

## 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	傲瀧 THE MOUNT PAVILIA	期數 (如有) Phase No.(If any)	-
發展項目位置 Location of Development	清水灣道663號 663 Clear Water Bay Road		
發展項目 (或期數) 中的住宅物業的總數 The total number of residential properties in the development (or phase of the developm	680		

印製日期 Date of Printing	價單編號 Number of Price List
14-May-2018	2

### 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
18-May-18	2A	價錢 Price
		✓

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

座號 Tower Number	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·每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積(不計入專用面積) Area of other specified items (not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft.)														
	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard					
1	6	C	104.667 (1,127) 露台 Balcony: 3.652 (39) 陽台 Verandah: - 工作平台 Utility Platform: 1.680 (18)	28,209,000	269,512 (25,030)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	5	C	104.667 (1,127) 露台 Balcony: 3.652 (39) 陽台 Verandah: - 工作平台 Utility Platform: 1.680 (18)	26,363,000	251,875 (23,392)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	3	C	104.667 (1,127) 露台 Balcony: 3.652 (39) 陽台 Verandah: - 工作平台 Utility Platform: 1.680 (18)	26,102,000	249,381 (23,161)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	2	C	104.667 (1,127) 露台 Balcony: 3.652 (39) 陽台 Verandah: - 工作平台 Utility Platform: 1.680 (18)	25,843,000	246,907 (22,931)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1	C	101.015 (1,087) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: 1.680 (18)	25,623,000	253,655 (23,572)	-	-	-	4.085 (44)	-	-	-	-	-	-	-	-	-	-	-
1	G	C	109.789 (1,182) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: -	37,319,000	339,916 (31,573)	-	-	-	-	25.413 (274)	-	-	-	-	-	-	-	-	-	-
1	7	D	91.284 (983) 露台 Balcony: 3.421 (37) 陽台 Verandah: - 工作平台 Utility Platform: -	31,598,000	346,150 (32,144)	-	-	-	-	-	-	-	-	56.078 (604)	-	-	-	-	-	-
1	6	D	91.284 (983) 露台 Balcony: 3.421 (37) 陽台 Verandah: - 工作平台 Utility Platform: -	24,605,000	269,543 (25,031)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	5	D	91.284 (983) 露台 Balcony: 3.421 (37) 陽台 Verandah: - 工作平台 Utility Platform: -	22,995,000	251,906 (23,393)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	3	D	91.284 (983) 露台 Balcony: 3.421 (37) 陽台 Verandah: - 工作平台 Utility Platform: -	22,768,000	249,419 (23,162)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	2	D	91.284 (983) 露台 Balcony: 3.421 (37) 陽台 Verandah: - 工作平台 Utility Platform: -	22,542,000	246,944 (22,932)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1	D	87.384 (941) 露台 Balcony: 0.000 (0) 陽台 Verandah: - 工作平台 Utility Platform: -	22,182,000	253,845 (23,573)	-	-	-	3.816 (41)	-	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property		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)													
座號 Tower Number	樓層 Floor	單位 Unit	實用面積 (包括露台、工作平台及陽台 (如有)) 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·每平方呎 Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	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
2	7	C	140.260 (1,510) 露台 Balcony: 3.606 (39) 陽台 Verandah: -- 工作平台 Utility Platform: --	44,869,000	319,899 (29,715)	-	-	-	-	-	-	104,059 (1,120)	-	-	-
2	6	C	106.472 (1,146) 露台 Balcony: 3.606 (39) 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	28,683,000	269,395 (25,029)	-	-	-	-	-	-	-	-	-	-
2	5	C	106.472 (1,146) 露台 Balcony: 3.606 (39) 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	26,808,000	251,785 (23,393)	-	-	-	-	-	-	-	-	-	-
2	3	C	106.472 (1,146) 露台 Balcony: 3.606 (39) 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	26,542,000	249,286 (23,161)	-	-	-	-	-	-	-	-	-	-
2	2	C	106.472 (1,146) 露台 Balcony: 3.606 (39) 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	26,279,000	246,816 (22,931)	-	-	-	-	-	-	-	-	-	-
2	1	C	102.866 (1,107) 露台 Balcony: -- 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	26,688,000	259,444 (24,108)	-	-	6,285 (68)	-	-	-	-	-	-	-
2	G	C	123.910 (1,334) 露台 Balcony: -- 陽台 Verandah: -- 工作平台 Utility Platform: --	38,688,000	312,227 (29,001)	-	-	-	24,660 (265)	-	-	-	-	-	-
2	7	D	137.712 (1,482) 露台 Balcony: 3.654 (39) 陽台 Verandah: -- 工作平台 Utility Platform: --	44,038,000	319,783 (29,715)	-	-	5,241 (56)	-	-	-	106,004 (1,141)	-	-	-
2	6	D	108.890 (1,172) 露台 Balcony: 3.654 (39) 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	29,335,000	269,400 (25,030)	-	-	-	-	-	-	-	-	-	-
2	5	D	108.890 (1,172) 露台 Balcony: 3.654 (39) 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	27,416,000	251,777 (23,392)	-	-	-	-	-	-	-	-	-	-
2	3	D	108.890 (1,172) 露台 Balcony: 3.654 (39) 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	27,145,000	249,288 (23,161)	-	-	-	-	-	-	-	-	-	-
2	2	D	108.890 (1,172) 露台 Balcony: 3.654 (39) 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	26,875,000	246,809 (22,931)	-	-	-	-	-	-	-	-	-	-
2	1	D	105.236 (1,133) 露台 Balcony: -- 陽台 Verandah: -- 工作平台 Utility Platform: 1.760 (19)	27,729,000	263,493 (24,474)	-	-	9,780 (105)	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			售價 (元) Price (\$)	費用面積 每平方呎售價 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)									
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
2	G	D	157,807 (1,699) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: -	48,543,000	307,610 (26,572)	-	-	-	28,785 (310)	-	-	-	-	
2	6	E	89,899 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3.748 (40)	24,892,000	276,889 (25,715)	-	-	-	-	-	-	-	-	
2	5	E	89,899 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3.748 (40)	23,342,000	259,647 (24,114)	-	-	-	-	-	-	-	-	
2	3	E	89,899 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3.748 (40)	22,885,000	254,563 (23,642)	-	-	-	-	-	-	-	-	
2	2	E	89,899 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3.748 (40)	22,658,000	252,038 (23,407)	-	-	-	-	-	-	-	-	
2	1	E	83,054 (894) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: -	22,860,000	275,243 (25,570)	-	-	11,816 (127)	-	-	-	-	-	
3	7	C	146,463 (1,577) 露台 Balcony: 3.814 (41) 陽台 Verandah: - 工作平台 Utility Platform: 3.262 (35)	51,816,000	353,782 (32,857)	-	-	-	-	114,117 (1,228)	-	-	-	
3	2	C	108,930 (1,173) 露台 Balcony: 3.814 (41) 陽台 Verandah: - 工作平台 Utility Platform: 3.263 (35)	29,326,000	269,219 (25,001)	-	-	-	-	-	-	-	-	
3	1	C	101,853 (1,096) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: -	28,183,000	276,703 (25,714)	-	-	4,913 (53)	-	-	-	-	-	
3	G	C	120,406 (1,296) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: -	42,029,000	349,061 (32,430)	-	-	-	52,949 (570)	-	-	-	-	
3	7	D	137,713 (1,482) 露台 Balcony: 3.654 (39) 陽台 Verandah: - 工作平台 Utility Platform: -	44,038,000	319,781 (29,715)	-	-	5,241 (56)	-	106,004 (1,141)	-	-	-	
3	6	D	108,890 (1,172) 露台 Balcony: 3.654 (39) 陽台 Verandah: - 工作平台 Utility Platform: 1.760 (19)	29,335,000	269,400 (25,030)	-	-	-	-	-	-	-	-	
3	5	D	108,890 (1,172) 露台 Balcony: 3.654 (39) 陽台 Verandah: - 工作平台 Utility Platform: 1.760 (19)	27,416,000	251,777 (23,392)	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			費用面積 (包括露台、工作平台及陽台(如有)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	費用面積 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.)									
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
3	3	D	108,890 (1,172) 露台 Balcony: 3.654 (39) 陽台 Verandah: - 工作平台 Utility Platform: 1,760 (19)	27,145,000	249,288 (23,161)	-	-	-	-	-	-	-	-		
3	2	D	108,890 (1,172) 露台 Balcony: 3.654 (39) 陽台 Verandah: - 工作平台 Utility Platform: 1,760 (19)	26,875,000	246,809 (22,931)	-	-	-	-	-	-	-	-		
3	1	D	105,236 (1,133) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: 1,760 (19)	27,729,000	263,493 (24,474)	-	-	9,780 (105)	-	-	-	-	-		
3	G	D	157,086 (1,691) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: -	48,315,000	307,570 (28,572)	-	26,176 (282)	-	-	-	-	-	-		
3	6	E	89,899 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3,748 (40)	24,892,000	276,889 (25,715)	-	-	-	-	-	-	-	-		
3	5	E	89,899 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3,748 (40)	24,409,000	271,516 (25,216)	-	-	-	-	-	-	-	-		
5	7	A	175,179 (1,886) 露台 Balcony: 6.894 (74) 陽台 Verandah: - 工作平台 Utility Platform: 1,583 (17)	70,860,000	404,501 (37,572)	-	-	-	143,426 (1,544)	-	-	-	-		
5	6	A	177,161 (1,907) 露台 Balcony: 6.894 (74) 陽台 Verandah: - 工作平台 Utility Platform: 1,583 (17)	52,308,000	295,257 (27,429)	-	-	-	-	-	-	-	-		
5	5	A	177,161 (1,907) 露台 Balcony: 6.894 (74) 陽台 Verandah: - 工作平台 Utility Platform: 1,583 (17)	50,945,000	287,563 (26,715)	-	-	-	-	-	-	-	-		
5	3	A	177,161 (1,907) 露台 Balcony: 6.894 (74) 陽台 Verandah: - 工作平台 Utility Platform: 1,583 (17)	49,856,000	281,416 (26,144)	-	-	-	-	-	-	-	-		
5	2	A	177,161 (1,907) 露台 Balcony: 6.894 (74) 陽台 Verandah: - 工作平台 Utility Platform: 1,583 (17)	49,038,000	276,799 (25,715)	-	-	-	-	-	-	-	-		
5	1	A	177,161 (1,907) 露台 Balcony: 6.894 (74) 陽台 Verandah: - 工作平台 Utility Platform: 1,583 (17)	48,220,000	272,182 (25,286)	-	-	-	-	-	-	-	-		
5	G	A	168,970 (1,819) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: -	71,462,000	422,927 (39,286)	-	125,552 (1,351)	-	-	-	-	-	-		

物業的描述 Description of Residential Property		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)										費用面積 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.)	售價 (元) Price (\$)	實用面積 (包括露台、工作平台及陽台(如有)) Saleable Area (including balcony, utility platform and verandah, if any) 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		
5	7	B	-	-	-	-	-	-	121,989 (1,313)	-	-	-		
5	6	B	-	-	-	-	-	-	-	-	-	-		
5	5	B	-	-	-	-	-	-	-	-	-	-		
5	3	B	-	-	-	-	-	-	-	-	-	-		
5	2	B	-	-	-	-	-	-	-	-	-	-		
5	1	B	-	-	-	-	-	-	-	-	-	-		
5	7	C	-	-	-	5,241 (56)	-	-	106,005 (1,141)	-	-	-		
5	6	C	-	-	-	-	-	-	-	-	-	-		
5	5	C	-	-	-	-	-	-	-	-	-	-		
5	3	C	-	-	-	-	-	-	-	-	-	-		
5	2	C	-	-	-	-	-	-	-	-	-	-		
5	1	C	-	-	-	9,780 (105)	-	-	-	-	-	-		
5	G	C	-	-	-	-	78,298 (843)	-	-	-	-	-		

物業的描述 Description of Residential Property		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)											費用面積 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.)	售價 (元) Price (\$)	實用面積 (包括露台、工作平台及陽台 (如有)) Saleable Area sq. metre (sq.ft.) (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)
		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				
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	費用面積 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.)	售價 (元) Price (\$)	實用面積 (包括露台、工作平台及陽台 (如有)) Saleable Area sq. metre (sq.ft.) (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)
5	7	D	-	-	-	-	-	-	114,117 (1,228)	-	-	-	353,787 (32,857)	51,816,000	146,461 (1,577) 露台 Balcony: 3.814 (41) 陽台 Verandah: - 工作平台 Utility Platform: 3.262 (35)
5	6	D	-	-	-	-	-	-	-	-	-	-	282,704 (26,253)	30,795,000	108,930 (1,173) 露台 Balcony: 3.814 (41) 陽台 Verandah: - 工作平台 Utility Platform: 3.262 (35)
5	5	D	-	-	-	-	-	-	-	-	-	-	279,895 (25,992)	30,489,000	108,930 (1,173) 露台 Balcony: 3.814 (41) 陽台 Verandah: - 工作平台 Utility Platform: 3.262 (35)
5	3	D	-	-	-	-	-	-	-	-	-	-	279,124 (25,921)	30,405,000	108,930 (1,173) 露台 Balcony: 3.814 (41) 陽台 Verandah: - 工作平台 Utility Platform: 3.262 (35)
5	2	D	-	-	-	-	-	-	-	-	-	-	278,362 (25,850)	30,322,000	108,930 (1,173) 露台 Balcony: 3.814 (41) 陽台 Verandah: - 工作平台 Utility Platform: 3.262 (35)
5	G	D	-	-	-	-	63,225 (681)	-	-	-	-	-	376,729 (35,000)	45,360,000	120,405 (1,296) 露台 Balcony: - 陽台 Verandah: - 工作平台 Utility Platform: -
5	6	E	-	-	-	-	-	-	-	-	-	-	287,904 (26,738)	25,882,000	89,898 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3.748 (40)
5	5	E	-	-	-	-	-	-	-	-	-	-	285,056 (26,473)	25,626,000	89,898 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3.748 (40)
5	3	E	-	-	-	-	-	-	-	-	-	-	284,278 (26,401)	25,556,000	89,898 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3.748 (40)
5	2	E	-	-	-	-	-	-	-	-	-	-	283,521 (26,331)	25,488,000	89,898 (968) 露台 Balcony: 3.097 (33) 陽台 Verandah: - 工作平台 Utility Platform: 3.748 (40)
6	3	A	-	-	-	-	-	-	-	-	-	-	269,176 (25,001)	45,926,000	170,617 (1,837) 露台 Balcony: 6.834 (74) 陽台 Verandah: - 工作平台 Utility Platform: 2.761 (30)
6	2	A	-	-	-	-	-	-	-	-	-	-	264,563 (24,572)	45,139,000	170,617 (1,837) 露台 Balcony: 6.834 (74) 陽台 Verandah: - 工作平台 Utility Platform: 2.761 (30)
6	1	A	-	-	-	-	-	-	-	-	-	-	259,951 (24,144)	44,352,000	170,617 (1,837) 露台 Balcony: 6.834 (74) 陽台 Verandah: - 工作平台 Utility Platform: 2.761 (30)

物業的描述 Description of Residential Property		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)											
		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		
座號 Tower Number	樓層 Floor	單位 Unit	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元·每平方呎 Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	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
8	3	A	45,795,000	268,408 (24,929)	-	-	-	-	-	-	-	-	-
8	2	A	45,008,000	263,796 (24,501)	-	-	-	-	-	-	-	-	-
8	1	A	44,089,000	258,409 (24,001)	-	-	-	-	-	-	-	-	-
8	3	B	45,795,000	268,408 (24,929)	-	-	-	-	-	-	-	-	-
8	2	B	45,008,000	263,796 (24,501)	-	-	-	-	-	-	-	-	-
8	1	B	44,089,000	258,409 (24,001)	-	-	-	-	-	-	-	-	-



(1) 準買家應參閱發展項目的售樓說明書，以了解發展項目的資料。

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 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，皆以捨位到最接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

**(B) 貼心現金付款計劃 Bespoke Cash Payment Plan (照售價減 5%) (5% discount on 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 60 天內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 60 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。  
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.

**(BS) 貼心靈活付款計劃 Bespoke Flexible Payment Plan (照售價減 2%) (2% discount on 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 60 天內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 60 days after signing of the PASP by the Purchaser.
- (3) 買方須於簽署臨時合約後 90 天內繳付樓價 5%。  
5% of the purchase price shall be paid by the purchase within 90 days after signing of the PASP by the Purchaser.
- (4) 買方須於簽署臨時合約後 360 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 360 days after signing of the PASP by the Purchaser.

**(BX) Super 88 貼心現金付款計劃 Super 88 Bespoke Cash Payment Plan (照售價減 5%) (5% discount on 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 60 天內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 60 days after signing of the PASP by the Purchaser.
- (3) 買方須於簽署臨時合約後 168 天內繳付樓價 90%作為樓價餘款。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 168 days after signing of the PASP by the Purchaser.

(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」會員優惠

Privilege for 「New World CLUB」 member

在簽署臨時買賣合約當日，買方如屬「New World CLUB」會員，可獲4%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)須為「New World CLUB」會員，方可享此折扣優惠。

A 4% discount on the Price would be offered to the Purchaser who is a New World 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 a New World CLUB member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2 買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠)：

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose only one of the benefits upon signing of the preliminary agreement for sale and purchase):

(1) 印花稅優惠 Stamp Duty Benefit

買方可獲額外售價 15% 折扣。An extra 15% discount on the Price will be offered to the Purchaser.

或 OR

(2) (i) 額外售價 11.25% 折扣 及

(i) An extra 11.25% discount on the Price; AND

(ii) 代繳從價印花稅(上限為樓價 3.75%)優惠

(ii) "Ad Valorem Stamp Duty (maximum 3.75% of the purchase price)" Benefit

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 3.75%)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s) # according to the respective

dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 3.75% of the purchase price).

或 OR

- (3) (i) 額外售價 10.75% 折扣 及  
(i) An extra 10.75% discount on the Price; AND  
(ii) 代繳從價印花稅(上限為樓價 4.25%)優惠  
(ii) "Ad Valorem Stamp Duty (maximum 4.25% of the purchase price)" Benefit  
受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 4.25%)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 4.25% of the purchase price).

或 OR

- (4) 代繳從價印花稅(上限為樓價 15%)優惠 "Ad Valorem Stamp Duty (maximum 15% of the purchase price)" Benefit

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 15%)。Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 15% of the purchase price).

- # 以賣方代表律師實際收到款項日期計算。相關樓款指：從價印花稅應付之前，根據相關買賣合約所指定的日期應付的樓款。  
subject to the actual date of payment(s) received by Vendor's solicitors. The relevant payment(s) refer(s) to the payment(s) which is / are payable according to the respective date(s) stipulated in the relevant agreement for sale and purchase, payable before payment of the Ad Valorem Stamp Duty.

3 貼心現金優惠 Bespoke Cash Privilege

此折扣只適用於選用(B)貼心現金付款計劃、(BS)貼心靈活付款計劃及(BX) Super 88 貼心現金付款計劃之買方。

This discount is only applicable to the Purchaser(s) who chooses (B) Bespoke Cash Payment Plan, (BS) Bespoke Flexible Payment Plan or (BX) Super 88 Bespoke Cash Payment Plan. 買方可獲額外售價 5% 折扣。

An extra 5% discount on the Price will be offered to the Purchaser.

4 傲瀧尊貴業主提名優惠 MOUNT PAVILIA Honorable Owner Nomination Privilege

此優惠不適用於選用 (BX) Super 88 貼心現金付款計劃之買方。

These benefits are not applicable to the Purchaser(s) who chooses (BX) Super 88 Bespoke Cash Payment Plan.

在簽署臨時買賣合約時符合以下所有條件之買方可獲額外售價 1% 折扣(「提名優惠」)：

An extra 1% discount on the Price (“Nomination Privilege”) will be offered to the Purchaser who satisfies all the following conditions upon signing of the preliminary agreement:-

(i) 買方(「被提名人」)獲已購買(不論以投標形式或簽署臨時買賣合約)住宅物業的另一位買方(「合資格提名人」)提名購買住宅物業。  
The Purchaser (“Nominee”) has been nominated to purchase residential property by another Purchaser (“Eligible Nominator”) who has purchased a residential property (whether by way of tender or signing of preliminary agreement for sale and purchase).

(ii) 被提名人購買住宅物業的日期必須為合資格提名人購買住宅物業的日期之後至少一日。

The date of purchase of residential property by the Nominee shall be at least one day after the date of purchase of residential property by the Eligible Nominator.

(iii) 就每個合資格提名人所購買的住宅物業，合資格提名人只可提名三位被提名人。提名優惠適用於被提名人(不論單獨或聯名與其他入)同時購買的一個或多個住宅物業，被提名人亦可要求簽署多於一份臨時買賣合約購買其同時所選購之住宅物業，惟被提名人必須為每一份臨時買賣合約下的買方(或其中之一位買方)。

For each residential property purchased by the Eligible Nominator, the Eligible Nominator may nominate three Nominees. Nomination Privilege applies to one or more residential properties purchased by the Nominee (whether in his/her/its sole name or jointly with other) at the same time, and the Nominee may request to sign more than one preliminary agreement for sale and purchase in respect of the residential properties selected and purchased by the Nominee at the same time, provided that the Nominee shall be the Purchaser (or one of the Purchaser) under each preliminary agreement for sale and purchase.

(iv) 就每個被提名人所購買的住宅物業，不論被提名次數只可享用提名優惠一次。

For each residential property purchased by the Nominee, the Nomination Privilege shall apply once only irrespective of the number of nomination.

(v) 被提名人須在選購住宅物業之前與合資格提名人一同填寫由賣方指定的提名表格，並於選購住宅物業時提交予賣方。

The Nominee shall before selecting and purchasing residential properties complete a nomination form (in the form specified by the Vendor) together with the Eligible Nominator and

submit the nomination form to Vendor when selecting and purchasing residential properties.

- (vi) 如合資格提名人最終沒有完成其所購買之住宅物業之買賣，賣方有權向被提名人撤銷並追討已提供之提名優惠。

If the Eligible Nominator does not eventually complete the sale and purchase of the residential property purchased by him/her/it, the Vendor shall have the right to revoke and recover the Nomination Privilege provided to the Nominees.

如有爭議，賣方有權就提名優惠引起的所有事宜作最後決定，該決定對合資格提名人及被提名人有約束力。提名優惠受其他條款及細則所約束。

In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from the Nomination Privilege and such decision shall be binding on the Eligible Nominator and the Nominees.

**(iii) 可就購買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  
請參閱上述 4(i) 及 4(ii)。

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

**1. 貸款優惠 Loan Offer**

買方可享有以下其中一項優惠：

The Purchaser shall be entitled to **ONLY ONE** of the following benefits:

- (a) 第一按揭貸款(只適用於至少一位買方為香港永久性居民)

First Mortgage Loan (Applicable only where at least one individual of the Purchaser(s) is/are Hong Kong Permanent Resident)

第一按揭貸款的最高金額為：-

The maximum First Mortgage Loan amount shall be as follows

- (i) (如買方符合以下第(1)分段或第(2)分段的條件，惟賣方的指定財務機構，怡家財務有限公司(「財務機構」)就是否滿意該等條件而作出的決定為最終及對買方具有約束力) 淨樓價的 85%：-

(if the Purchaser satisfies the requirements under **either** sub-paragraph (1) **or** sub-paragraph (2) below subject to the decision of the Vendor's designated financing company, Housing Finance Limited ("Financing Company") as to whether such requirements are satisfied is final and binding on the Purchaser) 85% of the Net Purchase Price :-

(1) 如買方符合以下第 3(a)(i)及(ii)段的條件；或

the Purchaser satisfies the requirements under paragraphs 3(a)(i) and (ii) below; or

(2) 至少一位買方或其擔保人為(a)香港的大學教育資助委員會所資助之任何大學之僱員或(b)香港相關專業機構註冊之建築師、會計師、測量師、獸醫、牙醫、醫生、註冊護士、精算師、律師、特許金融分析師、民航機師、香港醫院管理局之僱員(其薪金為醫院管理局一般職系薪級表 34(33A)點或以上)或香港特別行政區政府之公務員(其薪金為公務員總薪級表 34(33A)點或以上)(前述每一位稱為「指定人士」)。賣方就某人士是否為指定人士而作出的決定為最終及對買方具有約束力。at least one of the Purchaser(s) or his/her guarantor(s) is/are (a) staff of any universit(ies) funded by the University Grants Committee of Hong Kong or (b) registered with the relevant professional bodies in Hong Kong as architect, accountant, surveyor, veterinarian, dentist, doctor, registered nurse, actuary, lawyer, Chartered Financial Analyst, airline pilot, staff of Hospital Authority of Hong Kong (with salary at Hospital Authority General Pay Scale Point 34 (33A) or above) or civil servant of the government of HKSAR (with salary at Civil Services Master Pay Scale Point 34 (33A) or above) (each of the aforesaid being a "Designated Person"). The Financing Company's decision as to whether a person is a Designated Person is final and binding on the Purchaser ; or

(ii) (在任何其他情況)淨樓價的 80%。

(for any other case) 80% of the Net Purchase Price.

詳情請參閱附錄 1(a)；或

Please see Appendix 1(a) for details; or

(b) 靈活第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Flexible First Mortgage Loan (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

靈活第一按揭貸款的最高金額為淨樓價的 70%。詳情請參閱附錄 1(b)；或

The maximum Flexible First Mortgage Loan amount shall be 70% of the Net Purchase Price. Please see Appendix 1(b) for details; or

(c) 第二按揭貸款

Second Mortgage Loan

第二按揭貸款的最高金額為淨樓價的 25%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的 80%。詳情請參閱附錄 1(c)；或



The maximum Second Mortgage Loan amount shall be 25% of the Net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan offered shall not exceed 80% of the Net Purchase Price. Please see Appendix 1(c) for details; or

(d) Super 88 第一按揭貸款(只適用於至少一位買方為香港永久性居民)

Super 88 First Mortgage Loan (Applicable only where at least one individual of the Purchaser(s) is/are Hong Kong Permanent Resident)

(a) 此貸款優惠只適用於選用 (BX) Super 88 貼心現金付款計劃之買家

This loan offer is applicable only to the Purchaser who chose (BX) Super 88 Bespoke Cash Payment Plan

(b) Super88 第一按揭貸款的最高金額為淨樓價的 88%。詳情請參閱附錄 1(d)。

The maximum Super 88 First Mortgage Loan amount shall be 88% of the Net Purchase Price. Please see Appendix 1(d) for details.

上文『淨樓價』一詞指扣除 (4)(ii)(2)(1)或(2)或(3)或(4)所述之賣方根據「代繳從價印花稅優惠」代繳從價印花稅的金額(如有)，後之樓價。

The term "Net Purchase Price" above means the amount of the purchase price after deducting the amount of the Ad Valorem Stamp Duty paid by the Vendor pursuant to "Ad Valorem Stamp Duty" Benefite (if any) (as stated in (4)(ii)(2)(1) or (2) or (3) or (4) (if any))

## 2. 住宅停車位優先認購權

### Priority to Purchase Residential Parking Space

購買列於以下表1內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 1 below,

表1

Table 1

座數名稱 Tower Name	樓層 Floor	單位 Unit
第 1 座 Tower 1	G	C

可優先認購該發展項目內一個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：-

has a priority to purchase **one** of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-

住宅停車位 3103C號, 3105C號, 3133C號, 3135C號, 3136C號, 3137C號, 3138C號, 3140C號, 3141C號, 3142C號, 3143C號

Residential Parking Spaces Nos. 3103C, 3105C, 3133C, 3135C, 3136C, 3137C, 3138C, 3140C, 3141C, 3142C, 3143C

購買列於以下表2內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 2 below,

表2

Table 2

座數名稱 Tower Name	樓層 Floor	單位 Unit
第 1 座 Tower 1	1, 2, 3, 5, 6	C, D
第 1 座 Tower 1	7	D

可優先認購該發展項目內一個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：-

has a priority to purchase **one** of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-

住宅停車位 3201C號, 3202C號, 3203C號, 3250C號, 3251C號, 3252C號, 3253C號, 3254C號, 3255C號, 3256C號, 3257C號

Residential Parking Spaces Nos. 3201C, 3202C, 3203C, 3250C, 3251C, 3252C, 3253C, 3254C, 3255C, 3256C, 3257C

購買列於以下表3內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 3 below,

表3

Table 3

座數名稱 Tower Name	樓層 Floor	單位 Unit
第 2 座 Tower 2	G, 7	C, D
第 2 座 Tower 2	6	C
第 2 座 Tower 2	1, 5, 6	D

可優先認購該發展項目內一個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：-

has a priority to purchase one of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-

住宅停車位 3107C號, 3108C號, 3109C號, 3110C號, 3111C號, 3112C號, 3113C號, 3114C號, 3115C號, 3129C號, 3131C號, 3132C號, 3144C號, 3145C號, 3146C號, 3147C號, 3150C號, 3151C號

Residential Parking Spaces Nos. 3107C, 3108C, 3109C, 3110C, 3111C, 3112C, 3113C, 3114C, 3115C, 3129C, 3131C, 3132C, 3144C, 3145C, 3146C, 3147C, 3150C, 3151C

購買列於以下表4內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 4 below,

表4

Table 4

座數名稱 Tower Name	樓層 Floor	單位 Unit
第 2 座 Tower 2	1	C, E
第 2 座 Tower 2	2, 3	C, D, E
第 2 座 Tower 2	5	C, E
第 2 座 Tower 2	6	E

可優先認購該發展項目內一個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：-

has a priority to purchase **one** of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-

住宅停車位 3247C號, 3248C號, 3249C號, 3258C號, 3259C號, 3260C號, 3291C號, 3292C號, 3293C號, 3294C號, 3295C號

Residential Parking Spaces Nos: 3247C, 3248C, 3249C, 3258C, 3259C, 3260C, 3291C, 3292C, 3293C, 3294C, 3295C

購買列於以下表5內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 5 below,

表5

Table 5

座數名稱 Tower Name	樓層 Floor	單位 Unit
第 3 座 Tower 3	7	C

可優先認購該發展項目內一個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：-

has a priority to purchase **one** of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-

住宅停車位 3116C號, 3117C號, 3118C號, 3119C號, 3120C號, 3121C號, 3124C號, 3127C號, 3128C號, 3152C號, 3153C號

Residential Parking Spaces Nos: 3116C, 3117C, 3118C, 3119C, 3120C, 3121C, 3124C, 3127C, 3128C, 3152C, 3153C

購買列於以下表6內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 6 below,

表6

Table 6

座數名稱 Tower Name	樓層 Floor	單位 Unit
第 3 座 Tower 3	G, 1, 2	C, D
第 3 座 Tower 3	3, 7	D
第 3 座 Tower 3	5, 6	D, E

可優先認購該發展項目內一個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：-

has a priority to purchase one of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-

住宅停車位 3204C號, 3205C號, 3206C號, 3207C號, 3208C號, 3209C號, 3210C號, 3211C號, 3244C號, 3245C號, 3246C號, 3261C號, 3262C號, 3263C號

Residential Parking Spaces Nos. 3204C, 3205C, 3206C, 3207C, 3208C, 3209C, 3210C, 3211C, 3244C, 3245C, 3246C, 3261C, 3262C, 3263C

購買列於以下表7內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 7 below,

表7

Table 7

座數名稱 Tower Name	樓層 Floor	單位 Unit
第 5 座 Tower 5	G	A, C, D
第 5 座 Tower 5	1	A, B, C
第 5 座 Tower 5	2, 3, 5, 6	A, B, C, D, E
第 5 座 Tower 5	7	A, B, C, D

可優先認購該發展項目內一個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：-

傲羅 MOUNT PAVILIA

has a priority to purchase **one** of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-

住宅停車位 3212C號, 3213C號, 3214C號, 3215C號, 3216C號, 3233C號, 3234C號, 3235C號, 3236C號, 3237C號, 3238C號, 3239C號, 3240C號, 3241C號, 3242C號, 3243C號, 3264C號, 3265C號, 3266C號, 3267C號, 3268C號, 3269C號, 3280C號, 3281C號, 3282C號, 3283C號, 3284C號, 3285C號, 3286C號, 3287C號, 3288C號, 3289C號, 3290C號

Residential Parking Spaces Nos. 3212C, 3213C, 3214C, 3215C, 3216C, 3233C, 3234C, 3235C, 3236C, 3237C, 3238C, 3239C, 3240C, 3241C, 3242C, 3243C, 3264C, 3265C, 3266C, 3267C, 3268C, 3269C, 3280C, 3281C, 3282C, 3283C, 3284C, 3285C, 3286C, 3287C, 3288C, 3289C, 3290C

購買列於以下表8內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 8 below,

表8

Table 8

座數名稱 Tower Name	樓層 Floor	單位 Unit
第 6 座 Tower 6	1, 2, 3	A

可優先認購該發展項目內一個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：-

has a priority to purchase **one** of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-

住宅停車位 3302C號, 3301C號, 3381C號, 3380C號, 3379C號, 3304C號, 3303C號, 3217C號, 3218C號, 3219C號, 3220C號, 3221C號, 3222C號, 3223C號, 3224C號, 3225C號, 3226C號, 3227C號, 3228C號, 3229C號, 3230C號, 3231C號, 3232C號, 3233C號, 3270C號, 3271C號, 3272C號, 3273C號, 3274C號, 3275C號, 3276C號, 3277C號, 3278C號, 3279C號

Residential Parking Spaces Nos. 3302C, 3301C, 3381C, 3380C, 3379C, 3304C, 3303C, 3217C, 3218C, 3219C, 3220C, 3221C, 3222C, 3223C, 3224C, 3225C, 3226C, 3227C, 3228C, 3229C, 3230C, 3231C, 3232C, 3233C, 3270C, 3271C, 3272C, 3273C, 3274C, 3275C, 3276C, 3277C, 3278C, 3279C

購買列於以下表9內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 9 below,

表9

Table 9

座數名稱 Tower Name	樓層 Floor	單位 Unit
第 8 座 Tower 8	1, 2, 3	A, B

可優先認購該發展項目內一個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：-

has a priority to purchase one of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-

住宅停車位 3331C號, 3356C號, 3369C號, 3371C號, 3366C號, 3364C號, 3317C號, 3318C號, 3355C號, 3368C號, 3370C號, 3367C號, 3365C號, 3316C號, 3329C號, 3323C號, 3321C號, 3319C號, 3315C號, 3357C號, 3360C號, 3332C號, 3332C號, 3332C號, 3330C號, 3322C號, 3320C號, 3314C號, 3358C號, 3359C號, 3337C號, 3336C號, 3335C號, 3334C號, 3333C號

Residential Parking Spaces Nos. 3331C, 3356C, 3369C, 3371C, 3366C, 3364C, 3317C, 3318C, 3355C, 3368C, 3370C, 3367C, 3365C, 3316C, 3329C, 3323C, 3321C, 3319C, 3315C, 3357C, 3360C, 3332C, 3330C, 3322C, 3314C, 3358C, 3359C, 3337C, 3336C, 3335C, 3334C, 3333C

### 3. 僱員、親屬、朋友或商業夥伴現金回贈

#### Employees, Relatives, Friends or Business Partners Cash Rebate

(a) 在符合以下各項條件下，買方有權獲賣方提供金額相等於該物業淨樓價 0.8%的現金回贈：-

Subject to satisfaction of the following conditions, the Purchaser shall be entitled to a cash rebate offered by the Vendor which amount shall be equal to 0.8% of the Net Purchase Price of the Property :-

(i) 買方或(如買方為公司) 買方的任何董事在臨時買賣合約之日為：-

As at the date of the preliminary agreement for sale and purchase of the Property, the Purchaser or (if the Purchaser is a corporation) any director of the Purchaser is :-

(1) 新世界集團的僱員；或  
an employee of New World Group; or

(2) 新世界集團僱員的親屬、朋友或商業夥伴(前述每一種關係於下文稱為『**該指定關係**』)，惟賣方有絕對酌情權決定該指定關係的條件是否獲得滿足，且如有任何爭議，賣方之決定為最終並對買方有約束力；

a relative, friend or business partner of any employee of New World Group (each of the said relationships is hereinafter referred to as the "**Designated Relationship**"), provided that the Vendor shall have absolute discretion to decide whether the criteria of the Designated Relationship are satisfied and in case of dispute, the Vendor's decision shall be final and binding on the Purchaser;

(ii) 買方購買該物業時並無涉及中介人或代理；及

No intermediary or agent was involved in the purchase of the Property by the Purchaser; and

(iii) 買方已按照正式合約付清該物業的樓價餘額。

The Purchaser has settled the balance of Purchase Price of the Property in accordance with the Agreement.

上文『淨樓價』一詞指扣除(4)(i)2(1)或(2)或(3)或(4)所述之賣方根據「代繳從價印花稅優惠」代繳從價印花稅的金額(如有)，後之樓價。

The term "Net Purchase Price" above means the amount of the purchase price after deducting the amount of the Ad Valorem Stamp Duty paid by the Vendor pursuant to "Ad Valorem Stamp Duty" Benefit (if any) (as stated in (4)(i)2(1) or (2) or (3) or (4) (if any))

(b) 買方須於付清該物業的樓價餘額前最少 30 天向賣方發出書面通知以申請僱員、親屬、朋友或商業夥伴現金回贈。如賣方要求，買方須按賣方的要求提供證明文件證明買方為新世界集團的僱員或該指定關係以令賣方滿意。賣方就是否滿意上文(a)(ii)段所述要求而作出的決定為最終局及對買方具有約束力。



The Purchaser shall notify the Vendor in writing to apply for the Employees, Relatives, Friends or Business Partners Cash Rebate at least 30 days before the date of settlement of the balance of Purchase Price of the Property. Upon request by the Vendor, the Purchaser shall provide documentary evidence to prove that he/she is an employee of New World Group or the Designated Relationship to the Vendor's satisfaction. The Vendor's decision as to whether the requirement under sub-paragraph (a)(ii) above is satisfied is final and binding on the Purchaser.

(c) 賣方會於收到申請並確認有關資料無誤後將僱員、親屬、朋友或商業夥伴現金回贈直接用於支付部份樓價餘額。

After the Vendor has received the application and duly verified the information, the Vendor will apply the Employees, Relatives, Friends or Business Partners Cash Rebate for part payment of the balance of the Purchase Price directly.

(d) 如有任何爭議，賣方的決定須為最終局及對買方具有約束力。

In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

(iv) 誰人負責支付買賣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

(i) 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買住宅物業，賣方將承擔該律師在處理買賣合約，其後之轉讓契及一般銀行的第一法定按揭(如有)(不包括賣方指定財務機構的備用第一按揭)之律師費用，但不包括擔保書、其他抵押文件、董事及/或股東決議書、海外法律意見書及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買方支付)。在任何其他情況下，買方須負責其在有關購買住宅物業之所有律師費用及代墊付費用。

If the Purchaser is individual or is a company incorporated in Hong Kong and shall also instruct the Vendor's solicitors to act for him/her/it in respect of the purchase of the residential property, the Vendor shall bear such solicitors' legal costs in respect of the Agreement for Sale and Purchase, the subsequent Assignment and the standard First Legal Mortgage (if any) of banks (but excluding the First Standby Mortgage of the Vendor's designated financing company), exclusive of any guarantee, other security documents, board's/shareholders' resolutions, overseas legal opinion other relevant legal documents and all disbursements, which shall be borne by the Purchaser. In any other cases, the Purchaser shall bear his/her/its own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

(ii) 買方需支付印花稅包括但不限於從價印花稅、買家印花稅及額外印花稅(如適用)。

All stamp duty payments including, but not limited to, ad valorem stamp duty, buyer's stamp duty and special stamp duty (if applicable) will be borne by the Purchaser.

(v) 買方須為就買賣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

製作、登記及完成大廈公契及管理合約(「公契」)費用及附於公契之圖則之費用的適當分攤、住宅物業的業權契據及文件認證副本之費用、住宅物業的買賣合約及轉讓契之圖則費，為申請豁免買家印花稅及/或從價印花稅較高稅率(第1標準)而須作出的任何法定聲明的費用，(受前述之(v)段之限制)住宅物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關該住宅物業的買賣的所有法律及其他實際支出等，均由買方負責。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the Agreement for Sale and Purchase and the assignment of the residential property, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, (subject to the preceding paragraph (v)) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges of any other documents relating to the sale and purchase of the residential property.

附錄 1(a) 第一按揭貸款

Appendix 1(a) First Mortgage Loan

買方可向賣方的指定財務機構，怡家財務有限公司(「財務機構」)，申請第一按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company, Housing Finance Limited ("Financing Company"), for the First Mortgage Loan. Key terms are as follows:

- (I) 第一按揭貸款以該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 Property.
- (II) 第一按揭貸款年期最長為30年。  
The maximum tenor of the First Mortgage Loan shall be 30 years.
- (III) 第一按揭貸款的利率在首3年內以香港上海滙豐銀行有限公司之不時報價的港元最優惠利率("P")減2.85% p.a.計算(但實際利率不可低過1% p.a.)，其後按P計算，利率浮動。最終利率以財務機構審批結果而定。  
The interest rate of the First Mortgage Loan for the first 3 years shall be calculated at 2.85% p.a. below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") (but the actual interest rate shall not be less than 1% p.a.) and thereafter at P, subject to fluctuation. The final interest rate will be subject to approval by the Financing Company.
- (IV) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之60%。  
The Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of the First Mortgage Loan and any other loan repayment) payment does not exceed 60% of the aggregate total monthly income of the Purchaser and his/her guarantor(s) (if any).
- (V) 提取第一按揭貸款後一個月開始第一期供款，以後每月供款。  
The first instalment payment is payable one month after the date of drawdown of the First Mortgage Loan, and instalments shall be payable on monthly basis thereafter.
- (VI) 該物業之火險必須經由財務機構代為投保及續保，有關保費由買方繳付。  
Fire insurance of the Property and annual renewal thereof shall be arranged through the Financing Company. The insurance premium shall be borne by the Purchaser.
- (VII) 所有分期供款及火險保費必須以自動轉賬形式支付。  
All monthly instalment payments and fire insurance premium must be paid through autopay services.
- (VIII) 可提早全部或部分還款，須於一個月前以書面通知財務機構，提早部分還款每次須為港幣五萬元之倍數，而最低還款額為港幣五萬元。  
Early repayment in full or in part of the First Mortgage Loan is permitted subject to a minimum prepaid amount of HK\$50,000.00 and in multiples of HK\$50,000.00 each time, and giving not less than one month's prior written notice to the Financing Company.
- (IX) 違約利率以上第(III)段所述之訂明貸款利率加3厘。  
The default interest rate is extra 3% on top of the prescribed interest rate mentioned in paragraph (III) above.

- (X) 第一按揭及其他有關的貸款文件必須經由財務機構指定的律師樓辦理，一切有關費用概由買方繳付。  
The first mortgage and other related loan documents must be processed through the solicitor firm designated by the Financing Company. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the Purchaser.
- (XI) 買方及其擔保人(如有)須於預計貸款支取日的45日前帶同臨時買賣合約、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申請。買方及其擔保人(如有)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。所有買方及擔保人(如有)必須親身前往財務機構指定的律師樓簽署有關法律文件。  
At least 45 days prior to the anticipated loan drawdown date, the Purchaser and his/her guarantor(s) (if any) shall attend the office of the Financing Company in person and bring along the preliminary agreement for sale and purchase, his/her/their identity documents and income proof to apply for the First Mortgage Loan. The Purchaser and his/her guarantor(s) (if any) must provide duplicate copies of their identity documents and all relevant supporting evidence as the Financing Company may think necessary. The documents provided will not be returned. All the Purchaser and his/her guarantor(s) (if any) must sign the relevant legal documents personally at the office of solicitors firm designated by the Financing Company.
- (XII) 財務機構處理第一按揭貸款申請而要求及/或將要求的所有文件，買方必須盡快但在任何情況下不遲於預計貸款支取日的四十五 (45) 天前遞交財務機構。在任何情況下，財務機構不須承擔處理和批准第一按揭貸款申請的任何延誤或推遲的責任，及/或買方/擔保人因此或與其有關而蒙受的任何損失或傷害。  
All documents requested and/or to be requested by the Financing Company for processing the First Mortgage Loan application must be delivered to the Financing Company as soon as possible but in no event later than forty-five (45) days prior to the anticipated loan drawdown date. In any event, the Financing Company shall not be responsible for any delay or postponement in processing and approving the First Mortgage Loan application and/or any loss or damage suffered by the Purchaser/guarantor(s) as a result thereof or in connection therewith.
- (XIII) 如成功申請第一按揭貸款，買方須就申請第一按揭貸款支付相等於第一按揭貸款金額0.5%不可退還的手續費。手續費將於第一按揭貸款發放時從貸款自動扣除。  
If the First Mortgage Loan application is successful, the Purchaser shall pay 0.5% of the First Mortgage Loan amount being the non-refundable handling fee for the First Mortgage Loan. Such handling fee will be automatically deducted from the First Mortgage Loan amount when it is granted.
- (XIV) 買方敬請向財務機構查詢有關貸款申請手續、用途及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論任何貸款獲批與否，買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。  
The Purchaser is advised to enquire with the Financing Company about the application procedure, the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Financing Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
- (XV) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (XVI) 有關第一按揭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需為此負責。  
The terms and conditions and the approval of applications for the First Mortgage Loan are subject to the final decision of the Financing Company and the Vendor shall under no circumstances be responsible therefor.

買方可向賣方的指定財務機構，怡家財務有限公司(「財務機構」)，申請靈活第一按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company, Housing Finance Limited ("Financing Company"), for the Flexible First Mortgage Loan. Key terms are as follows:

- (i) 靈活第一按揭貸款以該物業之第一法定按揭作抵押。  
The Flexible First Mortgage Loan shall be secured by a first legal mortgage over the Property.
- (ii) 靈活第一按揭貸款年期最長為 (i) 30年或 (ii) (如買方包括一或多名個人) 相等於七十五 (75) 年減去最年長買方於申請靈活第一按揭貸款時的年歲後的年數或 (如買方是一間公司) 相等於七十五 (75) 年減去該公司最年長董事於申請靈活第一按揭貸款時的年歲後的年數，以上述較短的年期為準。  
The maximum tenor of the Flexible First Mortgage Loan shall be whichever is the lower of (i) 30 years or (ii) (if the Purchaser comprises individual(s)) the number of years which is equal to seventy five (75) years less the age of the eldest individual as at the time of application for the Flexible First Mortgage Loan) or (if the Purchaser is a corporation) the number of years which is equal to seventy five (75) years less the age of the eldest director of the corporation as at the time of application for the Flexible First Mortgage Loan.
- (iii) 靈活第一按揭貸款的利率在首2年內以香港上海滙豐銀行有限公司之不時報價的港元最優惠利率(“P”)減1% p.a.計算及在第3年以P計算(但首3年實際利率不可低過1% p.a.)，其後按P加2% p.a.計算，利率浮動。最終利率以財務機構審批結果而定。  
The interest rate of the Flexible First Mortgage Loan for the first 2 years shall be calculated at 1% p.a. below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and for the third year shall be calculated at P (but the actual interest rate for the first 3 years shall not be less than 1% p.a.) and thereafter at 2% p.a. above P, subject to fluctuation. The final interest rate will be subject to approval by the Financing Company.
- (iv) 如買方是一間公司，該公司的其中一名董事須向財務機構提供一份擔保書(依據財務機構指定格式)以擔保買方於第一按揭下的所有責任。  
If the Purchaser is a corporation, one of its directors must provide a personal guarantee (in such form as prescribed by the Financing Company) to the Financing Company to guarantee the performance by the Purchaser of all its obligations under the first mortgage.
- (v) 提取靈活第一按揭貸款後一個月開始第一期供款，以後每月供款。  
The first instalment payment is payable one month after the date of drawdown of the Flexible First Mortgage Loan, and instalments shall be payable on monthly basis thereafter.
- (vi) 該物業之火險必須經由財務機構代為投保及續保，有關保費由買方繳付。  
Fire insurance of the Property and annual renewal thereof shall be arranged through the Financing Company. The insurance premium shall be borne by the Purchaser.
- (vii) 所有分期供款及火險保費必須以自動轉賬形式支付。  
All monthly instalment payments and fire insurance premium must be paid through autopay services.

- (VIII) 可提早全部或部分還款，須於一個月前以書面通知財務機構，提早部分還款每次須為港幣五萬元之倍數，而最低還款額為港幣五萬元。  
Early repayment in full or in part of the Flexible First Mortgage Loan is permitted subject to a minimum prepaid amount of HK\$50,000.00 and in multiples of HK\$50,000.00 each time, and giving not less than one month's prior written notice to the Financing Company.
- (IX) 如在提取靈活第一按揭貸款後十二 (12) 個月內全數償還該筆貸款，買方有權獲賣方提供相等於靈活第一按揭貸款金額 1.5%的現金回贈。如在提取靈活第一按揭貸款後十二 (12) 至二十四 (24) 個月內全數償還該筆貸款，買方有權獲賣方提供相等於靈活第一按揭貸款金額 0.75%的現金回贈。  
If the Flexible First Mortgage Loan amount is fully repaid within twelve (12) months after drawdown of the loan, the Purchaser shall be entitled to a cash rebate offered by the Vendor which amount shall be equal to 1.5% of the Flexible First Mortgage Loan amount. If the Flexible First Mortgage Loan amount is fully repaid within the period from twelve (12) months to twenty-four (24) months after drawdown of the loan, the Purchaser shall be entitled to a cash rebate offered by the Vendor which amount shall be equal to 0.75% of the purchase price.
- (X) 違約利率以上第(III)段所述之訂明貸款利率加 3 厘。  
The default interest rate is extra 3% on top of the prescribed interest rate mentioned in paragraph (III) above.
- (XI) 第一按揭及其他有關的貸款文件必須經由財務機構指定的律師樓辦理，一切有關費用概由買方繳付。  
The first mortgage and other related loan documents must be processed through the solicitor firm designated by the Financing Company. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the Purchaser.
- (XII) 買方及其擔保人(如有)須於預計貸款支取日的45日前帶同臨時買賣合約及身份證明文件，親身前往財務機構辦理靈活第一按揭貸款申請。買方及其擔保人(如有)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。所有買方及擔保人(如有)必須親身前往財務機構指定的律師樓簽署有關法律文件。  
At least 45 days prior to the anticipated loan drawdown date, the Purchaser and his/her guarantor(s) (if any) shall attend the office of the Financing Company in person and bring along the preliminary agreement for sale and purchase and his/her identity documents to apply for the Flexible First Mortgage Loan. The Purchaser and his/her guarantor(s) (if any) must provide duplicate copies of their identity documents and all relevant supporting evidence as the Financing Company may think necessary. The documents provided will not be returned. All the Purchaser and his/her guarantor(s) (if any) must sign the relevant legal documents personally at the office of solicitors firm designated by the Financing Company.
- (XIII) 財務機構處理靈活第一按揭貸款申請而要求及/或將要求的所有文件，買方必須盡快但在任何情況下不遲於預計貸款支取日的四十五 (45) 天前遞交財務機構。在任何情況下，財務機構不須承擔處理和批准靈活第一按揭貸款申請的任何延誤或推遲的責任，及/或買方擔保人因此或與其有關而蒙受的任何損失或傷害。  
All documents requested and/or to be requested by the Financing Company for processing the Flexible First Mortgage Loan application must be delivered to the Financing Company as soon as possible but in no event later than forty-five (45) days prior to the anticipated loan drawdown date. In any event, the Financing Company shall not be responsible for any delay or postponement in processing and approving the Flexible First Mortgage Loan application and/or any loss or damage suffered by the Purchaser/guarantor(s) as a result thereof or in connection therewith.
- (XIV) 如成功申請靈活第一按揭貸款，買方須就申請靈活第一按揭貸款金額 1.5%不可退還的手續費。手續費將於靈活第一按揭貸款發放時從貸款自動扣除。  
If the Flexible First Mortgage Loan application is successful, the Purchaser shall pay 1.5% of the Flexible First Mortgage Loan amount being the non-refundable handling fee for the Flexible First Mortgage Loan. Such handling fee will be automatically deducted from the Flexible First Mortgage Loan amount when it is granted.
- (XV) 買方敬請向財務機構查詢有關貸款申請手續、用途及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論任何貸款獲批與否，買方仍須按正式合約完成該物業的交易及繳付該物業

的樓價全數。

The Purchaser is advised to enquire with the Financing Company about the application procedure, the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Financing Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

(XVI) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(XVII) 有關靈活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需為此負責。

The terms and conditions and the approval of applications for the Flexible First Mortgage Loan are subject to the final decision of the Financing Company, and the Vendor shall under no circumstances be responsible therefor.

買方可向賣方的指定財務機構，怡家財務有限公司(「財務機構」)，申請第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company, Housing Finance Limited ("Financing Company"), for the Second Mortgage Loan. Key terms are as follows:

- (i) 第二按揭貸款年期最長可達25年或等同或不超過第一按揭貸款的年期，以較短者為準。  
The maximum tenor of the Second Mortgage Loan shall be up to 25 years or same as or not exceeding the tenor of the first mortgage loan, whichever is shorter.
- (ii) 第二按揭貸款的利率在首2年內以香港上海滙豐銀行有限公司之不時報價的港元最優惠利率("P")減2% p.a.計算(但實際利率不可低過1% p.a.)，其後按P計算，利率浮動。最終利率以財務機構審批結果而定。  
The interest rate of the Second Mortgage Loan for the first 2 years shall be calculated at 2% p.a. below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") (but the actual interest rate shall not be less than 1% p.a.) and thereafter at P, subject to fluctuation. The final interest rate will be subject to approval by the Financing Company.
- (iii) 買方及其擔保人(如有)須提供足夠文件證明其還款能力。  
The Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability.
- (iv) 提取第二按揭貸款後一個月開始第一期供款，以後每月供款。  
The first instalment payment is payable one month after the date of drawdown of the Second Mortgage Loan, and instalments shall be payable on monthly basis thereafter.
- (v) 該物業之火險必須經由財務機構代為投保及續保，有關保費由買方繳付。  
Fire insurance of the Property and annual renewal thereof shall be arranged through the Financing Company. The insurance premium shall be borne by the Purchaser.
- (vi) 所有分期付款及火險保費必須以自動轉賬形式支付。  
All monthly instalment payments and fire insurance premium must be paid through autopay services.
- (vii) 可提早全部或部分還款，須於一個月前以書面通知財務機構，提早部分還款每次須為港幣五萬元之倍數，而最低還款額為港幣五萬元。  
Early repayment in full or in part of the Second Mortgage Loan is permitted subject to a minimum prepaid amount of HK\$50,000.00 and in multiples of HK\$50,000.00 each time, and giving not less than one month's prior written notice to the Financing Company.
- (viii) 違約利率以上第(ii)段所述之訂明貸款利率加3厘。  
The default interest rate is extra 3% on top of the prescribed interest rate mentioned in paragraph (ii) above.
- (ix) 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 Financing Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (x) 第二按揭及其他有關的貸款文件必須經由財務機構指定的律師樓辦理，一切有關費用概由買方繳付。

The second mortgage and other related loan documents must be processed through the solicitor firm designated by the Financing Company. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the Purchaser.

(XI) 買方及其擔保人(如有)須於預計貸款支取日的45日前帶同臨時買賣合約、身份證明文件及入息証明,親身前往財務機構辦理第二按揭貸款申請。買方及其擔保人(如有)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。所有買方及擔保人(如有)必須親身前往財務機構指定的律師樓簽署有關法律文件。

At least 45 days prior to the anticipated loan drawdown date, the Purchaser and his/her guarantor(s) (if any) shall attend the office of the Financing Company in person and bring along the preliminary agreement for sale and purchase, his/her/their identity documents and income proof to apply for the Second Mortgage Loan. The Purchaser and his/her guarantor(s) (if any) must provide duplicate copies of their identity documents and all relevant supporting evidence as the Financing Company may think necessary. The documents provided will not be returned. All the Purchaser and his/her guarantor(s) (if any) must sign the relevant legal documents personally at the office of solicitors firm designated by the Financing Company.

(XII) 財務機構處理第二按揭貸款申請而要求及/或將要求的所有文件,買方必須盡快但在任何情況下不遲於預計貸款支取日的四十五(45)天前遞交財務機構。在任何情況下,財務機構不須承擔處理和批准第二按揭貸款申請的任何延誤或推遲的責任,及/或買方擔保人因此或與其有關而蒙受的任何損失或傷害。

All documents requested and/or to be requested by the Financing Company for processing the Second Mortgage Loan application must be delivered to the Financing Company as soon as possible but in no event later than forty-five (45) days prior to the anticipated loan drawdown date. In any event, the Financing Company shall not be responsible for any delay or postponement in processing and approving the Second Mortgage Loan application and/or any loss or damage suffered by the Purchaser/guarantor(s) as a result thereof or in connection therewith.

(XIII) 買方須就申請第二按揭貸款支付相等於第二按揭貸款金額0.5%不可退還的申請手續費。

The Purchaser shall pay 0.5% of Second Mortgage Loan amount being the non-refundable application fee for the Second Mortgage Loan.

(XIV) 買方敬請向財務機構查詢有關貸款申請手續、用途及詳情。貸款批出與否及其條款,財務機構有最終決定權。不論任何貸款獲批與否,買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。

The Purchaser is advised to enquire with the Financing Company about the application procedure, the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Financing Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

(XV) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(XVI) 有關第二按揭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,且於任何情況下買方均無需為此負責。

The terms and conditions and the approval of applications for the Second Mortgage Loan are subject to the final decision of the Financing Company, and the Vendor shall under no circumstances be responsible therefor.



附錄 1(d) Super 88 第一按揭貸款

Appendix 1(d) Super 88 First Mortgage Loan

選用 (BX) Super 88 貼心現金付款計劃之買方可向賣方的指定財務機構，怡家財務有限公司(「財務機構」)，申請Super 88 第一按揭貸款，主要條款如下：

The Purchaser who chooses (BX) Super 88 Bespoke Cash Payment Plan can apply to the Vendor's designated financing company, Housing Finance Limited ("Financing Company"), for the Super 88 First Mortgage Loan. Key terms are as follows:

- (i) Super 88 第一按揭貸款以該物業之第一法定按揭作抵押。  
The Super 88 First Mortgage Loan shall be secured by a first legal mortgage over the Property.
- (ii) 第一按揭貸款年期最長為 (i) 30年或 (ii)相等於七十五 (75) 年減去最年長買方於申請靈活第一按揭貸款時的年歲後的年數，以上述較短的年期為準。  
The maximum tenor of the Super 88 First Mortgage Loan shall be whichever is the lower of (i) 30 years or (ii) the number of years which is equal to seventy five (75) years less the age of the eldest individual as at the time of application for the Flexible First Mortgage Loan.
- (iii) Super 88 第一按揭貸款的利率在首2年內以香港上海滙豐銀行有限公司之不時報價的港元最優惠利率(“P”)減2.85% p.a.計算，其後按P計算，利率浮動。最終利率以財務機構審批結果而定。  
The interest rate of the Super 88 First Mortgage Loan for the first 2 years shall be calculated at 2.85% p.a. 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, subject to fluctuation. The final interest rate will be subject to approval by the Financing Company.
- (iv) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之60%。  
The Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of the First Mortgage Loan and any other loan repayment) payment does not exceed 60% of the aggregate total monthly income of the Purchaser and his/her guarantor(s) (if any).
- (v) 提取 Super 88 第一按揭貸款後一個月開始第一期供款，以後每月供款。  
The first instalment payment is payable one month after the date of drawdown of the Super 88 First Mortgage Loan, and instalments shall be payable on monthly basis thereafter.
- (vi) 該物業之火險必須經由財務機構代為投保及續保，有關保費由買方繳付。  
Fire insurance of the Property and annual renewal thereof shall be arranged through the Financing Company. The insurance premium shall be borne by the Purchaser.
- (vii) 所有分期供款及火險保費必須以自動轉賬形式支付。  
All monthly instalment payments and fire insurance premium must be paid through autopay services.
- (viii) 可提早全部或部分還款，須於一個月前以書面通知財務機構，提早部分還款每次須為港幣五萬元之倍數，而最低還款額為港幣五萬元。  
Early repayment in full or in part of the Super 88 First Mortgage Loan is permitted subject to a minimum prepaid amount of HK\$50,000.00 and in multiples of HK\$50,000.00 each time, and giving not

less than one month's prior written notice to the Financing Company.

(IX) 違約利率以上第(III)段所述之訂明貸款利率加 3 厘。  
The default interest rate is extra 3% on top of the prescribed interest rate mentioned in paragraph (III) above.

(X) Super 88 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的律師樓辦理，一切有關費用概由買方繳付。  
The Super 88 First Mortgage and other related loan documents must be processed through the solicitor firm designated by the Financing Company. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the Purchaser.

(XI) 買方及其擔保人(如有)須於預計貸款支取日的45日前帶同臨時買賣合約及身份證明文件，親身前往財務機構辦理Super 88第一按揭貸款申請。買方及其擔保人(如有)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。所有買方及擔保人(如有)必須親身前往財務機構指定的律師樓簽署有關法律文件。

At least 45 days prior to the anticipated loan drawdown date, the Purchaser and his/her guarantor(s) (if any) shall attend the office of the Financing Company in person and bring along the preliminary agreement for sale and purchase and his/her identity documents to apply for the Super 88 First Mortgage Loan. The Purchaser and his/her guarantor(s) (if any) must provide duplicate copies of their identity documents and all relevant supporting evidence as the Financing Company may think necessary. The documents provided will not be returned. All the Purchaser and his/her guarantor(s) (if any) must sign the relevant legal documents personally at the office of solicitors firm designated by the Financing Company.

(XII) 財務機構處理Super 88 第一按揭貸款申請而要求及/或將要求的所有文件，買方必須盡快但在任何情況下不遲於預計貸款支取日的四十五 (45) 天前遞交財務機構。在任何情況下，財務機構不須承擔處理和批准Super 88 第一按揭貸款申請的任何延誤或推遲的責任，及/或買方/擔保人因此或與其有關而蒙受的任何損失或傷害。

All documents requested and/or to be requested by the Financing Company for processing the Super 88 First Mortgage Loan application must be delivered to the Financing Company as soon as possible but in no event later than forty-five (45) days prior to the anticipated loan drawdown date. In any event, the Financing Company shall not be responsible for any delay or postponement in processing and approving the Super 88 First Mortgage Loan application and/or any loss or damage suffered by the Purchaser/guarantor(s) as a result thereof or in connection therewith.

(XIII)

成功申請 Super 88 第一按揭貸款之買方可獲豁免手續費。  
The handling will be waived if the Super 88 First Mortgage Loan is successful granted to the Purchaser.

**(5) Super 88 第一按揭貸款現金回贈 Super 88 First Mortgage Loan Cash Rebate**

選用(BX) Super 88 貼心現金付款計劃之買方，如最終沒有使用 Super 88 第一按揭貸款及按正式合約付清樓價餘額後，可獲賣方提供按照購買之指明住宅物業淨樓價之 1%現金回贈(『Super 88 第一按揭貸款現金回贈』)。

For Purchaser who chooses (BX)Super 88 Bespoke Cash Payment Plan, if the Purchaser does not require the Super 88 First Mortgage Loan and has settled the balance of the Purchase Price in accordance with the ASP, the Purchaser shall be entitled to a cash rebate equivalent to 1% of the Net Purchase Price (“Super 88 First Mortgage Loan Cash Rebate”) offered by the Vendor.

買方須於付清樓價餘額之日的 45 日前以書面方式向賣方指定的代表律師申請 Super 88 第一按揭貸款現金回贈，賣方會在其指定的代表律師於收到申請並確認有關資料無誤後將 Super 88 第一按揭貸款現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor's solicitor in writing for the Super 88 First Mortgage Loan Cash Rebate within 45 days prior to the date of full payment of the balance of purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will pay the Super 88 First Mortgage Loan Cash Rebate for part payment of the balance of the Purchase Price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用 Super 88 第一按揭貸款或 Super 88 第一按揭貸款現金回贈。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Super 88 First Mortgage Loan or to obtain the Super 88 First Mortgage Loan Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same PASP.

如有任何爭議，賣方的決定須為最終局及對買方具有約束力。

In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

(XIV)

買方敬請向財務機構查詢有關貸款申請手續、用途及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論任何貸款獲批與否，買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。

The Purchaser is advised to enquire with the Financing Company about the application procedure, the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Financing Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

(XV)

此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(XVI)

有關 Super 88 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需為此負責。

The terms and conditions and the approval of applications for the Super 88 First Mortgage Loan are subject to the final decision of the Financing Company, and the Vendor shall under no circumstances be responsible therefor.

Appendix 2 Priority to Purchase Residential Parking Space

- (I) 如買方於簽署住宅物業的臨時買賣合約後7天內行使購買住宅停車位之權利購買住宅停車位，可獲該住宅停車位載於相關價單的售價減港幣30萬折扣。
- If the Purchaser exercises the priority to purchase residential parking space within 7 days after the date of signing of the Preliminary Agreement for Sale and Purchase of the residential property, the Purchaser shall be entitled to a discount of HK\$300,000 on the price of the residential parking space as set out in the relevant price list.
- (II) 如買方未有於簽署住宅物業的臨時買賣合約後30天內行使購買住宅停車位之權利，該購買住宅停車位之權利將會自動失效，買方不會為此獲得任何補償。
- If the Purchaser does not exercise the priority to purchase residential parking space within 30 days after the date of signing of the Preliminary Agreement for Sale and Purchase of the residential property, the priority to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
- (III) 住宅停車位的售價及支付辦法詳情將由賣方全權及絕對酌情決定。住宅停車位的成交日期不得早於住宅物業的成交日期。
- The price and payment terms of residential parking space will be determined by the Vendor at its sole and absolute discretion. The date of completion of the residential parking space shall not be earlier than the date of completion of the residential property.
- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：
- The vendor has appointed estate agents to act in the sale of any specified residential property in the development:
- 新世界地產代理有限公司 New World Real Estate Agency Limited
- 請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。
- Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.
- (6) 賣方就發展項目指定的互聯網站的網址為： [www.mountpavilia.com.hk](http://www.mountpavilia.com.hk)
- The address of the website designated by the vendor for the development is: [www.mountpavilia.com.hk](http://www.mountpavilia.com.hk)