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
25 October 2019	3

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
無 NIL	無 NIL	無 NIL

Price List No. 3

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

物業的描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	售價 （元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	**其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)**									
					空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
樓層 Floor	單位 Unit				Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
25	B	24.714 (266) 露台 Balcony: - 工作平台 Utility Platform: -	7,451,500	301,509 (28,013)	-	-	-	-	-	-	-	-	-	-
25	C	24.265 (261) 露台 Balcony: - 工作平台 Utility Platform: -	7,289,900	300,429 (27,931)	-	-	-	-	-	-	-	-	-	-

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 作爲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) 「120 天成交」付款計劃 (照售價減 2%)
120 days Completion Payment Plan (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. 樓價 5%於買方簽署臨時買賣合約後六十天內繳付。
5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
3. 樓價 90%於買方簽署臨時買賣合約後一百二十天內付清。
90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(B) 「180 天成交」付款計劃 (照售價)
180 days Completion Payment Plan (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. 樓價 5%於買方簽署臨時買賣合約後六十天內繳付。
5% of the purchase price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

3. 樓價 5%於買方簽署臨時買賣合約後一百二十天內繳付。
5% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

4. 樓價 85%於買方簽署臨時買賣合約後一百八十天內付清。
85% of the purchase price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

(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 6%售價折扣優惠，作為所購住宅物業之從價印花稅津貼。
An extra 6% discount from the price would be offered to Purchaser as the Ad Valorem Stamp Duty Subsidy for the residential property purchased.

3. 特別折扣
Special Discount
凡買方於 2019 年 12 月 31 日或之前簽署臨時買賣合約，可獲賣方提供相等於售價 2%之折扣優惠，並即時在售價上扣減。
Where the preliminary agreement for sale and purchase is signed on or before 31st December 2019, the Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 2% of the price. The discount will be deducted from the price directly.

4. 提前付清樓價現金回贈（只適用於選擇「180 天成交」付款計劃的買方）
Early Settlement Cash Rebate (only applicable to the Purchaser who chooses the 180 days Completion Payment Plan)

(a) 如選擇第(4)(i)(B)段所述的付款計劃之買方提前於正式買賣合約訂明的付款限期日之前付清樓價餘額，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。
Where the Purchaser chooses the payment plan stated in paragraph (4)(i)(B), and settles the balance of the purchase price earlier than the due date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below.

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 120 日期間內 Within 120 days after the date of signing of the preliminary agreement for sale and purchase	樓價 2% 2% of the purchase price
簽署臨時買賣合約的日期後 121 日至 150 日期間內 Within the period from 121 days to 150 days after the date of signing of the preliminary agreement for sale and purchase	樓價 1% 1% of the purchase price

(b) 買方須於提前付清樓價餘額日前最少 30 日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

(c) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(ii)(4)(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。
The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in paragraph (4)(ii)(4)(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

(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)及總貸款金額不可超過應繳付之樓價餘額。
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)and the total of the loan amount should not exceed the balance of the purchase price payable.

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%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) 加年利率 1 %計算，P 為浮動利率，於本價單日期(P)為每年 5.375%。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% per annum, and thereafter repayment term shall be 1% over the Prime Rate (P) quoted by the Second Mortgagee. P is subject to fluctuation. The (P) as at the date of this price list is 5.375% 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貸款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。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 Loan and/or any matters relating to the Second Mortgage Loan.

(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, 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, 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) (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**