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**	West Park	**期數(如有)** **Phase No. (if any)**	--
發展項目位置 **Location of Development**	通州街256號 256 Tung Chau Street		
發展項目（或期數）中的住宅物業的總數 **The total number of residential properties in the development (or phase of the development)**			63

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
21-Feb-2020	2

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
26-Feb-2020	2A	--
16-Mar-2020	2B	✓
26-Mar-2020	2C	--
02-Apr-2020	2D	✓
15-Apr-2020	2E	--
15-Jun-2020	2F	--

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 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
West Park	25	A	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	9,109,000	289,248 (26,870)	- -	0.659 (7)	- -	12.006 (129)	- -	- -	- -	- -	- -	- -
		B#	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	11,826,000	258,103 (23,988)	- -	0.486 (5)	- -	20.033 (216)	- -	- -	- -	- -	- -	- -
		C	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,695,000	249,013 (23,108)	- -	0.332 (4)	- -	- -	- -	- -	- -	- -	- -	- -
	24	A	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	8,216,000	260,892 (24,236)	- -	0.659 (7)	- -	- -	- -	- -	- -	- -	- -	- -
		B#	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	10,353,000	225,954 (21,000)	- -	0.486 (5)	- -	- -	- -	- -	- -	- -	- -	- -
		C	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,618,000	246,521 (22,877)	- -	0.332 (4)	- -	- -	- -	- -	- -	- -	- -	- -

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台（如有）) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價（元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
West Park	23	A*	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	8,537,000	271,085 (25,183)	- -	0.659 (7)	-	-	-	-	-	-	-	-
		B#*	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	10,867,000	237,172 (22,043)	- -	0.486 (5)	-	-	-	-	-	-	-	-
		C*	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,946,000	257,135 (23,862)	- -	0.332 (4)	-	-	-	-	-	-	-	-
	22	A	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	8,172,000	259,494 (24,106)	- -	0.659 (7)	-	-	-	-	-	-	-	-
		B#	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	10,315,000	225,125 (20,923)	- -	0.486 (5)	-	-	-	-	-	-	-	-
		C	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,583,000	245,389 (22,772)	- -	0.332 (4)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有）） 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價（元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
West Park	21	A	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	8,107,000	257,430 (23,914)	- -	0.659 (7)	- -	- -	- -	- -	- -	- -	- -	- -
		B#	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	10,277,000	224,296 (20,846)	- -	0.486 (5)	- -	- -	- -	- -	- -	- -	- -	- -
		C	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,546,000	244,191 (22,661)	- -	0.332 (4)	- -	- -	- -	- -	- -	- -	- -	- -
	20	A	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	8,043,000	255,398 (23,726)	- -	0.659 (7)	- -	- -	- -	- -	- -	- -	- -	- -
		B#	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	10,239,000	223,466 (20,769)	- -	0.486 (5)	- -	- -	- -	- -	- -	- -	- -	- -
		C	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,508,000	242,962 (22,547)	- -	0.332 (4)	- -	- -	- -	- -	- -	- -	- -	- -

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台（如有）) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價（元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
West Park	19	A	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,978,000	253,334 (23,534)	- -	0.659 (7)	-	-	-	-	-	-	-	-
		B#	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	10,201,000	222,637 (20,692)	- -	0.486 (5)	-	-	-	-	-	-	-	-
		C	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,470,000	241,732 (22,432)	- -	0.332 (4)	-	-	-	-	-	-	-	-
	18	A	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,978,000	253,334 (23,534)	- -	0.659 (7)	-	-	-	-	-	-	-	-
		B#	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	10,201,000	222,637 (20,692)	- -	0.486 (5)	-	-	-	-	-	-	-	-
		C	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,470,000	241,732 (22,432)	- -	0.332 (4)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台（如有）) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	售價（元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
West Park	17	A	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,901,000	250,889 (23,307)	- -	0.659 (7)	- -	- -	- -	- -	- -	- -	- -	- -
		B#	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	10,125,000	220,978 (20,538)	- -	0.486 (5)	- -	- -	- -	- -	- -	- -	- -	- -
		C	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	7,396,000	239,337 (22,210)	- -	0.332 (4)	- -	- -	- -	- -	- -	- -	- -	- -
	6	A*	31.492 (339) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	~~7,391,000~~ 7,609,000	~~234,695 (21,802)~~ 241,617 (22,445)	- -	0.659 (7)	- -	- -	- -	- -	- -	- -	- -	- -
		B*	45.819 (493) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	~~9,783,000~~ 9,892,000	~~213,514 (19,844)~~ 215,893 (20,065)	- -	0.486 (5)	- -	- -	- -	- -	- -	- -	- -	- -
		C*	30.902 (333) 露台 Balcony: n/a 工作平台 Utility Platform: n/a	~~7,174,000~~ 7,391,000	~~232,153 (21,544)~~ 239,175 (22,195)	- -	0.332 (4)	- -	- -	- -	- -	- -	- -	- -	- -

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 of 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』指臨時買賣合約下稱(「臨時合約」) 中訂明的住宅物業的實際金額(即售價經計算相關支付條款及適用折扣後之價錢)。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的付款計劃。
Note: In paragraph (4), “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 ("PASP"), i.e. the Purchase Price after applying the relevant terms of payment and applicable discount(s) on the Price. The Purchaser(s) must choose the same payment plan for all the residential properties purchased under the same PASP.

(4)(A) 120日付款計劃
120 Days Payment Plan

(4)(A) (i) 支付條款
Terms of Payment

買方於簽署臨時合約時須繳付相等於樓價5%之金額作為臨時訂金，其中港幣100,000 元正之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付， 本票及支票抬頭請寫「孖士打律師行」。
Upon signing of the PASP, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown".

(1) 買方須於簽署臨時合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於其簽署臨時合約後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 PASP. The formal agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after the Purchaser's 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120天內繳付樓價90%作為樓價餘款。
90% of the Purchase Price being the remaining balance of the Purchase Price shall be paid by the Purchaser within 120 days after signing of the PASP by the Purchaser.

(4)(A) (ii) 售價獲得折扣的基礎
The basis on which any discount on the Price is available

付款計劃優惠
Payment Plan Benefit

買方可獲8%售價折扣優惠。
8% discount on the Price would be offered to the Purchaser.

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

(1) 參閱第4(A)(i)及4(A)(ii)段。
Please refer to paragraphs 4(A)(i) and 4(A)(ii).

(2) 停車位/暢通易達停車位/訪客停車位/上落客貨車位(「車位」)認購
Purchase of Car Parking Space/ Accessible Car Parking Space/ Visitor's Parking Space/ Loading & Unloading Bay ("Parking Space")

(a) 受限於相關住宅物業的買賣按相關買賣合約成交，選購於價單上設有符號"#"之住宅物業之買方，可認購發展項目中的一個車位。買方可根據賣方日後公佈的車位之銷售安排所規定的時限及方法行使其認購車位的權利。
Subject to completion of the sale and purchase in accordance with the relevant agreement for sale and purchase, the Purchaser of a residential property that is marked with a "#" in the price list is entitled to purchase one Parking Space in the Development. The Purchaser shall be entitled to purchase Parking Space in accordance with time limit and manner as prescribed by the sales arrangements of the Parking Space to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的車位之銷售安排認購車位，其認購停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not purchase Parking Space in accordance with time limit and manner prescribed by the sales arrangements of the Parking Space to be announced by the Vendor, the entitlement to purchase Parking Space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(c) 車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The prices and sales arrangements of Parking Space will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(d) 本利益不得轉讓及受限於該發展項目可供選擇的車位
The benefit is not transferable and is subject to the availability of the Parking Space in the Development

(3) 傢俱及實產
Furniture and Chattels

於價單上註有"*"之指明住宅物業將連同已安裝於其內的傢俱及其他實產（"實產"）一併出售。購買任何該指明住宅物業的買方可免費獲贈該指明住宅物業內現有之實產。賣方或其代表不會就實產作出任何保證，更不會保證其狀況、品質或效能。實產將於該指明住宅物業完成買賣交易時以「現狀」（即實產在交易日當天的狀況）交予買方。
The residential properties marked with "*" in the price list are sold together with furniture and other chattels ("Chattels") now installed at or within those specified residential properties. Purchaser of any of those specified residential properties is entitled to have the Chattels at no extra consideration. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the Chattles or as to whether any of the Chattels are or will be in working condition. The Chattels will be handed over to the purchaser on the completion of the sale and purchase of those residential units in an "as is" condition, meaning, the condition of the Chattels as at the date of completion.

(4)(D) West Park 360 計劃 (只適用於購買單位B的買家)
West Park 360 Plan (Only applicable to the Purchaser who purchases Unit B)

(4)(D) (i) 支付條款
Terms of Payment

買方於簽署臨時合約時須繳付相等於樓價5%之金額作為臨時訂金，其中港幣100,000 元正之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付， 本票及支票抬頭請寫「孖士打律師行」。
Upon signing of the PASP, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown".

(1) 買方須於簽署臨時合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於其簽署臨時合約後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 PASP. The formal agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after the Purchaser's signing of the PASP.

(2) 買方須於簽署臨時合約後60天內再付樓價10%作為加付訂金。
10% of the Purchase Price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP by the Purchaser.

(3) 買方須於簽署臨時合約後360天內(「成交日期」)繳付樓價85%作為樓價餘款。
85% of the Purchase Price being the remaining balance of the Purchase Price shall be paid by the Purchaser within 360 days after signing of the PASP by the Purchaser ("Completion Date").

(4)(D) (ii) 售價獲得折扣的基礎
The basis on which any discount on the Price is available

付款計劃優惠
Payment Plan Benefit

買方可獲7%售價折扣優惠。
7% discount on the Price would be offered to the Purchaser.

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

(1) 參閱第4(D)(i)及4(D)(ii)段。
Please refer to paragraphs 4(D)(i) and 4(D)(ii).

(2) 停車位/暢通易達停車位/訪客停車位/上落客貨車位(「車位」)認購
Purchase of Car Parking Space/ Accessible Car Parking Space/ Visitor's Parking Space/ Loading & Unloading Bay ("Parking Space")

(a) 受限於相關住宅物業的買賣按相關買賣合約成交，選購於價單上設有符號"#"之住宅物業之買方，可認購發展項目中的一個車位。買方可根據賣方日後公佈的車位之銷售安排所規定的時限及方法行使其認購車位的權利。
Subject to completion of the sale and purchase in accordance with the relevant agreement for sale and purchase, the Purchaser of a residential property that is marked with a "#" in the price list is entitled to purchase one Parking Space in the Development. The Purchaser shall be entitled to purchase Parking Space in accordance with time limit and manner as prescribed by the sales arrangements of the Parking Space to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的車位之銷售安排認購車位，其認購停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not purchase Parking Space in accordance with time limit and manner prescribed by the sales arrangements of the Parking Space to be announced by the Vendor, the entitlement to purchase Parking Space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(c) 車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The prices and sales arrangements of Parking Space will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(d) 本利益不得轉讓及受限於該發展項目可供選擇的車位
The benefit is not transferable and is subject to the availability of the Parking Space in the Development

(3) 先住後付優惠
Occupation before Completion Benefit

買方須於簽署正式合約時同時簽署有關在該物業買賣成交前佔用該物業之許可協議 (「許可協議」) (格式及內容由賣方訂明，買方不得要求任何修改)，主要條款如下：
The Purchaser shall, at signing of ASP, execute a licence agreement for pre-completion occupation of the residential property ("Licence Agreement") (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto), the principal terms of which are as follows:

(a) 許可期由簽署臨時合約後第 60天(或賣方與買方協定的日子)起而須於成交日期當天終止；
The licence period shall commence from the 60th day after the date of signing of the PASP (or the date agreed by both Vendor and Purchaser) and shall end upon the Completion Date;

(b) 許可期之費用為港幣 1元；
The fee for the licence period is HK$1;

(c) 買方必須負責繳付所有就許可協議而產生的法律費用(包括印花稅(如有))；
The Purchaser shall be responsible to pay all legal costs and expenses (including stamp duty (if any)) arising from the Licence Agreement;

(d) 買方必須負責繳付為該住宅物業提供的任何公共事業服務的所有按金及在許可期內該住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它開支等。
The Purchaser shall be responsible to pay all deposits payable in respect of the supply of any utility to the residential property and pay the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings during the licence period.

(e) 買方僅以被許可人的身份佔用該住宅物業，而且不得將其再許可給任何其他人。
The Purchaser shall occupy the residential property as licensee only, and shall not sub-license the same to any other person(s).

先住後付的優惠將受賣方訂立的其他條款及細則約束。
The Occupation before Completion benefit shall be subject to other terms and conditions imposed by the Vendor.

(4) 傢俱及實產
Furniture and Chattels

於價單上註有"*"之指明住宅物業將連同已安裝於其內的傢俱及其他實產（"實產"）一併出售。購買任何該指明住宅物業的買方可免費獲贈該指明住宅物業內現有之實產。賣方或其代表不會就實產作出任何保證，更不會保證其狀況、品質或效能。實產將於該指明住宅物業完成買賣交易時以「現狀」（即實產在交易日當天的狀況）交予買方。
The residential properties marked with "*" in the price list are sold together with furniture and other chattels ("Chattels") now installed at or within those specified residential properties. Purchaser of any of those specified residential properties is entitled to have the Chattels at no extra consideration. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the Chattles or as to whether any of the Chattels are or will be in working condition. The Chattels will be handed over to the purchaser on the completion of the sale and purchase of those residential units in an "as is" condition, meaning, the condition of the Chattels as at the date of completion.

(4)(E) 360日付款計劃 (只適用於購買單位A的買家)
360 Days Payment Plan (Only applicable to the Purchaser who purchases Unit A)

(4)(E) (i) 支付條款
Terms of Payment

買方於簽署臨時合約時須繳付相等於樓價5%之金額作為臨時訂金，其中港幣100,000 元正之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付， 本票及支票抬頭請寫「孖士打律師行」。
Upon signing of the PASP, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown".

(1) 買方須於簽署臨時合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於其簽署臨時合約後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 PASP. The formal agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after the Purchaser's signing of the PASP.

(2) 買方須於簽署臨時合約後60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 60 days after signing of the PASP by the Purchaser.

(3) 買方須於簽署臨時合約後360天內繳付樓價90%作為樓價餘款。
90% of the Purchase Price being the remaining balance of the Purchase Price shall be paid by the Purchaser within 360 days after signing of the PASP by the Purchaser.

(4)(E) (ii) 售價獲得折扣的基礎
The basis on which any discount on the Price is available

付款計劃優惠
Payment Plan Benefit

買方可獲7%售價折扣優惠。
7% discount on the Price would be offered to the Purchaser.

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

(1) 參閱第4(E)(i)及4(E)(ii)段。
Please refer to paragraphs 4(E)(i) and 4(E)(ii).

(2) 傢俱及實產
Furniture and Chattels

於價單上註有"*"之指明住宅物業將連同已安裝於其內的傢俱及其他實產（"實產"）一併出售。購買任何該指明住宅物業的買方可免費獲贈該指明住宅物業內現有之實產。賣方或其代表不會就實產作出任何保證，更不會保證其狀況、品質或效能。實產將於該指明住宅物業完成買賣交易時以「現狀」（即實產在交易日當天的狀況）交予買方。
The residential properties marked with "*" in the price list are sold together with furniture and other chattels ("Chattels") now installed at or within those specified residential properties. Purchaser of any of those specified residential properties is entitled to have the Chattels at no extra consideration. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the Chattles or as to whether any of the Chattels are or will be in working condition. The Chattels will be handed over to the purchaser on the completion of the sale and purchase of those residential units in an "as is" condition, meaning, the condition of the Chattels as at the date of completion.

(5) 誰人負責支付買賣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

買賣雙方須各自負責其代表律師有關臨時合約、正式合約及其後之轉讓契的律師費及開銷（包括所有辦理、完成、加蓋印花及登記有關臨時合約、正式合約及其後之轉讓契所涉及的律師費），但 :-
Each party shall pay its own solicitors' costs of and incidental to the PASP, the ASP and the subsequent assignment (including all legal cost of or incidental to the preparation, completion, stamping and registration of the PASP, the ASP and the subsequent assignment), Provided always that :

(a) 賣方一切查冊費、登記費、註冊費、影印費、文件認証副本費用及其他費用均由買方負責及支付；
all the Vendor's search fees, registration fees, filing fees, copying and certification charges and other disbursements shall always be borne and paid by the Purchaser;

(b) 倘若買方要求賣方簽署多於一份有關上述物業的轉讓契，買方需於成交日支付賣方律師審閱有關轉讓契之額外律師費；及
if the Purchaser shall request the Vendor to execute more than one assignment in respect of the Property, the Purchaser shall on completion pay the additional costs charged by the Vendor's solicitors for their approval; and

(c) 倘若買方要求賣方將上述物業轉讓予其代名人或轉購人，買方需於成交日支付賣方律師審閱任何文書有關該項代名任命或轉售之額外律師費。
if the Purchaser shall request the Vendor to assign the Property to his nominee or sub-Purchaser the Purchaser shall on completion pay the additional costs charged by the Vendor's solicitors for the perusal of any instrument of nomination or sub sale agreement.

所有印花稅（包括但不限於從價印花稅、買家印花稅*、額外印花稅*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）均需由買方支付（*如適用）。
All stamp duty payments including but not limited to Ad Valorem Stamp Duty, Buyer's Stamp Duty*, Special Stamp Duty* payments and any penalty, interest and surcharge, etc. for late payment of any stamp duty shall be borne by the Purchaser (*if applicable).

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

一切製作、登記及完成公契及管理協議（「公契」）之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的正式合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅新稅率而須的任何法定聲明的費用、所購住宅的按揭（如有）之法律及其他費用及代墊付費用及其他有關所購物業 的買賣的文件的所有法律及其他支出，均由買方負責。 查冊費、註冊費及其他支出款項均須由買方承擔。
The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the ASP and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased. All search fees, registration fees and other disbursements shall be borne by the Purchaser(s).

(7) 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
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

云房網絡(香港)代理有限公司
QFang Network (HongKong) Agency Limited

世紀21集團有限公司及旗下特許經營商
Century 21 Group Limited and Franchisees

興勝項目管理有限公司
Hanison Project Management Limited

請注意：任何人可委任任何地產代理在購買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.

(8) 賣方就發展項目指定的互聯網網站的網址為：
The address of the website designated by the Vendor for the Development is:

http://www.westpark.com.hk
http://www.westpark.com.hk