

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	珀玥 The Garrison	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	美田路 28 號 28 Mei Tin 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 development)	118		

印製日期 Date of Printing	價單編號 Number of Price List
5 July 2018	1

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
5 July 2018	1A	✓

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)) 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.)									
樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
					Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
5	C	18.653 (201) 露台 Balcony: - 工作平台 Utility Platform: -	4,695,700	251,740 (23,362)	-	-	-	-	-	-	-	-	-	-
5	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	5,952,000	238,614 (22,209)	-	-	-	-	-	-	-	-	-	-
5	E	20.573 (221) 露台 Balcony: - 工作平台 Utility Platform: -	4,862,000	236,329 (22,000)	-	-	-	-	-	-	-	-	-	-
5	F	20.511 (221) 24.011 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,883,600	238,097 (22,098)	-	-	-	-	-	-	-	-	-	-
			5,475,600	228,045 (21,223)	-	-	-	-	-	-	-	-	-	-
6	A	19.830 (213) 23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,148,700	259,642 (24,172)	-	-	-	-	-	-	-	-	-	-
			5,756,700	246,751 (22,935)	-	-	-	-	-	-	-	-	-	-
6	B	19.117 (206) 21.117 (227) 露台 Balcony: 2 (22) 工作平台 Utility Platform: -	4,875,500	255,035 (23,667)	-	-	-	-	-	-	-	-	-	-
			5,211,500	246,792 (22,958)	-	-	-	-	-	-	-	-	-	-
6	C	18.653 (201) 露台 Balcony: - 工作平台 Utility Platform: -	4,743,200	254,286 (23,598)	-	-	-	-	-	-	-	-	-	-
6	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	6,029,300	241,713 (22,497)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
					Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
6	E	20.588 (222) 露台 Balcony: - 工作平台 Utility Platform: -	4,942,900	240,086 (22,265)	-	-	-	-	-	-	-	-	-	-
6	F	20.496 (221) 23.996 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,947,100	241,369 (22,385)	-	-	-	-	-	-	-	-	-	-
		5,539,100	230,834 (21,469)	-	-	-	-	-	-	-	-	-	-	
6	G	23.965 (258) 27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	6,105,100	254,751 (23,663)	-	-	-	-	-	-	-	-	-	-
		6,713,100	244,424 (22,679)	-	-	-	-	-	-	-	-	-	-	
7	A	19.830 (213) 23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,200,700	262,264 (24,416)	-	-	-	-	-	-	-	-	-	-
		5,808,700	248,980 (23,142)	-	-	-	-	-	-	-	-	-	-	
7	B	19.117 (206) 21.117 (227) 露台 Balcony: 2 (22) 工作平台 Utility Platform: -	4,924,700	257,608 (23,906)	-	-	-	-	-	-	-	-	-	-
		5,260,700	249,122 (23,175)	-	-	-	-	-	-	-	-	-	-	
7	C	18.653 (201) 露台 Balcony: - 工作平台 Utility Platform: -	4,791,100	256,854 (23,836)	-	-	-	-	-	-	-	-	-	-
7	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	6,107,700	244,856 (22,790)	-	-	-	-	-	-	-	-	-	-
7	E	20.588 (222) 露台 Balcony: - 工作平台 Utility Platform: -	5,002,100	242,962 (22,532)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
					Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
7	F	20.496 (221) 23.996 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,011,400	244,506 (22,676)	-	-	-	-	-	-	-	-	-	-
		5,603,400	233,514 (21,719)	-	-	-	-	-	-	-	-	-	-	
7	G	23.965 (258) 27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	6,166,700	257,321 (23,902)	-	-	-	-	-	-	-	-	-	-
		6,774,700	246,667 (22,888)	-	-	-	-	-	-	-	-	-	-	
10	A	19.830 (213) 23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,462,800	275,482 (25,647)	-	-	-	-	-	-	-	-	-	-
		6,070,800	260,214 (24,186)	-	-	-	-	-	-	-	-	-	-	
10	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	6,441,000	258,218 (24,034)	-	-	-	-	-	-	-	-	-	-
10	E	20.588 (222) 露台 Balcony: - 工作平台 Utility Platform: -	5,269,800	255,965 (23,738)	-	-	-	-	-	-	-	-	-	-
10	F	20.496 (221) 23.996 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,284,800	257,845 (23,913)	-	-	-	-	-	-	-	-	-	-
		5,876,800	244,907 (22,778)	-	-	-	-	-	-	-	-	-	-	
10	G	23.965 (258) 27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	6,477,500	270,290 (25,107)	-	-	-	-	-	-	-	-	-	-
		7,085,500	257,983 (23,938)	-	-	-	-	-	-	-	-	-	-	
11	A	19.830 (213) 23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,517,400	278,235 (25,903)	-	-	-	-	-	-	-	-	-	-
		6,125,400	262,555 (24,404)	-	-	-	-	-	-	-	-	-	-	

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.)									
樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
					Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
11	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	6,531,100	261,831 (24,370)	-	-	-	-	-	-	-	-	-	-
11	E	20.588 (222) 露台 Balcony: - 工作平台 Utility Platform: -	5,338,300	259,292 (24,046)	-	-	-	-	-	-	-	-	-	-
11	F	20.496 (221) 23.996 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,358,800	261,456 (24,248)	-	-	-	-	-	-	-	-	-	-
			5,950,800	247,991 (23,065)	-	-	-	-	-	-	-	-	-	-
11	G	23.965 (258) 27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	6,542,300	272,994 (25,358)	-	-	-	-	-	-	-	-	-	-
			7,150,300	260,342 (24,156)	-	-	-	-	-	-	-	-	-	-
12	A	19.830 (213) 23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,572,600	281,019 (26,162)	-	-	-	-	-	-	-	-	-	-
			6,180,600	264,921 (24,624)	-	-	-	-	-	-	-	-	-	-
12	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	6,622,600	265,499 (24,711)	-	-	-	-	-	-	-	-	-	-
12	E	20.588 (222) 露台 Balcony: - 工作平台 Utility Platform: -	5,407,700	262,663 (24,359)	-	-	-	-	-	-	-	-	-	-
12	F	20.496 (221) 23.996 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,433,800	265,115 (24,587)	-	-	-	-	-	-	-	-	-	-
			6,025,800	251,117 (23,356)	-	-	-	-	-	-	-	-	-	-

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.)									
樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
					Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
12	G	23.965 (258) 27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	6,607,700	275,723 (25,611)	-	-	-	-	-	-	-	-	-	-
		7,215,700	262,723 (24,377)	-	-	-	-	-	-	-	-	-	-	
15	A	19.830 (213) 23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,628,300	283,828 (26,424)	-	-	-	-	-	-	-	-	-	-
		6,236,300	267,308 (24,846)	-	-	-	-	-	-	-	-	-	-	
15	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	6,721,900	269,480 (25,082)	-	-	-	-	-	-	-	-	-	-
15	E	20.588 (222) 露台 Balcony: - 工作平台 Utility Platform: -	5,483,400	266,340 (24,700)	-	-	-	-	-	-	-	-	-	-
15	F	20.496 (221) 23.996 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,515,400	269,096 (24,957)	-	-	-	-	-	-	-	-	-	-
		6,107,400	254,517 (23,672)	-	-	-	-	-	-	-	-	-	-	
15	G	23.965 (258) 27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	6,673,800	278,481 (25,867)	-	-	-	-	-	-	-	-	-	-
		7,281,800	265,130 (24,601)	-	-	-	-	-	-	-	-	-	-	
16	A	19.830 (213) 23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,684,600	286,667 (26,688)	-	-	-	-	-	-	-	-	-	-
		6,292,600	269,721 (25,070)	-	-	-	-	-	-	-	-	-	-	
16	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	6,822,700	273,521 (25,458)	-	-	-	-	-	-	-	-	-	-

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)) 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.)									
樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
					Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
16	E	20.588 (222) 露台 Balcony: - 工作平台 Utility Platform: -	5,560,200	270,070 (25,046)	-	-	-	-	-	-	-	-	-	-
16	F	20.496 (221) 23.996 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,598,100	273,131 (25,331)	-	-	-	-	-	-	-	-	-	-
		6,190,100	257,964 (23,993)	-	-	-	-	-	-	-	-	-	-	-
16	G	23.965 (258) 27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	6,740,500	281,264 (26,126)	-	-	-	-	-	-	-	-	-	-
		7,348,500	267,559 (24,826)	-	-	-	-	-	-	-	-	-	-	-
17	A	19.830 (213) 23.330 (251) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,741,400	289,531 (26,955)	-	-	-	-	-	-	-	-	-	-
		6,349,400	272,156 (25,296)	-	-	-	-	-	-	-	-	-	-	-
17	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	6,925,100	277,626 (25,840)	-	-	-	-	-	-	-	-	-	-
17	E	20.588 (222) 露台 Balcony: - 工作平台 Utility Platform: -	5,638,000	273,849 (25,396)	-	-	-	-	-	-	-	-	-	-
17	F	20.496 (221) 23.996 (258) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,682,100	277,230 (25,711)	-	-	-	-	-	-	-	-	-	-
		6,274,100	261,464 (24,318)	-	-	-	-	-	-	-	-	-	-	-
17	G	23.965 (258) 27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	6,807,900	284,077 (26,387)	-	-	-	-	-	-	-	-	-	-
		7,415,900	270,013 (25,054)	-	-	-	-	-	-	-	-	-	-	-

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)) 平方呎 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
					Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
20	D	24.944 (268) 露台 Balcony: - 工作平台 Utility Platform: -	7,176,600	287,708 (26,778)	-	-	-	-	-	-	-	-	-	
20	G	23.965 (258) 27.465 (296) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	7,013,500	292,656 (27,184)	-	-	-	-	-	-	-	-	-	
		7,621,500	277,499 (25,748)	-	-	-	-	-	-	-	-	-		

第三部份:其他資料

Part 3:Other Information

- (1) 準買家應參閱該發展項目的售樓說明書，以了解該發展項目的資料。

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 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- (4) 註：『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。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “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 discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4) (i) 支付條款
Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價 5%作為臨時訂金，其中港幣\$100,000.00 作為部分臨時訂金必須以銀行本票繳付，臨時訂金的餘款可以銀行本票或支票繳付。所有本票/支票必須由香港持牌銀行所發出，並且抬頭必須為賣方律師行「胡關李羅律師行」。
Purchasers shall pay the preliminary deposit which is equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 being part of the preliminary deposit shall be paid by a cashier's order and the balance of the preliminary deposit can be paid by cashier's order or cheque. All cheques/ cashier's orders shall be issued by a licensed bank in Hong Kong, and shall be made payable to the Vendor's solicitors “WOO KWAN LEE & LO”.

(A) 「90 天成交」付款計劃 (照售價減 2%)

EM Payment – 90 days completion (Price less 2%)

1. 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後五個工作天內簽署正式買賣合約。
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於買方簽署正式買賣合約時繳付。
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 90%於買方簽署正式買賣合約後九十天內付清。
90% of the purchase price shall be paid within 90 days after signing of the agreement for sale and purchase.

(B) 「建築期」付款計劃 (照售價)

Stage Payment (Equivalent to the price)

1. 臨時訂金即樓價 5%於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後五個工作天內簽署正式買賣合約。
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於買方簽署正式買賣合約時繳付。
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 5%於買方簽署正式買賣合約後一百二十天內，或於賣方就其有能力將指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的十四天內繳付，以較早者為準。
5% of the purchase price shall be paid within 120 days after signing of the agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property to the Purchaser, whichever is earlier.
4. 樓價 85%於賣方就其有能力將指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的十四天內付清。
85% of the purchase price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position to validly assign the specified residential property to the Purchaser.

(4) (ii) 售價獲得折扣基礎

The basis on which any discount on the price is available:

1. 見 4(i)。
See 4(i).

2. 從價印花稅津貼

Ad Valorem Stamp Duty Subsidy Benefit

買方可獲額外 8%售價折扣優惠，作為所購住宅物業之從價印花稅津貼。

An extra 8% discount from the price would be offered to Purchaser as the Ad Valorem Stamp Duty Subsidy for the residential property purchased.

(4) (iii) 購買此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

1. 貸款優惠

Loan Benefit

(a) 備用第二按揭貸款

Standby Second Mortgage Loan

買方可向「遠東物業代理(香港)有限公司」(「第二承按人」)申請最高達樓價之 30%或住宅物業估價(由第二承按人釐定)之 30%(以較低者為準)之第二按揭(「第二按揭」)貸款，惟第一按揭加第二按揭總貸款額合共不超過樓價之 90%或住宅物業估價之 90%(以較低者為準)，第二按揭最高貸款金額為港幣 200 萬元。

The Purchaser may apply for a Second Mortgage Loan through Far East Real Estate and Agency (H.K.) Limited (the "Second Mortgagee") for a maximum loan amount equivalent to 30% of the purchase price or 30% of the valuation of the residential property (as determined by the Second Mortgagee) (whichever is lower) (the "Second Mortgage"), provided that the loan amount of the first mortgage and the Second Mortgage shall not exceed 90% of the purchase price or 90% of the valuation of the residential property (whichever is lower). The maximum loan amount of Second Mortgage is HK\$2,000,000.

買方申請受以下基本條款及條件規限：

The application of the Purchaser is subject to the following basic terms and conditions:

- (i) 買方須先確定第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其他貸款之每月總還款額不超過其每月總入息之 45%。

The Purchaser shall ensure that the first mortgagee bank consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly instalment of the first mortgage, Second Mortgage and any other loan does not exceed 45% of the Purchaser's total monthly income.

- (ii) 第二按揭年期必須不長於第一按揭年期或 25 年，以較短年期為準。

The maximum tenor of the Second Mortgage shall not exceed the tenor of the first mortgage or 25 years, whichever is shorter.

- (iii) 首 24 個月之供款年利率以第二承按人選用之港元最優惠利率(P)減年利率 2.5%計算，其後之供款年利率為第二承按人選用之港元最優惠利率(P)，P 為浮動利率，於本價單日期(P)為每年 5.25%。最終按揭利率以第二承按人審批結果而定，賣方及/或其代理並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

Interest rate for the first 24 months shall be Prime Rate (P) quoted by the Second Mortgagee less 2.5% per annum, and thereafter at Prime Rate (P) quoted by the Second Mortgagee. P is subject to fluctuation. The (P) as at the date of this price list is 5.25% per annum. The final mortgage interest rate will be subject to final approval by the Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and/or their agent in respect thereof.

- (iv) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在第二承按人要求下提供信貸報告、收入證明及/或銀行紀錄。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the Second Mortgagee.

- (v) 第一按揭銀行須為第二承按人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。

The first mortgagee bank shall be nominated and referred by the Second Mortgagee and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.

- (vi) 所有第二按揭之文件必須由第二承按人指定之律師行辦理，並由買方負責所有有關費用。
All legal documents in relation to the Second Mortgage(s) must be prepared by the solicitor's firm designated by the Second Mortgagee. All costs and expenses incurred shall be paid by the Purchaser.
- (vii) 買方如成功提取第二按揭貸款，須向第二承按人支付手續費，金額為港幣\$5,000。
If the Purchaser successfully draws the Second Mortgage Loan, an administration fee of HK\$5,000 will be payable by the Purchaser to the Second Mortgagee.
- (viii) 買方敬請向第二承按人查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否及其條款，第二承按人有最終決定權。不論第二按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the Second Mortgagee about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the Second Mortgagee. Irrespective of whether the Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (ix) 有關第二按揭貸款之批核與否及按揭條款以第二承按人之最終決定為準，與賣方及其代理無關，且於任何情況下賣方及其代理均無需為此負責或賠償，賣方在有關住宅物業的買賣合約下的權益亦不受影響。賣方及其代理並無亦不得被視作就第二按揭之按揭的條件及條款及批核作出任何不論明示或隱含之陳述，承諾或保證。賣方及其代理並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向賣方及其代理提出任何申索。
The terms and conditions and the approval or disapproval of application for the Second Mortgage Loan are subject to the final decision of the Second Mortgagee, and are not related to the Vendor and its agent (all of which shall under no circumstances be liable for anything arising therefrom) and the rights of the Vendor under the agreement for sale and purchase of the relevant residential property shall not be affected. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and its agent in respect of the terms and conditions and the approval of applications for the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor and its agent as a result of or in connection with the approval and/or disapproval of the Second Mortgage and/or any matters relating to the Second Mortgage.

(x) 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.

備註：銀行會根據香港金融管理局的指引，將第二按揭的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

2. 購入本價單內指明住宅物業的買家於簽署有關住宅物業轉讓契後可免費獲贈 6 個月有線電視高清動感組合服務。上述服務及優惠將由有線電視所提供，詳情受制於條款及細則，有線電視可自行就有關服務之服務條款及細則作出修訂、更改或增減，包括及不限於觀看平台及頻道、節目內容、安裝及/或租賃費用，而不作另行通知，惟服務須受服務合約或其他相關法律文件所訂立的條款規限。服務於發展項目住宅物業入伙時未必能即時啟用。如有任何爭議，賣方及有線電視保留最終決定權。
Purchaser of any specified residential property in this price list will be given free CABLE TV Lifestyle HD Pack subscription for a period of 6 months after the execution of the assignment of the residential property by the purchaser. The abovementioned service and benefit is provided by CABLE TV and is subject to terms and conditions. CABLE TV can revise, amend, add or delete the service terms and conditions of the relevant service, including but not limited to the viewing platforms and channels, contents of the shows, and installation and/or rental costs, without further notice, subject to the limitations set out in the terms of the service contract and other relevant legal documents. The service may not be immediately available upon handover of the residential property of the Development. In case of any dispute, the decisions of the Vendor and CABLE TV shall be final.
3. 購入本價單內指明住宅物業的買家於簽署有關住宅物業轉讓契及安裝有線電視後可以優惠價港幣 300 元(免安裝費)購買 6 個月 200M 有線光纖寬頻上網服務。上述服務及優惠將由有線電視所提供，詳情受制於條款及細則，有線電視可自行就有關服務之服務條款及細則作出修訂、更改或增減，包括及不限於觀看平台及頻道、節目內容、安裝及/或租賃費用，而不作另行通知，惟服務須受服務合約或其他相關法律文件所訂立的條款規限。服務於發展項目住宅物業入伙時未必能即時啟用。如有任何爭議，賣方及有線電視保留最終決定權。
Purchaser of any specified residential property in this price list can enjoy i-CABLE 200M Broadband Service for a period of 6 months at a discounted price of HK\$300 in total (installation cost is waived) after the execution of the assignment of the residential property by the purchaser and installation of CABLE TV. The abovementioned service and benefit is provided by CABLE TV and is subject to terms and conditions. CABLE TV can revise, amend, add or delete the service terms and conditions of the relevant service, including but not limited to the viewing platforms and channels, contents of the shows, and installation and/or rental costs, without further notice, subject to the limitations set out in the terms of the service contract and other relevant legal documents. The service may not be immediately available upon handover of the residential property of the Development. In case of any dispute, the decisions of the Vendor and CABLE TV shall be final.
4. 任何登記人於遞交有效的「認購單位意向表格」後可免費獲贈「i-CABLE 流動版基本組合 30 天通行證」。上述服務及優惠將

由有線電視所提供，詳情受制於條款及細則，有線電視可自行就有關服務之服務條款及細則作出修訂、更改或增減[，包括及不限於觀看平台及頻道、節目內容、安裝及/或租賃費用，而不作另行通知，惟服務須受服務合約或其他相關法律文件所訂立的條款規限。如有任何爭議，賣方及有線電視保留最終決定權。

Any registrant after submission of a valid “Registration of Intent” will be given free i-CABLE Mobile 30-Day Basic Package Pass. The abovementioned service and benefit is provided by CABLE TV and is subject to terms and conditions. CABLE TV can revise, amend, add or delete the service terms and conditions of the relevant service, including but not limited to the viewing platforms and channels, contents of the shows, and installation and/or rental costs, without further notice, subject to the limitations set out in the terms of the service contract and other relevant legal documents. In case of any dispute, the decisions of the Vendor and CABLE TV shall be final.

(4) (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:

1. 如買方選擇由賣方律師於買賣發展項目中的指明住宅物業代表買方，賣方將支付買方於買賣合約及轉讓契的法律費用(不包括雜費，雜費須由買方支付)。

If the Purchaser instructs the Vendor's solicitors to act for him in respect of the purchase of the specified residential property in the Development, the Vendor will bear such solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment (excluding disbursements, which shall be paid by the Purchaser).

2. 如買方選擇由其他律師(即非賣方律師)於買賣發展項目中的指明住宅物業代表買方，買賣雙方必須各自承擔其買賣合約及轉讓契的法律費用。

If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the specified residential property in the Development, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、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、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(4) (v) 買方須為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:

製作、登記及完成公契及管理協議及公契及管理協議分契(如有) (統稱「公契」)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購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、所購物業的按揭(如有)之法律及其他費用及開支及其他有關所購物業的買賣文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) (collectively the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, 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, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(5) 賣方已委任地產代理在該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:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 集團有限公司 CENTURY 21 GROUP LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

請注意：任何人可委任任何地產代理在購買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) 賣方就該發展項目指定的互聯網網站的網址為：**www.thegarrison.com.hk**

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