

## 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	FLEUR PAVILIA 柏蔚山	期數 (如有) Phase No.(If any)	-
發展項目位置 Location of Development	繼園街1號 (臨時) 1 Kai Yuen Street (Provisional)		
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)			611

印製日期 Date of Printing	價單編號 Number of Price List
03-Jul-18	7

### 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
28-Aug-18	7A	-
02-Oct-18	7B	-

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 / 每平方呎 (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.)								
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
1	16	G	57.343 (617) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	22,123,000	385,801 (35,856)	-	1,888 (20)	-	-	-	-	-	-	-
1	17	G	57.343 (617) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	22,234,000	387,737 (36,036)	-	1,888 (20)	-	-	-	-	-	-	-
1	18	G	57.343 (617) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	22,456,000	391,608 (36,395)	-	1,888 (20)	-	-	-	-	-	-	-
1	16	H	57.298 (617) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	21,556,000	376,209 (34,937)	-	1,983 (21)	-	-	-	-	-	-	-
1	17	H	57.298 (617) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	21,663,000	378,076 (35,110)	-	1,983 (21)	-	-	-	-	-	-	-
1	18	H	57.298 (617) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	21,880,000	381,863 (35,462)	-	1,983 (21)	-	-	-	-	-	-	-
1	31	A^	138.164 (1487) 露台 Balcony: 3.607 (39) 工作平台 Utility Platform: 1.500 (16)	75,579,000	547,024 (50,826)	-	2,098 (23)	-	-	-	-	-	-	-
1	32	A^	138.164 (1487) 露台 Balcony: 3.607 (39) 工作平台 Utility Platform: 1.500 (16)	79,358,000	574,375 (53,368)	-	2,098 (23)	-	-	-	-	-	-	-
1	31	B^	111.635 (1202) 露台 Balcony: 3.118 (34) 工作平台 Utility Platform: 1.500 (16)	58,040,000	519,909 (48,286)	-	4,575 (49)	-	-	-	-	-	-	-
1	32	B^	111.635 (1202) 露台 Balcony: 3.118 (34) 工作平台 Utility Platform: 1.500 (16)	60,941,000	545,895 (50,700)	-	4,575 (49)	-	-	-	-	-	-	-
2	12	B	76.471 (823) 露台 Balcony: 2.166 (23) 工作平台 Utility Platform: 1.500 (16)	29,669,000	387,977 (36,050)	-	3,098 (33)	-	-	-	-	-	-	-
2	15	B	76.471 (823) 露台 Balcony: 2.166 (23) 工作平台 Utility Platform: 1.500 (16)	29,966,000	391,861 (36,411)	-	3,098 (33)	-	-	-	-	-	-	-
2	16	B	76.471 (823) 露台 Balcony: 2.166 (23) 工作平台 Utility Platform: 1.500 (16)	30,265,000	395,771 (36,774)	-	3,098 (33)	-	-	-	-	-	-	-
2	17	B	76.471 (823) 露台 Balcony: 2.166 (23) 工作平台 Utility Platform: 1.500 (16)	30,568,000	399,733 (37,142)	-	3,098 (33)	-	-	-	-	-	-	-
2	18	B	76.471 (823) 露台 Balcony: 2.166 (23) 工作平台 Utility Platform: 1.500 (16)	31,179,000	407,723 (37,885)	-	3,098 (33)	-	-	-	-	-	-	-
2	25	B	76.471 (823) 露台 Balcony: 2.166 (23) 工作平台 Utility Platform: 1.500 (16)	34,080,000	445,659 (41,409)	-	3,098 (33)	-	-	-	-	-	-	-
2	12	C	56.208 (605) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	22,356,000	397,737 (36,952)	-	2,050 (22)	-	-	-	-	-	-	-
2	15	C	56.208 (605) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	22,579,000	401,704 (37,321)	-	2,050 (22)	-	-	-	-	-	-	-

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.)									
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	16	C	56.208 (605) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	22,805,000	405,725 (37,694)	-	2.050 (22)	-	-	-	-	-	-	-	
2	17	C	56.208 (605) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	23,033,000	409,782 (38,071)	-	2.050 (22)	-	-	-	-	-	-	-	
2	18	C	56.208 (605) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	23,494,000	417,983 (38,833)	-	2.050 (22)	-	-	-	-	-	-	-	
2	25	C	56.208 (605) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	26,191,000	465,966 (43,291)	-	2.050 (22)	-	-	-	-	-	-	-	
2	16	E	62.949 (678) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	22,856,000	363,088 (33,711)	-	2.875 (31)	-	-	-	-	-	-	-	
2	17	E	62.949 (678) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	23,084,000	366,710 (34,047)	-	2.875 (31)	-	-	-	-	-	-	-	
2	18	E	62.949 (678) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	23,546,000	374,049 (34,729)	-	2.875 (31)	-	-	-	-	-	-	-	
2	31	A^	118.083 (1271) 露台 Balcony: 3.323 (36) 工作平台 Utility Platform: 1.500 (16)	63,506,000	537,808 (49,965)	-	-	-	-	-	-	-	-	-	
2	32	A^	118.083 (1271) 露台 Balcony: 3.323 (36) 工作平台 Utility Platform: 1.500 (16)	66,681,000	564,696 (52,463)	-	-	-	-	-	-	-	-	-	
2	28	B^	92.345 (994) 露台 Balcony: 2.675 (29) 工作平台 Utility Platform: 1.500 (16)	46,600,000	504,629 (46,881)	-	3.062 (33)	-	-	-	-	-	-	-	
2	30	B^	92.345 (994) 露台 Balcony: 2.675 (29) 工作平台 Utility Platform: 1.500 (16)	47,998,000	519,768 (48,288)	-	3.062 (33)	-	-	-	-	-	-	-	
2	31	B^	92.345 (994) 露台 Balcony: 2.675 (29) 工作平台 Utility Platform: 1.500 (16)	49,438,000	535,362 (49,736)	-	3.062 (33)	-	-	-	-	-	-	-	
2	32	B^	92.345 (994) 露台 Balcony: 2.675 (29) 工作平台 Utility Platform: 1.500 (16)	50,921,000	551,421 (51,228)	-	3.062 (33)	-	-	-	-	-	-	-	
2	33	B^	94.245 (1014) 露台 Balcony: 2.675 (29) 工作平台 Utility Platform: 1.500 (16)	52,985,000	562,205 (52,253)	-	3.062 (33)	-	-	-	-	-	-	-	
2	33	F^	97.375 (1048) 露台 Balcony: 2.717 (29) 工作平台 Utility Platform: 1.500 (16)	53,545,000	549,884 (51,093)	-	3.038 (33)	-	-	-	-	-	-	-	
2	33	G^	99.904 (1075) 露台 Balcony: 2.428 (26) 工作平台 Utility Platform: 1.500 (16)	57,004,000	570,588 (53,027)	-	3.000 (32)	-	-	-	-	-	-	-	
2	35	B^	93.475 (1006) 露台 Balcony: 2.675 (29) 工作平台 Utility Platform: 1.500 (16)	53,618,000	573,608 (53,298)	-	3.062 (33)	-	-	-	-	-	-	-	
2	35	F^	97.375 (1048) 露台 Balcony: 2.717 (29) 工作平台 Utility Platform: 1.500 (16)	54,615,000	560,873 (52,114)	-	3.038 (33)	-	-	-	-	-	-	-	
2	35	G^	100.084 (1077) 露台 Balcony: 2.428 (26) 工作平台 Utility Platform: 1.500 (16)	58,253,000	582,041 (54,088)	-	3.000 (32)	-	-	-	-	-	-	-	

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·每平方米) 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.)									
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3	11	G	84.662 (911) 露台 Balcony: 2.482 (27) 工作平台 Utility Platform: 1.500 (16)	30,345,000	358,425 (33,310)	-	3.350 (36)	-	-	-	-	-	-	-	
3	12	G	84.662 (911) 露台 Balcony: 2.482 (27) 工作平台 Utility Platform: 1.500 (16)	30,496,000	360,209 (33,475)	-	3.350 (36)	-	-	-	-	-	-	-	
3	15	G	84.662 (911) 露台 Balcony: 2.482 (27) 工作平台 Utility Platform: 1.500 (16)	30,649,000	362,016 (33,643)	-	3.350 (36)	-	-	-	-	-	-	-	
3	12	H	77.329 (832) 露台 Balcony: 2.205 (24) 工作平台 Utility Platform: 1.500 (16)	27,727,000	358,559 (33,326)	-	3.205 (34)	-	-	-	-	-	-	-	
3	15	H	77.329 (832) 露台 Balcony: 2.205 (24) 工作平台 Utility Platform: 1.500 (16)	27,866,000	360,356 (33,493)	-	3.205 (34)	-	-	-	-	-	-	-	
3	18	H	77.329 (832) 露台 Balcony: 2.205 (24) 工作平台 Utility Platform: 1.500 (16)	28,423,000	367,559 (34,162)	-	3.205 (34)	-	-	-	-	-	-	-	
3	19	H	77.329 (832) 露台 Balcony: 2.205 (24) 工作平台 Utility Platform: 1.500 (16)	28,423,000	367,559 (34,162)	-	3.205 (34)	-	-	-	-	-	-	-	
3	31	A^	142.749 (1537) 露台 Balcony: 2.857 (31) 工作平台 Utility Platform: 1.500 (16)	80,586,000	564,529 (52,431)	-	-	-	-	-	-	-	-	-	

### 第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。  
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條，  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, –

#### 第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

#### 第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關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：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，皆以向下捨入之方式換算至到最接近的千位數作為樓價。

Note: In paragraph (4), “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

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金。

(a) 在包含本價單相關指明住宅物業的銷售資料文件中所述的「出售首日」購買指明住宅物業的買家須用信用卡中扣除合共港幣\$100,000以支付部份臨時訂金。請另備支票以補足臨時訂金之餘額，抬頭請寫「高李葉律師行」或“KAO, LEE & YIP”。

(b) 在其他情況下購買指明住宅物業的買家須用信用卡中扣除合共港幣\$100,000以支付部份臨時訂金或用港幣\$100,000銀行本票以支付部份臨時訂金，抬頭請寫「高李葉律師行」或“KAO, LEE & YIP”。請另備支票以補足臨時訂金之餘額，抬頭請寫「高李葉律師行」或“KAO, LEE & YIP”。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the preliminary deposit equivalent to 5% of the purchase price.

(a) For a purchaser who purchases a specified residential property on the “first date of sale” as referred to in the relevant Information on Sales Arrangements (which cover the relevant specified residential property under this Price List), a sum of HK\$100,000 will be paid by way of credit card for part payment of the preliminary deposit and please prepare a cheque payable to “KAO, LEE & YIP” or “高李葉律師行” to pay for the balance of the preliminary deposit.

(b) For other cases where a purchaser purchases a specified residential property, a sum of HK\$100,000 will be paid by way of credit card for part payment of the preliminary deposit or a cashier order of HK\$100,000 being part of the preliminary deposit shall be made payable to “KAO, LEE & YIP” or “高李葉律師行”，and please prepare a cheque payable to “KAO, LEE & YIP” or “高李葉律師行” to pay for the balance of the preliminary deposit.

#### (A) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減2%) (2% discount from The Price) 建築期付款 Stage Payment Plan (照售價減2%) (2% discount from the price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價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 & 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30天內再付樓價5%作為加付訂金，或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後14天內繳付，以較早者為準。

5% of the purchase price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(3) 買方須於簽署臨時合約後60天內再付樓價5%作為部分價款，或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後14天內繳付，以較早者為準。

5% of the purchase price being part payment shall be paid by the Purchaser within 60 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(4) 買方須於賣方就其有能力將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14天內，簽署臨時合約後180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 180 days after signing of the PASP by the Purchaser, within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser.

備用第一按揭貸款 (只適用於香港永久性居民買方)

Standby First Mortgage Loan (Only applicable to Hong Kong Permanent Resident purchaser(s))

買方可向指定財務機構鴻圖中國有限公司("財務機構")申請備用第一按揭貸款。主要條款如下:

The Purchaser may apply for a standby first mortgage loan through Global Trinity China Limited ("Finance Company"). Key terms are as follows:

- (a) 第一按揭貸款最高金額為淨樓價\*的85%。  
The maximum first mortgage loan amount shall be 85% of the Net Purchase Price\*.
- (b) 第一按揭貸款年期最長可達30年，惟借款人或擔保人(以較年輕者為準)的年齡加第一按揭貸款年期不得多於75年。  
The maximum tenor of the first mortgage loan is up to 30 years, provided that the sum of the first mortgage loan tenor in years and the age of the borrower or guarantor (whichever younger) shall not exceed 75 years.
- (c) 第一按揭貸款的利率在首30個月內以香港上海滙豐銀行有限公司之港元最優惠利率("P")減2.85%2.75%計算，其後按P計算。惟第一按揭貸款的利率在首30個月不可低於1%。P隨利率浮動調整。按揭利率以財務機構最終批核及決定為準。利率是指年利率。  
The interest rate of the first mortgage loan for the first 30 months shall be calculated at 2.85%2.75% 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. Provided during the first 30 months, interest rate shall not be less than 1%. P is subject to fluctuation. The interest rate will be subject to final approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款不超過買方及其擔保人(如有)的每月總入息之60%。  
The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment payment does not exceed 60% of the aggregate total monthly income of the Purchaser and his/her guarantor(s) (if any).
- (e) 第一按揭貸款須以住宅物業之第一衡平法按揭(如適用)及第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property.
- (f) 第一按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關律師費及其他相關的暫墊費用概由借款人繳付。  
The first mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
- (g) 同一指明住宅物業的所有聯名買方(如有)均必須為第一按揭貸款的借款人。  
All Purchasers (in joint name) of the same specified residential property must be the borrowers of the First Mortgage loan.
- (h) 借款人/擔保人須於預計貸款支取日的45天前帶同臨時合約、身份證明文件及入息證明(此等證明包括但不限於年度稅單或收據、正式薪金紀錄及銀行月結單等)，親身前往財務機構辦理第一按揭貸款申請。借款人/擔保人亦必須提供身份證明及財務機構認為必要的其他相關文件之副本，所有提交的文件，一律不予發還。所有借款人及擔保人必須親身前往財務機構指定律師樓簽署有關法律文件，財務機構保留權利拒絕借款人/擔保人的任何獲授權人代借款人/擔保人簽署任何有關第一按揭貸款文件。  
The borrower(s)/guarantor(s) has/have to attend the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof (such proof may include, but are not limited to, annual tax demand note or receipt, official pay record, bank statements, etc.) to process the application of first mortgage loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s)/guarantor(s) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) and guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company. The Finance Company reserves its right to reject any attorney of the borrower/guarantor to sign any document (related to the first mortgage loan) on behalf of the borrower/guarantor.
- (i) 買方應向財務機構查詢有關貸款申請手續及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。就第一按揭貸款之批核，賣方並無給予任何陳述或保證。  
The Purchaser is advised to enquire with the Finance Company about the application procedure 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 Finance Company. Irrespective of whether the 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 ASP. No representation or warranty is given by the Vendor as to the approval of the First Mortgage Loan.
- (j) 此貸款受財務機構不時所訂之其他條款及細則約束。  
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (k) 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，與金鈞國際有限公司無關，且於任何情況下金鈞國際有限公司均無需為此負責。  
The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the Finance Company, and are not related to Golden Kent International Limited (which shall under no circumstances be responsible therefor).

## 備用第二按揭貸款

### Standby Second Mortgage Loan

買方可向指定財務機構鴻圖中國有限公司("財務機構")申請備用第二按揭貸款。主要條款如下:

The Purchaser may apply for a standby second mortgage loan through Global Trinity China Limited ("Finance Company"). Key terms are as follows:

- (a) 第二按揭貸款最高金額為淨樓價\*的20%，但第一按揭及第二按揭的總貸款額不能超過樓價的80%，或應繳付之樓價餘額，以較低者為準。  
The maximum second mortgage loan amount shall be 20% of the Net Purchase Price\*, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price, or the balance of purchase price payable, whichever is lower.
- (b) 第二按揭年期最長可達25年或等同或不超過特約第一按揭銀行之首按年期，以較短者為準。  
The maximum tenor of the second mortgage is up to 25 years or same as or not exceeding the first mortgage loan tenor of the designated first mortgage banks, whichever is shorter.
- (c) 第二按揭的利率在首30個月內以香港上海匯豐銀行有限公司之港元最優惠利率("P")減2%計算，期後按P計算。惟第二按揭的利率在首2年不可低於1%，P隨利率浮動調整。最終按揭利率以財務機構批核及決定為準。利率是指年利率。  
The interest rate of the second mortgage for the first 30 months shall be calculated at 2% 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. Provided during the first 2 years, interest rate of the second mortgage shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方須按財務機構要求提供足夠文件證明其還款能力。  
The Purchaser shall provide sufficient documents to prove his/her repayment ability upon request of the Finance Company.
- (e) 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 Finance Company and the Purchaser shall first obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (f) 第二按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關第二按揭貸款的律師費用及其他相關的暫墊費用概由借款人繳付。  
The second mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in the second mortgage loan arrangement shall be borne by the borrower(s).
- (g) 第一按揭及第二按揭需獨立審批，借款人/擔保人須於預計貸款支取日的45天前帶同臨時合約、身份證明文件及入息證明(此等證明包括但不限於年度稅單或收據、正式薪金紀錄及銀行月結單等)，親身前往財務機構辦理第二按揭貸款申請。借款人/擔保人必須提供身份證明及財務機構認為必要的有關支持憑證之副本，所有提交的文件，一律不予發還。所有借款人及擔保人必須親身前往財務機構指定律師樓簽署有關法律文件，財務機構保留權利拒絕任何借款人/擔保人的任何獲授權人代借人/擔保人簽署任何有關第二按揭貸款文件。  
The application of first mortgage loan and second mortgage loan will be approved independently. The borrower(s)/guarantor(s) has/have to come to the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof (such proof may include, but are not limited to, annual tax demand note or receipt, official pay record, bank statements, etc.) to process the application of second mortgage loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s) and guarantor(s) must provide the duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) and guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company. **The Finance Company reserves its right to reject any attorney of the borrower/guarantor to sign any document (related to the second mortgage loan) on behalf of the borrower/guarantor.**
- (h) 買方須就申請第二按揭貸款向財務機構支付按第二按揭貸款金額計收0.5%或港幣\$5,000作為不可退還的申請手續費，以較高者為準。  
The Purchaser shall pay to Finance Company 0.5% of the second mortgage loan amount or HK\$5,000 being the non-refundable application fee for the second mortgage loan, whichever is higher.
- (i) 買方應向財務機構查詢有關貸款申請手續及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論貸款獲批與否，買方仍須按正式合約完成購買住宅物業的交易及繳付住宅物業的樓價全數。就第二按揭貸款之批核，買方並無給予任何陳述或保證。  
The Purchaser is advised to enquire the Finance Company about the application procedure 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 Finance Company. Irrespective of whether the 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 ASP. No representation or warranty is given by the Vendor as to the approval of the Second Mortgage Loan.
- (j) 此貸款受財務公司不時所訂之其他條款及條件約束。  
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (k) 有關第一按揭及第二按揭之批核與否及按揭條款及條件以第一按揭銀行及財務機構之最終決定為準，與金鈞國際有限公司無關，且於任何情況下金鈞國際有限公司均無需為此負責。  
The terms and conditions and the approval of applications for the first mortgage and the second mortgage are subject to the final decision of the first mortgagee bank and the Finance Company, and are not related to Golden Kent International Limited (which shall under no circumstances be responsible therefor).

\* 此部分(有關「備用第一按揭貸款」及「備用第二按揭貸款」)所指的「淨樓價」一詞指扣除(4)(ii)2(a)或(b)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)及(4)(iii)2所述之「僱員、親屬、朋友或商業夥伴現金回贈」(如有)後之樓價。  
The term "Net Purchase Price" in this section of "Standby First Mortgage Loan" and "Standby Second Mortgage Loan" 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) (ii) 2(a) or (b)) and the amount of cash rebate paid by the Vendor pursuant to "Employees, Relatives, Friends or Business Partners Cash Rebate" (if any) (as stated in (4) (iii) 2).

備註:  
Note:

1. (a) Subject to sub-clause (b) below, all stamp duty (including without limitation the ad valorem stamp duty, the special stamp duty, the buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) arising from the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase, any subsequent nomination and other chargeable agreement for sale (if any), the subsequent Assignment and any counterpart(s) thereof and any penalty for late stamping thereof, the charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement and any other documents relating to the sale and purchase of the Property and all other disbursements and miscellaneous charges shall be solely borne and paid by the Purchaser.  
  
(b) If an individual Purchaser or a corporate Purchaser which is registered in Hong Kong shall also instruct the Vendor's solicitors to act for him in respect of the purchase of the Property,
    - (i) in respect of his purchase of the Property, the Vendor shall bear the Vendor's solicitors' legal costs in respect of the Agreement for Sale and Purchase and the subsequent Assignment, the charges for certified copies of title deeds, registration fees, plan fees, a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement and all other disbursements and miscellaneous charges in respect of the Agreement for Sale and Purchase and the subsequent Assignment; and
    - (ii) (if applicable and if the relevant mortgagee also instructs the Vendor's solicitors) the Vendor shall also bear the Vendor's solicitors' legal cost, disbursements and miscellaneous charges in respect of the Mortgage and any guarantee and other security documents for financing the Purchaser's purchase of the Property; and
    - (iii) in any event, all stamp duty (including without limitation the ad valorem stamp duty, the special stamp duty, the buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) arising from the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase, any subsequent nomination and other chargeable agreement for sale (if any), the subsequent Assignment and any counterpart(s) thereof and any penalty for late stamping thereof shall be solely borne and paid by the Purchaser.  
(c) In any other cases, the Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase of the Property.  
  
(a)除下述第(b)分條另有規定外，有關臨時合約、正式合約、其後的提名及其他可予徵收印花稅的買賣協議(如有)、轉讓契及任何對應本所招致的所有印花稅(包括但不限於根據香港法例第117章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)及逾期加蓋印花的罰款、業權契據核證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約製作、登記及完成之費用及其他有關物業的買賣之文件等費用及所有其他代墊付費用及雜費，一概由買方單獨承擔及繳付。  
  
(b)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物業，
    - (i)就有關買方購買物業，賣方將承擔賣方律師在處理正式合約及其後之轉讓契之律師費用、業權契據核證本之費用、登記費、圖則費、適當比例之大廈公契及管理合約製作、登記及完成之費用及所有有關正式合約及其後之轉讓契之其他代墊付費用及雜費；及
    - (ii)(如適用及如相關承按人亦聘用賣方律師)賣方亦將承擔賣方律師在處理按揭及任何擔保與其他抵押文件(其目的為就買方購買物業提供融資)之律師費用、代墊付費用及雜費；及
    - (iii)在任何情況下，有關臨時合約、正式合約、其後的提名及其他可予徵收印花稅的買賣協議(如有)、轉讓契及任何對應本(包括但不限於根據香港法例第117章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)及逾期加蓋印花的罰款，一概由買方單獨承擔及繳付。  
(c)在任何其他情況下，買方須負責其在有關購買物業之所有律師費用及代墊付費用。
2. 買方須在賣方交吉住宅物業予買方時或之前繳付管理人或償還予賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契規定可收取之其他按金及費用，買方並須償還賣方住宅物業已支付的所有費用包括但不限於水及電等公共設施的按金。  
  
The Purchaser shall on or before delivery of vacant possession of the residential property by the Vendor pay to the Manager or reimburse the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the residential property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limitation to utilities deposits for water and electricity already paid by the Vendor in respect of the residential property.

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

除根據(4)(i)(A)所列之售價優惠外，買方還享用以下折扣優惠：

In addition to the corresponding discount on the price that is listed in (4)(i)(A), the Purchaser shall be offered discounts as listed below:

1. 「New World CLUB」會員優惠  
Privilege for 「New World CLUB」 member

除根據(4)(i)所列之售價優惠及(4)(iii)所列之贈品、財務優惠或利益外，在簽署臨時買賣合約當日，買方如屬「New World CLUB」會員，可獲3%售價折扣優惠。優惠如下：  
最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「New World CLUB」會員，方可享此折扣優惠。

In addition to the corresponding discount on the Price that is listed in (4)(i) and the gift or financial advantage or benefit listed in (4)(iii), a 3% 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) 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置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) (i) 額外售價 10.75% 折扣 及  
(ii) 代繳從價印花稅(上限為樓價 4.25%)優惠  
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%)。
- 或
- (b) 代繳從價印花稅(上限為樓價 15%)優惠  
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%)。
- 或
- (c) 印花稅優惠  
買方可獲額外售價 15% 折扣。

# 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。

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 either one of the benefits upon signing of the preliminary agreement for sale and purchase):

- (a) (i) An extra 10.75% discount from the price; **AND**  
(ii) “Ad Valorem Stamp Duty (maximum 4.25% of the purchase price)” Benefit  
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payment(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).
- OR**
- (b) “Ad Valorem Stamp Duty (maximum 15% of the purchase price)” Benefit  
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payment(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).
- OR**
- (c) **Stamp Duty Benefit**  
An extra 15% discount from the price will be offered to the Purchaser.

#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, before the Ad Valorem Stamp Duty is payable.

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

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

1. 請參閱4(i) 及 4(ii)

Please refer to 4(i) and 4(ii)

2. 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價<sup>&</sup> 1%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 1% of the Net Price<sup>&</sup> 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 ("PASP"), 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) 買方已按照正式買賣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 formal Agreement for sale and purchase.

(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在臨時買賣合約之日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)(i)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 as at the date of the PASP 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)(i) 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.

# 新世界集團的僱員指：直接受僱於新世界集團旗下任何一間公司，包括新世界發展有限公司、新創建集團有限公司、新世界百貨中國有限公司，及前述任何一間公司之直接全資附屬機構 / 附屬業務單位，於香港或中國國內的全職長工員工

(惟該合資格員工須提供令賣方滿意的關係證明 (就此賣方的決定為最終及具約束力))

an employee of New World Group means: any staff member under full-time permanent employment in Hong Kong or Mainland China and directly employed by any company within New World Group including New World Development Co Ltd, NWS Holdings Ltd, New World Department Store China Ltd and any of their respective wholly-owned direct subsidiaries/ subsidiary business units (provided that the staff must provide adequate proof of such relationship(s) to the Vendor's satisfaction and the Vendor's determination shall be final and binding)

<sup>&</sup> 此部分 (有關僱員、親屬、朋友或商業夥伴現金回贈) 所指的「淨價」一詞指扣除 (4)(ii)2(a)或(b)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 Price" in this section of Employees, Relatives, Friends or Business Partners Cash Rebate 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) (ii) 2(a) or (b)).

3. 優越住客車位認購權

Premium Option to purchase Residential Parking Space

在買方揀選住宅物業的同時，該單位於價單上設標誌“^”的買方可獲認購柏蔚山一個住客車位之權利(“車位認購權”)。買方需依照賣方所訂之時限決定是否購買住客車位及簽署相關買賣合約，逾時作棄權論。本車位認購權不得轉讓。價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

At the same time when a Purchaser selects a residential property, the Purchaser of a unit that is marked with a sign "^" in the above price list shall have an option to purchase one residential parking space of FLEUR PAVILIA ("Purchase Option"). Each such Purchaser must decide whether to purchase such a residential parking space of FLEUR PAVILIA and must enter into a relevant sale and purchase agreement within the period as prescribed by the Vendor, failing which that Purchaser will be deemed to have given up the Purchase Option. The Purchase Option is not transferrable. Price List and sales arrangement details will be determined by the Vendor at its sole and absolute discretion and will be announced later.

#### 4. 首 3 年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的平台(如有)內的園景(如有)及盆栽(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property rectify any defects to the residential property (excluding the landscape area (if any) and potted plants (if any) in the flat roof (if any) of the residential property) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### (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 the stamp duty, in connection with the sale and purchase of a specified residential property in the development

請參閱4(i)備註

Please refer to Note of 4(i)

#### (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

請參閱4(i)備註

Please refer to Note of 4(i)

#### (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:

Agent appointed by the vendor:

賣方委任的代理:

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發展項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

#### (6) 賣方就發展項目指定的互聯網網站的網址為：www.FLEURPAVILIA.com.hk

The address of the website designated by the vendor for the development is: www.FLEURPAVILIA.com.hk