

## 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	柏景峰 ONE PARK PLACE	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	高雅里8號 (此臨時門牌號數有待發展項目落成時確認。) 8 Ko Nga Lane (The provisional street number is subject to confirmation when the Development is completed.)		
發展項目中的住宅物業的總數 The total number of residential properties in Development			748

印製日期 Date of Printing	價單編號 Number of Price List
2025年11月16日 (16/11/2025)	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
2026年1月19日(19/1/2026)	2A	--
2026年2月3日(3/2/2026)	2B	✓
2026年3月4日(4/3/2026)	2C	--
2026年5月4日(4/5/2026)	2D	--

第二部分：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，每平方米) 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 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
1	6	A1#	53.653 (578) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	10,588,000	197,342 (18,318)	-	-	-	-	-	-	-	-	-	
1	7	A1#	53.653 (578) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	10,619,000	197,920 (18,372)	-	-	-	-	-	-	-	-	-	
1	10	A1#	53.653 (578) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	10,716,000	199,728 (18,540)	-	-	-	-	-	-	-	-	-	
1	11	A1#	53.653 (578) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	10,748,000	200,324 (18,595)	-	-	-	-	-	-	-	-	-	
1	23	A3	40.048 (431) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,828,000	195,465 (18,162)	-	-	-	-	-	-	-	-	-	
1	25	A3	40.048 (431) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,851,000	196,040 (18,216)	-	-	-	-	-	-	-	-	-	
1	23	A5	40.048 (431) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,730,000	193,018 (17,935)	-	-	-	-	-	-	-	-	-	
1	25	A5	40.048 (431) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,753,000	193,593 (17,988)	-	-	-	-	-	-	-	-	-	
1	23	A6	37.336 (402) 露台 Balcony: 2.039 (22) 工作平台 Utility Platform: 1.500 (16)	7,202,000	192,897 (17,915)	-	-	-	-	-	-	-	-	-	
1	25	A6	37.336 (402) 露台 Balcony: 2.039 (22) 工作平台 Utility Platform: 1.500 (16)	7,223,000	193,459 (17,968)	-	-	-	-	-	-	-	-	-	
1	26	A6	37.336 (402) 露台 Balcony: 2.039 (22) 工作平台 Utility Platform: 1.500 (16)	7,245,000	194,049 (18,022)	-	-	-	-	-	-	-	-	-	

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

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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 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
1	27	A6	37.336 (402) 露台 Balcony: 2.039 (22) 工作平台 Utility Platform: 1.500 (16)	7,266,000	194,611 (18,075)	-	-	-	-	-	-	-	-	-	
1	6	A7	35.184 (379) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,312,000	179,400 (16,654)	-	-	-	-	-	-	-	-	-	
1	10	A7	35.184 (379) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,389,000	181,588 (16,858)	-	-	-	-	-	-	-	-	-	
1	11	A7	35.184 (379) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,408,000	182,128 (16,908)	-	-	-	-	-	-	-	-	-	
1	12	A7	35.184 (379) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,426,000	182,640 (16,955)	-	-	-	-	-	-	-	-	-	
1	15	A7	35.184 (379) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,446,000	183,208 (17,008)	-	-	-	-	-	-	-	-	-	
1	16	A7	35.184 (379) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,465,000	183,748 (17,058)	-	-	-	-	-	-	-	-	-	
1	17	A7	35.184 (379) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,485,000	184,317 (17,111)	-	-	-	-	-	-	-	-	-	
1	26	A7	35.184 (379) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,702,000	190,484 (17,683)	-	-	-	-	-	-	-	-	-	
1	27	A7	35.184 (379) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,722,000	191,053 (17,736)	-	-	-	-	-	-	-	-	-	
1	27	A8	34.795 (375) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,695,000	192,413 (17,853)	-	-	-	-	-	-	-	-	-	

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1	28	A8	34.795 (375) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,735,000	193,562 (17,960)	-	-	-	-	-	-	-	-	-	
1	29	A8	34.795 (375) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,735,000	193,562 (17,960)	-	-	-	-	-	-	-	-	-	
1	27	A9	34.397 (370) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,586,000	191,470 (17,800)	-	-	-	-	-	-	-	-	-	
1	28	A9	34.397 (370) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,626,000	192,633 (17,908)	-	-	-	-	-	-	-	-	-	
1	29	A9	34.397 (370) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,626,000	192,633 (17,908)	-	-	-	-	-	-	-	-	-	
2	6	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,738,000	180,876 (16,803)	-	-	-	-	-	-	-	-	-	
2	7	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,758,000	181,413 (16,853)	-	-	-	-	-	-	-	-	-	
2	8	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,764,000	181,574 (16,868)	-	-	-	-	-	-	-	-	-	
2	9	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,764,000	181,574 (16,868)	-	-	-	-	-	-	-	-	-	
2	10	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,784,000	182,111 (16,918)	-	-	-	-	-	-	-	-	-	
2	11	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,804,000	182,648 (16,968)	-	-	-	-	-	-	-	-	-	

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2	12	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,825,000	183,212 (17,020)	-	-	-	-	-	-	-	-	-	
2	15	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,845,000	183,749 (17,070)	-	-	-	-	-	-	-	-	-	
2	16	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,865,000	184,285 (17,120)	-	-	-	-	-	-	-	-	-	
2	17	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,886,000	184,849 (17,172)	-	-	-	-	-	-	-	-	-	
2	18	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,928,000	185,977 (17,277)	-	-	-	-	-	-	-	-	-	
2	19	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	6,928,000	185,977 (17,277)	-	-	-	-	-	-	-	-	-	
2	20	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,011,000	188,205 (17,484)	-	-	-	-	-	-	-	-	-	
2	21	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,032,000	188,768 (17,536)	-	-	-	-	-	-	-	-	-	
2	22	B3	37.252 (401) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,053,000	189,332 (17,589)	-	-	-	-	-	-	-	-	-	
2	30	B5	34.512 (371) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,682,000	193,614 (18,011)	-	-	-	-	-	-	-	-	-	
2	31	B5	34.512 (371) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,702,000	194,193 (18,065)	-	-	-	-	-	-	-	-	-	

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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 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
2	30	B6	34.459 (371) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,693,000	194,231 (18,040)	-	-	-	-	-	-	-	-	-	
2	31	B6	34.459 (371) 露台 Balcony: 2.002 (22) 工作平台 Utility Platform: 1.500 (16)	6,713,000	194,811 (18,094)	-	-	-	-	-	-	-	-	-	
3	6	C2	39.969 (430) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,625,000	190,773 (17,733)	-	-	-	-	-	-	-	-	-	
3	7	C2	39.969 (430) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,632,000	190,948 (17,749)	-	-	-	-	-	-	-	-	-	
3	8	C2	39.969 (430) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,648,000	191,348 (17,786)	-	-	-	-	-	-	-	-	-	
3	9	C2	39.969 (430) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	7,671,000	191,924 (17,840)	-	-	-	-	-	-	-	-	-	
3	6	C3	40.029 (431) 露台 Balcony: 2.047 (22) 工作平台 Utility Platform: 1.500 (16)	7,555,000	188,738 (17,529)	-	-	-	-	-	-	-	-	-	
3	7	C3	40.029 (431) 露台 Balcony: 2.047 (22) 工作平台 Utility Platform: 1.500 (16)	7,563,000	188,938 (17,548)	-	-	-	-	-	-	-	-	-	
3	8	C3	40.029 (431) 露台 Balcony: 2.047 (22) 工作平台 Utility Platform: 1.500 (16)	7,578,000	189,313 (17,582)	-	-	-	-	-	-	-	-	-	
3	9	C3	40.029 (431) 露台 Balcony: 2.047 (22) 工作平台 Utility Platform: 1.500 (16)	7,600,000	189,862 (17,633)	-	-	-	-	-	-	-	-	-	
3	10	C3	40.029 (431) 露台 Balcony: 2.047 (22) 工作平台 Utility Platform: 1.500 (16)	7,631,000	190,637 (17,705)	-	-	-	-	-	-	-	-	-	

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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 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
3	6	C5	27.801 (299) 露台 Balcony: 2.018 (22) 工作平台 Utility Platform: 1.500 (16)	5,322,000 5,508,000	191,432 (17,799) 198,122 (18,421)	-	-	-	-	-	-	-	-	-	
3	7	C5	27.801 (299) 露台 Balcony: 2.018 (22) 工作平台 Utility Platform: 1.500 (16)	5,326,000 5,512,000	191,576 (17,813) 198,266 (18,435)	-	-	-	-	-	-	-	-	-	
3	8	C5	27.801 (299) 露台 Balcony: 2.018 (22) 工作平台 Utility Platform: 1.500 (16)	5,337,000	191,972 (17,849)	-	-	-	-	-	-	-	-	-	
3	15	C5	27.801 (299) 露台 Balcony: 2.018 (22) 工作平台 Utility Platform: 1.500 (16)	5,439,000	195,640 (18,191)	-	-	-	-	-	-	-	-	-	
3	16	C5	27.801 (299) 露台 Balcony: 2.018 (22) 工作平台 Utility Platform: 1.500 (16)	5,456,000	196,252 (18,247)	-	-	-	-	-	-	-	-	-	
3	17	C5	27.801 (299) 露台 Balcony: 2.018 (22) 工作平台 Utility Platform: 1.500 (16)	5,472,000	196,827 (18,301)	-	-	-	-	-	-	-	-	-	
3	20	C7	27.219 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,212,000	191,484 (17,788)	-	-	-	-	-	-	-	-	-	
3	21	C7	27.219 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,229,000	192,108 (17,846)	-	-	-	-	-	-	-	-	-	
3	22	C7	27.219 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,244,000	192,660 (17,898)	-	-	-	-	-	-	-	-	-	
3	23	C7	27.219 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,259,000	193,211 (17,949)	-	-	-	-	-	-	-	-	-	
3	5	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,015,000	183,996 (17,116)	-	-	-	-	-	-	-	-	-	

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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 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
3	6	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,029,000	184,510 (17,164)	-	-	-	-	-	-	-	-	-	
3	7	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,044,000	185,060 (17,215)	-	-	-	-	-	-	-	-	-	
3	8	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,075,000	186,198 (17,321)	-	-	-	-	-	-	-	-	-	
3	9	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,075,000	186,198 (17,321)	-	-	-	-	-	-	-	-	-	
3	10	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,090,000	186,748 (17,372)	-	-	-	-	-	-	-	-	-	
3	11	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,105,000	187,298 (17,423)	-	-	-	-	-	-	-	-	-	
3	12	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,120,000	187,849 (17,474)	-	-	-	-	-	-	-	-	-	
3	15	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,136,000	188,436 (17,529)	-	-	-	-	-	-	-	-	-	
3	16	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,151,000	188,986 (17,580)	-	-	-	-	-	-	-	-	-	
3	17	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,166,000	189,536 (17,631)	-	-	-	-	-	-	-	-	-	
3	18	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,198,000	190,710 (17,741)	-	-	-	-	-	-	-	-	-	

第二部分：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 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
3	19	C8	27.256 (293) 露台 Balcony: 2.012 (22) 工作平台 Utility Platform: 1.500 (16)	5,198,000	190,710 (17,741)	-	-	-	-	-	-	-	-	-	

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.

- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

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

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

第53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

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

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

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

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

- (4) 註：於本第(4)段內，(a)「售價」指本價單第二部份表中所列住宅物業的售價，而「成交金額」指臨時買賣合約(「臨時合約」)及買賣合約(或經修訂的買賣合約(如有))(「正式合約」)所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適用折扣(如有)按售價計算得出之價目，皆向下捨入換算至百位數作為成交金額。(b)「賣方」指香港鐵路有限公司，而「如此聘用的人」指騰洋有限公司，即獲香港鐵路有限公司(作為「擁有人」)聘用作統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In this paragraph (4), (a) "Price" means the price of the residential property set out in the table in Part 2 of this price list, and "Transaction Price" means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase ("Preliminary Agreement") and agreement for sale and purchase (or the amended agreement for sale and purchase (if any)) ("Agreement"), i.e. the price after applying the relevant terms of payment and applicable discount(s) (if any) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts (if any) on the Price will be rounded down to the nearest hundred to determine the Transaction Price. (b) "Vendor" means MTR Corporation Limited and "Person-so-engaged" means Top Oasis Limited, the person engaged by MTR Corporation Limited (as owner) to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

(4)(i) 支付條款 Terms of payment

於簽署臨時合約時，買方須繳付相等於成交金額的5%作為臨時訂金。其中港幣\$100,000.00 作為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及/或銀行本票支付，銀行本票及支票抬頭請寫「的近律師行」。 Purchasers shall pay the preliminary deposit (which is equivalent to 5% of Transaction Price) upon signing of the Preliminary Agreement, of which HK\$100,000.00 being part of the preliminary deposit must be paid by a cashier order and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to “Deacons”.

(A)繁華璀璨柏景峰120天付款計劃 Metropolitan ONE PARK PLACE 120-day Payment Plan (照售價減1.5%) (1.5% discount on the Price)

- (1) 相等於成交金額5%之臨時訂金於買方簽署臨時合約時繳付。  
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement by the Purchaser.
- (2) 成交金額5%即加付訂金於買方簽署臨時合約後60天內繳付。  
5% of Transaction Price being further deposit shall be paid within 60 days after signing of the Preliminary Agreement by the Purchaser.
- (3) 成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付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日內繳付，以較早者為準。  
90% of Transaction Price being balance of the Transaction Price shall be paid within 120 days after signing of the Preliminary Agreement by the Purchaser or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.

(B)(本第(4)(i)段沒有提供此編號之支付條款)(No Terms of payment of such numbering is provided in this paragraph (4)(i))

(C)輕鬆自然建築期付款計劃 Easy Stage Payment Plan (依照售價) (in accordance with the Price)

- (1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。  
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement by the Purchaser.
- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後120天內繳付。  
5% of Transaction Price being further deposit shall be paid within 120 days after signing of the Preliminary Agreement by the Purchaser.
- (3) 成交金額5%即部份付款於買方簽署臨時買賣合約後180天內繳付。  
5% of Transaction Price being part payment shall be paid within 180 days after signing of the Preliminary Agreement by the Purchaser.
- (4) 成交金額85%即成交金額餘款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日內繳付。  
85% of Transaction Price being balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

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

- (a) 請參閱第(4)(i)段。  
Please refer to paragraph (4)(i).

(4)(iii) 可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

(a) 特選住宅停車位認購優惠

Elite Offer to Purchase Residential Parking Space

(1) 選購於本價單第二部份設有符號“\*”之住宅物業之買方，可享有認購一個「柏景峰」的住宅停車位的權利。

The Purchaser of a residential property that is marked with a “\*” in Part 2 of this price list is given an option to purchase one residential parking space of ONE PARK PLACE.

(2) 買方可根據賣方日後公布的住宅停車位之銷售安排所訂明的時限及方法行使其認購住宅停車位的權利。賣方不作出任何陳述、承諾、保證或擔保買方會獲認購任何住宅停車位。

The Purchaser can exercise his/her/its option to purchase a residential parking space in accordance with the time limit and manner as prescribed by the sales arrangements of the residential parking spaces to be announced by the Vendor. The Vendor makes no representation, undertaking, warranty or guarantee that the Purchaser will be offered any residential parking space.

(3) 如買方不根據賣方日後公布的住宅停車位之銷售安排所訂明的時限及方法行使其認購住宅停車位的權利，其認購住宅停車位的權利將會自動失效，以及買方不會為此獲得任何補償。

If the Purchaser does not exercise the option to purchase a residential parking space in accordance with the time limit and manner as prescribed by the sales arrangements of the residential parking spaces to be announced by the Vendor, the option to purchase a residential parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(4) 住宅停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，並容後公布。

The details of price and sales arrangements of the residential parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(5) 特選住宅停車位認購優惠受其他條款及條件(包括但不限於批地文件的條款及條件) 約束。

The Elite Offer to Purchase Residential Parking Space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

(b) 抽籤認購住宅停車位優惠

Offer of Balloting for Purchase of Residential Parking Space

(1) 選購於本價單第二部份設有符號“#”之住宅物業之買方，可獲一次參與抽籤認購一個「柏景峰」的住宅停車位的機會。

The Purchaser of a residential property that is marked with a “#” in Part 2 of this price list is entitled to have one chance to participate in the balloting for purchase of one residential parking space of ONE PARK PLACE.

(2) 買方須根據賣方日後公布的住宅停車位之銷售安排參與抽籤以決定選購住宅停車位的優先次序。賣方不作出任何陳述、承諾、保證或擔保買方會獲認購任何住宅停車位。

The Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential parking space in accordance with the sales arrangements of the residential parking spaces to be announced by the Vendor. The Vendor makes no representation, undertaking, warranty or guarantee that the Purchaser will be offered any residential parking space.

(3) 如買方不根據賣方日後公布的住宅停車位之銷售安排參與抽籤以認購住宅停車位，其抽籤機會將會自動失效，以及買方不會為此獲得任何補償。

If the Purchaser does not participate in the balloting for purchase of a residential parking space in accordance with the sales arrangements of the residential parking spaces to be announced by the Vendor, his/her/its balloting chance shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(4) 住宅停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，並容後公布。

The details of price and sales arrangements of the residential parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(5) 抽籤認購住宅停車位優惠受其他條款及條件(包括但不限於批地文件的條款及條件) 約束。

Offer of Balloting for Purchase of Residential Parking Space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).

(4)(iv) 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

- (1) 如買方選用賣方代表律師作為買方之代表律師處理其正式合約及轉讓契及按揭(如有)，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。  
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the Agreement and the assignment in relation to the purchase and in handling mortgage (if any), the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the Agreement and the assignment to be borne by the Purchaser shall be waived.
- (2) 如買方選擇另聘代表律師作為買方之代表律師處理其購買發展項目中的住宅物業的事宜，買賣雙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 chooses to instruct his/her own solicitors to act for him/her in relation to the purchase of the residential property(ies) in the Development, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the Agreement and the assignment.
- (3) 買方須承擔及支付一概有關臨時合約、正式合約及轉讓契之印花稅(包括但不限於任何從價印花稅、額外印花稅、買家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)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the Preliminary Agreement, the Agreement and the assignment (including without limitation of any ad valorem stamp duty, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne and paid by the Purchaser.

(4)(v) 買方須為就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

草擬、登記及完成公契及管理協議(「公契」)費用及附於公契之圖則之費用的適當分攤、住宅物業的業權契據及文件經核證副本之費用、住宅物業的正式合約及轉讓契之圖則費、住宅物業按揭(如有)及附加合約(如有)之法律費用及其他費用及雜費、其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出等，均須由買方獨自承擔及支付。

The Purchaser shall solely 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 to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the Agreement and the assignment, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) in respect of the residential property, and all legal costs and other charges, etc. of any other documents relating to the sale and purchase of the residential property.

(4)(vi) 如買方希望更改付款計劃而須更新成交紀錄冊內的記錄，可於不早於簽署正式合約的日期後30日但不遲於付清成交金額餘額之日前30日透過如此聘用的人向賣方提出申請，並須承擔所有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、財務優惠或利益的可得性和賣方的最終決定。

If the Purchaser wishes to change the payment plan which requires update to the entry(ies) in the Register of Transactions, 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 Agreement but not later than 30 days before the date of settlement of the balance of Transaction Price and shall 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.

備註:

Notes:

- (1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

- (2) 所有就購買發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款及條件的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to the first hand Purchaser as specified in the Preliminary Agreement only and shall not be transferable. The Vendor has absolute discretion in deciding whether the Purchaser is entitled to such discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of such discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

賣方委任的代理：

Agent appointed by the Vendor:

信和地產代理有限公司 Sino Real Estate Agency Limited

信和地產代理有限公司委任的次代理：

Sub-agents appointed by Sino Real Estate Agency Limited:

中原地產代理有限公司 Centaline Property Agency Limited

世紀 21 集團有限公司 Century 21 Group Limited

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

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

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

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

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

搜房(香港)集團有限公司 Soufun (Hong Kong) Group 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.

- (6) 賣方就發展項目指定的互聯網網站的網址為: [www.oneparkplace.hk](http://www.oneparkplace.hk)

The address of the website designated by the Vendor for the Development is: [www.oneparkplace.hk](http://www.oneparkplace.hk)