

PARK SUMMIT

奧柏·御峯

奧柏·御峯 價目表 Park Summit Price List

九龍樺樹街88號 88 Beech Street,Kowloon

第一批可供出售的單位的第二張價單 Second Price List of the First Batch of Units Offered for Sale

第一批可供出售的單位總數共100個。此價單為第一批可供出售的單位之第二張價單 There are 100 units available for sale in the First Batch. This is the 2nd price list for units in the First Batch.

座數	樓層	單位	實用面積 (包括露台及工作平台) (平方呎)		實用面積呎價 (元·每平方呎)	另		單位有蓋面積 (平方呎)	單位所分攤的 公用地方面積 (平方呎)	其他面積	冷氣機平台 (平方呎)	建築面積 (平方呎)	建築面積呎價 (元·每平方呎)	訂價 (元)
			Saleable Area (including balcony and utility platform) (sq.ft.)	Unit Rate of Saleable Area (\$ per sq.ft.)		窗台 (平方呎) Bay Window (sq.ft.)	冷氣機房 (平方呎) Air-conditioning plant room (sq.ft.)			平台 (平方呎) Flat Roof (sq.ft.)				
1	8	E	354	(露台 balcony: 22) (工作平台 utility platform: 16)	\$13,548	14	-	368	92	51	7	460	\$10,426	\$4,796,000
1	8	H	279	(露台 balcony: 22) (工作平台 utility platform: 16)	\$15,057	-	-	279	69	189	-	348	\$12,072	\$4,201,000
2	8	F	284	(露台 balcony: 22) (工作平台 utility platform: 16)	\$15,123	-	-	284	71	189	5	355	\$12,099	\$4,295,000

住宅單位總數：462
Total Number of Residential Units in the Development：462

準買家請參閱發展商所提供售樓說明書內有關上述資料之詳情。
Prospective purchasers please refer to the sales brochure provided by the developer for further details of the above information.

本價目表/付款辦法/有關之優惠隨時調整，恕不另行通知。
All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

附註 Remarks：

實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。
Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.

單位有蓋面積包括實用面積及窗台及冷氣機房面積。
Unit Covered Area includes the Saleable Area and areas of bay window and air-conditioning plant room.

建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.

層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
The internal space of units on the upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.

詳細之訂正圖則以屋宇署、地政總署及/或其他政府有關部門最後批准之圖則為準。賣方及發展商保留權利按正式買賣合約規定修改圖則。
All plans are subject to final approval by the Buildings Department, Lands Department and/or other relevant Government Departments and Authorities. The Vendor and the Developer reserve the right to amend the plans in accordance with the Agreement for Sale and Purchase.

露台、工作平台及平台(如有)為不可封閉的地方。
Balconies, utility platforms and flat roofs (if any) must not be enclosed.

單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等（如有把面積計算在內）。
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc.
(if such area is included in the calculation of Apportioned Share of Common Area of the unit).

住宅單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：8樓至36樓 約11呎6吋(3.50米)及 37 樓至38樓 約14呎9吋(4.50米)。
Floor-to-floor height of residential units (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor)：8/F - 36/F is approx. 11' 6" (3.50m) and 37/F - 38/F is approx. 14' 9" (4.5m).

住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.

住宅單位由8樓至38樓，不設13、14、24及34樓。9樓為隔火層。
Residential floors starts from 8/F to 38/F. There are no 13/F, 14/F, 24/F and 34/F. Refuge floors are located at 9/F.

部份住宅單位的露台，工作平台，平台及/或冷氣機平台內/側設有外露或藏於裝飾板內的公用去水渠。
Common drain pipes exposed/ or enclosed in cladding are located in/ adjacent to balconies, utility platforms, flat roofs and/or air conditioning platforms of some residential units.

準買方請參考設置於售樓處的物業發展項目模型，以便清楚了解該物業發展項目及其有意購買的住宅單位的外觀及建築裝飾，特別是屬於或影響該住宅單位的建築裝飾。該物業發展項目模型僅供參考，一切以屋宇署、地政總署及/或其他政府有關部門最後批准之圖則為準。
Prospective purchasers are also requested to refer to the building model placed at the sales office for the physical appearances and architectural features of the Development especially those of or affecting the residential units they intend to purchase. The aforesaid model is for reference only and shall be subject to the final plans as approved by the Buildings Department, Lands Department and/or other relevant Government Departments and Authorities.

部份樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.

有關之建築圖則、分區計劃大綱圖、政府地契及最新草擬版本的大廈公契等各項文件之副本，均可向售樓處免費查閱。
Copies of the related Building Plans, Outline Zoning Plans, Government Grants and the latest draft Deed of Mutual Covenant and Management Agreement are available for free inspection at the sales office(s).

上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並四捨五入至整數平方呎。住宅單位之面積乃根據買賣合約所訂定為準。
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Agreement for Sale and Purchase.

有關此物業發展項目鄰近的公共社區建設及設施等資料，請參閱位置圖及分區計劃大綱圖摘錄。準買方亦應作現場實地考察以了解本物業發展項目、其周圍地區、環境及鄰近公共設施。
Please refer to the Location Plan and the extract of Outline Zoning Plans for information relating to the nearby communal facilities and features. Prospective purchaser shall visit and inspect the Development, its surrounding areas, environment and public facilities nearby.

部份住宅單位內設有裝飾橫樑裝置冷氣喉管及/或其他機電設備。
There are ceiling bulkheads in residential units for the air-conditioning system and/or M&E services.

部份住宅單位之冷氣機散熱器置於單位外之公用冷氣機平台及/或工作平台之頂部。
The air-conditioning outdoor units of some residential units are located at common air conditioning platforms outside the units and/or at the high level of the utility platforms.

設有開放式廚房之住宅單位須遵守額外附加於大廈公契內之守則。
The residential units with open kitchens shall be subject to additional covenant and restrictions stated in the Deed of Mutual Covenant and Management Agreement.

有關本發展項目之公共空間及公共設施之管理及維修責任(如有)，請參閱大廈公契及批地條款之相關條款。
For details of the management / maintenance responsibilities of the public open space / facilities of the development (if any), please refer to the Deed of Mutual Covenant and Management Agreement and the Land Grant Conditions.

一切內容以英文版本為準及僅供參考。所有資料均依據正式買賣合約條款所訂定為準。
All contents are for reference only. All information shall be subject to the terms and conditions of the Agreement for Sale and Purchase. In case of a discrepancy between the English and Chinese version of the contents of this page, the former shall prevail.

制表日期 Date of Printing：18/04/2012

PARK SUMMIT

奧柏·御峯

「奧柏·御峯」付款辦法 Payment Terms of Park Summit

建築期付款 A[以私人名義購買] Stage Payment Plan A [For Individual Purchaser(s)] (照訂價 List Price)

- 樓價 10%(「臨時訂金」)於買方簽署臨時買賣合約(「臨時合約」)時繳付，並於簽署後 3 個工作天內簽署正式買賣合約(「正式合約」)。
A preliminary deposit equivalent to 10% of purchase price (“Preliminary Deposit”) shall be paid upon signing of the Preliminary Agreement for Sale and Purchase (“PASP”). The formal Agreement for Sale & Purchase (“ASP”) shall be signed by the Purchaser(s) within 3 working days after signing of the PASP.
- 樓價 5%於買方簽署臨時合約後 75 天內繳付。
5% of purchase price being part payment of purchase price shall be paid within 75 days after signing of the PASP.
- 樓價 85%於賣方向買方發出書面通知書可將有關物業之業權轉讓予買方的日期起 14 天內繳付。
85% of purchase price being balance of purchase price shall be paid within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

現金優惠付款 Cash Payment (照訂價減 4%) (4% discount from List Price)

- 樓價 10%(「臨時訂金」)於買方簽署臨時買賣合約(「臨時合約」)時繳付，並於簽署後 3 個工作天內簽署正式買賣合約(「正式合約」)。
A preliminary deposit equivalent to 10% of purchase price (“Preliminary Deposit”) shall be paid upon signing of the Preliminary Agreement for Sale and Purchase (“PASP”). The formal Agreement for Sale & Purchase (“ASP”) shall be signed by the Purchaser(s) within 3 working days after signing of the PASP.
- 樓價 90%於買方簽署臨時合約後 75 天內繳付。
90% of purchase price being balance of purchase price shall be paid within 75 days after signing of the PASP.

付款辦法附註 Remarks of Payment Terms:

- 於簽署臨時合約時，須繳付臨時訂金。**建築面積少於 650 平方呎之住宅單位，請備銀行本票港幣\$300,000.00 以支付部份臨時訂金，抬頭請寫「的近律師行」。建築面積 650 平方呎或以上之住宅單位，請備銀行本票港幣\$400,000.00 以支付部份臨時訂金，抬頭請寫「的近律師行」。請另備支票以補足臨時訂金之餘額。**
Purchaser shall pay the Preliminary Deposit upon signing of the PASP. A cashier order of HK\$300,000.00 being part of the Preliminary Deposit shall be made payable to " Deacons" for residential units with MFA below 650 s.f.. A cashier order of HK\$400,000.00 being part of the Preliminary Deposit shall be made payable to " Deacons " for residential units with **MFA of 650 s.f. and above.** Please prepare another cheque to pay for the balance of the Preliminary Deposit.
- 賣方有權在沒有任何通知下修改或取消上述付款辦法。
The Vendor reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.
- 買方倘因任何原因未能如期簽署正式合約，則賣方有權保留臨時訂金。**
Should the Purchaser fail to execute the ASP within the specified time limit for any reason, the Vendor has the right to keep the Preliminary Deposit.
- 買方須於簽署正式合約時繳付物業之印花稅。
Purchaser should pay the stamp duty upon signing of the ASP.
- 所有樓價之換算皆以四捨五入方式計至千位數。
All purchase prices shall be rounded to the nearest thousand dollar.

買方須知 Notes to Purchasers:

- 根據臨時合約所繳交之臨時訂金為該物業的樓價之百分之十。
The Preliminary Deposit paid to the Vendor under the PASP shall be an amount equal to 10% of the purchase price of the unit concerned.
- 部份樓價及樓價餘款，必須以香港持牌銀行所發出，並以賣方律師行作抬頭人之本票或保付支票支付。
All part payments of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser(s) by way of a cashier’s order issued or a cheque certified good for payment by a licensed bank in Hong Kong in favour of the Vendor’s solicitors for the relevant amount.
- 買方須於簽訂臨時合約後的三個工作天內，於辦公時間到賣方律師行(若買方自行聘請律師，則到有關律師行)簽署由賣方律師所訂的正式合約。正式合約內容買方不得更改。只有簽署本臨時合約之買方才能夠簽署正式合約。
The Purchaser(s) shall attend the office of the Vendor’s solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) within 3 working days after the signing of PASP during office hours to sign the ASP prepared by the Vendor’s Solicitors which shall not be altered by the Purchaser(s). Only the Purchaser(s) who has/have signed the PASP will be permitted to sign the formal ASP.
- 以個人名義購買（包括單獨或聯名名義）之買方，須憑有效之個人身份證親臨售處辦理購買手續。
For individual purchaser(s) purchasing in his/her own name (including under sole name or joint names), he/she must personally attend the sales office and present his/her identity card to attend to the purchase procedures.
以有限公司名義購買之買方，經辦人須為公司授權辦理買及簽署臨時買賣合約之人士，須帶備公司印章、公司商業登記證、董事名冊及會議記錄證明有關經辦人之授權之影印副本各一份，親臨辦理購買手續。
For corporate purchaser(s), the person acting for and on behalf of the company must be the person authorized by the company to effect the purchase and to sign the PASP, and he/she must personally attend to the purchase procedures and bring along the company chop, a copy of the business registration certificate of the company, copies of the register of director(s) and board minutes showing his/her authority.
買方同意並聲明臨時合約只適用於買方個人，買方無權要求賣方與任何其他人簽訂正式合約，亦無權以任何形式向第三方轉讓臨時合約的權益。賣方將不接受買方的授權人、信託人、代理人或任何形式的提名人代其簽署臨時合約。買方為公司者，須由相同之董事簽署臨時合約及正式合約，並於簽妥正式合約及未繳付於簽訂正式合約時須繳付的部份樓價前不得變更或容許變更公司之董事或股東或其持股量。
It is hereby agreed and declared by the Purchaser(s) that the PASP is personal to the Purchaser(s), and the Purchaser(s) shall have no right to request the Vendor to enter into the ASP with any other person and shall have no right to transfer the benefit of the PASP to a third party in any manner whatever. No attorney, trustee, agent or any nominee of any kind whatsoever appointed by the Purchaser(s) shall be accepted by the Vendor for the purpose of signing the PASP. Where the Purchaser(s) is/are a company(ies), the PASP and the ASP shall be signed by the same director(s) and the Purchaser(s) shall not make or permit any change in any of the directorship or shareholding of the Purchaser(s) before execution of the ASP and payment of the part payment of the purchase price payable upon signing of the ASP.
- 若買方不論任何原因不依時與賣方簽署正式合約及/或不依時繳付樓價，在不影響賣方向買方追究違反臨時合約的前提下，賣方有權立即終止臨時合約，及不另行通知買方將該物業轉賣予他人。在上述情況下，賣方有權保留買方按臨時合約所繳交之臨時訂金（買方不獲任何利息及賠償）。在簽署正式合約時，臨時訂金將被視為買方所支付的訂金和部份樓價。
Should the Purchaser(s) fail, for whatever reason, to sign the ASP within the time limit and pay the purchase money in accordance with the payment terms, without prejudice to the Vendor’s right to claim against the Purchaser for breach of the PASP, the Vendor shall be entitled to terminate the PASP forthwith and resell the relevant unit to anyone the Vendor thinks fit without prior notice. The Vendor shall further have the right to keep the Preliminary Deposit paid to the Vendor (without interest or compensation to the Purchaser(s)). Upon signing of the ASP, the Preliminary Deposit shall become a deposit and part payment of the purchase price.
- 如買方不另聘律師及按揭文件(如有)由賣方律師負責處理，正式買賣合約及轉讓契之律師費才會由賣方支付。除此情況外，該等律師費一概由買方負責。詳情請參閱有關律師樓之律師收費表及有關律師費豁免書(如適用)之條款。
The legal cost in respect of the ASP and the Assignment shall be paid by the Vendor if the Purchaser is not separately represented and the mortgage of the Property (if any) is also handled by the Vendor’s solicitors. In any other case, such legal costs shall be paid by the Purchaser solely. For details, please refer to the Table for Legal Costs and Other Expenses of the relevant solicitors and the terms of the relevant fee waiver (if applicable).
- 於此買賣交易中買方須負責繳付所有有關擬備、簽訂、加蓋印花、完成交易及登記臨時合約、正式合約及轉讓契的買方律師費及墊付費用及 (a) 有關草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤; (b)業權文件認正本之費用； (c) 該物業的正式合約及轉讓契之圖則費； (d) 一概有關臨時合約、正式合約及轉讓契之釐印費(包括但不限於任何印花稅條例所定義之「額外印花稅」)、登記費及其他支出費用；及 (e)該物業按揭（如有）之法律費用及其他支出。買方須在成交收樓之前，按照正式合約及大廈公契及管理合約向賣方或管理公司補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金及其他按金/基金等。如果買方聘請其他律師而非由賣方的代表律師代表處理正式合約及轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和其他雜費。為免生疑，買方在任何情況下均需負責支付上述 (a) 至 (e) 項。
The Purchaser(s) shall solely bear and pay all legal costs and disbursements for the preparation, execution, completion and registration of the PASP, the formal ASP and the Assignment and (a) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to be annexed to the formal ASP and the Assignment, (d) all stamp duty, registration fee and other disbursements on the PASP, the formal ASP and the Assignment (including without limitation any “special stamp duty” defined in the Stamp Duty Ordinance), and (e) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property. The Purchaser(s) shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the formal ASP and the DMC. If the Purchaser instructs another firm of solicitors to act for him in the formal ASP and the subsequent Assignment to the Purchaser, each of the Vendor and the Purchaser shall pay its own solicitors’ cost and disbursements of and incidental to the preparation, completion, stamping and registration of the formal ASP and the subsequent Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (a) to (e) listed above in any case.
- 買方如須安排物業按揭，請於購買物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率及分期還款細則及條件等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。
Before purchasing the Property, the Purchaser(s) is/are advised to enquire with the relevant bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage loan for the Property. All mortgage arrangement shall be subject to the final approval of the bank(s) or financial institution(s).
- 有關本物業發展項目資料，請參閱售樓說明書。
Please refer to the sales brochure for related information of the Development.
- 有關該物業之買賣，將於賣方通知買方可以簽訂有效的轉讓契據將該物業轉讓予買方之日起的十四天內完成。
The sale and purchase of the Property shall be completed within 14 days of the date of the Vendor’s notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).
- 正式合約下的買方必須與賣方承諾除了簽署按揭或押記外，買方不會於買賣完成交易及簽署轉讓契前提名其他人簽署轉讓契、轉售該物業或以任何形式轉移或簽署其他合約以轉移正式買賣合約的利益。
The Purchaser under the ASP is required to agree with the Vendor in the ASP to the effect that other than entering into a mortgage or charge, he will not nominate any person to take up the Assignment, sub-sell the Property or transfer the benefit of the ASP in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

本文件之內容之中文譯本僅供參考之用。如有爭議，以英文文本為準。

The Chinese translation of the content of this document is for reference only and the English version thereof shall prevail in case of inconsistency.