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	錦柏 Grand Park	期數(如有) Phase No (if any)	_
發展項目位置 Location of Development	街號 No. Street	元朗八鄉蓮花地錦柏 231B 號， 231C 號,，231A 號。 No. 231B, No. 231C, No. 231A Grand Park, Lin Fa Tei, Pat Heung, Yuen Long.	
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase in the development)			3

印製日期 Date of Printing	價單編號 Number of Price List
13-Feb-15	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
13-Apr-15	1A	-
8-Aug-15	1B	-
15-Jan-15	1C	-
8-May-17	1D	✓

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

物業的描述 * Descritpion of Residential Properties *			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 （元） Price	實用面積 每平方米/呎售價 元，每平方米 (元，每平方/呎） Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.) #	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
[屋號(House number) / 屋名(Name of the house)]															
House C C屋 No. 231B 231B 號	G/F	/	63.2 (680) 露台 Balarny 0.000 (0) 工作平台 Utility Platform 0.000 (0)	~~26,000,000~~ ~~26,800,000~~ 24,000,000	~~122,642(11,394)~~ ~~126 415 (11 744)~~ 113 208 (10 517)	-	-	-	-	477.5 (5138)	-	-	-	-	-
	1/F	/	74.4 (801) 露台 Balarny 11.2 (121) 工作平台 Utility Platform 0.000 (0)			-	-	-	-	-	-	-	-	-	-
	2/F & R/F	/	74.4 (801) 露台 Balarny 11.2 (121) 工作平台 Utility Platform 0.000 (0)			-	-	-	-	-	-	63.2 (680)	7.4 (80)	-	-
House B B屋 No. 231C 231C 號	G/F	/	63.2 (680) 露台 Balarny 0.000 (0) 工作平台 Utility Platform 0.000 (0)	22,000,000	103,774 (9,641)	-	-	-	-	375.1 (4038)	-	-	-	-	-
	1/F	/	74.4 (801) 露台 Balarny 11.2 (121) 工作平台 Utility Platform 0.000 (0)			-	-	-	-	-	-	-	-	-	-
	2/F & R/F	/	74.4 (801) 露台 Balarny 11.2 (121) 工作平台 Utility Platform 0.000 (0)			-	-	-	-	-	-	63.2 (680)	7.4 (80)	-	-
House D D 屋 No. 231A 231A 號	G/F	/	63.2 (680) 露台 Balarny 0.000 (0) 工作平台 Utility Platform 0.000 (0)	18,000,000	84,906 (7,888)	-	-	-	-	255.6 (2752)	-	-	-	-	-
	1/F	/	74.4 (801) 露台 Balarny 11.2 (121) 工作平台 Utility Platform 0.000 (0)			-	-	-	-	-	-	-	-	-	-
	2/F & R/F	/	74.4 (801) 露台 Balarny 11.2 (121) 工作平台 Utility Platform 0.000 (0)			-	-	-	-	-	-	63.2 (680)	7.4 (80)	-	-

*　以上住宅物業的描述下的項目為同時包括「多單位建築物」及「獨立屋」而訂。就只包括「多單位建築物」的發展項目，該項目只須提供「大廈名稱」、「樓層」及「單位」的資料；至於只包含「獨立屋」的發展項目，該些項目只須提供「屋號」或「屋名」，視乎何者適用。

Items under "description" of residential property above are for development with both "multi-unit building(s)" and "house". For development with "multi-unit buildings only, information on "block name", "floor" and "unit" should be provided. In the case of a development consisting of houses only, information on "house number" or "name of the house" should be provided as appropriate.

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5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 5 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)(i) 支付條款 Terms of Payment
於簽署臨時買賣合約時，買方須繳付相等於售價的5%作為臨時訂金，請帶備港幣200,000元銀行本票以支付部份臨時訂金，抬頭請寫「高覺輝律師行」。 請另備本票或支票以補足臨時訂金之餘額。
Purchaser shall pay the Preliminary Deposit equivalent to 5% of Purchase Price upon signing of the preliminary agreement for sale and purchase. A cashier order of HK$200,000 being part of Preliminary Deposit shall be made payable to "Ko & Chow, Solicitors". Please prepare a cashier order or cheque to pay for the balance of the Preliminary Deposit.

120天付款 120-days Payment

1. 售價的 5%(臨時訂金)於買方簽署臨時買賣合約時支付，並於簽署臨時買賣合約後5個工作日內簽署正式買賣合約。
5% of purchase price (preliminary deposit) shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchases. The Formal Agreement for Sale and Purchase shall be signed within 5 working days after signing of the Preliminary Agreement for Sales and Purchase.

2. 售價的5%(再期訂金)於買方簽署臨時買賣合約後 5個工作日內支付。
5% of purchase price (further deposit) shall be paid by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

3. 售價的90% (樓價餘款)於買方簽署臨時買賣合約後120天內支付。
90% of purchase price (balance of purchase price) shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(4)(ii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development
無 Nil

(4)(iii) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

1. 買方須支付釐印費，買家印花稅，及特別印花稅(如有)
All stamp duty payments including but not limited to Ad Valorem Stamp Duty, Buyer's Stamp Duty and Special Stamp Duty payments will be borne by the purchaser (if any).

2. 若買方為個人或於香港註冊的有限公司，也聘用賣方律師代表其購買住宅物業，買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)，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)。在任何其他情況下，買方須負責其在有關購買住宅物業之律師費用及代墊付費用。
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 purchaser in respect of the purchase of the residential property, the purchaser shall bear such solicitors' legal costs in respect of the Formal Agreement for Sale and Purchase, the subsequent Assignment and the First Mortgage (if any), the legal costs in respect of any sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the purchaser. In any other cases, the purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

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

有關按揭及其他法律文件之律師費如: 正式買賣合約、轉讓契、附加合約、許用契、分公契、有關該樓宇交易之地契、大廈公契、分公契、路權契及其他樓契之核證費、查冊費、註冊費、圖則費、許用圖則費、分地圖則費、適當比例之大廈公契及管理合約、分公契、路權契及許用契製作、登記及完成之費用及其他有關本物業的買賣之文件等費用及其他實際支出等等，均由買方負責。一切有關按揭及其他費用均由買方負責。
All other legal costs and charges including formal agreement for sale and purchases, assignment, supplemental agreement, deed of licence, sub-deed of mutual covenant certifying fee for Government Lease, deed of mutual convenant, sub-deed of mutual convenant, deed of grant, of right of way and all other title documents, search fee, registration fee, plan fee, licence plan fee, division plan fee, a due proportion of the costs for the prepartion, registration and completion of the Deed of Mutual Covenant and Management Agreement,

Sub-Deed of Mutual Convenant, Deed of Grant of Right of Way and Deed of Licence and any other documents relating to the sale and purchase of the property and all other disbursements shall be borne by the purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the development.

(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:

中原地產代理有限公司、利嘉閣地產有限公司、世紀21集團有限公司及旗下特許經營商、天匯物業有限公司、高寶地產(香港)有限公司
Centaline Property Agency Limited, Ricacorp Properties Limited, Century 21 Group Limited and Franchisees, Pinnacle Property Limited, Global Properties (Hong Kong) Limited

請注意 : 任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為: www.grandpark.hk
The address of the website designated by the vendor for the development is: www.grandpark.hk