價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目期數名稱 **Name of the Phase of the Development**	PALO SPRINGS	期數（如有） **Phase No. (if any)**	PARK SILICON 發展項目的第2期 Phase 2 of PARK SILICON Development
發展項目期數位置 **Location of the Phase of the Development**	鄉梓路23號 (此臨時門牌號數有待發展項目期數落成時確認) 23 Heung Tsz Road (This provisional street number is subject to confirmation when the Phase of the Development is completed)		
發展項目期數中的住宅物業的總數 **The total number of residential properties in the Phase of the Development**			324

印製日期 **Date of Printing**	價單編號 **Number of Price List**
12 August 2026	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**
20 August 2026	2A	✓

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
Tower 2A 第2A座	29	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,130,000	229,248 (21,282)	--	--	--	--	--	--	--	--	--	--
	28	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,120,000	229,021 (21,261)	--	--	--	--	--	--	--	--	--	--
	27	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,099,000	228,546 (21,216)	--	--	--	--	--	--	--	--	--	--
	26	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,089,000	228,320 (21,195)	--	--	--	--	--	--	--	--	--	--
	25	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~10,079,000~~ 10,197,000	~~228,094~~ ~~(21,174)~~ 230,764 (21,422)	--	--	--	--	--	--	--	--	--	--
	23	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~10,069,000~~ 10,187,000	~~227,867~~ ~~(21,153)~~ 230,538 (21,401)	--	--	--	--	--	--	--	--	--	--
	22	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~10,059,000~~ 10,177,000	~~227,641~~ ~~(21,132)~~ 230,311 (21,380)	--	--	--	--	--	--	--	--	--	--
	21	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~10,049,000~~ 10,167,000	~~227,415~~ ~~(21,111)~~ 230,085 (21,359)	--	--	--	--	--	--	--	--	--	--
	20	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~10,039,000~~ 10,157,000	~~227,188~~ ~~(21,090)~~ 229,859 (21,338)	--	--	--	--	--	--	--	--	--	--

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
Tower 2A 第2A座	19	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~10,029,000~~ 10,147,000	~~226,962~~ ~~(21,069)~~ 229,632 (21,317)	--	--	--	--	--	--	--	--	--	--
	18	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~10,019,000~~ 10,136,000	~~226,736~~ ~~(21,048)~~ 229,384 (21,294)	--	--	--	--	--	--	--	--	--	--
	17	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~9,999,000~~ 10,116,000	~~226,283~~ ~~(21,006)~~ 228,931 (21,252)	--	--	--	--	--	--	--	--	--	--
	16	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~9,989,000~~ 10,106,000	~~226,057~~ ~~(20,985)~~ 228,705 (21,231)	--	--	--	--	--	--	--	--	--	--
	15	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~9,979,000~~ 10,096,000	~~225,831~~ ~~(20,964)~~ 228,478 (21,210)	--	--	--	--	--	--	--	--	--	--
	12	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~9,969,000~~ 10,086,000	~~225,604~~ ~~(20,943)~~ 228,252 (21,189)	--	--	--	--	--	--	--	--	--	--
	11	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~9,959,000~~ 10,076,000	~~225,378~~ ~~(20,922)~~ 228,026 (21,168)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property 大廈名稱 Block Name	物業的描述 Description of Residential Property 樓層 Floor	物業的描述 Description of Residential Property 單位 Unit	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.) 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
Tower 2A 第2A座	10	A	44.188 (476) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	~~9,949,000~~ 10,066,000	~~225,152~~ ~~(20,901)~~ 227,799 (21,147)	--	--	--	--	--	--	--	--	--	--
	33	C	44.571 (480) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,300,000	231,092 (21,458)	--	--	--	--	--	--	--	--	--	--
	32	C	44.571 (480) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,269,000	230,396 (21,394)	--	--	--	--	--	--	--	--	--	--
	31	C	44.571 (480) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,238,000	229,701 (21,329)	--	--	--	--	--	--	--	--	--	--
	30	C	44.571 (480) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	10,208,000	229,028 (21,267)	--	--	--	--	--	--	--	--	--	--
	5	C	44.571 (480) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,877,000	221,601 (20,577)	--	--	--	--	--	--	--	--	--	--
	33	D	40.112 (432) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,066,000	226,017 (20,986)	--	--	--	--	--	--	--	--	--	--
	32	D	40.112 (432) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,039,000	225,344 (20,924)	--	--	--	--	--	--	--	--	--	--
	31	D	40.112 (432) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,012,000	224,671 (20,861)	--	--	--	--	--	--	--	--	--	--
	30	D	40.112 (432) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,985,000	223,998 (20,799)	--	--	--	--	--	--	--	--	--	--
	5	D	40.112 (432) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,694,000	216,743 (20,125)	--	--	--	--	--	--	--	--	--	--
	33	E	28.855 (311) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,723,000	232,993 (21,617)	--	--	--	--	--	--	--	--	--	--
	32	E	28.855 (311) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,702,000	232,265 (21,550)	--	--	--	--	--	--	--	--	--	--
	31	E	28.855 (311) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,682,000	231,572 (21,486)	--	--	--	--	--	--	--	--	--	--
	30	E	28.855 (311) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,662,000	230,879 (21,421)	--	--	--	--	--	--	--	--	--	--

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
Tower 2A 第2A座	29	E	28.855 (311) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,656,000	230,671 (21,402)	--	--	--	--	--	--	--	--	--	--
	5	E	28.855 (311) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,446,000	223,393 (20,727)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

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

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

<u>第52(1)條 / Section 52(1)</u>
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.

<u>第53(2)條 / Section 53(2)</u>
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.

<u>第53(3)條 / Section 53(3)</u>
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』指臨時買賣合約中訂明的住宅物業的實際金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。
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 amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest thousand to determine the transaction price.

買方於簽署臨時買賣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 (除非賣方另外同意)，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「國浩律師（香港）事務所」。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser 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) (unless vendor agrees otherwise) 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 "Grandall Zimmern Law Firm".

支付條款 Terms of Payment

(A) 北部核心樞紐90天現金優惠付款計劃 Northern Nexus 90-day Cash Payment Plan (照售價減8%) (8% discount from the Price)

(1) 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額 95%即成交金額之餘額須於買方簽署臨時合約後 90 天內由買方繳付，或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 90 days after signing of the PASP, or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(B) 大灣區菁英120天現金優惠付款計劃 Greater Bay Area Elite 120-day Cash Payment Plan (照售價減8%) (8% discount from the Price)

(只適用於屬「合資格大灣區居民」之買方（或構成買方之任何人士）。有關買方須在簽署有關臨時買賣合約前即場提供令賣方滿意之證明，惟賣方就買方是否符合資格選用此支付條款有最終決定權。)
(Only applicable to the purchaser(s) (or any person comprising the purchaser(s)) who is/are "Eligible Greater Bay Area Resident(s)". The relevant purchaser shall before signing of the relevant preliminary agreement for sale and purchase on the spot provide evidence to the Vendor's satisfaction provided that the Vendor shall have the final right to decide whether a purchaser is eligible to select this payment plan.)

(1) 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額 95%即成交金額之餘額須於買方簽署臨時合約後 120 天內由買方繳付，或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 120 days after signing of the PASP, or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

「合資格大灣區居民」指居住於下列任何一個城市或地區的人士，惟該人士須提供令賣方滿意的證明文件，以證明其相關居住地。賣方就有關居住地是否已獲確立所作出的決定為最終決定及對買方具有約束力：
"Eligible Greater Bay Area Resident" means a person who resides in any one of the following cities or regions, provided that such person produces supporting documents proving the relevant residency to the Vendor's satisfaction. The Vendor's determination as to whether such residency has been established shall be final and binding on the purchaser(s):

1. 香港特別行政區 Hong Kong Special Administrative Region
2. 澳門特別行政區 Macao Special Administrative Region
3. 廣州 Guangzhou
4. 深圳 Shenzhen
5. 珠海 Zhuhai
6. 佛山 Foshan
7. 惠州 Huizhou
8. 東莞 Dongguan
9. 中山 Zhongshan
10. 江門 Jiangmen
11. 肇慶 Zhaoqing

(C) 一線貫通港深CBD 180天現金優惠付款計劃 One-Line to HK & SZ CBD 180-day Cash Payment Plan (照售價減7%) (7% discount from the Price)

(1) 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額 95%即成交金額之餘額須於買方簽署臨時合約後 180 天內由買方繳付，或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 180 days after signing of the PASP, or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(D) 解鎖都會潛力360天現金優惠付款計劃 Unlock Metropolis Potential 360-day Cash Payment Plan (照售價減5%) (5% discount from the Price)

(1) 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約 (「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額5%即加付訂金須於買方簽署臨時合約後 120 天內由買方繳付，或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。
5% of the transaction price being further deposit shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(3) 成交金額 90%即成交金額之餘額須於買方簽署臨時合約後 360 天內由買方繳付，或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 360 days after signing of the PASP, or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(E) 建築期付款計劃 Stage Payment Plan (照售價減4%) (4% discount from the Price)

(1) 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約 (「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額5%即加付訂金須於買方簽署臨時合約後 60天內由買方繳付，或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。
5% of the transaction price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(3) 成交金額 90%即成交金額之餘額須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(F) 建築期靈活置業按揭貸款付款計劃 Stage Flexible Purchase First Mortgage Loan Payment Plan (照售價減3%) (3% discount from the Price)

(1) 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約 (「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 成交金額5%即加付訂金須於買方簽署臨時合約後 60天內由買方繳付，或於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清，以較早者為準。
5% of the transaction price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.

(3) 成交金額 90%即成交金額之餘額須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

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

(a) 見 4(i)。
See 4(i).

(b) **「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」member**
在簽署臨時買賣合約當日，買方如屬「Club Wheelock」會員，可獲1%售價折扣優惠。最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事(如買方是以公司名義) 須為「Club Wheelock」會員，方可享此折扣優惠。
A 1% discount from the Price would be offered to the Purchaser who is a Club Wheelock member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) shall be a Club Wheelock member on the date of signing of the preliminary agreement for sale and purchase in order to enjoy the discount offer.

(c) **早鳥優惠 Early Bird Purchase Discount**
凡於2026年10月31日 (包括當日) 或之前簽署臨時買賣合約購買本價單中所列之住宅物業的買方，可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to a Purchaser who signs the preliminary agreement for sale and purchase on or before 31 October 2026 (that day inclusive) to purchase a residential property listed in this price list.

(d) **"Wheelock Living" 臉書讚好及/或Instagram追蹤優惠 “Wheelock Living” Facebook Likers’ and/or Instagram Followers' Discount**
凡於簽署臨時買賣合約前讚好及/或追蹤"Wheelock Living" 臉書及/或Instagram的買家，可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to a Purchaser who has liked and/or followed the "Wheelock Living" Facebook and/or Instagram before signing the preliminary agreement for sale and purchase.

(e) **置業印花稅優惠 Home Purchasing Stamp Duty Discount**
買方購買本價單中所列之住宅物業可獲3%售價折扣優惠。
A 3% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(f) **進駐北部都會核心地段優惠 Elevate to the North Metropolitan Core Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

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

(a) 見 4(ii)。
See 4(ii).

(b) **靈活置業按揭貸款 Flexible Purchase First Mortgage Loan**
(只適用於選於第4(i)段中選擇支付條款(F)之買家) (Only applicable to purchasers who select Terms of Payment (F) in paragraph 4(i))

買方可向賣方指定的財務機構申請「靈活置業按揭貸款」(「第一按揭貸款」) (賣方指定的財務機構有權隨時停止提供第一按揭貸款而無須另行通知)。第一按揭貸款主要條款如下 :
Purchasers can apply for "Flexible Purchase First Mortgage Loan" (“first mortgage loan") from the Vendor's designated financing company (the Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice). Key terms of the first mortgage loan are as follows:-

A. 最高第一按揭貸款金額為成交金額扣除所有提供予買方的折扣、現金回贈(如有)及其他優惠(如有)的價值後的70%。
The maximum amount of the first mortgage loan shall be 70% of the transaction price after deducting the value of all discount(s), cash rebate(s) (if any) and other benefit(s) (if any) made available to the Purchaser.

B. 第一按揭貸款及下列方式計算的利息，須按月分期償還：
The first mortgage loan together with the interest to be calculated in the following manner shall be repaid by monthly instalments: -

1. 首 36個月 ，利息為香港銀行公會不時報價之 1個月利息期香港銀行公會港元利息結算利率(H)加8% (H + 8% p.a.)。
The interest for the first 36 months shall be calculated at The Hong Kong Association of Banks Hong Kong Dollars Interest Settlement Rates for the interest period of 1 month quoted from time to time by The Hong Kong Association of Banks (H) plus 8% per annum (H + 8% p.a.).

2. 買家可就第一按揭貸款申請延長還款，最長不超過24個月。申請費用為已批出的延長貸款額的1%。
The Purchaser can apply for extension of a first mortgage loan for a maximum period of 24 months. A non-refundable extension fee of 1% of approved amount of the first mortgage loan to be extended shall be payable by the Purchaser.

a) 延長期內首12個月 ，利息為 H 加 9% (H + 9% p.a.)。
The interest within the first 12 months of the extension period shall be calculated at H plus 9% per annum (H + 9% p.a.).

b) 其後利息為H加10% (H + 10% p.a.)。
And thereafter, the interest shall be calculated at H plus 10% per annum (H + 10% p.a.).

3. H為浮動利率。最終按揭利率以賣方指定的財務機構最後審批及決定者為準。賣方及賣方指定的財務機構並無就此作出，亦不得被視為就此作出任何不論明示或隱含之陳述、承諾或保證。
H is subject to fluctuation. The final interest rate shall be subject to the final approval and determination by the Vendor's designated financing company. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Vendor's designated financing company in respect thereof.

4. 買方只須以按月分期償還第一按揭貸款的利息，本金須於第一按揭貸款年期屆滿時（或延長還款期屆滿時（如適用））或之前全數清還。
The Purchaser shall only repay the interest of first mortgage loan by monthly instalments, and shall fully repay the principal on or before expiry of the maximum tenor of first mortgage loan (or the extension period, if applicable).

5. 買方如就第一按揭貸款作提前還款(全數或部份) ，買方不須支付提前還款費。
If the Purchaser shall make any early prepayment (full or partial) of the first mortgage loan , no early prepayment fee shall be payable by the Purchaser.

C. 買方必須於付清成交金額餘額之日起計最少60日前以書面形式向賣方指定的財務機構申請第一按揭貸款 。
The Purchaser shall make a written application to the Vendor's designated financing company for the first mortgage loan not less than 60 days before the date of settlement of the balance of the transaction price.

D, 第一按揭貸款年期為3年，可額外延長至最多 5 年（請參見上文第B2段）。
The tenor of first mortgage loan shall be 3 years, which may be extended to a maximum of 5 years (please refer to paragraph B2 above).

E. 第一按揭貸款以指明住宅物業之第一法定按揭作抵押。
The first mortgage loan shall be secured by a first legal mortgage over the specified residential property.

F. 買方無須通過壓力測試，惟買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供信貸報告、收入證明及/或銀行紀錄。賣方指定的財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供賣方指定的財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser is not required to pass the stress test, provided that the Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing credit report, income proof and/or banking record. The Vendor’s designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor(s) (if any). The Purchaser and his/her guarantor(s) (if any) shall provide information and documents as requested by the Vendor’s designated financing company, otherwise, the loan application will not be processed.

G. 第一按揭貸款申請需由賣方指定的財務機構獨立審批。
The application for the first mortgage loan shall be processed by the Vendor’s designated financing company independently.

H. 所有第一按揭貸款之法律文件必須由賣方指定的財務機構的指定律師行辦理，買方須支付所有第一按揭貸款相關之律師費及代墊付費用。
All legal documents of the first mortgage loan shall be handled by the solicitors' firm designated by the Vendor's designated financing company and all legal costs and disbursements relating thereto shall be borne by the Purchaser.

I. 第一按揭貸款批出與否及其條款，以賣方指定的財務機構的絕對最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the first mortgage loan and terms thereof are subject to the absolute and final decision of the Vendor's designated financing company and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the transaction price in full.

J. 如買方未有申請第一按揭貸款，或第一按揭貸款未能成功批出，買方會被視為申請更改其付款計劃，該物業的售價將會作出調整。買方亦須簽署補充協議及支付相關附加印花稅、律師費用及雜費(如有)及（如適用）訂金及／或部分售價之差額，以及遵守賣方以其絕對酌情權決定附加的其他要求（如有）。
If the Purchaser does not apply for the first mortgage loan, or the first mortgage loan cannot be granted, the Purchaser will be deemed to have applied for a change of payment plan. The Purchase Price of the Property shall be adjusted and the Purchaser shall enter into supplemental agreement and pay the relevant additional stamp duty and legal fees and disbursements (if any) and (if applicable) the shortfall in deposit(s) and/or part payment(s) and comply with the requirements (if any) imposed by the Vendor in its absolute discretion.

K. 第一按揭貸款受賣方指定的財務機構所定的其他條款及細則約束。
The first mortgage loan is subject to other terms and conditions as determined by the Vendor's designated financing company.

L. 買方須就申請第一按揭貸款繳交港幣$5,000不可退還的申請手續費。
A non-refundable application fee of HK$5,000 for the first mortgage loan shall be payable by the Purchaser.

M. 第一按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the first mortgage loan.

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

(a) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意支付買賣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買賣合約、按揭及轉讓契，買方及賣方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to handle the agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅 (包括但不限於任何買方提名書 (如有) 的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 duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but without limitation any stamp duty on nomination (if any) and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

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

有關其他法律文件之律師費如：附加合約、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭之律師費及其他實際支出均由買方負責。
All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

(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買賣合約後30日但不遲於付清成交金額餘額之日前30日或(如適用)正式買賣合約內訂明的期數的預計關鍵日期前30日(以較早者為準)向賣方提出申請，並須承擔有關更改付款計劃及就其簽署附加合約的律師費用及雜費(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 for such change not earlier than 30 days after the date of signing of the Formal Agreement for Sale and Purchase but not later than 30 days before the date of settlement of the balance of transaction price or (if applicable) not later than 30 days before the estimated material date for the Phase as specified in the Formal Agreement for Sale and Purchase (whichever is earlier) and bear all solicitor's cost and disbursements (if any) in relation to change of payment plan and signing of supplemental agreement in respect of the same. The approval or disapproval of the aforesaid application for change and the application conditions are subject to the final decision of the Vendor.

(5) 賣方已委任地產代理在期數中的指明住宅物業的出售過程中行事：
The Vendor has appointed estate agents to act in the sale of any specified residential property in the phase:

賣方委任的代理：
Agents appointed by the Vendor :

會德豐地產（香港）有限公司
Wheelock Properties (Hong Kong) Limited

會德豐地產（香港）有限公司委任的次代理:
Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:

中原地產代理有限公司
Centaline Property Agency Limited
美聯物業代理有限公司
Midland Realty International Limited
利嘉閣地產有限公司
Ricacorp Properties Limited
香港置業(地產代理)有限公司
Hong Kong Property Services (Agency) Limited
德慧居地產(香港)有限公司
Dehuiju Real Estate (Hong Kong) Limited
世紀21集團有限公司及特許經營商
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
香港地產商有限公司
Hong Kong Realty Association Limited
搜房(香港)集團有限公司
SouFun (Hong Kong) Group Limited
名城地產代理有限公司
Festival Home Property Agency Limited
仲量聯行有限公司
Jones Lang Lasalle Limited
第一太平戴維斯(香港)有限公司
Savills (Hong Kong) Limited
萊坊(香港)有限公司
Knight Frank Hong Kong Limited
世邦魏理仕有限公司
CBRE Limited
高力國際太平洋有限公司
Colliers International Pacific Limited
泓諾地產
Mega Wealth Property Agency
鈞洋置地有限公司
Grand Ocean Properties 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
一沙地產科技有限公司
One Sand Real Estate Technology Limited
銀河地產服務有限公司
Galaxy Real Estate Services Limited
Landmark Global (HK) Limited
天茂香港房產有限公司
LMT Property Limited
唯思盈時地產代理有限公司
LMW Property Agency Limited
財阜地產有限公司
Riches Property Limited
高盛物業地產代理有限公司
Dream House Property Agency (HK) Limited

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

(6) 賣方就期數指定的互聯網網站的網址爲：www.palosprings.hk
The address of the website designated by the Vendor for the phase is: www.palosprings.hk