

## 價單 Price List

第一部份：基本資料 Part 1: Basic Information

期數名稱 Name of the Phase	柏傲莊 II THE PAVILIA FARM II	期數 (如有) Phase No.(If any)	柏傲莊第2期 Phase 2 of THE PAVILIA FARM
期數位置 Location of the Phase	車公廟路18號 (臨時) No. 18 Che Kung Miu Road (provisional)		
期數中的住宅物業的總數 The total number of residential properties in the Phase			1,415

印製日期 Date of Printing	價單編號 Number of Price List
22-Jun-21	5

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
-	-	-

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.)								
座號 Tower Number	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace
第5座(5A) Tower 5 (5A)	7	A	59.585 (641) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	20,192,000	338,877 (31,501)	-	-	-	26.956 (290)	-	-	-	-	
第5座(5A) Tower 5 (5A)	62	B	58.857 (634) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	20,993,000	356,678 (33,112)	-	-	-	-	-	33.566 (361)	-	-	
第5座(5A) Tower 5 (5A)	7	D	49.268 (530) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	16,232,000	329,463 (30,626)	-	-	-	11.307 (122)	-	-	-	-	
第5座(5A) Tower 5 (5A)	62	D	52.620 (566) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	18,770,000	356,708 (33,163)	-	-	-	-	-	31.533 (339)	-	-	
第5座(5B) Tower 5 (5B)	7	A	58.557 (630) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	19,058,000	325,461 (30,251)	-	-	-	8.171 (88)	-	-	-	-	
第5座(5B) Tower 5 (5B)	7	B	59.347 (639) 露台 Balcony: - (-); 工作平台 Utility Platform: 1.500 (16)	19,730,000	332,452 (30,876)	-	-	-	18.123 (195)	-	-	-	-	
第5座(5B) Tower 5 (5B)	7	C	49.990 (538) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	17,082,000	341,708 (31,751)	-	-	-	30.444 (328)	-	-	-	-	
第6座(6A) Tower 6 (6A)	7	A	60.121 (647) 露台 Balcony: - (-); 工作平台 Utility Platform: 1.500 (16)	20,948,000	348,431 (32,377)	-	-	-	40.494 (436)	-	-	-	-	
第6座(6A) Tower 6 (6A)	61	A	62.121 (669) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	21,550,000	346,904 (32,212)	-	-	-	-	-	-	-	-	
第6座(6B) Tower 6 (6B)	7	A	61.435 (661) 露台 Balcony: - (-); 工作平台 Utility Platform: 1.500 (16)	20,657,000	336,242 (31,251)	-	-	-	22.590 (243)	-	-	-	-	
第6座(6B) Tower 6 (6B)	62	A	63.435 (683) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	23,926,000	377,173 (35,031)	-	-	-	-	-	47.819 (515)	-	-	
第6座(6B) Tower 6 (6B)	62	C	80.181 (863) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	29,635,000	369,601 (34,340)	-	-	-	-	-	44.263 (476)	-	-	
第7座(7A) Tower 7 (7A)	7	A	59.706 (643) 露台 Balcony: - (-); 工作平台 Utility Platform: 1.500 (16)	20,497,000	343,299 (31,877)	-	-	-	33.496 (361)	-	-	-	-	
第7座(7A) Tower 7 (7A)	61	A	61.706 (664) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	21,418,000	347,098 (32,256)	-	-	-	-	-	-	-	-	
第7座(7A) Tower 7 (7A)	7	B	60.641 (653) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	20,815,000	343,250 (31,876)	-	-	-	33.339 (359)	-	-	-	-	
第7座(7A) Tower 7 (7A)	62	C	42.196 (454) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	15,272,000	361,930 (33,639)	-	-	-	-	-	25.035 (269)	-	-	

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.)									
						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7座(7B) Tower 7 (7B)	7	A	58.794 (633) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	18,991,000	323,009 (30,002)	-	-	-	6.324 (68)	-	-	-	-	-	-
第7座(7B) Tower 7 (7B)	62	A	62.294 (671) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	23,184,000	372,171 (34,551)	-	-	-	-	-	-	47.527 (512)	-	-	-
第7座(7B) Tower 7 (7B)	7	D	66.434 (715) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	21,988,000	330,975 (30,752)	-	-	-	20.818 (224)	-	-	-	-	-	-

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

(1) 準買家應參閱期數的售樓說明書，以了解期數的資料。  
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

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

#### 第52(1)條 / Section 52(1)

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

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

#### 第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

#### 第53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase - (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

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

(4) 註：在第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目，皆以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) 如買方在簽署臨時買賣合約前已向新世界地產代理有限公司(「賣方代理」)以信用卡方式支付「登記按金」，賣方代理會將該登記按金轉交賣方代表律師，以用作支付部份臨時訂金。買方須另備支票以補足臨時訂金之餘額，抬頭請寫「的近律師行」或「DEACONS」。

(b) 在其他情況下，買方須提供一張港幣100,000元銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」或「DEACONS」。買方須另備支票以補足臨時訂金之餘額，抬頭請寫「的近律師行」或「DEACONS」。

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

(a) If the Purchaser has provided a "registration deposit" by way of credit card to New World Real Estate Agency Limited ("the Vendor's Agent") prior to the signing of the Preliminary Agreement for Sale and Purchase, the Vendor's Agent shall transfer the registration deposit to the Vendor's solicitors for part payment of the preliminary deposit. The Purchaser shall prepare a cheque payable to "DEACONS" or "the Vendor's Agent" to pay the balance of the preliminary deposit.

(b) For other cases, the Purchaser shall provide a cashier's order for the sum of HK\$100,000 payable to "DEACONS" or "the Vendor's Agent" for part payment of the preliminary deposit. The Purchaser shall prepare a cheque payable to "DEACONS" or "the Vendor's Agent" to pay the balance of the preliminary deposit.

(A1) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減3.5%) (3.5% 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」)。

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 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天內繳付樓價90%作為樓價餘款，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 validly to assign the residential property to the Purchaser, whichever is the earlier.

(A2) 420天現金優惠付款計劃 420-day Cash Payment Plan (照售價減2%) (2% 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」)。

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 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天內繳付樓價90%作為樓價餘款，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 validly to assign the residential property to the Purchaser, whichever is the earlier.

(A3) 建築期付款 Stage Payment Plan (照售價) (The Price)

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

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

(2) 買方須於簽署臨時合約後 30 天內再付樓價 5%作為加付訂金。

5% of the purchase price being 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 validly to assign the residential property to the Purchaser.

- (B1) 柏傲莊420天現金優惠付款計劃 The Pavilia Farm 420-day Cash Payment Plan (照售價減2%) (2% discount on the Price)  
(只適用於選購第5座(5A)之A及B單位、第5座(5B)之A及B單位、第6座(6A)之A及B單位、第6座(6B)之A單位、第6座(6B)之41樓至62樓C單位、第7座(7A)之A及B單位、及第7座(7B)之A、B及D單位之買方)  
(Only applicable to the Purchasers who purchase Flats A and B in Tower 5 (5A), Flats A and B in Tower 5 (5B), Flats A and B in Tower 6 (6A), Flats A in Tower 6 (6B), Flats C 41/F-62/F in Tower 6 (6B), Flats A and B in Tower 7 (7A) and Flats A, B and D in Tower 7 (7B))
- (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 180 天內再付樓價 5%作為加付訂金。  
5% of the purchase price being further deposit shall be paid by the Purchaser within 180 days after signing of the PASP by the Purchaser.
  - (3) 買方須於簽署臨時合約後 420 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天內繳付樓價 90%作為樓價餘款。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 validly to assign the residential property to the Purchaser, whichever is the earlier.
- (B2) 柏傲莊建築期付款 The Pavilia Farm Stage Payment Plan (照售價) (The Price)  
(只適用於選購第5座(5A)之A及B單位、第5座(5B)之A及B單位、第6座(6A)之A及B單位、第6座(6B)之A單位、第6座(6B)之41樓至62樓C單位、第7座(7A)之A及B單位、及第7座(7B)之A、B及D單位之買方)  
(Only applicable to the Purchasers who purchase Flats A and B in Tower 5 (5A), Flats A and B in Tower 5 (5B), Flats A and B in Tower 6 (6A), Flats A in Tower 6 (6B), Flats C 41/F-62/F in Tower 6 (6B), Flats A and B in Tower 7 (7A) and Flats A, B and D in Tower 7 (7B))
- (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 180 天內再付樓價 5%作為加付訂金。  
5% of the purchase price being further deposit shall be paid by the Purchaser within 180 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 validly 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發展項目主公契及管理協議（「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 pro-rata of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement of the Development ("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 instructs 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) 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 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期數的預計關鍵日期前30日(以較早者為準)透過如此聘用的人向賣方提出申請，並須承擔有關律師費用及雜費(如有)。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。  
If the Purchaser wishes to change the payment plan, the Purchaser can apply to the Vendor through the Person so Engaged for such change not earlier than 30 days after the date of signing of the formal Agreement for Sale and Purchase 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 Phase as specified in the formal Agreement for Sale and Purchase (whichever is earlier) and bear all related solicitor's cost and disbursements (if any). 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.
- b. 買方須在成交時繳付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，買方並須償還賣方代住宅物業已支付的所有費用包括但不限於水及電等設施的按金。
- The Purchaser shall on completion 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 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)須為「New World 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 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.

**2 印花稅優惠**  
Stamp Duty Benefit

買方可獲額外售價8.5%折扣作為印花稅優惠。

An extra 8.5% discount on the Price would be offered to the Purchaser as the Stamp Duty Benefit.

**3 尊尚特選置業優惠**  
Prestige Home Purchase Benefit

買方可獲額外售價5%折扣作為尊尚特選置業優惠。

An extra 5% discount on the Price would be offered to the Purchaser as the Prestige Home Purchase Benefit.

**(iii) 可就購買期數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 Phase**

除上述第(4)(i)及(4)(ii)段所述之售價折扣(如適用)外，買方可享以下由珹基有限公司(「發展商」)提供或安排的贈品、財務優惠或利益(「發展商優惠」)。香港鐵路有限公司與發展商優惠無關，亦不會就有關發展商優惠的申索承擔任何責任。所有有關發展商優惠的申索及爭議，買方應根據下文直接聯絡發展商或相關提供者(視情況而定)。

In addition to the discount on the Price mentioned in paragraphs (4)(i) and (4)(ii) above (if applicable), the following gift, financial advantage or benefit ("the Developer's Offers") are offered or arranged by Lucreative Venture Limited ("the Developer") to the Purchaser. MTR Corporation Limited is not related to the Developer's Offers and shall not be responsible for any claims in respect of the Developer's Offers. All claims and disputes in respect of the Developer's Offers shall be directed to the Developer or the relevant provider(s) (as the case may be) as prescribed below.

請參閱上述第4(i)及4(ii)段所述之售價折扣(如適用)。

Please refer to the discount on the Price mentioned in paragraphs 4(i) and 4(ii) above (if applicable).

**(1) 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，向發展商發出書面通知，發展商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 Developer 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, 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.



(2) 首1年家居保險優惠  
First 1 Year Home Insurance Offer

以上價單所列每個指明住宅物業之買方另可獲贈「合群保險有限公司」之為期1年之「家居保障計劃」\*。其價值等同不時適用於買方購買的住宅物業的相應年度保險費用。詳情如下：  
Homecare Plus Insurance\* to be provided by Concord Insurance Co. Ltd. will be offered to the Purchaser(s) of each specified residential property as shown in the above Price List for a term of one year.  
The value of the offer is equivalent to the annual insurance premium from time to time that is applicable to the residential property purchased by the Purchaser(s) as shown as follows :

住宅物業的實用面積(平方呎) Saleable Area of the residential property (sq. ft.)	價值 (港元) Value (HK\$)
少於 Less than 501'	800
501' - 800'	1,000
801' - 1,000'	1,300
1,001' - 1,500'	1,600

保險公司保留權利不時調整保險費用而不向買方作事前通知。  
The insurer reserves the right to adjust insurance premium from time to time without prior notice to the Purchaser(s).

有意申請為期1年之「家居保障計劃」之買方須於簽署其臨時買賣合約日期至2021年12月31日期間簽署並遞交相關申請書予「合群保險有限公司」。否則優惠將自動失效。而買方不會因此獲得任何賠償。

To apply for the Homecare Plus Insurance for a term of one year, Purchaser(s) shall sign and return the relevant application form to Concord Insurance Co. Ltd. during the period from the date of the Purchaser(s)'s signing of the preliminary agreement for sale and purchase to 31 December 2021, failing which such offer shall automatically lapse and the Purchaser(s) will not be entitled to any compensation therefor.

\*「家居保障計劃」之使用、保障範圍及其他細則乃受限於由「合群保險有限公司」所定相關的條款與條件及其最終決定。詳情請參閱「家居保障計劃」之條款及細則。賣方並無或不得被視為就「家居保障計劃」條款及條件以及申請之批核狀況作出任何不論明示或隱含之陳述、承諾或保證。

\* Usage, extent of insurance coverage and other details of Homecare Plus Insurance are subject to terms and conditions as determined by Concord Insurance Co. Ltd. and the final decision of Concord Insurance Co. Ltd. For details, please refer to the terms and conditions of the Homecare Plus Insurance. 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 status of applications for the Homecare Plus Insurance.

(iv) 誰人負責支付買賣該期數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 Phase

請參閱上述4(i)段備註a。

Please refer to Note a. of paragraph 4(i) above.

(v) 買方須為就買賣該期數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 Phase

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期數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 Phase:

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

新世界地產代理有限公司委任的次代理:

Sub-Agents appointed by New World Real Estate Agency Limited:

中原地產代理有限公司  
Centaline Property Agency Limited  
美聯物業代理有限公司  
Midland Realty International Limited  
利嘉閣地產有限公司  
Ricacorp Properties Limited  
香港置業(地產代理)有限公司  
Hong Kong Property Services (Agency) Limited  
世紀21測量行有限公司及旗下特許經營商  
Century 21 Surveyors Limited and Franchisees  
云房網絡(香港)代理有限公司  
Qfang Network (HongKong) Agency Limited  
迦豐物業服務有限公司  
Hero Brave Property Services Limited  
第一太平戴維斯(香港)有限公司  
Savills (Hong Kong) Limited

請注意：任何人可委任任何地產代理在購買該期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址為：[www.thepaviliafarm.com.hk/tpfii](http://www.thepaviliafarm.com.hk/tpfii)

The address of the website designated by the Vendor for the Phase is: [www.thepaviliafarm.com.hk/tpfii](http://www.thepaviliafarm.com.hk/tpfii)