價單　Price List

第一部份：基本資料　Part 1: Basic Information

發展項目名稱 Name of the Development	澈蘊 PAVILIA ROSA	期數（如有） Phase No.(If any)	-
發展項目位置 Location of the Development	玫瑰街28號（此臨時門牌號數有待發展項目建成時確認。） 28 Rose Street (This provisional street number is subject to confirmation when the Development is completed.)		
發展項目中的住宅物業的總數 The total number of residential properties in the development		109	

印製日期 Date of Printing	價單編號 Number of Price List
5-Jun-2026	1

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
19-Jun-26	1A	-
9-Jul-26	1B	-
5-Oct-26	1C	-
23-Nov-26	1D	-
24-Nov-26	1E	-

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.)								
大廈名稱 Block Name	樓層 Floor	單位 Flat				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
澈蘊 PAVILIA ROSA	G	G3	43.349 (467) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0);	19,614,000	452,467 (42,000)	-	-	-	-	27.021 (291)	-	-	-	-	-
澈蘊 PAVILIA ROSA	1	G3	54.477 (586) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	20,509,000	376,471 (34,998)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	2	E1	52.161 (561) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	19,915,000	381,799 (35,499)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	2	E2	40.456 (435) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,656,000	386,988 (35,991)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	2	E3	43.546 (469) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,176,000	371,469 (34,490)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	2	E5	27.693 (298) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0);	11,042,000	398,729 (37,054)	-	-	-	4.322 (47)	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	2	E6	36.849 (397) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0);	16,333,000	443,241 (41,141)	-	-	-	11.388 (123)	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	2	E7	44.309 (477) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0);	19,636,000	443,161 (41,166)	-	-	-	21.043 (227)	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	2	G3	46.675 (502) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	18,009,000	385,838 (35,875)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	3	E1	52.161 (561) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	20,413,000	391,346 (36,387)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	3	E2	40.456 (435) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,929,000	393,736 (36,618)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	3	E3	43.546 (469) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,580,000	380,747 (35,352)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	3	E5	31.194 (336) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	11,917,000	382,029 (35,467)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	3	E6	40.350 (434) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	15,942,000	395,093 (36,733)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	3	E7	47.809 (515) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	19,273,000	403,125 (37,423)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	3	G3	54.303 (585) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	21,353,000	393,220 (36,501)	-	-	-	-	-	-	-	-	-	-

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 Flat				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
澈蘊 PAVILIA ROSA	5	E1	52.161 (561) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	20,822,000	399,187 (37,116)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	5	E2	40.456 (435) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,247,000	401,597 (37,349)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	5	E3	43.546 (469) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,911,000	388,348 (36,058)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	5	E5	31.194 (336) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,215,000	391,582 (36,354)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	5	E6	40.350 (434) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,340,000	404,957 (37,650)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	5	E7	47.809 (515) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	19,754,000	413,186 (38,357)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	5	G3	46.675 (502) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	18,690,000	400,428 (37,231)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	6	E1	52.161 (561) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	21,238,000	407,162 (37,857)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	6	E2	40.456 (435) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	17,363,000	429,182 (39,915)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	6	E3	43.546 (469) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	17,249,000	396,110 (36,778)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	6	E5	31.194 (336) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,459,000	399,404 (37,080)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	6	E6	40.350 (434) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,668,000	413,086 (38,406)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	6	E7	47.809 (515) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	20,150,000	421,469 (39,126)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	6	G3	54.303 (585) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	22,162,000	408,117 (37,884)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	7	E1	52.161 (561) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	21,663,000	415,310 (38,615)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	7	E2	40.456 (435) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	16,903,000	417,812 (38,857)	-	-	-	-	-	-	-	-	-	-

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 Flat				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
澈蘊 PAVILIA ROSA	7	E3	43.546 (469) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	17,595,000	404,055 (37,516)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	7	E5	31.194 (336) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,708,000	407,386 (37,821)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	7	E6	40.350 (434) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	17,000,000	421,314 (39,171)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	7	E7	47.809 (515) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	20,553,000	429,898 (39,909)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	7	G3	46.675 (502) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	19,398,000	415,597 (38,641)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	8	E1	52.041 (560) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	22,057,000	423,839 (39,388)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	8	E2	40.456 (435) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	17,242,000	426,191 (39,637)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	8	E3	43.546 (469) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	17,946,000	412,116 (38,264)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	8	E5	31.194 (336) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	12,963,000	415,561 (38,580)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	8	E6	40.350 (434) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	17,341,000	429,765 (39,956)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	8	E7	47.809 (515) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	20,964,000	438,495 (40,707)	-	-	-	-	-	-	-	-	-	-
澈蘊 PAVILIA ROSA	8	G3	54.218 (584) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16);	22,961,000	423,494 (39,317)	-	-	-	-	-	-	-	-	-	-

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。因應相關支付條款及 / 或適用折扣(如有)按售價計算得出之價目，皆以向下進位方式換算至千位數作為樓價。
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 (if any) 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向新世界地產代理有限公司(「賣方代理」)繳付相等於樓價5%之金額作為臨時訂金。其中港幣$100,000
之部分臨時訂金須以相關指明住宅物業適用的銷售安排列明之繳付方法以銀行本票或支票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「胡關李羅律師行」或「Woo Kwan Lee & Lo 」。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the preliminary deposit equivalent to 5% of the purchase price to New World Real Estate Agency Limited ("the Vendor's Agent") . HK$100,000 being part of the preliminary deposit must be paid by cashier's order(s) or cheque(s) pursuant to the payment methods listed in the sales arrangement in respect of the relevant specified residential property(ies) and the balance of the preliminary deposit may be paid by cashier's order(s) or cheque(s). The cashier's order(s) and cheque(s) should be made payable to "Woo Kwan Lee & Lo " or「胡關李羅律師行」.

(A1) 建築期備用一按貸款付款計劃 Stage Standby First Mortgage Loan Payment Plan (照售價減0%) (0% discount on 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」)。
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid by the Purchaser 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 120 天內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天內再付樓價 5%作為加付訂金，以較早者為準。
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser 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 360 天內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天內再付樓價 5%作為加付訂金，以較早者為準。
5% of the Purchase Price being further deposit shall be paid by the Purchaser within 360 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser 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的14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 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

備註：Note:

a. 有關臨時買賣合約(「臨時合約」)及/或正式買賣合約(「正式合約」)及/或其後之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及所有附加印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等）、業權契據及文件之認證副本之費用、所有登記費用、有關住宅物業的正式買賣合約及轉讓契之所有圖則費及製作、登記及完成發展項目公契及管理協議（「公契」）之費用及附於公契之圖則之費用的適當分攤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支付。

All stamp duty (including, without limitation, the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117, Laws of Hong Kong) and any penalty, interest and surcharge, etc. for late payment of any stamp duty) 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, all plan fees for plans to be annexed to the ASP and the Assignment of the residential property and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") of the Development and the plans attached to the 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) 如買方聘用賣方律師代表他行事以處理正式買賣合約及轉讓契，及住宅物業第一按揭（如有）亦由賣方律師處理：
If the Purchaser shall instruct the Vendor's solicitors to act for him in the ASP and the Assignment, and the first mortgage (if any) of the residential property is handled by the Vendor's solicitors:
買方原須支付有關正式買賣合約及轉讓契之律師費用（不包括所有代墊付費用，代墊付費用須由買方支付）將獲豁免。
the legal costs (excluding all disbursements which shall be paid by the Purchaser) in respect of the ASP and the Assignment to be borne by the Purchaser shall be waived.

(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正式買賣合約及轉讓契之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 ASP and the Assignment.

(iii) 買方須承擔住宅物業的按揭（如有）之所有法律及其他費用及代墊付費用。
The Purchaser shall bear all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property.

(iv) 如買方希望更改付款計劃，可於不早於簽署正式買賣合約後30日但不遲於付清樓價餘額之日前30日或(如適用)正式買賣合約內訂明的該發展項目中的預計關鍵日期前30日(以較早者為準)向賣方提出申請，並須承擔有關律師費用及代墊付費用(如有)。買方必須得賣方事先批准以更改付款計劃。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。如賣方批准買方作出之更改付款辦法要求，買家享有的折扣及/或優惠(如有)將依照該經賣方批准之新付款辦法計算。惟賣方保留絕對權利，拒絕批准買方的要求更改付款辦法。賣方就此方面所作的決定為最終決定，對買方具有約束力。
If the Purchaser wishes to change the payment plan, the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the ASP but not later than 30 days before the date of settlement of the balance of Purchase Price or (if applicable) not later than 30 days before the estimated material date for the Development as specified in the ASP (whichever is the earlier) and shall bear all related solicitor's cost and disbursements (if any). Such Purchaser must obtain the prior approval of the Vendor for change of the payment plan. The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor. If the Vendor approves the Purchaser's request to change the payment plans, the discount(s) / benefit(s) offered to the Purchaser (if any) will be calculated based on the said new payment plan as approved by the Vendor. The Vendor reserves the absolute right to reject the Purchaser's request to change the payment plans. The Vendor's decision in this regard shall be final and binding on the Purchaser.

(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 paragraph (4)(i) above, the Purchaser shall be offered discounts as listed below:

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

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。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) 在簽署臨時買賣合約當日須為「New World CLUB」會員，方可享此折扣優惠。但為免生疑問，不論個人買家或公司買家的董事中的會員人數，「New World CLUB」會員優惠只適用於一個指明住宅物業的售價一次。
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 incorporated in Hong Kong) 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. For the avoidance of doubt, the Privilege for "New World CLUB" member shall apply to the Price of a specified residential property only once, irrespective of the number of member(s) comprising the individual Purchaser or the director(s) of the corporate Purchaser.

2 **「The Pavilia Collection」 置業優惠**
"The Pavilia Collection" Home Purchase Benefit

買方可獲額外1%售價折扣作為「The Pavilia Collection」 置業優惠。
An extra 1% discount on the Price would be offered to the Purchaser as the "The Pavilia Collection" Home Purchase Benefit.

3 **頂尖學區房貴族區優惠**
Top-tier Noble School District Benefit

買方可獲額外1%售價折扣作為頂尖學區房貴族區優惠。
An extra 1% discount on the Price would be offered to the Purchaser as the Top-tier Noble School District Benefit.

4 **尊貴業主提名優惠**
Honorable Owner Nomination Privilege

在簽署臨時買賣合約時符合以下所有條件之買方可獲額外 3.5% 售價折扣作為尊貴業主提名優惠 (「提名優惠」)：
An extra 3.5% discount on the Price would be offered to the Purchaser as the Honorable Owner Nomination Privilege (“Nomination Privilege”) who satisfies all the following conditions upon signing of the preliminary agreement for sale and purchase:

(a) 買方(「被提名人」)根據發展項目相關招標文件條款獲已根據該招標文件購買發展項目住宅物業的另一位買方(「合資格提名人」)提名購買發展項目相關住宅物業。
The Purchaser (“Nominee”) has been nominated by another purchaser ("Eligible Nominator"), who has purchased residential property(ies) of the Development pursuant to the relevant tender document of the Development, to purchase the relevant residential property(ies) of the Development as per the terms under the said tender document of the Development.

(b) 為免生疑問，被提名人可享受之提名優惠之被提名次數不限，惟(i)每個提名優惠只適用於被提名人(不論單獨或聯名與其他人)購買的一個住宅物業及(ii)就每個被提名人所購買的住宅物業，不論被提名次數只可享用提名優惠一次。受可供選購的住宅物業的供應情況規限，賣方並不保證被提名人能夠選購到發展項目相關價單第二部份中所列之任何指明住宅物業，以及在任何情況下賣方均毋需對此負責。
For the avoidance of doubt, there is no limitation on the number of nomination for the Nomination Privilege to be enjoyed by the Nominee, provided that (i) each Nomination Privilege shall only be applied for the purchase of **ONE (1)** residential property by the Nominee (whether in his/her/its sole name or jointly with other) and (ii) for each residential property purchased by the Nominee (whether in his/her/its sole name or jointly with other), the Nomination Privilege shall apply once only irrespective of the number of nomination. Subject to availability of the residential property(ies) offered for selection, the Vendor shall not warrant that the Nominee will be able to select and purchase any specified residential property set out in Part 2 of the relevant price list(s) of the Development, and the Vendor shall not be responsible therefor in any event.

(c) 買方(作為被提名人)須在選購發展項目住宅物業之前與合資格提名人一同填妥由賣方指定的提名優惠申請表格，並於選購住宅物業時提交予賣方。
The Purchaser (as Nominee) shall, before selecting and purchasing residential property(ies) of the Development, complete a application form for the Nomination Privilege (in the form specified by the Vendor) together with the Eligible Nominator and submit the nomination form to the Vendor when selecting and purchasing residential property(ies).

(d) 提名優惠將會於合資格提名人的物業的投標書獲賣方接納的日期（即接納書的日期）後30天或被提名人的物業的相關價單的最新的銷售安排發出後30天失效，以較遲者為准。
The Nomination Privilege shall lapse 30 days after the date on which the Vendor accepts the tender for the Eligible Nominator's Property (i.e. the date of the acceptance letter) or 30 days after the date of issuance of the relevant latest Sales Arrangements for the Price List of the Nominee's Property, whichever is later.

(e) 如合資格提名人最終沒有完成其所購買之住宅物業之買賣，賣方有權向被提名人撤銷並追討已提供之提名優惠。
If the Eligible Nominator does not eventually complete the sale and purchase of the residential property purchased by him/her/it/them, the Vendor shall have the right to revoke and recover the Nomination Privilege provided to the Nominee(s).

(f) 此折扣優惠不能與新世界集團員工及員工親友優惠同時使用。
This discount offer cannot be used with Discount for NWG Staff and Relatives and Friends of NWG Staff at the same time.

如有爭議，賣方有權就提名優惠引起的所有事宜作最後決定，該決定對買方(作為被提名人)及合資格提名人均有約束力。提名優惠受其他條款及細則所約束。
In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from the Nomination Privilege and such decision shall be binding on the Purchaser (as Nominee) and the Eligible Nominator. The Nomination Privilege shall be subject to other terms and conditions.

5 新世界集團員工及員工親友優惠

Discount for NWG Staff and Relatives and Friends of NWG Staff

在簽署臨時買賣合約當日，買方如符合以下各項條件，可獲額外3.5%售價折扣作為新世界集團員工及員工親友優惠:
Subject to satisfaction of the following conditions on the date of signing the preliminary agreement for sale and purchase, an extra 3.5% discount on the Price would be offered to the Purchaser as the Discount for NWG Staff and Relatives and Friends of NWG Staff:

(a) 買方（個人買家）或買方董事（公司買家）屬於以下其中一個類別:
The Purchaser (for individual purchaser) or the director(s) of the Purchaser (for corporate purchaser) belongs to any one of the following categories:

(i) 買方（個人買家）或買方董事（公司買家）為合資格員工（「合資格員工」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或其任何直接或間接附屬公司（不論是否全資擁有）或附屬業務單位（不論位於中國香港或中國內地）的全職長工員工）；或
The Purchaser (for individual purchaser) or the director(s) of the Purchaser (for corporate purchaser) is an Eligible Staff ("Eligible Staff" means staff member under full-time permanent employment (whether in Hong Kong or Chinese Mainland) who is directly employed by any company within New World Group ("NWG") including New World Development Company Limited or any of its direct or indirect subsidiaries (whether wholly-owned or not) or subsidiary business units); or

(ii) 買方（個人買家）或買方董事（公司買家）為合資格員工之親友（「親友」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、姊夫、妹夫、大舅、小舅、兄嫂、弟媳、大姨、小姨、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、堂兄弟、堂姊妹、表兄弟、表姊妹、侄、甥、侄女、甥女或朋友）。
The Purchaser (for individual purchaser) or the director(s) of the Purchaser (for corporate purchaser) is a relative(s) of an Eligible Staff ("relative(s)" of a person means a spouse, parent, child, parent-in-law, child-in-law, brother-in-law, sister in-law, grandparent, grandchild, sibling, parent's sibling, cousin, nephew, niece or friends).

(b) 買方須就相關關係提供令賣方滿意的關係證明。賣方對於是否存在相關關係及/或買方是否符合本折扣優惠資格有最終決定權。如有任何爭議，賣方的決定為最終及具約束力。
The Purchaser must provide adequate evidence for proof of the relevant relationship(s) to the Vendor's satisfaction. The Vendor's determination as to whether there is such relevant relationship(s) and/or whether the Purchaser is eligible for this discount shall be final. In case of disputes, the decision of the Vendor shall be final and binding.

(c) 此折扣優惠不能與尊貴業主提名優惠同時使用。
This discount offer cannot be used with Discount for NWG Staff and Relatives and Friends of NWG Staff at the same time.

(iii) 可就購買該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 提前成交現金回贈
Early Completion Rebate
[只適用於選擇第(4)(i)段中之支付條款 A1 付款計劃的買方]
[Only applicable to purchaser(s) who chooses Terms of Payment Plan A1 in paragraph (4)(i)]

(a) 受限於相關交易文件條款及細則，如買方提前於臨時買賣合約(「臨時合約」)及其後的正式買賣合約(「正式合約」)訂明的成交日期完成該物業的買賣及於付款限期日之前付清樓價，可獲賣方根據以下列表計算的「提前成交現金回贈」(「現金回贈」)。
Subject to the terms and conditions of the relevant transactions documents, where the Purchaser completes the sale and purchase of the Property and fully pays and settles the Purchase Price earlier than the completion date and the due date(s) of payment as specified in the Preliminary Agreement for Sale and Purchase ("PASP") and the subsequent formal Agreement for Sale and Purchase ("ASP"), the Purchaser 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 ("Cash Rebate").

「提前成交現金回贈」列表
Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 **Date of completion**	**「提前成交現金回贈」金額** **Early Completion Cash Rebate Amount**
臨時合約日期後120日內 Within 120 days after the date of the PASP	樓價6% 6% of the Purchase Price
臨時合約日期後360日內 Within 360 days after the date of the PASP	樓價3% 3% of the Purchase Price

(b) 買方須於擬定提前完成該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，賣方會將「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 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.

(c) 現金回贈為買方個人專有，買方無權轉讓或轉移現金回贈予任何第三方。無論賣方是否支付現金回贈予買方，買方仍必須履行和遵守臨時合約及正式合約內一切的條款與條件，並依其條款及條件完成該物業之買賣。
The Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate to a third party. Whether or not the Vendor pays the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all the terms and conditions of the PASP and the ASP and to complete the purchase of the Property in accordance with the terms and condition contained therein.

(d) 一旦買方未能遵守、履行或遵從臨時合約及正式合約內任何條款或條件，現金回贈即告自動失效而賣方有權即時撤銷現金回贈，且不影響賣方在臨時合約、正式合約或法律上之其他權利與申索。
In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained herein, the PASP and the ASP, the offer of Cash Rebate shall cease to have effect and lapse automatically and the Vendor shall be entitled to withdraw the payment of the Cash Rebate forthwith without prejudice to the Vendor's other rights and claims under the PASP and the ASP or at law.

(e) 與任何條款及條件有關的任何爭議，概由賣方享有最終決定權。
In case of any dispute in relation to any terms and conditions, the Vendor shall have the right of final decision.

2 香港瑰麗酒店Asaya 水療優惠
Rosewood Hong Kong Asaya Spa Benefit

(a) Asaya水療優惠(「水療優惠」) 由賣方安排並由香港瑰麗酒店 (「瑰麗酒店」) 向買方提供。會籍優惠啓動期限將會於2026年12月31日終止。受限於相關條款及細則，買方將按下述獲提供會籍優惠：-
Asaya Spa Benefit ("Asaya Spa Benefit") is arranged by the Vendor and provided by Rosewood Hong Kong ("Rosewood") to a Purchaser. Subject to the relevant terms and conditions, the Purchaser will be offered with the Asaya Spa Benefit in the following manners :-

Asaya水療優惠 (由買方作出兌換及啓動，並由瑰麗酒店核准的第一天開始計算) Asaya Spa Benefit (commencing on the first day of the activation by the Purchaser and approval from Rosewood)	**價值約 (港幣) Valued at approximately (HKD)**
6 個月 6 months	$60,000

(b) 買方須於簽署正式買賣合約之後的 7 個工作日內到臨售樓處領取一封領取信，內含買方可獲得的相應Asaya水療優惠之詳情及相關兌換步驟。詳情請直接聯絡瑰麗酒店 (熱線電話: (852) 3891 8588)。
The Purchaser shall, within seven (7) working days after the date of signing of the Agreement, attend the Sales Office to collect a redemption letter containing details of the corresponding Asaya Spa Benefit offered to the Purchaser and the relevant redemption procedure. For details of the Asaya Spa Benefit, please contact Rosewood directly (Hotline: (852) 3891 8588).

(c) 買方享有Asaya水療優惠的權利可能會不時發生變更，任何此類變更未必會另行通知買方。如有任何與買方的權利有關的爭議，賣方具有唯一及絕對的決定權。
The Purchasers' entitlement to the Asaya Spa Benefit may change from time to time and the Purchasers may not be separately notified of any such change. In the event of any dispute concerning the Purchaser's entitlement, the Vendor shall have the sole and absolute right of determination.

(d) 如買方最終沒有完成其所購買之住宅物業之買賣，賣方及瑰麗酒店有權撤銷已提供予買方之瑰麗酒店會籍優惠，並向買方追討因此而導致賣方及瑰麗酒店所招致的損失及賠償。
If the Purchaser does not eventually complete the sale and purchase of the residential property purchased by him/her/it, the Vendor and Rosewood shall have the right to revoke the Rosewood Membership Benefit provided to the Purchaser and recover all the losses and damages as may be incurred or suffered by them as a result thereof.

(e) 買方不得向賣方及/或任何代表其行事的人及/或瑰麗酒店就Asaya水療優惠作出任何損失、賠償或補償的申索。
The Purchaser cannot make any claim for losses, damages and compensation against the Vendor and/or any person(s) acting on its behalf and/or Rosewood with respect to the Asaya Spa Benefit.

(f) 相關優惠可以轉讓，但不可以進行買賣。賣方及瑰麗酒店有權撤銷已提供予買方之Asaya水療優惠如發現買方買賣相關優惠。
The relevant privileges may be transferred but shall not be sold. The Vendor and Rosewood reserve the right to revoke any Asaya Spa Benefit granted to the Purchaser if the relevant benefit is being sold .

(g) Asaya水療優惠須經瑰麗酒店作出批核並受其他由瑰麗酒店不時發出的相關條款及細則約束。
Asaya Spa Benefit is subject to approval by Rosewood and other relevant terms and conditions proclaimed by Rosewood from time to time.

3 尊貴Majordomo家居禮賓服務優惠
Prestigious Majordomo Home Concierge Service Benefit

(a) 尊貴 Majordomo 家居禮賓服務優惠（「Majordomo 優惠」）由賣方安排並由美豐企業有限公司（「Butler Asia」）向買方提供。受限於相關條款及細則，買方將按下述獲提供尊貴Majordomo家居禮賓服務優惠:-
Prestigious Majordomo Home Concierge Service Benefit ("Majordomo Benefit") is arranged by the Vendor and provided by Mayfair Enterprises Limited ("Butler Asia") to a Purchaser. Subject to the relevant terms and conditions, the Purchaser will be offered with the Majordomo Benefit in the following manners :-

Majordomo 優惠 (最遲由相關住宅物業之交樓日期起計3個月內開始) Majordomo Benefit (commencing no later than 3 months from the handover date of the relevant residential property))	**價值約 (港幣) Valued at approximately (HKD)**
1. 家居服務代幣： 有效期為 15 個月 2. 生活品味預訂禮賓服務： 有效期為 12 個月（須於 15 個月代幣有效期內使用） 1. Concierge Credits: Valid for 15 months 2. Lifestyle Booking Concierge: Valid for 12 months (within the 15-month credit validity period)	$42,000

(b) Majordomo 優惠包括：(i) 可於 Butler 服務清單上指定家居服務兌換之家居服務代幣，並設有 WhatsApp 禮賓服務安排；及 (ii) WhatsApp 生活品味預訂禮賓服務，涵蓋餐廳、美容及健康預訂。詳情載於收樓時提供之 Majordomo 優惠資料冊。買方將會於收樓時領取一張禮券，內含買方可獲得的相應Majordomo優惠之詳情及相關兌換步驟。詳情請直接聯絡Butler Asia: info@butlerasia.com。Majordomo 優惠之有效期由相關住宅物業之交樓日期起計算。如買方沒有於交樓日期起計 3 個月內啓動 Majordomo 優惠，相關有效期將被視為已於交樓日期開始計算。任何未使用的 Majordomo 優惠將於到期後作廢，並不能退款或兌換成現金。

The Majordomo Benefit comprises: (i) Concierge Credits redeemable on designated home services from Butler's service list, with a WhatsApp-based concierge for service arrangement; and (ii) a WhatsApp-based Lifestyle Booking Concierge for restaurant, beauty, and wellness bookings. Full details are set out in the Majordomo Benefit information pack provided at handover. The Purchaser shall receive a voucher during units handover containing details of the corresponding Majordomo Benefit offered to the Purchaser and the relevant redemption procedure. For details of the Majordomo Benefit, please contact Butler Asia directly: info@butlerasia.com. The Majordomo Benefit shall be valid from the handover date of the relevant residential property. If the Purchaser does not activate the Majordomo Benefit within 3 months from the handover date, the relevant validity periods shall be deemed to have commenced on the handover date. Any unused Majordomo Benefit shall be forfeited upon expiry and cannot be refunded or converted to cash.

(c) 買方享有 Majordomo 優惠的權利可能會不時發生變更。如有任何與買方獲取 Majordomo 優惠的權利有關的爭議，賣方具有唯一及絕對的決定權。然而，如有任何與 Majordomo 優惠的實際運作、代幣扣減或預訂履行有關的爭議，Butler Asia具有最終決定權。
The Purchaser's entitlement to the Majordomo Benefit may be subject to change from time to time. In the event of any dispute concerning the Purchaser's entitlement to receive the Majordomo Benefit, the Vendor shall have the sole and absolute right of determination. However, in the event of any dispute concerning the operational delivery, credit deduction, or booking fulfilment of the Majordomo Benefit, Butler Asia shall have the final right of determination.

(d) 如買方最終沒有完成其所購買之住宅物業之買賣，賣方及Butler Asia有權撤銷已提供予買方之Majordomo優惠，並向買方追討因此而導致賣方及Butler Asia所招致的損失及賠償。
If the Purchaser does not eventually complete the sale and purchase of the residential property purchased by him/her/it, the Vendor and Butler Asia shall have the right to revoke the Majordomo Benefit provided to the Purchaser and recover all the losses and damages as may be incurred or suffered by them as a result thereof.

(e) Majordomo 優惠與相關住宅物業掛鈎，不可以單獨轉讓或買賣。如相關住宅物業被轉售或轉讓，任何剩餘未使用的 Majordomo 優惠可轉讓予後續業主，惟須事先獲得 Butler 的核准及重新登記。賣方及 Butler Asia有權撤銷已提供予買方之 Majordomo 優惠如發現買方將相關優惠獨立於住宅物業轉讓或買賣。
The Majordomo Benefit is tied to the relevant residential property and shall not be transferred or sold separately. In the event the relevant residential property is resold or transferred, any remaining unused Majordomo Benefit may be transferred to the subsequent owner, subject to Butler's prior approval and re-registration. The Vendor and Butler reserve the right to revoke any Majordomo Benefit granted to the Purchaser if the relevant benefit is being transferred or sold independently of the residential property.

(f) 買方不得向賣方及/或任何代表其行事的人及/或Butler Asia就Majordomo優惠作出任何損失、賠償或補償的申索。
The Purchaser cannot make any claim for losses, damages and compensation against the Vendor and/or any person(s) acting on its behalf and/or Butler Asia with respect to the Majordomo Benefit.

(g) Majordomo優惠須經Butler Asia作出批核並受其他由Butler Asia不時發出的相關條款及細則約束。
The Majordomo Benefit is subject to approval by Butler Asia and other relevant terms and conditions proclaimed by Butler from time to time.

4 備用一按貸款計劃

Standby First Mortgage Loan Plan

[只適用於選擇第(4)(i)段中之支付條款 A1 付款計劃的買方]

[Only applicable to purchaser(s) who chooses Terms of Payment Plan A1 in paragraph (4)(i)]

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第一承按人」)申請第一按揭貸款(「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the "Referred First Mortgagee") for first mortgage loan (the "First Mortgage Loan"). The First Mortgage Loan and its application are subject to the following terms and conditions:

(a) 該發展項目中的住宅物業的第一按揭貸款最高金額為該住宅物業樓價的90%。
The maximum amount of First Mortgage Loan of the residential property in the Development shall be 90% of the Purchase Price of such residential property.

(b) 買方必須於相關買賣合約指明付清樓價餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。
The Purchaser shall make a written application by the prescribed form to the Referred First Mortgagee for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the relevant agreement for sale and purchase.

(c) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.

(d) 買方須以所購該發展項目中的住宅物業之第一樓花按揭(如適用)及第一法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Development purchased by the Purchaser.

(e) 第一按揭貸款年期最長為 30 年。
The maximum tenor of the First Mortgage Loan shall be 30 years.

(f) 第一按揭貸款年利率以最優惠利率(P)減 2%(P-2%)計算。P為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率5.25%。
最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，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。
The interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2%(P-2%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 5.25% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

(g) 買方須每月供款，而利息由提款日起計算。
Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.

(h) 第一按揭貸款及其相關擔保（如要）之法律文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及代墊付費用。
All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

(i) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.

(j) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

(k) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清樓價餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方提出任何申索。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Purchase Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

備註: Notes:

(1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有), 而有關還款能力之要求(包括但不限於供款與入息比率之上限) 將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the purchaser(s) in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

(2) 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優 惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand purchaser(s) as specified in the PASP only and shall not be transferable. The Vendor has absolute discretion in deciding whether a purchaser(s) is/are entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the purchaser(s).

(3) 由賣方指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融 管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。
The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing institution are for reference only. The actual loan amount, interest rate and terms to be offered to the purchaser(s) shall be subject to the independent approval of the designated financing institution, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing institution) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.

5 匠心家具優惠 (只適用於 6樓的 E2單位)

Artisanal Furniture Benefit (Only applicable to Flat E2 on 6/F)

購買任何列於下表之住宅物業的買方於成交時將免費獲得以下列表之指定裝飾、家具和物件(統稱“該家具”)。賣方或其代表不會就該家具作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否處於可運作狀態作出任何保證、保養或陳述。該家具將於相關住宅物業成交日以成交時之狀況連同該相關住宅物業交予買方。任何情況下，買方不得就該家具提出任何異議或質詢。如任何該家具的貨源短缺，賣方便會提供品質相若的家具。有關連同住宅物業交予買方之該家具之詳情以相關交易文件條件及條款作準。

The Purchaser of any of the residential property(ies) in the table below will be provided with the certain decoration, furniture and chattels as set out in the list(s) below free of charge (collectively, the "Furniture") upon completion of the sale and purchase. 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. 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 residential property in such condition as at completion together with such relevant residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. If any of the Furniture is out of stock, a Furniture of comparable quality will be provided. Details of the Furnitures to be handed over with the residential properties are subject to the terms and conditions of the relevant transaction document(s).

樓層 FLOOR	單位 FLAT
6	E2

發展項目6樓E2單位之該家具項目清單

List of the Furniture of Flat E2 on the 6th Floor of the Development

Description 描述	Quantity 數量	Description 描述	Quantity 數量	Description 描述	Quantity 數量
Living / Dining room 客/飯廳					
Sofa 沙發	1	TV Cabinet電視櫃	1	Lamp 燈	24
Side Table 側几	1	Dining Table 飯檯	1	Dining Chair 餐椅	4
Area Rug 地毯	1				
Master Bedroom 主人睡房					
Mattress 床墊	1	Area Rug 地毯	1	Lamp 燈	7
Bedroom 1 睡房 1					
Table 桌子	1	Mattress 床墊	1	Panel 面板	1
Lamp 燈	6	Chair 椅子	1		

6 瑰麗級家具組合 (只適用於 6樓的 E1單位及 8樓的 E2單位及2樓及6樓至8樓的 E3單位及2樓至3樓及5樓至8樓的E6單位及選擇「瑰麗級家具組合」之買方)

Refined Luxury Furniture Package (Only applicable to Flats E1 on 6/F and Flats E2 on 8/F and Flats E3 on 2/F, 6/F - 8/F and Flats E6 on 2/F - 3/F, 5/F - 8/F and Purchasers who select "Refined Luxury Furniture Package")

購買任何列於下表之住宅物業的買方於成交時將免費獲得以下列表之指定裝飾、家具和物件(統稱"該家具")。賣方或其代表不會就該家具作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否處於可運作狀態作出任何保證、保養或陳述。該家具將於相關住宅物業成交日以成交時之狀況連同該相關住宅物業交予買方。任何情況下，買方不得就該家具提出任何異議或質詢。如任何該家具的貨源短缺，賣方便會提供品質相若的家具。有關連同住宅物業交予買方之該家具之詳情以相關交易文件條件及條款作準。

The Purchaser of any of the residential property(ies) in the table below will be provided with the certain decoration, furniture and chattels as set out in the list(s) below free of charge (collectively, the "Furniture") upon completion of the sale and purchase. 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. 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 residential property in such condition as at completion together with such relevant residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. If any of the Furniture is out of stock, a Furniture of comparable quality will be provided. Details of the Furnitures to be handed over with the residential properties are subject to the terms and conditions of the relevant transaction document(s).

樓層 FLOOR	單位 FLAT
6	E1
2, 6-8	E3

發展項目6樓E1單位及2樓及6樓至8樓E3單位之該家具項目清

List of the Furniture of Flat E1 on the 6th Floor and Flat E3 on the 2nd and 6th to 8th Floor of the Development

Description 描述	Quantity 數量	Description 描述	Quantity 數量	Description 描述	Quantity 數量
Living / Dining room 客/飯廳					
Sofa 沙發	1	TV Cabinet電視櫃	1	Dining Chair 餐椅	4
Dining Table 飯檯	1	Sheer Curtain with rail 窗紗連路軌	1		
Master Bedroom 主人睡房					
Bed Base 床底座	1	Mattress 床墊	1	Wardrobe 衣櫃	1
Sheer Curtain with rail 窗紗連路軌	1				
Bedroom 1 睡房 1					
Coat Rack 衣帽架	1	Study Table 書桌	1	Chair 椅子	1
Sheer Curtain with rail 窗紗連路軌	1				

樓層 FLOOR	單位 FLAT
8	E2
2-3, 5-8	E6

發展項目8樓E2單位及2樓至3樓及5樓至8樓E6單位之該家具項目清單

List of the Furniture of Flat E2 on 8th Floor and Flat E6 on the 2nd to 3rd and 5th to 8th Floor of the Development

Description 描述	Quantity 數量	Description 描述	Quantity 數量	Description 描述	Quantity 數量
Living / Dining room 客/飯廳					
Sofa 沙發	1	TV Cabinet電視櫃	1	Dining Chair 餐椅	4
Dining Table 飯檯	1	Sheer Curtain with rail 窗紗連路軌	1		
Master Bedroom 主人睡房					
Bed Base 床底座	1	Mattress 床墊	1	Wardrobe with bedside cabinet 衣櫃連床邊櫃	1
Sheer Curtain with rail 窗紗連路軌	1				
Bedroom 1 睡房 1					
Coat Rack 衣帽架	1	Study Table 書桌	1	Chair 椅子	1
Sheer Curtain with rail 窗紗連路軌	1				

7 **匠心設計現金回贈優惠（只適用於8樓的 E2單位及2樓及6樓至8樓的 E3單位及2樓至3樓及5樓至8樓的E6單位，及選擇「匠心設計現金回贈優惠」之買方)**
Artisanal Design Cash Rebate Benefit (Only applicable to Flat E2 on 8/F and Flats E3 on 2/F, 6/F - 8/F and Flats E6 on 2/F - 3/F, 5/F - 8/F and Purchasers who select "Artisanal Design Cash Rebate Benefit")

買方可獲由賣方支付的港幣300,000 元現金回贈（「匠心設計現金回贈」）。賣方會將匠心設計現金回贈直接用於支付部份買方依臨時買賣合約及正式買賣合約應支付之樓價餘額。
The Purchaser shall be entitled to a cash rebate of HK$300,000 ("Artisanal Design Cash Rebate") payable by the Vendor. The Vendor will apply the Artisanal Design Cash Rebate for part payment of the balance of purchase price payable by the Purchaser pursuant to the Preliminary Agreement for Sale and Purchase and the Agreement for Sale and Purchase of the Property.

(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

請參閱上述(4)(i)段備註a 。
Please refer to Note a. of paragraph (4)(i) above.

(v) 買方須爲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

請參閱上述 (4)(i)段備註a 。
Please refer to Note a. of paragraph (4)(i) above.

(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爲：http://www.paviliarosa.com.hk/
The address of the website designated by the Vendor for the Development is: http://www.paviliarosa.com.hk/