

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	臻樺 TIMBER HOUSE	期數 (如有) Phase No.(If any)	-
發展項目位置 Location of Development	窩打老道74號 (臨時) No.74 Waterloo Road (provisional)		
發展項目中的住宅物業的總數 The total number of residential properties in Development			240

印製日期 Date of Printing	價單編號 Number of Price List
30-Apr-19	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

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元·每平方米 (元·每平方米) 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
臻樺 TIMBER HOUSE	3	A1	48,894 (526) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	15,718,000	321,471 (29,882)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	5	A1	48,894 (526) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	15,749,000	322,105 (29,941)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	6	A1	48,894 (526) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	15,781,000	322,759 (30,002)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	7	A1	48,894 (526) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	15,813,000	323,414 (30,063)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	8	A1	48,894 (526) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	15,876,000	324,702 (30,183)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	9	A1	48,894 (526) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	15,876,000	324,702 (30,183)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	10	A1	48,894 (526) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	15,908,000	325,357 (30,243)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	18	A2	41,511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,092,000	339,476 (31,526)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	19	A2	41,511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,092,000	339,476 (31,526)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	20	A2	41,511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,120,000	340,151 (31,588)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	21	A2	41,511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,149,000	340,849 (31,653)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	22	A2	41,511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,177,000	341,524 (31,716)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	23	A2	41,511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,205,000	342,198 (31,779)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	25	A2	41,511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,234,000	342,897 (31,843)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	26	A2	41,511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,262,000	343,572 (31,906)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	27	A2	41,511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,291,000	344,270 (31,971)	-	-	-	-	-	-	-	-	-	-

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元·每平方米 (元·每平方米) 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
臻樺 TIMBER HOUSE	28	A2	41.511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,505,000	349,425 (32,450)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	29	A2	41.511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,505,000	349,425 (32,450)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	30	A2	41.511 (447) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	14,534,000	350,124 (32,515)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	28	A3	25.259 (272) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,826,000	349,420 (32,449)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	29	A3	25.259 (272) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,826,000	349,420 (32,449)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	30	A3	25.259 (272) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,844,000	350,133 (32,515)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	28	A5	26.766 (288) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,972,000	335,201 (31,153)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	29	A5	26.766 (288) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,972,000	335,201 (31,153)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	30	A5	26.766 (288) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	8,990,000	335,874 (31,215)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	28	A6	36.536 (393) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	12,140,000	332,275 (30,891)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	29	A6	36.536 (393) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	12,140,000	332,275 (30,891)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	30	A6	36.536 (393) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	12,164,000	332,932 (30,952)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	28	B1	23.999 (258) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,284,000	303,513 (28,233)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	29	B1	23.999 (258) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,284,000	303,513 (28,233)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	30	B1	23.999 (258) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,298,000	304,096 (28,287)	-	-	-	-	-	-	-	-	-	
臻樺 TIMBER HOUSE	28	B2	24.960 (269) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,320,000	293,269 (27,212)	-	-	-	-	-	-	-	-	-	

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元·每平方米 (元·每平方米) 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
臻樺 TIMBER HOUSE	29	B2	24,960 (269) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,320,000	293,269 (27,212)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	30	B2	24,960 (269) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,335,000	293,870 (27,268)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	17	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,152,000	324,815 (30,157)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	18	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,176,000	326,082 (30,275)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	19	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,176,000	326,082 (30,275)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	20	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,189,000	326,769 (30,338)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	21	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,201,000	327,402 (30,397)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	22	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,213,000	328,036 (30,456)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	23	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,226,000	328,722 (30,520)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	25	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,238,000	329,356 (30,578)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	26	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,251,000	330,042 (30,642)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	27	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,263,000	330,676 (30,701)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	28	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,389,000	337,328 (31,319)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	29	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,389,000	337,328 (31,319)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	30	B3	18,940 (204) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,401,000	337,962 (31,377)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	28	B5	19,279 (208) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	6,448,000	334,457 (31,000)	-	-	-	-	-	-	-	-	-	-

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
臻樺 TIMBER HOUSE	29	B5	19,279 (208) 露台 Balcony: 2,000 (22); 工作平台 Utility Platform: - (-)	6,448,000	334,457 (31,000)	-	-	-	-	-	-	-	-	-	-
臻樺 TIMBER HOUSE	30	B5	19,279 (208) 露台 Balcony: 2,000 (22); 工作平台 Utility Platform: - (-)	6,461,000	335,131 (31,063)	-	-	-	-	-	-	-	-	-	-

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，以了解發展項目的資料。

Prospective purchasers are advised to refer to the sales brochure for Development for information on 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，皆捨位到最接近的千位數作為樓價。

Note: In paragraph (4), “the Price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded down to the nearest thousand to determine the purchase price.

(i) 支付條款 Terms of Payment

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方須用信用卡中扣除合共港幣\$50,000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「姚黎李律師行」或"IU, LAI & LI"。

(b) 在其他情況下購買指明住宅物業的買方須用信用卡中扣除合共港幣\$50,000以支付部份臨時訂金或用港幣\$50,000銀行本票以支付部份臨時訂金。抬頭請寫「姚黎李律師行」或 "IU, LAI & LI"。請另備支票以補足臨時訂金之餘額。抬頭請寫「姚黎李律師行」或 "IU, LAI & LI"。

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\$50,000 will be paid by way of credit card for part payment of the preliminary deposit and please prepare a cheque payable to "IU, LAI & LI" or 「姚黎李律師行」 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\$50,000 will be paid by way of credit card for part payment of the preliminary deposit or a cashier order of HK\$50,000 being part of the preliminary deposit shall be made payable to "IU, LAI & LI" or 「姚黎李律師行」, and please prepare a cheque payable to "IU, LAI & LI" or 「姚黎李律師行」 to pay for the balance of the preliminary deposit.

(A1) 超級180天現金優惠付款計劃 Super 180-day Cash Payment Plan (照售價減3%) (3% discount on the Price)

(只適用於選購A1, A2, A3, A5或A6單位之買方)

(Only applicable to the Purchaser who chooses to purchase Unit A1, A2, A3, A5 or A6)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 買方須於簽署臨時合約後30天內再付樓價3.5%作為加付訂金。

3.5% of the purchase price being the further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.

(3) 買方須於簽署臨時合約後180天內繳付樓價91.5%作為樓價餘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通知的日期後的14天內繳付。以較早者為準。

91.5% 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 or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser, whichever is the earlier.

(A2) 超級420天現金優惠付款計劃 Super 420-day Cash Payment Plan (照售價減1.5%) (1.5% discount on the Price)

(只適用於選購A1, A2, A3, A5或A6單位之買方)

(Only applicable to the Purchaser who chooses to purchase Unit A1, A2, A3, A5 or A6)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 買方須於簽署臨時合約後30天內再付樓價3.5%作為加付訂金。

3.5% of the purchase price being the further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.

(3) 買方須於簽署臨時合約後420天內繳付樓價91.5%作為樓價餘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通知的日期後的14天內繳付。以較早者為準。

91.5% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 420 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser, whichever is the earlier.

(A3) 超級建築期付款計劃 Super Stage Payment Plan (照售價) (The Price)

(只適用於選購A1, A2, A3, A5或A6單位之買方)

(Only applicable to the Purchaser who chooses to purchase Unit A1, A2, A3, A5 or A6)

(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3.5%作為加付訂金。

3.5% of the purchase price being the further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.

(3) 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的14天內繳付樓價91.5%作為樓價餘款。

91.5% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser.

(B1) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減3%) (3% discount on the Price)

(只適用於選購B1, B2, B3, B5或B6單位之買方)

(Only applicable to the Purchaser who chooses to purchase Unit B1, B2, B3, B5 or B6)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 30 天內再付樓價 5% 作為加付訂金。
5% of the purchase price being the further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.
- (3) 買方須於簽署臨時合約後 180 天內繳付樓價 90%作為樓價餘款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通知的日期後的14天內繳付。以較早者為準。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 180 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser, whichever is the earlier.

(B2) 420天現金優惠付款計劃 420-day Cash Payment Plan (照售價減1.5%) (1.5% discount on the Price)

(只適用於選購B1, B2, B3, B5或B6單位之買方)

(Only applicable to the Purchaser who chooses to purchase Unit B1, B2, B3, B5 or B6)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 30 天內再付樓價 5% 作為加付訂金。
5% of the purchase price being the further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.
- (3) 買方須於簽署臨時合約後420 天內繳付樓價 90%作為樓價餘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通知的日期後的14天內繳付。以較早者為準。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 420 days after signing of the PASP by the Purchaser or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser, whichever is the earlier.

(B3) 建築期付款計劃 Stage Payment Plan (照售價) (The Price)

(只適用於選購B1, B2, B3, B5或B6單位之買方)

(Only applicable to the Purchaser who chooses to purchase Unit B1, B2, B3, B5 or B6)

- (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。
5% of the purchase price being the further deposit shall be paid by the Purchaser within 30 days after signing of the PASP by the Purchaser.
- (3) 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的14天內繳付樓價 90%作為樓價餘款。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position to assign the residential property to the Purchaser.

備註：Note:

- a. 有關臨時買賣合約及/或正式買賣合約及/或轉讓契所招致的印花稅（包括但不限於根據香港法例第117章《印花稅條例》可徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅）、業權契據及文件核證本之費用、所有登記費用、圖則費用及適當比例之大廈公契及管理合約（「大廈公契」）製作、登記及完成之費用及其他有關住宅物業的買賣之文件等費用，一概由買方單獨承擔及繳付。
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 ("PASP") and/or the formal Agreement for Sale and Purchase ("ASP") and/or the subsequent Assignment(s), the charges for certified copies of title deeds and documents, 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 ("DMC") and any other documents relating to the sale and purchase of the residential property shall be solely borne and paid by the Purchaser.
- (i) 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買本物業及處理第一按揭（如有）及第二按揭（如有），賣方將承擔該律師在處理正式買賣合約、其後之轉讓契及第一按揭（如有；受其他條款及細則約束，詳見賣方律師的收費表）之律師費用，但不包括擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用（該等費用由買家支付）。
If an individual Purchaser or a corporate Purchaser which is registered in Hong Kong shall also instruct the Vendor's solicitors to act for such purchasers in respect of the purchase of the Property and handle the First Mortgage (if any) and the Second Mortgage (if any), the Vendor shall bear such solicitors' legal costs in respect of the Agreement, the subsequent Assignment and the First Mortgage (if any, subject to other terms and conditions, for details please refer to the table of legal costs of the Vendor's Solicitors), exclusive of the legal costs in respect of any guarantee and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser.
- (ii) 在任何其他情況下：
In any other cases:
買賣雙方須各自負責其在有關購買本物業之所有律師費用及代墊付費用。
each of the Vendor and the Purchaser shall pay its own solicitors' legal costs and disbursements in respect of the purchase of the residential property.
- b. 買方須在賣方交付住宅物業予買方時或之前繳付大廈公契所委任之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 appointed under the DMC or reimburse the Vendor all management fee deposits, special funds, debris removal fees, advance payments 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

除根據上述(4)(i)段所列之售價優惠外，買方還享有以下折扣優惠：

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

(1) 「New World CLUB」會員及「Henderson Club」會員優惠
Privilege for 「New World CLUB」 and 「Henderson Club」 member

在簽署臨時買賣合約當日，買方如屬「New World CLUB」及「Henderson Club」會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以香港註冊成立的公司名義)須為「New World CLUB」及「Henderson Club」會員，方可享此折扣優惠。

A 3% discount on the Price would be offered to the Purchaser who is a New World CLUB member and a Henderson CLUB member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation incorporated in Hong Kong) should be a New World CLUB member and a Henderson CLUB member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

(2) 印花稅優惠
Stamp Duty Benefit

買方可獲額外售價10%折扣。

An extra 10% discount on the Price would be offered to the Purchaser.

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

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

請參閱上述4(i)及4(ii)。

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

(1) 備用第二按揭貸款 (只適用於選擇上述第4(i)(A3)段「超級建築期付款計劃」或第4(i)(B3)段「建築期付款計劃」之買方)

Standby Second Mortgage Loan (Only applicable to the Purchaser who choose "Super Stage Payment Plan" under paragraph 4(i)(A3) or "Stage Payment Plan" under paragraph 4(i)(B3) above)

買方(只適用於個人, 不適用於公司)可向賣方的指定財務機構僑崇有限公司("財務機構")申請備用第二按揭貸款, 主要條款如下:

The Purchaser (applicable to individual(s) only, not applicable to company(ies)) may apply for a standby Second Mortgage Loan through the finance company designated by the Vendor, Pacific Super Limited ("Finance Company"). Key terms are as follows:

- (a) 第二按揭貸款最高金額為樓價的25%, 但第一按揭貸款及第二按揭貸款的總貸款額不能超過樓價的85%, 或應繳付之樓價餘額, 以較低者為準。
The maximum Second Mortgage Loan amount shall be 25% of the purchase price, but the total amount of first mortgage loan and Second Mortgage Loan offered shall not exceed 85% of the purchase price, or the balance of purchase price payable, whichever is lower.
- (b) 第二按揭貸款年期最長可達25年或等同或不超過特約第一按揭銀行之第一按揭貸款年期, 以較短者為準。
The maximum tenor of the Second Mortgage Loan is up to 25 years or same as or not exceeding the first mortgage loan tenor of the designated first mortgagee banks, whichever is shorter.
- (c) 第二按揭貸款的利率在首3年內以香港上海匯豐銀行有限公司不時報價之港元最優惠利率("P")減2.75%計算, 其後按P計算。惟第二按揭貸款的利率在首3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審批結果而定。
The interest rate of the Second Mortgage Loan for the first 3 years shall be calculated at 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 3 years, interest rate of the Second Mortgage Loan shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval by the Finance Company.
- (d) 買方及其擔保人須按財務機構要求提供足夠文件證明其還款能力。
The Purchaser and his/her guarantor shall provide sufficient documents to prove his/her/its 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 obtain a prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (f) 第二按揭貸款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單獨繳付。
The Second Mortgage Loan and other related loan documents must be processed through the solicitors' 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) solely.
- (g) 第一按揭貸款及第二按揭貸款需獨立審批, 借款人及/或擔保人須於預計貸款支取日的四十五天前, 帶同已簽署的臨時合約正本、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。借款人及/或擔保人必須提供身份證明及所須文件之副本, 所有提交的文件, 一律不予發還。所有借款人及/或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) and/or guarantor(s) has/have to come to the office of the Finance Company in person and bring along the original of the PASP signed, 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/or 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/or guarantor(s) must sign the relevant legal documents personally at the office of solicitors' firm 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 the Finance Company 0.5% of the loan amount or HK\$5,000, whichever is higher, being the non-refundable application fee for the Second Mortgage Loan.
- (i) 買方於決定申請第二按揭貸款前, 敬請先向財務機構查詢有關詳情, 以上所有主要條款、優惠(如有)及第二按揭貸款批出與否, 財務機構有最終決定權。不論第二按揭貸款獲批與否, 買方仍須完成購買該住宅物業及繳付該物業的樓價全數, 就第二按揭貸款之批核, 賣方並無給予, 或視之為已給予, 任何聲明或保證。
The Purchaser is advised to enquire with the Finance Company on details before deciding to apply for the Second Mortgage Loan. All the above key terms, offers (if any) and the approval or disapproval of the Second Mortgage Loan is subject to the final decision of the Finance Company. 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 Second Mortgage Loan is granted 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 Second Mortgage Loan.
- (j) 第二按揭貸款受財務機構不時所訂之其他條款及條件約束。
The Second Mortgage Loan is subject to other terms and conditions as from time to time stipulated by the Finance Company.
- (k) 有關第一按揭貸款及第二按揭貸款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, 與賣方無關。賣方在任何情況下均無需為此負責。
The terms and conditions and the approval of applications for the first mortgage loan and the Second Mortgage Loan are subject to the final decision of the first mortgagee bank and the Finance Company and are not related to the Vendor. The Vendor shall not be responsible therefor in any manner under any circumstances.

(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樓價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 purchase price of the Property :-

(i) 買方或(如買方為公司) 買方的任何董事在臨時買賣合約之日為:-

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

(1) 新世界集團或恒基兆業地產集團的僱員；或

an employee of New World Group or Henderson Land Group ; or

(2) 新世界集團或恒基兆業地產集團僱員的親屬、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 or Henderson Land 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) 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或恒基兆業地產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。

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 Henderson Land 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。

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.

(3) 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，買方可於簽署該物業轉讓契日後起計的3年內（「時限」），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 after the date of the execution of the Assignment of the Property (the "Time Limit"), rectify any defects to 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.

(4) 富通保險保費折扣券優惠

FTLife Premium Discount Coupon Offer

以上價單所列每個指明住宅物業之買方另可獲贈價值港幣\$2,000 (或美元\$250)的富通保險保費折扣券乙張*。

有關領取富通保險保費折扣券方法，買方須於簽署其臨時買賣合約後即時領取富通保險保費折扣券（下稱：指定時間）。如買方沒有在指定時間內領取其折扣券，該權利將會自動失效。

* 富通保險保費折扣券之使用乃受限於由富通保險所定相關的條款與條件。詳情請參閱富通保險保費折扣券之條款及細則。

A HK\$2,000 (or US\$250) FTLife Premium Discount Coupon* would additionally be offered to the Purchaser(s) of each of the specified residential properties as shown in the above Price List.

For the collection of FTLife Premium Discount Coupon, Purchaser(s) shall collect the FTLife Premium Discount Coupon right after the Purchaser's signing of the preliminary agreement for sale and purchase ("Designated Period"). If Purchaser(s) do not collect their discount coupon within the Designated Period, such right shall automatically lapse.

* Usage of FTLife Premium Discount Coupon is subject to terms and conditions as determined by FTLife. For details, please refer to the terms and conditions of the FTLife Premium Discount Coupon.

「富通保險」指「富通保險有限公司」

FTLife means FTLife Insurance Company Limited

如有任何爭議，賣方的決定為最終及對買方具有約束力。

In case of any dispute, the Vendor's decision shall be final and binding on the Purchaser(s).

(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 Development

請參閱4(i)備註a。

Please refer to Note a. 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 Development

請參閱4(i)備註b。

Please refer to Note b. 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:

賣方委任的代理：

Agent appointed by the Vendor:

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.timberhouse.com.hk

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