

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	賢文禮士 Parc Inverness	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	延文禮士道 38 號 No. 38 Inverness 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)			134

印製日期 Date of Printing	價單編號 Number of Price List
29 April 2017	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
15 May 2017	3A	--
29 September 2017	3B	--
27 October 2017	3C	--
2 February 2018	3D	✓
4 May 2018	3E	✓
14 May 2018	3F	--
23 May 2018	3G	--
9 June 2018	3H	--
1 September 2018	3I	--
1 August 2019	3J	✓
2 October 2019	3K	✓
20 January 2020	3L	--
19 March 2020	3M	✓
31 March 2020	3N	--

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第一座 Tower 1	9	A*	157.593 (1,696) 露台 Balcony : 6.040 (65) 工作平台 Utility Platform : 1.500 (16)	66,982,500 70,507,900 74,218,000	425,035 (39,494) 447,405 (41,573) 470,947 (43,761)	--	--	--	19.544 (210)	--	--	--	--	--	--
	9	B*	157.593 (1,696) 露台 Balcony : 6.040 (65) 工作平台 Utility Platform : 1.500 (16)	65,892,900	418,121 (38,852)	--	--	--	19.544 (210)	--	--	--	--	--	--
	9	C*	124.125 (1,336) 露台 Balcony : ---- (-) 工作平台 Utility Platform : 1.500 (16)	43,934,900 46,247,300 48,681,000 51,879,500	353,957 (32,885) 372,587 (34,616) 392,193 (36,438) 417,962 (38,832)	--	--	--	9.344 (101)	--	--	--	--	--	--
	9	D*	147.026 (1,583) 露台 Balcony : 4.416 (48) 工作平台 Utility Platform : 1.500 (16)	55,841,400 58,780,400 61,874,000	379,806 (35,276) 399,796 (37,132) 420,837 (39,087)	--	3.750 (40)	--	--	--	--	--	--	--	--
第二座 Tower 2	9	A*	106.750 (1,149) 露台 Balcony : 3.535 (38) 工作平台 Utility Platform : 1.500 (16)	37,140,500 39,095,300	347,920 (32,324) 366,232 (34,026)	--	3.613 (39)	--	--	--	--	--	--	--	--
	9	B*	139.967 (1,507) 露台 Balcony : 3.969 (43) 工作平台 Utility Platform : 1.435 (15)	48,673,800 51,235,600 53,932,000	347,752 (32,298) 366,055 (33,998) 385,319 (35,788)	--	--	--	7.055 (76)	--	--	--	--	--	--
	9	C*	140.691 (1,514) 露台 Balcony : 5.200 (56) 工作平台 Utility Platform : 1.435 (15)	42,487,300	301,990 (28,063)	--	2.300 (25)	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
第三座 Tower 3	10	A*	140.688 (1,514) 露台 Balcony : 4.104 (44) 工作平台 Utility Platform : 1.475 (16)	65,921,800	468,567 (43,541)	--	3.825 (41)	--	--	--	139.505 (1,502)	6.358 (68)	--	--		
	10	B*	100.792 (1,085) 露台 Balcony : 3.854 (41) 工作平台 Utility Platform : 1.500 (16)	48,991,900	486,069 (45,154)	--	3.425 (37)	--	--	--	141.582 (1,524)	6.430 (69)	--	--		
	10	C*	82.024 (883) 露台 Balcony : 2.744 (30) 工作平台 Utility Platform : 1.500 (16)	29,508,800	359,758 (33,419)	--	--	--	--	--	--	--	--	--	--	
				29,654,000	361,528 (33,583)	--	2.313	--	--	--	--	--	--	--	--	--
				27,293,000	332,744 (30,909)	--	(25)	--	--	--	--	--	--	--	--	--
7	C*	82.024 (883) 露台 Balcony : 2.744 (30) 工作平台 Utility Platform : 1.500 (16)	25,876,000	315,469 (29,305)	--	2.313 (25)	--	--	--	--	--	--	--	--		
第五座 Tower 5	9	A*	159.672 (1,719) 露台 Balcony : 4.894 (53) 工作平台 Utility Platform : 1.500 (16)	61,654,600	386,133 (35,867)	--	3.600 (39)	--	--	--	--	--	--	--		
	9	B*	160.958 (1,733) 露台 Balcony : 4.777 (51) 工作平台 Utility Platform : 1.425 (15)	61,388,600	381,395 (35,423)	--	--	--	--	--	--	--	--	--		
				64,619,600	401,469 (37,288)	--	2.625 (28)	--	--	--	--	--	--	--		
	8	B*	160.958 (1,733) 露台 Balcony : 4.777 (51) 工作平台 Utility Platform : 1.425 (15)	56,572,000	351,471 (32,644)	--	2.625 (28)	--	--	--	--	--	--	--		
10	C*	83.439 (898) 露台 Balcony : 2.654 (29) 工作平台 Utility Platform : 1.500 (16)	32,444,500	388,841 (36,130)	--	--	--	--	--	--	--	--	--	--		
			34,152,100	409,306 (38,031)	--	--	--	--	--	--	--	--	--	--		
			35,949,000	420,842 (40,032)	--	2.638	--	--	--	--	--	--	--	--		
			33,493,000	401,407 (37,297)	--	(28)	--	--	--	--	--	--	--	--		
31,381,000	376,095 (34,945)	--	--	--	--	--	--	--	--	--	--	--				

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
第五座 Tower 5	9	C*	83.439 (898) 露台 Balcony : 2.654 (29) 工作平台 Utility Platform : 1.500 (16)	31,280,600	374,892 (34,834)	--	2.638 (28)	--	--	--	--	--	--	--	--	
			142.471 (1,534) 露台 Balcony : 4.104 (44) 工作平台 Utility Platform : 1.500 (16)	32,926,900	394,622 (36,667)	--	3.825 (41)	--	--	--	--	--	--	--	--	--
			135.534 (1,459) 露台 Balcony : 4.566 (49) 工作平台 Utility Platform : 1.500 (16)	34,659,000	415,381 (38,596)	--	3.825 (41)	--	--	--	--	--	--	--	--	--

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，就有關指明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，但沒有於該日期後的 5 個工作日內，就有關指明住宅物業簽立買賣合約，則 - (a) 該臨時合約即告終止；(b) 有關的臨時訂金即予沒收；及 (c) 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- (a) the preliminary agreement is terminated; (b) the preliminary deposit is forfeited; and (c) the owner does not have any further claim against the person for the failure.

- (3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

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

(4)(i) 支付條款 Terms of Payment

下列三項 (A)、(B)及(C)付款計劃可供買方選用的支付條款。

Three types of Terms of Payment listed under Payment Plans (A), (B) and (C) below are available for selection by the Purchaser.

(A) 120 天付款計劃: (照售價減 12%) 120-day Payment Plan: (12% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 30 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 30 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 90%餘款於成交時支付，成交日期為簽署臨時買賣合約後 120 天內。

A balance of 90% of the Purchase Price shall be paid on completion, which shall take place within 120 days after the date of the preliminary agreement for sale and purchase.

(B) 180 天付款計劃: (照售價減 9%) 180-day Payment Plan: (9% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 30 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 30 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 5% 部分樓價於簽署臨時買賣合約後 60 天內支付。

A part payment of 5% of the Purchase Price shall be paid within 60 days after the date of the preliminary agreement for sale and purchase.

4. 樓價 85%餘款於成交時支付，成交日期為簽署臨時買賣合約後 180 天內。

A balance of 85% of the Purchase Price shall be paid on completion, which shall take place within 180 days after the date of the preliminary agreement for sale and purchase.

選用上述付款計劃(B)的買方可以申請下述第(4)(iii)(b)段之「備用按揭貸款」。

Purchasers selecting this Payment Plan (B) may apply for the “Standby Mortgage Loan” as stated in paragraph (4)(iii)(b) below.

(C) 首 20 個月免息按揭付款計劃: (照售價減 7%) First 20 months Interest-Free Mortgage Loan Payment Plan: (7% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 30 天內支付。

A further deposit of 5% of the Purchase Price shall be paid within 30 days after the date of the preliminary agreement for sale and purchase.

3. 樓價 5% 部分樓價於簽署臨時買賣合約後 60 天內支付。

A part payment of 5% of the Purchase Price shall be paid within 60 days after the date of the preliminary agreement for sale and purchase.

4. 樓價 85%餘款於成交時支付，成交日期為簽署臨時買賣合約後 180 天內。

A balance of 85% of the Purchase Price shall be paid on completion, which shall take place within 180 days after the date of the preliminary agreement for sale and purchase.

選用上述付款計劃(C)的買方可以申請下述第(4)(iii)(c)段之「首 20 個月免息按揭貸款」。

Purchasers selecting this Payment Plan (C) may apply for the “First 20 months Interest- Free Mortgage Loan” as stated in paragraph (4)(iii)(c) below.

注意 Note:

於本第(4)(i)段中 In this paragraph (4)(i):-

- (1) 如繳付再期訂金、部份樓價或樓價餘款的到期日的當日並非工作日，則該到期日將自動順延至下一個緊接的工作日。
If any due date for payment of further deposit, part payment or balance of Purchase Price falls on a day that is not a working day, such due date is automatically postponed to the immediately following day that is a working day.
- (2) 買方於簽署臨時買賣合約時須繳付相等於樓價 5% 的金額作為臨時訂金，其中港幣 500,000 元之訂金必須以銀行本票支付，抬頭請寫「孖士打律師行」或「Mayer Brown」，臨時訂金餘款可以支票或本票支付，抬頭請寫「孖士打律師行」或「Mayer Brown」。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price of which HK\$500,000 must be paid by cashier's order(s) made payable to "孖士打律師行" or "Mayer Brown " and the balance of the preliminary deposit may be paid by cheque(s) or cashier's order(s) made payable to "孖士打律師行" or "Mayer Brown ".

(ii) 售價獲得折扣的基礎 Basis on which any discount on the Price is available

- (a) 如第(i)分段所述。
As stated in sub-paragraph (i) above.
- (b) 印花稅折扣 Stamp Duty Discount

買方可獲印花稅折扣，金額相等於折扣價的 4.25% 作為「印花稅折扣」。印花稅折扣即時在折扣價上作折扣扣減。

The Purchaser shall be entitled to a “Stamp Duty Discount” equivalent to 4.25% of the Discounted Price. The Stamp Duty Discount will be deducted from the Discounted Price directly.

(c) 復活節折扣優惠 Easter Special Discount

凡於 2020 年 4 月 30 日(包括當日)或之前簽署臨時買賣合約購買指明住宅物業之買方，可以獲得以折扣價為基礎的額外 5%折扣作為「復活節折扣優惠」。復活節折扣優惠即時在折扣價上作折扣扣減。

Where the preliminary agreement for sale and purchase of the specified residential properties is signed on or before 30 April 2020 (inclusive), the Purchaser would be offered an extra 5% discount from the Discounted Price as the “Easter Special Discount”. The Easter Special Discount will be deducted from the Discounted Price directly.

(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**

(a) 住宅停車位認購權 Option to purchase Motor Car Parking Space

購買本價單第二部分附有"*"的住宅物業的買方同時可享有不可轉移的認購發展項目內的一個住宅停車位的權利(「認購權」)。買方須於簽署本價單第二部分附有"*"的住宅物業的臨時買賣合約的同時以賣方所訂明之售價行使其認購權，否則其認購權將會自動失效，而買方將被視作放棄其認購權，買方並不會為此獲得任何補償。於買方行使認購權時可供購買的住宅停車位及其銷售條款與細則將由賣方全權及絕對酌情決定。買方所選購的住宅物業及住宅停車位必須受同一份臨時買賣合約、買賣合約及其後的轉讓契所涵蓋及約束。此認購權僅屬於有關買方個人，並僅供買方享用及獲得。

At the same time when a Purchaser purchases a residential property marked with "*" in Part 2 of this Price List, the Purchaser shall have a non-transferable option to purchase ("option to purchase") one motor car parking space in the Development. The Purchaser is required to exercise his/her/its option to purchase one motor car parking space at the price as prescribed by the Vendor at the same time upon signing of the preliminary agreement for sale and purchase of the residential property marked with "*" in Part 2 of this Price List, failing which the option to purchase shall lapse automatically and be deemed to be waived by the Purchaser who shall not be entitled to any compensation therefor. The motor car parking spaces available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions thereof shall be solely determined by and at the absolute discretion of the Vendor. The relevant residential property and the motor car parking space selected and purchased by the Purchaser shall both be included in and subject to the same preliminary agreement for sale and purchase, agreement for sale and purchase and subsequent assignment. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

(b) 「備用按揭貸款」“Standby Mortgage Loan”

買方可向賣方指定的貸款公司(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，該物業按揭貸款申請必須不遲於預期的貸款

日前 30 天由買方向貸款人以指定表格作出。該物業按揭貸款受下列主要條款及條件限制:-

The Purchaser may apply for a first mortgage loan (“mortgage loan”) from a lender company designated by the Vendor (the “Lender”), such mortgage loan application shall be made by the Purchaser to the Lender in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan. This mortgage loan is subject to the following main terms and conditions: -

(1) 所有物業按揭貸款的法律文件必須於貸款人指定之律師樓辦理及簽署。

All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the Lender.

(2) 所有有關的法律文件之費用及雜費由買方負責。

All costs and disbursements for the legal documentations shall be paid by the Purchaser.

(3) 物業按揭貸款金額最高不超過樓價的 80%，還款期最長不得超過 360 個月。

The maximum amount of the mortgage loan shall not exceed 80% of the Purchase Price with a maximum re-payment term of 360 monthly instalments.

(4) 物業按揭貸款及以下列方式計算的利息，按月償還: -

The mortgage loan together with interest to be calculated in the following manner shall be repaid by monthly instalments:-

(a) 首 36 個月利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率(「最優惠利率」)減 2.5%計算，按利率浮動而計算。

The interest for the first 36 months shall be calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time (the “Best Lending Rate”), subject to fluctuation in interest rate.

(b) 由第 37 個月起，利率以最優惠利率計算，按利率浮動而計算。

From the 37th month onwards, the interest shall be calculated at the Best Lending Rate, subject to fluctuation in interest rate.

(5) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費: -

Any early repayment (full or partial) of the mortgage loan shall be subject to the early prepayment fee which is calculated as follows:-

(a) 如在物業按揭貸款日起計 36 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，不須支付提前還款費;

if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documentations is made within 36 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;

(b) 如在前分段(a)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率，按利率浮動而計算)之金額作為提前還款費。

any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to fluctuation in interest rate) on the sum early repaid.

(6) 買方須在遞交物業按揭貸款申請時支付予貸款人港幣 5,000 元作為不可退還的物業按揭貸款申請手續費。

The Purchaser shall pay to the Lender a sum of HK\$5,000 being the non-refundable application fee for the mortgage loan upon submitting the mortgage loan application to the Lender.

- (7) 買方於決定申請物業按揭貸款前，敬請先向貸款人查詢有關詳情。以上所有主要條款及優惠(如有)、物業按揭貸款條款及條件及物業按揭貸款之批核與否，貸款人有最終決定權，且於任何情況下賣方均無須為此負責。不論物業按揭貸款獲批核與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款之批核，賣方並無給予，或視之為已給予，任何陳述或保證。

The Purchaser is advised to enquire with the Lender on the relevant details before deciding to apply for the mortgage loan. All the above main terms and offers (if any), the terms and conditions of the mortgage loan and the approval or disapproval of the mortgage loan application are subject to the final decision of the Lender and the Vendor shall under no circumstances be responsible therefor. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the mortgage loan.

- (8) 物業按揭貸款受貸款人不時所訂之其他條款及細則約束。

The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.

- (c) 「首 20 個月免息按揭貸款」“First 20 months Interest- Free Mortgage Loan”

買方可向賣方指定的貸款公司(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，該物業按揭貸款申請必須不遲於預期的貸款日前 30 天由買方向貸款人以指定表格作出。該物業按揭貸款受下列主要條款及條件限制:-

The Purchaser may apply for a first mortgage loan (“mortgage loan”) from a lender company designated by the Vendor (the “Lender”), such mortgage loan application shall be made by the Purchaser to the Lender in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan. This mortgage loan is subject to the following main terms and conditions: -

- (1) 所有物業按揭貸款的法律文件必須於貸款人指定之律師樓辦理及簽署。

All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the Lender.

- (2) 所有有關的法律文件之費用及雜費由買方負責。

All costs and disbursements for the legal documentations shall be paid by the Purchaser.

- (3) 物業按揭貸款金額最高不超過樓價的 80%，還款期最長不得超過 360 個月。

The maximum amount of the mortgage loan shall not exceed 80% of the Purchase Price with a maximum re-payment term of 360 monthly instalments.

- (4) 物業按揭貸款以下列方式償還: -

The mortgage loan shall be repaid in the following manner:-

(a) 首 20 個月, 相等於樓價 10%的該部份物業按揭貸款可分 20 期每月免息供款償還(依按揭條款規定的脫期供款利息除外), 每期償還金額為樓價之 0.5%。

For the first 20 months, a portion of the mortgage loan equal to 10% of the Purchase Price shall be repaid by way of 20 equal monthly instalment at 0.5% of the Purchase Price each without interest (except default interest on outstanding arrears in accordance with the terms and conditions of the mortgage).

(b) 由第 21 個月起至第 56 個月, 餘下的物業按揭貸款以每月連利息供款償還, 利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率減 2.5%計算。由第 57 個月起, 本金連利息之償還應以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算, 按利率浮動而計算。

For the subsequent 21st month to 56th month, the remaining mortgage loan will be repaid by equal monthly instalment with interest calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time. From the 57th month onwards, repayment of principal and interest shall be calculated at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to fluctuation of the interest rate.

(5) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費:-

Any early repayment (full or partial) of the mortgage loan shall be subject to the early prepayment fee which is calculated as follows:-

(a) 如在物業按揭貸款日起計 56 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項, 不須支付提前還款費;

if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documentations is made within 56 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;

(b) 如在前分段(a)時間以外提前全數或部份還款, 須支付相當於提前還款額之 3 個月利息(利率以最優惠利率, 按利率浮動而計算)之金額作為提前還款費。

any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to fluctuation in interest rate) on the sum early repaid.

(6) 買方須在遞交物業按揭貸款申請時支付予貸款人港幣 5,000 元作為不可退還的物業按揭貸款申請手續費。

The Purchaser shall pay to the Lender a sum of HK\$5,000 being the non-refundable application fee for the mortgage loan upon submitting the mortgage loan application to the Lender.

(7) 買方於決定申請物業按揭貸款前, 敬請先向貸款人查詢有關詳情。以上所有主要條款及優惠(如有)、物業按揭貸款條款及條件及物業按揭貸款之批核與否, 貸款人有最終決定權, 且於任何情況下賣方均無須為此負責。不論物業按揭貸款獲批核與否, 買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按揭貸款之批核, 賣方並無給予, 或視之為已給予, 任何陳述或保

證。

The Purchaser is advised to enquire with the Lender on the relevant details before deciding to apply for the mortgage loan. All the above main terms and offers (if any), the terms and conditions of the mortgage loan and the approval or disapproval of the mortgage loan application are subject to the final decision of the Lender and the Vendor shall under no circumstances be responsible therefor. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the mortgage loan.

(8) 物業按揭貸款受貸款人不時所訂之其他條款及細則約束。

The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.

(d) 提前成交現金回贈(只適用於付款計劃 (B)及(C)) Early Completion Cash Rebate (Applicable to Payment Plans (B) and (C) only)

(1) 如買方提前於臨時買賣合約及其後之正式買賣合約訂明的成交日之前成交，可獲賣方根據以下列表計算的「提前成交現金回贈」。

Where the Purchaser completes the sale and purchase earlier than the completion date as specified in the preliminary agreement for sale and purchase and its subsequent agreement for sale and purchase, the Purchaser(s) shall be entitled to an "Early Completion Cash Rebate" payable by the Vendor in the amount and manner as set out in the table below.

「提前成交現金回贈」列表

“Early Completion Cash Rebate” Table

住宅物業的成交日期 Date of completion of the sale and purchase of the residential property	「提前成交現金回贈」金額 “Early Completion Cash Rebate” Amount
臨時買賣合約日期後 60 日內 Within 60 days after the date of the preliminary agreement for sale and purchase	樓價 2% 2% of Purchase Price
臨時買賣合約日期後 90 日內 Within 90 days after the date of the preliminary agreement for sale and purchase	樓價 1.5% 1.5% of Purchase Price
臨時買賣合約日期後 120 日內 Within 120 days after the date of the preliminary agreement for sale and purchase	樓價 1% 1% of Purchase Price
臨時買賣合約日期後 150 日內 Within 150 days after the date of the preliminary agreement for sale and purchase	樓價 0.5% 0.5% of Purchase Price

(2) 買方須於擬定提前完成住宅物業的買賣成交日期前最少 30 日，以書面通知賣方其擬定提前成交日期，並向賣方申請「提前成交現金回贈」，賣方於接獲及核實有關申請並接納該提前成交日期後，賣方將「提前成交現金回贈」金額直接用作支付買方應繳付之部份樓價餘款。

The Purchaser shall inform the Vendor in writing the proposed early completion date and submit written application for the “Early Completion Cash Rebate” at least 30 days before the proposed date of early completion of the sale and purchase of the residential property. After due receipt and verification by the Vendor of such application and due acceptance of the proposed early completion date, the Vendor shall apply the amount of “Early Completion Cash Rebate” directly as part payment of the balance of the Purchase Price.

(3) 此「提前成交現金回贈」僅屬於有關買方，並僅供買方享用及獲得。此「提前成交現金回贈」不得轉讓，亦不可轉移，並受其他條款及細則約束。

The "Early Completion Cash Rebate" is personal to the Purchaser and is to be enjoyed by the Purchaser only. The "Early Completion Cash Rebate" is non-assignable, non-transferable and subject to other terms and conditions.

(4) 買方須自行承擔就「提前成交現金回贈」而衍生之所有費用、支出及雜項費用（包括但不限於印花稅(如有)）。

The Purchaser shall be solely responsible for all costs, disbursements and charges (including but not limited to stamp duty (if any)) arising from this "Early Completion Cash Rebate".

(e) 延長保養欠妥之處優惠 Extended Defect Maintenance Offer

若指明住宅物業或裝置、裝修物料及設備(定義見該指明住宅物業之買賣合約)有指明欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害買賣合約的原則下，買方可於相關住宅物業買賣的成交日期起計 12 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救。如有任何爭議，賣方有最終決定權。惟此「延長保養欠妥之處優惠」僅屬於有關買方，並僅供買方享用及獲得。此「延長保養欠妥之處優惠」不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the agreement for sale and purchase in respect of the specified residential property, the Purchaser may serve notice to the Vendor, within 12 months after the date of completion of the sale and purchase of the relevant residential property, requiring the Vendor at its own cost and as soon as reasonably practicable to remedy the specified defects to the specified residential property or the fittings, finishes and appliances (as mentioned in the agreement for sale and purchase) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. However, this “Extended Defect Maintenance Offer” is personal to the Purchaser and is to be enjoyed by the Purchaser only. This “Extended Defect Maintenance Offer” is non-assignable, non-transferable and subject to other terms and conditions.

(f) 送贈傢俱優惠 Free Furniture Offer

購買下列指明住宅物業之買方可免費獲贈下列所述之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱或其任何部份作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將

於相關指明住宅物業成交日以成交時之狀況連同相關指明住宅物業交予買方。在任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，第(4)(iii)(e)段所述的延長保養欠妥之處優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser of the following specified residential properties will be provided with the decoration, furniture and chattels as set out below (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture or any part thereof. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the relevant specified residential property in such condition as at completion together with the relevant specified residential property. In any event, no objection or requisition whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the Extended Defect Maintenance Offer as set out in paragraph (4)(iii)(e) does not apply to the Furniture. This offer is subject to other terms and conditions.

第3座7樓C室 Flat C on the 7th Floor of Tower 3

<u>位置 Location</u>	<u>描述 Description</u>	<u>數量 Quantity</u>
客廳/飯廳 Living Room/Dining Room	沙發 Sofa	1
	貯物櫃 Cabinet	1
	座地燈 Floor Lamp	1
	地毯 Rug	1
	電視櫃 TV Cabinet	1
	餐桌 Dining Table	1
	餐椅 Dining Chair	4
	茶几 Coffee Table	1
	角几 Side Table	2
	檯燈 Table Lamp	2
	鏡子 Mirror	1 組 (set)
	天花燈 Ceiling Light	2
	窗紗 Sheers	1 組 (set)
	睡房 1 Bedroom 1	單人床 Single Bed
單人床床褥 Single Bed Mattress		1

	床上用品 Beddings	1 組 (set)
	貯物櫃 Cabinet	1
	梳妝台 Dressing Table	1
	扶手椅 Armchair	1
	天花燈 Ceiling Light	1
	窗紗 Sheers	1 組 (set)
主人睡房 Master Bedroom	雙人床 Double Bed	1
	雙人床床褥 Double Bed Mattress	1
	床上用品 Beddings	1 組 (set)
	貯物櫃 Cabinet	1
	床頭櫃 Bedside Chest of Drawers	2
	檯燈 Table Lamp	2
	地毯 Rug	1
	天花燈 Ceiling Light	2
	窗紗 Sheers	1 組 (set)

第 5 座 9 樓 A 室 Flat A on the 9th Floor of Tower 5

<u>位置 Location</u>	<u>描述 Description</u>	<u>數量 Quantity</u>
客廳/飯廳 Living Room/Dining Room	沙發 Sofa	1
	腳凳 Ottoman	1
	長几 Console Table	2
	座地燈 Floor Lamp	1
	地毯 Rug	2
	電視櫃 TV Cabinet	1
	餐桌 Dining Table	1
	餐椅 Dining Chair	8
	茶几 Coffee Table	1

	角几 Side Table	2
	扶手椅 Armchair	2
	檯燈 Table Lamp	2
	鏡子 Mirror	1
	天花燈 Ceiling Light	3
	窗紗 Sheers	1 組 (set)
睡房 1 Bedroom 1	雙人床 Double Bed	1
	雙人床床褥 Double Bed Mattress	1
	床上用品 Beddings	1 組 (set)
	貯物櫃 Cabinet	1
	角几 Side Table	2
	檯燈 Table Lamp	2
	地毯 Rug	1
	天花燈 Ceiling Light	2
	窗紗 Sheers	1 組 (set)
睡房 2 Bedroom 2	書檯 Study Table	1
	桌椅 Study Chair	1
	扶手椅 Armchair	1
	檯燈 Table Lamp	1
	書櫃 Bookcase	1
	天花燈 Ceiling Light	1
	窗紗 Sheers	1 組 (set)
睡房 3 Bedroom 3	單人床 Single Bed	2
	單人床床褥 Single Bed Mattress	2
	床上用品 Beddings	2 組 (set)
	書櫃 Bookcase	2

	書檯 Study Table	1
	桌椅 Study Chair	1
	檯燈 Table Lamp	1
	座地燈 Floor Lamp	1
	地毯 Rug	1
	天花燈 Ceiling Light	1
	窗紗 Sheers	1 組 (set)
主人睡房 Master Bedroom	雙人床 Double Bed	1
	雙人床床褥 Double Bed Mattress	1
	床上用品 Beddings	1 組 (set)
	衣帽間 Walk in Closet	1
	床頭櫃 Bedside Chest of Drawers	2
	檯燈 Table Lamp	2
	扶手椅 Armchair	1
	角几 Side Table	1
	座地燈 Floor Lamp	1
	貯物櫃 Cabinet	1
	地毯 Rug	1
	天花燈 Ceiling Light	1
	窗紗 Sheers	1 組 (set)

第 5 座 9 樓 D 單位 Flat D on the 9th Floor of Tower 5

<u>位置 Location</u>	<u>描述 Description</u>	<u>數量 Quantity</u>
客廳/飯廳 Living Room/Dining Room	沙發 Sofa	1
	貯物櫃 Cabinet	1
	電視櫃 TV Cabinet	1
	餐桌 Dining Table	1

	餐椅 Dining Chair	6
	茶几 Coffee Table	1
	角几 Side Table	3
	扶手椅 Armchair	2
	鏡子 Mirror	1
	地毯 Rug	1
	窗紗 Sheers	1 組 (set)
睡房 1 Bedroom 1	單人床 Single Bed	1
	單人床床褥 Single Bed Mattress	1
	床上用品 Beddings	1 組 (set)
	床頭櫃 Bedside Cabinet	1
	衣櫃 Wardrobe	1
	書檯 Study Table	1
	凳子 Stool	1
	地毯 Rug	1
	窗紗 Sheers	1 組 (set)
睡房 2 Bedroom 2	沙發 Sofa	1
	角几 Side Table	3
	書檯 Study Table	1
	桌椅 Study Chair	1
	書櫃 Bookcase	1
	地毯 Rug	1
	窗紗 Sheers	2 組 (set)
睡房 3 Bedroom 3	雙人床 Double Bed	1
	雙人床床褥 Double Bed Mattress	1
	床上用品 Beddings	1 組 (set)

	貯物櫃 Cabinet	1
	床頭櫃 Bedside Cabinet	2
	書檯 Study Table	1
	桌椅 Study Chair	1
	衣櫃 Wardrobe	1
	地毯 Rug	1
	窗紗 Sheers	1 組 (set)
主人睡房 Master Bedroom	雙人床 Double Bed	1
	雙人床床褥 Double Bed Mattress	1
	床上用品 Beddings	1 組 (set)
	梳妝台 Dressing Table	1
	衣櫃 Wardrobe	1
	桌椅 Chair	1
	床頭櫃 Bedside Cabinet	2
	地毯 Rug	1
	鏡子 Mirror	1
	窗紗 Sheers	1 組 (set)

(iv) **誰人負責支付買賣該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**

- 如買方選用賣方指定之代表律師作為買方之代表律師處理所有有關購買的一切法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用(不包括一切雜費及支出)。

If the Purchaser appoints the Vendor's solicitors to act on his / her / its behalf in respect of all legal documents for the purchase, the Vendor agrees to bear the Purchaser's legal costs (excluding all disbursements and expenses) of the agreement for sale and purchase and the assignment.

- 如買方另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。

If the Purchaser instructs his / her / its own solicitors to act for him / her / it in respect of the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.

- 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於根據《印花稅條例》(第 117 章)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等)、登記費及其他雜費及支出。

All stamp duty (including but not limited to the ad valorem stamp duty, special stamp duty, buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117)), registration fee and other disbursements and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(v) **買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用 Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development**

有關預備大廈公契及管理合約(「公契」)的費用及附於公契之圖則之費用的適當分攤、該指明住宅物業交易之業權文件認證副本之費用、夾附於買賣合約及轉讓契之圖則的圖則費，及該指明住宅物業的補充合約(如有)、按揭(如有)及其他法律文件之法律費用及其他支出及雜費，均由買方負責。

The Purchaser shall solely bear and pay the due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, the costs for preparing certified copies of title deeds and documents of that specified residential property, the fees for plans to be annexed to the agreement for sale and purchase and the assignment, and all legal and other costs and disbursements in respect of any supplemental agreement (if any), mortgage (if any) and any other legal documents in respect of that specified residential property.

注意 Note:

於本第(4)段中:- In this paragraph (4):-

(I) 「售價」是指在此價單上第二部份所指的住宅物業的售價;

“Price” means the price of the residential property as stated in Part 2 of this Price List;

(II) 「折扣價」是指因應不同付款計劃及/或適用折扣(如有但不包括第(4)(ii)(b)段所述的印花稅折扣及第(4)(ii)(c)段所述的復活節折扣優惠(如適用))按售價計算得出的住宅物業的價格。

“Discounted Price” means the price of the residential property after applying the relevant Payment Plan and/or applicable discounts (if any but excluding the “Stamp Duty Discount” under paragraph (4)(ii)(b) and “Easter Special Discount” under paragraph (4)(ii)(c) (if applicable)) on the Price.

(III) 「樓價」是指住宅物業的折扣價減去第(4)(ii)(b)段所述的印花稅折扣及第(4)(ii)(c)段所述的復活節折扣優惠(如適用)，即於臨時買賣合約中所訂明的住宅物業的實際售價。

“Purchase Price” means the Discounted Price of the residential property minus (if applicable) the “Stamp Duty Discount” under paragraph (4)(ii)(b) and “Easter Special Discount” under paragraph (4)(ii)(c) being the actual price for the residential property as stated in the preliminary agreement for sale and purchase.

(IV) 「工作日」乃根據《一手住宅物業銷售條例》(第 621 章)釋義，指並非以下日子的日子 –

(a) 公眾假日或星期六；或

(b) 《釋義及通則條例》(第 1 章)第 71(2)條所界定的黑色暴雨警告日或烈風警告日。

"working day" as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621) means a day that is not –

(a) A general holiday or a Saturday; or

(b) A black rainstorm warning day or a gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap. 1).

(V) 樓價向下捨入計至百位數。

The Purchase Price shall be rounded down to the nearest hundred dollars.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

賣方委任的代理:

Agent appointed by the Vendor:

華懋代理有限公司

Chinachem Agencies Limited

華懋代理有限公司委任的次代理:

Sub-agents appointed by Chinachem Agencies Limited:

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 /

世紀 21 集團有限公司及旗下特許經營商 / 云房網絡(香港)代理有限公司 / 第一太平戴維斯住宅代理有限公司 /

仲量聯行有限公司 / 香港(國際)地產商會有限公司 / 香港地產代理總商會有限公司

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited /

Hong Kong Property Services (Agency) Limited / Century 21 Group Limited and Franchisees/ Qfang Network (Hongkong) Agency Limited /

Savills Realty Limited / Jones Lang LaSalle Limited / Hong Kong (International) Realty Association Limited /

Hong Kong Real Estate Agencies General Association 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網站的網址為: <http://www.parcinverness.com.hk>

The address of the website designated by the Vendor for the Development is: <http://www.parcinverness.com.hk>