買方簽署正式合約時再付成交金額 5%作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) upon signing of the ASP.
(3) 成交金額 90%即成交金額之餘款於買方簽署臨時合約後 120 天內由買方繳付或於完成交易時付清，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP or upon completion, whichever is the earlier.

(B) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減5%) (5% discount from the price)
(1) 買方須於簽署臨時合約時繳付相等於成交金額5%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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
(2) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 120 天內由買方繳付或於完成交易時付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP or upon completion, whichever is the earlier.

(B1) 120 天二按貸款付款計劃 120-day Second Mortgage Loan Payment Plan (照售價減4%) (4% discount from the price)
(1) 買方須於簽署臨時合約時繳付相等於成交金額5%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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
(2) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 120 天內由買方繳付或於完成交易時付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP or upon completion, whichever is the earlier.

(C) 靈活建築期付款計劃 Flexible Stage Payment Plan (照售價減1%) (1% discount from the price)
(1) 買方須於簽署臨時合約時繳付相等於成交金額5%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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
(2) 買方簽署臨時合約後 120 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP.
(3) 買方簽署臨時合約後 150 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 150 days after signing of the PASP.
(4) 買方簽署臨時合約後 180 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 180 days after signing of the PASP.
(5) 買方簽署臨時合約後 210 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 210 days after signing of the PASP.
(6) 買方簽署臨時合約後 240 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 240 days after signing of the PASP.
(7) 成交金額 90%即成交金額之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。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 14 days of the date of written notification to the purchaser(s) that the vendor is in a position validly to assign the relevant property(ies) to the purchaser(s).

(C1) 靈活建築期二按貸款付款計劃 Flexible Stage Second Mortgage Loan Payment Plan (照售價) (the price)

(1) 買方須於簽署臨時合約時繳付相等於成交金額5%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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

(2) 買方簽署臨時合約後 120 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(3) 買方簽署臨時合約後 150 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 150 days after signing of the PASP.

(4) 買方簽署臨時合約後 180 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 180 days after signing of the PASP.

(5) 買方簽署臨時合約後 210 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 210 days after signing of the PASP.

(6) 買方簽署臨時合約後 240 天內再付成交金額 1%。
1% of the transaction price shall be paid by the purchaser(s) within 240 days after signing of the PASP.

(7) 成交金額 90%即成交金額之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。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 14 days of the date of written notification to the purchaser(s) that the vendor is in a position validly to assign the relevant property(ies) to the purchaser(s).

(D) 365 天置開心付款計劃 365-day Happy Purchase Payment Plan (照售價減3.5%) (3.5% discount from the Price)

(只有(a)首次在香港購買住宅物業的個人買家；及(b)在2017年5月31日或之前於簽署本價單所列之指明住宅物業的臨時買賣合約的個人買家擁有資格選擇本付款計劃。本付款計劃將於2017年6月1日終止。賣方保留絕對酌情權決定買方是否符合選擇本付款計劃的資格，而賣方之決定為最終及對買方具有約束力。

Only individual purchaser(s) who (a) is or are first-time buyer(s) of a residential property in Hong Kong; and (b) signs or sign a preliminary agreement(s) for sale and purchase in respect of the specified residential properties listed in this price list on or before 31 May 2017 will be eligible to select this payment plan. This payment plan will cease to be available on 1 June 2017. The vendor reserves the absolute discretion to determine whether a purchaser(s) is eligible to select this payment plan and the vendor's decision shall be final and binding on the purchaser.)

(1) 個人買方須於簽署臨時合約時繳付相等於成交金額5%作為臨時訂金。個人買方須於簽署臨時合約後5個工作日內簽署正式合約。
The individual purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the individual purchaser(s) within 5 working days after signing of the PASP.

(2) 個人買方簽署臨時合約後 60 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 60 days after signing of the PASP.

(3) 個人買方簽署臨時合約後 90 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 90 days after signing of the PASP.

(4) 個人買方簽署臨時合約後 120 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 120 days after signing of the PASP.

(5) 個人買方簽署臨時合約後 150 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 150 days after signing of the PASP.

(6) 個人買方簽署臨時合約後 180 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 180 days after signing of the PASP.

(7) 個人買方簽署臨時合約後 210 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 210 days after signing of the PASP.

(8) 個人買方簽署臨時合約後 240 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 240 days after signing of the PASP.

(9) 個人買方簽署臨時合約後 270 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 270 days after signing of the PASP.

(10) 個人買方簽署臨時合約後 300 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 300 days after signing of the PASP.

(11) 個人買方簽署臨時合約後 330 天內再付成交金額 1%。
1% of the transaction price shall be paid by the individual purchaser(s) within 330 days after signing of the PASP.

(12) 成交金額 85%即成交金額之餘款於個人買方簽署臨時合約後 365 天內由個人買方繳付或於完成交易時付清，以較早者為準。
85% of the transaction price being balance of the transaction price shall be paid by the individual purchaser(s) within 365 days after signing of the PASP or upon completion, whichever is the earlier.

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

(a) 見 4(i)。
See 4(i).

(b) **「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」member**

在簽署臨時合約當日，買方如屬「Club Wheelock」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(如買方是以公司名義) 須在簽署臨時合約當日為「Club Wheelock」會員，方可享此折扣優惠。
A 3% discount on the price would be offered to a purchaser who is a Club Wheelock member on the date of signing of the PASP. At least one individual purchaser (if the purchaser is an individual(s)) or at least one director of the purchaser (if the purchaser is a corporation) should be a Club Wheelock member on the date of signing the PASP in order to enjoy the discount offer.

(c) **印花稅津貼 Stamp Duty Subsidy**

買方購買本價單中所列之任何指明住宅物業可獲「印花稅津貼」優惠，詳請如下：
A "Stamp Duty Subsidy" will be offered to a purchaser who purchases any specified residential property in this price list, details of which are as follows :-

所購指明住宅物業售價 **Price of the specified residential property purchased**	**印花稅津貼** **Stamp Duty Subsidy**
售價為港幣 $6,000,000 或以下 price is HK$6,000,000 or below	售價的6.0% 6.0% of the price
售價為港幣 $6,000,001 至港幣 $20,000,000 price is between $6,000,001 and HK$20,000,000	售價的7.5% 7.5% of the price
售價為港幣 $20,000,001 或以上 price is HK$20,000,001 or above	售價的8.5% 8.5% of the price

買方可選以下其中一種方法取得「印花稅津貼」：
Purchaser(s) shall select one of the methods below to claim the "Stamp Duty Subsidy":

(A) 印花稅現金回贈 Stamp Duty Cash Rebate
(只適用於選擇上述第(4)(i)段中付款計劃(A)或(A1)之買家 Only applicable to purchasers who have selected Payment Plan (A) or (A1) under paragraph (4)(i) above)
當買方簽署指定住宅物業的正式合約及付清相關加付訂金後，賣方將「印花稅津貼」用作直接支付所購物業之正式合約之從價印花稅給稅務局。若需向稅務局支付之從價印花稅之金額多於適用的「印花稅津貼」之金額，則買方須負責需向稅務局支付之從價印花稅及適用的「印花稅津貼」之金額之差額。若需向稅務局支付之從價印花稅之金額少於適用的「印花稅津貼」之金額，賣方無須向買方支付而買方亦無權收取需向稅務局實際支付的從價印花稅及適用的「印花稅津貼」之金額之差額。此優惠受相關交易文件的條款及細則約束；
The vendor will use the "Stamp Duty Subsidy" to pay the ad valorem stamp duty payable on the relevant ASP of the specified residential property(ies) purchased directly to the Inland Revenue Department upon the signing of the said ASP and the settling of the further deposit of the transaction price by the purchaser(s). If the amount of the ad valorem stamp duty payable on the relevant ASP of the specified residential property(ies) is more than the amount of the applicable "Stamp Duty Subsidy", the difference between the amount of the ad valorem stamp duty payable to the Inland Revenue Department and the amount of the applicable "Stamp Duty Subsidy" shall be borne by the purchaser(s). If the actual amount of the ad valorem stamp duty payable on the relevant ASP of the specified residential property(ies) is less than the amount of the applicable "Stamp Duty Subsidy", the vendor shall not be liable to pay to the purchaser(s) and the purchaser(s) shall not be entitled to receive the difference between the actual amount of the ad valorem stamp duty payable to Inland Revenue Department and the amount of the applicable "Stamp Duty Subsidy". This offer is subject to the terms and conditions of the relevant transaction documents;

或 OR

(B) 印花稅津貼折扣 Stamp Duty Subsidy Discount
(只適用於選擇上述第(4)(i)段中付款計劃(B), (B1), (C), (C1) 或 (D) 之買家 Only applicable to purchasers who have selected Payment Plan (B), (B1), (C), (C1) or (D) under paragraph (4)(i) above)

「印花稅津貼 」之金額將直接在售價上作折扣扣減。
The amount of the applicable "Stamp Duty Subsidy" will be deducted from the price directly.

(d) **提前付清成交金額現金回贈 Early Settlement Cash Rebate（只適用於選擇上述第(4)(i)段中付款計劃(C)或(C1) 之買家 Only applicable to purchasers who have selected Payment Plan (C) or (C1) under paragraph (4)(i) above)）**

如買方提前於正式合約訂明的付款限期日之前付清成交金額餘額，可獲賣方根據以下列表送出「提前付清成交金額現金回贈 」。
Where a purchaser settles the balance of the transaction price earlier than the due date of payment specified in the ASP, the purchaser shall be entitled to an "Early Settlement Cash Rebate" offered by the vendor according to the table below.

提前付清成交金額現金回贈列表
Early Settlement Cash Rebate Table

付清成交金額餘額日期 Date of settlement of the balance of the transaction price	提前付清成交金額現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時合約的日期後 180 日內 Within 180 days after the date of signing of the PASP	成交金額 3% 3% of the transaction price
簽署臨時合約的日期後181天至240 日期間內 Within the period from 181 days to 240 days after the date of signing of the PASP	成交金額 2% 2% of the transaction price
簽署臨時合約的日期後 241天至300 日期間內 Within the period from 241 days to 300 days after the date of signing of the PASP	成交金額 1% 1% of the transaction price

買方須於擬提前付清成交金額餘額日前最少30日，以書面向賣方申請提前付清成交金額現金回贈，賣方會於收到申請並核實資料後於指明住宅物業買賣完成交易時將提前付清成交金額現金回贈直接用於支付部份成交金額餘額。
The purchaser shall apply to the vendor in writing for the Early Settlement Cash Rebate at least 30 days before the intended date of early settlement of the balance of the transaction price. After the vendor has received the application from the purchaser and has duly verified the information, the vendor will apply the Early Settlement Cash Rebate in part payment of the balance of the transaction price directly upon completion of the sale and purchase of the specified residential property(ies).

(e) **會德豐有限公司員工置業優惠 Wheelock and Company Limited Home Purchasing Discount**

如買方（或構成買方之任何人士）屬任何「會德豐合資格人士」，並且沒有委任地產代理就購入指明住宅物業代其行事，可獲最多3% 售價折扣優惠。
If the purchaser (or any person comprising the purchaser) is a "Qualified Person of Wheelock Group", Provided That the purchaser did not appoint any estate agent to act for him in the purchase of the specified residential property(ies), a maximum 3% discount on the price would be offered to the purchaser.

「會德豐合資格人士」指任何下列公司或其在香港註冊成立之附屬公司之任何董事、員工及其近親（任何個人的配偶、父母、祖父母、外祖父母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」，惟須提供令賣方滿意的有關證明文件以供核實）：

"Qualified Person of Wheelock Group" means any director or employee or a close family member of any director or employee (a spouse, parent, grant parent, child, grand child or sibling of a person is a "close family member" of that person Provided That the purchaser must provide relevant supporting documents to the satisfaction of the vendor for verification) of any of the following companies or any of the following companies' subsidiaries incorporated in Hong Kong :

1. 會德豐有限公司 Wheelock and Company Limited ; 或 or
2. 會德豐地產有限公司 Wheelock Properties Limited ；或 or
3. 會德豐地產(香港)有限公司 Wheelock Properties (HK) Limited ；或 or
4. 九龍倉集團有限公司 The Wharf (Holdings) Limited ；或 or
5. 夏利文物業管理有限公司 Harriman Property Management Limited ；或 or
6. 有線寬頻通訊有限公司 i-CABLE Communications Limited ；或 or
7. 海港企業有限公司 Harbour Centre Development Limited ；或 or
8. 現代貨箱碼頭有限公司 Modern Terminals Limited .

買方在簽署有關的臨時合約前須即場提供令賣方滿意的證據文件証明其為會德豐合集團合資格人士，賣方保留絕對酌情權決定買方是否符合獲得此優惠的資格，而賣方之決定為最終及對買方具有約束力。
The purchaser shall before signing of the relevant PASP on the spot provide documentary evidence for proof of being a Qualified Person of Wheelock Group to the satisfaction of the vendor and in this respect the vendor shall have absolute discretion to determine whether a purchaser is a "Qualified Person of Wheelock Group" and the vendor's decision shall be final and binding on the purchaser.

(iii) 可就購買該發展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) 見 (4)(i)。
See (4)(i).

(b) **備用二按貸款 (只適用於選擇上述第(4)(i)段中付款計劃(A1), (B1)或(C1)之買家)**
Standby Second Mortgage Loan (Only applicable to purchasers who have selected Payment Plan (A1), (B1) or (C1) under paragraph (4)(i) above)

買家可向 Harbour Horizon Limited 或賣方指定的其他公司 (統稱「賣方指定的財務機構」)申請備用二按貸款(賣方或賣方指定的財務機構有權隨時停止提供備用二按而無須另行通知)，主要條款如下：
Purchaser can apply for the Standby Second Mortgage Loan from Harbour Horizon Limited or any other company designated by the vendor (collectively "vendor's designated financing company") (the vendor or vendor's designated financing company may stop providing the Standby Second Mortgage Loan at any time without further notice) and on the following terms:-

(A) 第二按揭貸款最高金額為成交金額的20% ，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額的80%。
The maximum second mortgage loan amount shall be 20% of the transaction price, but the total amount of the first mortgage loan and the second mortgage loan together shall not exceed 80% of the transaction price.

(B) 第二按揭貸款首24個月之按揭利率為香港上海匯豐銀行有限公司不時公佈之港元最優惠利率 (P) 減 2.5% p.a. (P-2.5%)，第25個月至第36個月按揭利率為港元最優惠利率 (P) 減 1% p.a. (P - 1%)，其後之按揭利率為港元最優惠利率(P)，利率浮動。
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 of the second mortgage loan for the first 24 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.5% p.a. (P-2.5%), the 25th month to the 36th month shall be Hong Kong Dollar Best Lending Rate (P) minus 1% p.a. (P-1%), thereafter at Hong Kong Dollar Best Lending Rate (P), subject to fluctuation. The final interest rate will be subject to final approval by the vendor's designated financing company.

(C) 如買方於提款日起計的36個月內準時並全數清還第二按揭貸款，賣方指定的財務機構將會向買方退還1%之成交金額。
If the purchaser shall duly and fully repay the second mortgage loan within 36 months from the date of drawdown of the second mortgage loan, 1% of transaction price will be refunded to the purchaser by the vendor's designated financing company..

(D) 買方必須於擬付清成交金額餘額之日起計最少60日前以書面向賣方申請第二按揭貸款。
The purchaser shall make a written application to the vendor for a second mortgage loan not less than 60 days before the date of intended settlement of the balance of the transaction price.

(E) 第二按揭貸款年期最長為30年，或第一按揭貸款之年期相約，以較短者為準。
The maximum tenor of the second mortgage loan shall be 30 years or the same tenor of the first mortgage loan, whichever is shorter.

(F) 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之金額(即第一按揭貸款及第二按揭貸款及其他借貸的還款之金額)不超過香港金融管理局不時訂明的「供款與入息比率」上限。
The purchaser shall provide sufficient documentary evidence to prove his/her repayment ability, including but not limited to providing sufficient documentary evidence to prove that the total amount of monthly instalments (being the total amount of instalments for repayment of the first mortgage, the second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.

(G) 第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。
The first mortgagee bank shall be nominated and referred by the vendor and the purchaser shall obtain the prior written consent from the first mortgagee bank to apply for a second mortgage loan.

(H) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
The first mortgage loan and the second mortgage loan shall be processed by the relevant mortgagees independently.

(I) 所有第二按揭貸款之法律文件必須由賣方(或賣方指定的財務機構)指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及雜費。
All legal documents of the second mortgage shall be handled by the vendor's (or the vendor's designated financing company's) designated solicitors and all legal costs and disbursements relating thereto shall be borne by the purchaser.

(J) 第二按揭貸款批出與否及其條款，受制於賣方的指定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，買方仍須按正式合約完成交易及繳付成交金額全數。
The approval or disapproval of the second 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 ASP and pay the full transaction price.

(K) 此第二按揭貸款受其他條款及細則約束。
The second mortgage loan is subject to other terms and conditions.

(L) 買方需就申請第二按揭貸款繳交港幣$5,000不可退還的申請手續費。
A non-refundable application fee of HK$5,000 for the second mortgage loan will be payable by the purchaser.

(M) 第二按揭貸款只限個人買方申請。
Only individual purchaser(s) are eligible to apply for the second mortgage loan.

(c) **住客車位認購權 Option to purchase residential parking space**

(A) 就本(4)(iii)(c)段而言，若無任何個人為構成使用一個有效的購樓意向登記揀選有關指明住宅物業之買方的原本登記人，該買方則不獲認購權（定義見下文）。為免存疑，此(4)(iii)(c)(A)段並不限制任何公司登記人獲得認購權。
For the purpose of this paragraph (4)(iii)(c), in the event that no individual comprising the Purchaser is the original registrant or one of the original registrants under a valid registration of intent who have selected the relevant specified residential property, such Purchaser shall not be entitled to the Option (as defined below). For the avoidance of doubt, this paragraph (4)(iii)(c)(A) does not restrict the entitlement of any Purchaser who is a company to the Option.

(B) (i) 購買一個於本價單上設有符號"#"的指明住宅物業的任何買方，可獲認購發展項目內的一個住客停車位之權利。買方可根據賣方日後公佈的住客停車位之銷售安排所規定的時限及方法行使其認購住客停車位的權利。
Any Purchaser who have purchased a specified residential property marked with a "#" in this price list shall have an option to purchase one residential parking space in the Development. The Purchaser can exercise his/her/its option to purchase residential car parking space in accordance with the time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(ii) 於同一日購買兩個或以上指明住宅物業（不論是否同一份臨時合約下購買）的任何買方，而其中一個指明住宅物業必須為三房（或以上）單位，可就購買每兩個該等指明住宅物業（其中一個為三房（或以上）單位）獲認購發展項目內的一個住客停車位之權利。買方可根據賣方日後公佈的住客停車位之銷售安排所規定的時限及方法行使其認購權。
Any Purchaser who have purchased two (2) or more specified residential properties on the same day (whether under the same preliminary agreement for sale and purchase or otherwise), of which any one must be a 3-bedroom (or above) unit, shall have an option to purchase one residential parking space in the Development for every two (2) specified residential properties (comprising at least one (1) 3-bedroom (or above) unit) so purchased. The Purchaser can exercise his/her/its option in accordance with the time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

任何上述權利稱為"認購權"。
Any of the aforesaid options will be referred to as "the Option".

(C) 如買方不根據賣方日後公佈的住客停車位之銷售安排之時限及方式行使其認購權，其認購權將會自動失效，買方不會為此獲得任何補償。認購權不得轉讓。認購權受於發展項目實際可供出售的住客停車位數目所限，賣方並不保證每個認購權必定能購得一個住客停車位，就算未能就任何認購權購得任何住客停車位，賣方亦不須向認購權持有人作任何賠償。如有任何爭議，賣方保留最終決定權（包括但不限於透過抽籤）分配任何住客停車位予任何意欲購買的人士。
If the Purchaser does not exercise the Option to purchase residential parking space in the Development in accordance with the time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the Purchaser's Option shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor. The Option is not transferrable. The Option is subject to the actual number of residential parking spaces available for sale in the Development. The Vendor gives no warranty that one residential parking space can be purchased in respect of each Option. The Vendor shall not be liable for any compensation to the holder of any Option even if no residential parking space can be purchased in respect of the Option. In case of any dispute, the Vendor reserves its absolute right to allocate any residential parking space to any interested person (including without limitation by way of balloting).

(D) 發展項目內的住客停車位的售價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。將住客停車位出售與否以及何時出售，以及銷售條款，一概由賣方全權酌情決定。
The price and sales arrangements details of residential parking spaces in the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later. The decision as to whether and when to sell any residential parking space and the terms of such sale are subject to the sole discretion of the Vendor.

(E) 賣方保留最終決定權在任何時候隨時停止提供任何認購權而無須另行通知，任何認購權持有人不會為此獲得任何補償。
The Vendor reserves its absolute right to stop providing any Option at any time without notice and the holder of any Option shall not be entitled to any compensation therefor.

(iv) 誰人負責支付買賣該發展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

(a) 如買方選用賣方代表律師處理正式合約、按揭及轉讓契，賣方同意支付正式合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理正式合約、按揭及/或轉讓契，買方及賣方須各自負責有關正式合約及轉讓契兩項法律文件之律師費用。
If the purchaser appoints the vendor's solicitors to handle the ASP, mortgage and assignment, the vendor agrees to bear the legal cost of the ASP and assignment. If the purchaser chooses to instruct his own solicitors to handle the ASP, mortgage and/or assignment, each of the vendor and purchaser shall pay his/her/its own solicitors' legal fees in respect of the ASP and assignment.

(b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties on the PASP, ASP and assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

(v) 買方須爲就買賣該發展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

有關其他法律文件之律師費如：附加合約、買方提名書、地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及所有其他雜項費用等，均由買方負責，一切有關按揭之律師費及雜項費用均由買方負責。
All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the purchaser. The purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

(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:
賣方委任的代理：
Agent appointed by the vendor :

會德豐地產（香港）有限公司
Wheelock Properties (Hong Kong) Limited

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集團有限公司及旗下特許經營商
Century 21 Group Limited and Franchisees
云房網絡(香港)代理有限公司
Qfang Network (Hong Kong) Agency Limited
晉誠地產
Earnest Property Agency Limited
理想家居地產代理有限公司
Ideal Home Property 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爲：http://www.napahk.com.hk/。
The address of the website designated by the vendor for the development is: http://www.napahk.com.hk/ .