# 價單 Price List

## 第一部份：基本資料 Part 1: Basic Information

| | | | |
|---|---|---|---|
| 發展項目名稱<br>**Name of Development** | 澐璟<br>PANO HARBOUR | 期數(如有)<br>**Phase No. (if any)** | -- |
| 發展項目位置<br>**Location of Development** | 承富里2號<br>2 Shing Fu Lane | | |
| 發展項目(或期數)中的住宅物業的總數<br>**The total number of residential properties in the development (or phase of the development)** | | | 582 |

| 印製日期<br>**Date of Printing** | 價單編號<br>**Number of Price List** |
|---|---|
| 31/ 7 / 2026 | 3 |

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

| 修改日期<br>**Date of Revision** | 經修改的價單編號<br>**Numbering of Revised Price List** | 如物業價錢經修改 ，請以「✓」標示<br>**Please use "✓" to indicate changes to prices of residential properties** |
|---|---|---|
| | | 價錢 **Price** |
| 6/11/2026 | 3A | -- |

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 |
| Tower 3A 第3A座 | 9 | B | 51.427 (554) 露台 Balcony: 2.005 (22) 工作平台 Utility platform: 1.500 (16) | 13,315,600 | 258,922 (24,035) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 8 | B | 51.427 (554) 露台 Balcony: 2.005 (22) 工作平台 Utility platform: 1.500 (16) | 13,315,600 | 258,922 (24,035) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 7 | B | 51.427 (554) 露台 Balcony: 2.005 (22) 工作平台 Utility platform: 1.500 (16) | 13,112,300 | 254,969 (23,668) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 6 | B | 51.427 (554) 露台 Balcony: 2.005 (22) 工作平台 Utility platform: 1.500 (16) | 12,913,400 | 251,102 (23,309) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 5 | B | 51.427 (554) 露台 Balcony: 2.005 (22) 工作平台 Utility platform: 1.500 (16) | 12,835,600 | 249,589 (23,169) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 3 | B | 51.428 (554) 露台 Balcony: 2.005 (22) 工作平台 Utility platform: 1.500 (16) | 12,878,900 | 250,426 (23,247) | -- | -- | -- | 2.370 (26) | -- | -- | -- | -- | -- | -- |
| | 37 | C | 47.272 (509) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16) | 14,020,000 | 296,581 (27,544) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 36 | C | 47.272 (509) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16) | 13,964,500 | 295,407 (27,435) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 35 | C | 47.272 (509) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16) | 13,908,900 | 294,231 (27,326) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 物業的描述<br>Description of Residential Property | | | 實用面積<br>(包括露台，工作平台及陽台 (如有))<br>平方米 (平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price ($) | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate<br>of Saleable Area<br>$ per sq. metre<br>($ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米 (平方呎)<br>sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cock-loft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stair-hood | 前庭<br>Terrace | 庭院<br>Yard |
| Tower 3A<br>第3A座 | 33 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,853,400 | 293,057<br>(27,217) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 32 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,797,800 | 291,881<br>(27,108) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 31 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,743,400 | 290,730<br>(27,001) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 30 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,688,900 | 289,577<br>(26,894) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 29 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,634,500 | 288,427<br>(26,787) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 25 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,417,800 | 283,842<br>(26,361) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 23 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,364,500 | 282,715<br>(26,256) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 22 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,311,200 | 281,587<br>(26,152) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 21 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,257,800 | 280,458<br>(26,047) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 20 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,205,600 | 279,354<br>(25,944) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 物業的描述<br>Description of Residential Property | | | 實用面積<br>(包括露台，工作平台及陽台 (如有))<br>平方米 (平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price ($) | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate<br>of Saleable Area<br>$ per sq. metre<br>($ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米 (平方呎)<br>sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cock-loft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stair-hood | 前庭<br>Terrace | 庭院<br>Yard |
| Tower 3A<br>第3A座 | 19 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,153,400 | 278,249<br>(25,842) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 18 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 13,153,400 | 278,249<br>(25,842) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 12 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 12,893,400 | 272,749<br>(25,331) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 11 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 12,841,200 | 271,645<br>(25,228) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 10 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 12,790,000 | 270,562<br>(25,128) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 9 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 12,372,300 | 261,726<br>(24,307) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 8 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 12,372,300 | 261,726<br>(24,307) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 7 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 12,205,600 | 258,199<br>(23,980) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 6 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 12,042,300 | 254,745<br>(23,659) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 5 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 11,994,500 | 253,734<br>(23,565) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 物業的描述<br>Description of Residential Property | | | 實用面積<br>(包括露台，工作平台及陽台 (如有))<br>平方米 (平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price ($) | 實用面積<br>每平方米 / 呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate<br>of Saleable Area<br>$ per sq. metre<br>($ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米 (平方呎)<br>sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cock-loft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stair-hood | 前庭<br>Terrace | 庭院<br>Yard |
| Tower 3A<br>第3A座 | 3 | C | 47.272 (509)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 11,946,700 | 252,723<br>(23,471) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 37 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,163,400 | 265,567<br>(24,699) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 36 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,145,600 | 265,051<br>(24,651) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 35 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,127,800 | 264,536<br>(24,603) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 33 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,108,900 | 263,988<br>(24,552) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 32 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,091,200 | 263,475<br>(24,505) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 31 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,072,300 | 262,927<br>(24,454) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 30 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,054,500 | 262,411<br>(24,406) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 29 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,036,700 | 261,895<br>(24,358) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 28 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,036,700 | 261,895<br>(24,358) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 物業的描述<br>Description of Residential Property | | | 實用面積<br>(包括露台，工作平台及陽台 (如有))<br>平方米 (平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price ($) | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate<br>of Saleable Area<br>$ per sq. metre<br>($ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米 (平方呎)<br>sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cock-loft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stair-hood | 前庭<br>Terrace | 庭院<br>Yard |
| Tower 3A<br>第3A座 | 27 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,018,900 | 261,380<br>(24,310) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 26 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 9,000,000 | 260,832<br>(24,259) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 25 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,982,300 | 260,319<br>(24,211) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 23 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,964,500 | 259,803<br>(24,163) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 22 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,946,700 | 259,287<br>(24,115) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 21 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,928,900 | 258,771<br>(24,067) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 20 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,911,200 | 258,258<br>(24,019) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 19 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,893,400 | 257,742<br>(23,971) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 18 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,893,400 | 257,742<br>(23,971) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 17 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,875,600 | 257,226<br>(23,923) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 物業的描述<br>Description of Residential Property | | | 實用面積<br>(包括露台，工作平台及陽台 (如有))<br>平方米 (平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price ($) | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate<br>of Saleable Area<br>$ per sq. metre<br>($ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米 (平方呎)<br>sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cock-loft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stair-hood | 前庭<br>Terrace | 庭院<br>Yard |
| Tower 3A<br>第3A座 | 16 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,857,800 | 256,711<br>(23,875) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 15 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,840,000 | 256,195<br>(23,827) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 12 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,822,300 | 255,682<br>(23,780) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 11 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,804,500 | 255,166<br>(23,732) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 10 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,787,800 | 254,682<br>(23,687) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 9 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,516,700 | 246,825<br>(22,956) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 8 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,516,700 | 246,825<br>(22,956) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 7 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,418,900 | 243,991<br>(22,692) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 6 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,323,400 | 241,223<br>(22,435) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 5 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,306,700 | 240,739<br>(22,390) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 物業的描述<br>Description of Residential Property | | | 實用面積<br>(包括露台，工作平台及陽台 (如有))<br>平方米 (平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price ($) | 實用面積<br>每平方米 / 呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate<br>of Saleable Area<br>$ per sq. metre<br>($ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米 (平方呎)<br>sq. metre (sq. ft.) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cock-loft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stair-hood | 前庭<br>Terrace | 庭院<br>Yard |
| Tower 3A<br>第3A座 | 3 | D | 34.505 (371)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility platform: 1.500 (16) | 8,290,000 | 240,255<br>(22,345) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

## 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)(i) 註：在本第(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「成交金額」指臨時買賣合約（下稱「**臨時合約**」）及正式買賣合約（下稱「**正式合約**」）中訂明的住宅物業的實際售價(即售價經計算相關支付條款及適用折扣(如有)後之價目)。因應相關支付條款及/或折扣（如有）按售價計算得出之價目，皆以向下捨入方式換算至最接近的百位數作為成交金額。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 this paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (the "**PASP**") and the agreement for sale and purchase (the "**ASP**") (i.e., the purchase price after applying the relevant terms of payment and applicable discount(s) (if any) on the Price). The amount obtained after applying the relevant terms of payment and/or discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the Transaction Price. The purchaser(s) must choose the same payment plan for all the residential properties purchased under the same PASP.
買方於簽署臨時合約時須繳付相等於成交金額5%之金額作為臨時訂金，其中港幣$100,000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「高李葉律師行」。
Upon signing of the PASP, the purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Transaction 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 "Kao, Lee & Yip Solicitors".

**支付條款:**
**Terms of Payment :**

**(a2) 120天付款計劃 120-day Payment Plan（照售價減6%） (6% discount on the Price)**

1. 買方須於簽署臨時合約時繳付相等於成交金額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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 90 天內再付成交金額 5%之金額作為加付訂金。
5% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 90 days after signing of the PASP by the purchaser(s).

3. 買方須於簽署臨時合約後 120 天內繳付成交金額 90%作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s).

**(a3) 120天一按付款計劃 120-day First Mortgage Payment Plan（照售價減4%） (4% discount on the Price)**

1. 買方須於簽署臨時合約時繳付相等於成交金額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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 買方須於簽署臨時合約後 90 天內再付成交金額 5%之金額作為加付訂金。
5% of the Transaction Price being further deposit shall be paid by the purchaser(s) within 90 days after signing of the PASP by the purchaser(s).

3. 買方須於簽署臨時合約後 120 天內繳付成交金額 90%作為成交金額餘款。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s).

(4)(ii) **<u>售價獲得折扣的基礎 The basis on which any discount on the Price is available</u>**

(a) 請參閱上述第(4)(i)段。
Please refer to paragraph (4)(i) above.

(b) **「潤薈」會員折扣 Privilege for "The Clans" Member**

在簽署臨時合約當日，買方如屬「潤薈」會員，可獲額外1%售價折扣優惠。每位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以香港成立的有限公司名義）在簽署臨時合約當日須為「潤薈」會員，方可享此折扣優惠。
An extra 1% discount on the Price would be offered to the purchaser(s) who is a "The Clans" member on the date of signing of the PASP. All individual purchaser(s) (if the purchaser(s) is/are individual(s)) or at least one director of the purchaser(s) (if the purchaser(s) is a limited company incorporated in Hong Kong) should be a "The Clans" member on the date of signing of the PASP in order to enjoy the discount offer.

(c) **「保利悠悅會」會員折扣 Privilege for "Poly Joy Club" Member**

在簽署臨時合約當日，買方如屬「保利悠悅會」會員，可獲額外1%售價折扣優惠。每位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以香港成立的有限公司名義）在簽署臨時合約當日須為「保利悠悅會」會員，方可享此折扣優惠。
An extra 1% discount on the Price would be offered to the purchaser(s) who is a "Poly Joy Club" member on the date of signing of the PASP. All individual purchaser(s) (if the purchaser(s) is/are individual(s)) or at least one director of the purchaser(s) (if the purchaser(s) is a limited company incorporated in Hong Kong) should be a "Poly Joy Club" member on the date of signing of the PASP in order to enjoy the discount offer.

(d) **印花稅折扣Stamp Duty Discount**

買方購買本價單所列之住宅物業可獲額外5%售價折扣優惠。
An extra 5% discount on the Price would be offered to the purchaser(s) of a residential property listed in this price list.

(4)(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**

(a) 請參閱上述第(4)(i) 及 (4)(ii)段。
Please refer to paragraphs (4)(i) and (4)(ii) above.

(b) **首年保修優惠 First Year Warranty Offer**

在不影響買方於正式合約下之權利的前提下，凡住宅物業有任何欠妥之處，買方可於該住宅物業的買賣成交日期起計的 1 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費就該住宅物業欠妥之處作出補救。
Without affecting the purchaser's rights under the ASP, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 1 year from the date of completion of sale and purchase of the residential property concerned, rectify any defects to the residential property concerned.

為免疑問，首年保修優惠不適用於任何(i)由於買方或買方的代理人、承辦商、工人、僕人、客人、僱員、許可者、受邀者及/或住宅物業的住客、使用者或訪客的任何行為或疏忽所導致之該住宅物業的欠妥之處或(ii)住宅物業的欠妥之處是由於正常損耗造成。
For the avoidance of doubt, the First Year Warranty Offer does not apply to any defects caused by (i) any act or neglect of the purchaser or the purchaser's agent, contractor, worker, servant, guest, employee, permittee, invitee and/or resident, occupier or visitor of the residential property concerned or (ii) due to fair wear and tear.

首年保修優惠受其他條款及細則約束。詳情請參閱相關交易文件。
The First Year Warranty Offer is subject to other terms and conditions. Please refer to the relevant transaction document(s) for details.

(c) **裝飾和傢俱優惠 Decoration and Furniture Offer**

受下述條款及細則約束，凡購買本價單以下所載表格(「**該表格**」)所列之住宅物業(「**有關住宅物業**」)的買方可免費獲贈該表格中以 "√" 號表示之裝飾、傢俱和實產(統稱「**該傢俱**」)：
Subject to the following terms and conditions, the purchaser of the relevant residential property(ies) ("**Relevant Residential Property(ies)**") as set out in the table below in this Price List ("**the said table**") will be provided with the decoration(s), furniture and chattel(s) marked with "√" as set out therein (collectively, the "**Furniture**") free of charge:

(1) 該傢俱將於有關住宅物業買賣成交時以「買賣成交時之現狀」交付予買方。
The Furniture will be delivered to the purchaser upon completion of the sale and purchase of the Relevant Residential Property(ies) in "as-is condition as of the time of completion of the sale and purchase".

(2) 賣方或任何代表賣方之人士沒有亦不會就該傢俱或其任何部分作出任何保證、保養或陳述，尤其賣方或任何代表賣方之人士沒有亦不會就該傢俱及/或其包含的任何組件、配件或部分之狀況、狀態、類型、設計、功能、品質或適用之用途，或其是否或會否處於可運作狀態作出任何保證、保養或陳述。
No warranty, maintenance or representation whatsoever is or will be given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture or any part thereof. In particular, no warranty, maintenance or representation whatsoever is or will be given as to the condition, state, type, design, functionality, quality or fitness for purpose of any of the Furniture and/or any component, accessory or part comprised in the Furniture or as to whether any of the Furniture is or will be in working condition.

(3) 若買方未能遵守、履行或符合臨時合約或正式合約所載之任何條款或條件，或若有關住宅物業之買賣根據臨時合約、正式合約內任何條款或法律被廢除、取消或撤銷，賣方將沒有任何責任將該傢俱或其任何部分交付或移交予買方。
In the event that the purchaser shall fail to observe, perform or comply with any of the terms and conditions contained in the relevant PASP or the relevant ASP, or if the sale and purchase of the Relevant Residential Property(ies) shall be annulled, cancelled or rescinded pursuant to any provisions of the relevant PASP, the relevant ASP or at law, the Vendor shall not be obliged to deliver or hand over to the purchaser the Furniture, or any of it whatsoever.

(4) 裝飾和傢俱優惠受其他條款及細則約束。詳情請參閱相關交易文件。
The Decoration and Furniture Offer is subject to other terms and conditions. Please refer to the relevant transaction document(s) for details.

Tower 3A

| Furniture<br>該傢俱 | 3/F, 5/F-12/F, 15/F-20/F, 21/F-23/F, 25/F-33/F & 35/F – 37/F<br>3 樓, 5 樓-12 樓, 15 樓-20 樓, 21 樓-23 樓, 25 樓 -33 樓& 35 樓-37 樓 | | | |
|---|---|---|---|---|
| | Flat A<br>A 單位 | Flat B<br>B 單位 | Flat C<br>C 單位 | Flat D<br>D 單位 |
| SHOE CABINET<br>鞋櫃 | √ | √ | √ | |
| KITCHEN CABINET<br>廚櫃 | | | | √ |
| CURTAIN TRACK<br>窗簾路軌 | √ | √ | √ | √ |

Tower 3B

| Furniture<br>該傢俱 | 3/F, 5/F-12/F, 15/F-20/F, 21/F-23/F, 25/F-33/F & 35/F – 37/F<br>3 樓, 5 樓-12 樓, 15 樓-20 樓, 21 樓-23 樓, 25 樓 -33 樓& 35 樓-37 樓 | | |
|---|---|---|---|
| | Flat A<br>A 單位 | Flat B<br>B 單位 | Flat C<br>C 單位 |
| SHOE CABINET<br>鞋櫃 | √ | √ | √ |
| KITCHEN CABINET<br>廚櫃 | √ | | |
| CURTAIN TRACK<br>窗簾路軌 | √ | √ | √ |

Tower 5

| Furniture<br>該傢俱 | 3/F, 5/F-12/F, 15/F-20/F, 21/F-23/F, 25/F-33/F & 35/F – 37/F<br>3 樓, 5 樓-12 樓, 15 樓-20 樓, 21 樓-23 樓, 25 樓 -33 樓& 35 樓-37 樓 | | |
|---|---|---|---|
| | Flat A<br>A 單位 | Flat B<br>B 單位 | Flat C<br>C 單位 |
| SHOE CABINET<br>鞋櫃 | √ | √ | √ |
| KITCHEN CABINET<br>廚櫃 | √ | | √ |
| CURTAIN TRACK<br>窗簾路軌 | √ | √ | √ |

Tower 6

| Furniture<br>該傢俱 | 3/F, 5/F-12/F, 15/F-20/F, 21/F-23/F, 25/F-33/F & 35/F – 37/F<br>3 樓, 5 樓-12 樓, 15 樓-20 樓, 21 樓-23 樓, 25 樓 -33 樓& 35 樓-37 樓 | | |
|---|---|---|---|
| | Flat A<br>A 單位 | Flat B<br>B 單位 | Flat C<br>C 單位 |
| SHOE CABINET<br>鞋櫃 | √ | √ | √ |
| KITCHEN CABINET<br>廚櫃 | √ | | √ |
| CURTAIN TRACK<br>窗簾路軌 | √ | √ | √ |

Tower 8

| Furniture<br>該傢俱 | 3/F, 5/F-12/F, 15/F-20/F, 21/F-23/F, 25/F-33/F & 35/F – 37/F<br>3 樓, 5 樓-12 樓, 15 樓-20 樓, 21 樓-23 樓, 25 樓-33 樓& 35 樓-37 樓 | |
|---|---|---|
| | Flat A<br>A 單位 | Flat B<br>B 單位 |
| SHOE CABINET<br>鞋櫃 | √ | √ |
| KITCHEN CABINET<br>廚櫃 | √ | √ |
| BENCH<br>長椅 | √ | √ |
| CURTAIN TRACK<br>窗簾路軌 | √ | √ |

(d) **備用第一按揭貸款 Stand-by First Mortgage Loan**

(只適用於選擇上述第(4)(i)段的支付條款(a3)之買方) (Only applicable to purchaser(s) who select(s) the Terms of Payment (a3) under paragraph (4)(i) above)

(1) 買方可向賣方指定的一按財務機構(「**指定財務機構**」)申請備用第一按揭貸款(「**備用第一按揭貸款**」)。指定財務機構有權隨時停止提供備用第一按揭貸款而無須另行通知。備用第一按揭貸款主要條款及條件如下：
Purchaser(s) can apply for stand-by first mortgage loan ("**Stand-by First Mortgage Loan**") from the Vendor's designated first mortgage financing company ("**designated financing company**"). The designated financing company may stop providing the Stand-by First Mortgage Loan at any time without further notice. The key terms and conditions of the Stand-by First Mortgage Loan are as follows:

(2) 備用第一按揭貸款最高金額取決於有關物業的成交金額，及按下表釐定：
The maximum amount of Stand-by First Mortgage Loan shall be dependent on the Transaction Price of the property concerned, and determined based on the table below:

| 成交金額(港幣)<br>Transaction Price （HK$） | 貸款比率 （為成交金額的百分比）<br>Loan Ratio (as a percentage of the Transaction Price) |
|---|---|
| 不限<br>Any | 上限90%<br>Up to 90% |

(3) 備用第一按揭貸款年期最長可達 25 年。
The maximum tenor of the Stand-by First Mortgage Loan is up to 25 years.

(4) 備用第一按揭貸款的利率全期以指定財務機構不時報價之港元最優惠利率("P")減 2%p.a.計算。P隨利率浮動調整，於本文件日期 P 為 5.5% p.a.。利率以指定財務機構最終審批及決定為準。利率是指年利率。
The interest rate of the Stand-by First Mortgage Loan shall be calculated at 2% p.a. below the Hong Kong Dollar prime rate quoted by the designated financing company from time to time ("P") throughout the term thereof. P is subject to fluctuation. P as at the date of this document is 5.5% p.a.. The interest rate will be subject to final approval and decision by the designated financing company. Interest rate means interest rate per annum.

(5) 備用第一按揭貸款以相關物業之第一法定按揭作抵押。
The Stand-by First Mortgage Loan shall be secured by a first legal mortgage over the property concerned.

(6) 買方及擔保人(如有)須於備用第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的正式合約、身份證明文件及入息証明，親身前往指定財務機構辦理備用第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明文件及指定財務機構認為所須的所有相關證明文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往指定財務機構指明的代表律師樓簽署有關法律文件。
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the designated financing company in person and bring along the executed ASP, his/her/their identity documents and income proof to process the application of Stand-by First Mortgage Loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the designated financing company.

(7) 買方及擔保人(如有)須按指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the designated financing company.

(8) 所有有關備用第一按揭貸款之法律文件須由指定財務機構指明的代表律師樓擬備。買方須單獨繳付所有有關備用第一按揭貸款之一切律師費用及其他開支。
All legal documents in relation to the Stand-by First Mortgage Loan must be prepared by the solicitors' firm specified by the designated financing company. All legal costs and other expenses incurred in respect of the Stand-by First Mortgage Loan shall be paid by the purchaser(s) solely.

(9) 買方於決定申請備用第一按揭貸款前，敬請先向指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及備用第一按揭貸款批出與否，指定財務機構有最終決定權。不論備用第一按揭貸款獲批與否，買方仍須完成購買相關物業及繳付相關物業的成交金額全數。就備用第一按揭貸款之批核，賣方並無給予亦不應被視之為已給予任何聲明或保證。
The purchaser(s) is/are advised to enquire with the designated financing company on details before deciding to apply for the Stand-by First Mortgage Loan. All the above key terms, offers (if any) and the approval or disapproval of the Stand-by First Mortgage Loan are subject to the final decision of the designated financing company. The purchaser(s) shall complete the purchase of the property concerned and shall fully pay the Transaction Price of the property concerned irrespective of whether the Stand-by First Mortgage Loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the Stand-by First Mortgage Loan.

(10) 備用第一按揭貸款受指定財務機構不時所訂之其他條款及細則及相關交易文件的條款及細則約束。
The Stand-by First Mortgage Loan is subject to other terms and conditions as may from time to time be stipulated by the designated financing company and in the relevant transaction documents.

(11) 有關備用第一按揭貸款申請之批核與否及按揭條款及條件以指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。
The terms and conditions and the approval of applications for the Stand-by First Mortgage Loan are subject to the final decision of the designated financing company, and the Vendor shall under no circumstances be responsible therefor.

(f) **澐璟一家親現金回贈優惠 Together at Pano Cash Rebate Benefit**

澐璟一家親現金回贈（「澐璟一家親現金回贈」）僅適用於符合以下兩項要求的買方:
(i) 買方購買本價單所列之任何住宅物業; 並且
(ii) 於其向賣方遞交澐璟一家親現金回贈申請時，買方證明他屬於或曾經屬於發展項目中的另一個住宅單位（「相關住宅物業」）之註冊業主。

The "Together at Pano Cash Rebate" ("Together at Pano Cash Rebate") is only applicable to purchaser who satisfies both of the following requirements:
(i) he purchases any residential property(ies) as set out in this Price List; AND
(ii) at the time of submission of application to the Vendor for the Together at Pano Cash Rebate, he proves that he is or was a registered owner of another residential unit in the Development ("Relevant Residential Property").

如買方繳付成交金額全數及在所有方面履行和遵守臨時合約及正式合約內一切的條款及條件（必須嚴格遵行所有時間限制）及完成有關物業的買賣交易，可根據以下列表獲賣方送出澐璟一家親現金回贈。
Where the purchaser(s) fully pay(s) the Transaction Price and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence) and complete(s) the sale and purchase of the relevant property(ies) in accordance with the relevant PASP and the relevant ASP, the purchaser(s) shall be entitled to a Together at Pano Cash Rebate offered by the Vendor according to the table below.

澐璟一家親現金回贈列表
Together at Pano Cash Rebate Table

| 澐璟一家親現金回贈金額<br>Together at Pano Cash Rebate amount |
|---|
| 成交金額2%<br>2% of the Transaction Price |

買方須於其意欲完成有關物業的買賣的交易日前最少30日，以書面向賣方提出申請澐璟一家親現金回贈，賣方會於收到申請並確認有關資料無誤後將澐璟一家親現金回贈於成交時直接用於支付買方應繳付之部份成交金額餘額。
The purchaser(s) shall apply to the Vendor in writing for the Together at Pano Cash Rebate at least 30 days before the intended date of completion of the sale and purchase of the relevant property(ies). After the Vendor has received the application and duly verified the information to be correct, the Vendor will upon completion apply the Together at Pano Cash Rebate as part payment of the balance of the Transaction Price payable by the purchaser(s) directly.

買方須於向賣方遞交澐璟一家親現金回贈申請時，須向賣方提供下列其中一項文件作為其擁有或曾經擁有相關住宅物業之證明文件:-
The purchaser(s) shall, upon submitting the application for the Together at Pano Cash Rebate to the Vendor, also provide the Vendor with either one of the following documents as documentary evidence of his ownership or (as the case may be) former ownership of the Relevant Residential Property:-

(a) 惠及買方的相關住宅物業之轉讓契的副本;
a copy of the Assignment of the Relevant Residential Property in favour of the purchaser;

(b) 由賣方律師所發出之有關相關住宅物業的收樓信的副本 (該收樓信須確認已完成相關住宅物業的買賣的法律程序及顯示買方為相關住宅物業之買家)
a copy of the handover letter in respect of the Relevant Residential Property issued by the Vendor's solicitors (confirming the legal formalities in respect of the sale and purchase of the Relevant Residential Property have been completed and showing the name of the purchaser as the purchaser of the Relevant Residential Property)

澐璟一家親現金回贈詳情以相關交易文件條款作準。
The Together at Pano Cash Rebate is subject to the terms and conditions of the relevant transaction documents.

(g) CP80 現金回贈優惠 CP80 Cash Rebate Benefit

簽署臨時買賣合約購買任何下列之指定住宅物業之買方，如買方符合以下要求:-
(i) 買方已根據臨時合約連同相關住宅物業一併購買發展項目的一個住宅停車位；或
(ii) 買方須於完成相關住宅物業的買賣前簽署臨時買賣合約購買發展項目的一個住宅停車位及買方 (a) 已按該住宅停車位的買賣合約支付該住宅停車位最少30%的成交金額；及於完成該物業的買賣時，該住宅停車位的買賣合約仍然存續，而買方在所有方面履行和遵守其住宅停車位的臨時買賣合約及/或正式買賣合約內一切的條款及條件（必須嚴格遵行所有時間限制）。
買方便可獲賣方送出港幣$800,000 元之現金回贈，直接作為支付相關住宅物業部份成交金額餘款之用。買方須在所有方面履行和遵守臨時合約及正式合約內一切的條款及條件（必須嚴格遵行所有時間限制）及完成相關住宅物業的買賣交易方可獲得該現金回贈。詳情以相關交易文件條款及條件作準。為免生疑，買方只可就每一個住宅物業獲得最多港幣$800,000 元的現金回贈。
A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties, if such Purchaser satisfies the following requirements:-
(i) the Purchaser has purchased a Residential Parking Space of the Development together with the relevant residential property under the PASP;
(ii) the Purchaser shall sign a preliminary agreement for sale and purchase to purchase a Residential Parking Space of the Development before the completion of the sale and purchase of the relevant residential property and the Purchaser (a) has paid not less than 30% of the transaction price of that Residential Parking Space in accordance with the agreement for sale and purchase of that Residential Parking Space; and (b) at the time of completion of the sale and purchase of the relevant residential property, the agreement for sale and purchase of that Residential Parking Space is subsisting and the Purchaser performs and complies with in all respects the terms and conditions of the preliminary agreement for sale and purchase and/or the formal agreement for sale and purchase (in respect of which time shall be of the essence) thereof.
the Purchaser may then be entitled to a cash rebate of HK$800,000 from the Vendor which will be applied directly for payment of part of the balance of the Transaction Price of the relevant residential property upon completion. The Purchaser shall only be entitled to the cash rebate if the Purchaser performs and complies with in all respects the terms and conditions of the relevant PASP and the relevant ASP (in respect of which time shall be of the essence) and completes the sale and purchase of the relevant residential property. Details are subject to the terms and conditions of the relevant transaction documents. For the avoidance of doubt, the Purchaser shall only be entitled to a maximum amount of HK$800,000 cash rebate in respect of each of the residential property.

| | |
|---|---|
| 指定住宅物業<br>Designated residential properties | 第3A座 D 單位<br>Flats D of Tower 3A |

(4)(iv) **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**

(a) 如買方選用賣方代表律師處理正式合約、按揭及轉讓契，賣方同意支付正式合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理正式合約、按揭及／或轉讓契，買方及賣方須各自負責有關正式合約及轉讓契兩項法律文件之律師費用。
If the purchaser(s) appoint(s) the Vendor's solicitors to handle the ASP, mortgage and assignment, the Vendor agrees to bear the legal fees of the ASP and the assignment. If the purchaser(s) choose(s) to instruct his own solicitors to handle the ASP, mortgage and/or assignment, each of the Vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the ASP and the assignment.

(b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅（包括但不限於任何所有從價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）。
All stamp duty on the PASP, the ASP and the assignment (including but without limitation, all ad valorem stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the purchaser(s).

(4)(v) **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**

擬備、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核證副本之費用、所購物業的正式合約及轉讓契之圖則費、所購物業的按揭（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實際支出，均由買方負責。
The purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement (the "**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, 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 actual charges of any other documents relating to the sale and purchase of the property purchased.

(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：
Agents appointed by the Vendor:

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

香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association Limited

香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited

第一太平戴維斯(香港)有限公司 Savills (Hong Kong) Limited

仲量聯行有限公司 Jones Lang LaSalle Limited

太陽物業香港代理有限公司 Sunrise Property HK Agency Limited

迎富地產代理有限公司 Easywin Property Agency Limited

晉誠地產代理有限公司 Earnest Property Agency Limited

友和地產有限公司United Properties Limited

煌城地產有限公司 Wong Shing Properties Limited

康樂園地產代理有限公司Hong Lok Yuen Property Agency Limited

泓諾地產 Mega Wealth Property Agency

萊坊(香港)有限公司 Knight Frank Hong Kong Limited

美林物業代理有限公司 L & Lam Property Agency Limited

高力國際太平洋有限公司 Colliers International Pacific Limited

領域房地產顧問有限公司 Landscope Realty 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爲：www.panoharbour.hk
The address of the website designated by the vendor for the development is: www.panoharbour.hk