

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	環海·東岸 Upper East	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	紅磡崇安街23號 23 Sung On Street, Hung Hom		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)	1,008		

印製日期 Date of Printing	價單編號 Number of Price List
12/10/2015	9

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
28/10/2015	9A	
09/12/2015	9B	
28/12/2015	9C	

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 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 1a	3	A	25.527 (275) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,644,000	221,099 (20,524)	--	--	--	32.469 (349)	--	--	--	--	--	--
Tower 1a	3	B	30.721 (331) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	7,534,000	245,239 (22,761)	--	--	--	52.785 (568)	--	--	--	--	--	--
Tower 1a	3	C	24.457 (263) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,287,000	216,175 (20,103)	--	--	--	10.248 (110)	--	--	--	--	--	--
Tower 1a	3	D	32.870 (354) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	7,158,000	217,767 (20,220)	--	--	--	11.216 (121)	--	--	--	--	--	--
Tower 1a	3	E	28.523 (307) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	6,052,000	212,180 (19,713)	--	--	--	16.818 (181)	--	--	--	--	--	--
Tower 1a	3	F	26.738 (288) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,796,000	216,770 (20,125)	--	--	--	24.680 (266)	--	--	--	--	--	--
Tower 1a	3	G	28.154 (303) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,820,000	206,720 (19,208)	--	--	--	12.712 (137)	--	--	--	--	--	--
Tower 1a	3	H	27.923 (301) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,686,000	203,631 (18,890)	--	--	--	11.595 (125)	--	--	--	--	--	--
Tower 1a	3	J	27.923 (301) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,629,000	201,590 (18,701)	--	--	--	11.595 (125)	--	--	--	--	--	--

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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
Tower 1a	3	K	18.015 (194) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,053,000	224,979 (20,892)	--	--	--	10.748 (116)	--	--	--	--	--	--
Tower 1a	3	L	18.015 (194) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,013,000	222,759 (20,686)	--	--	--	9.441 (102)	--	--	--	--	--	--
Tower 1a	3	M	18.015 (194) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,114,000	228,365 (21,206)	--	--	--	11.961 (129)	--	--	--	--	--	--
Tower 1a	3	N	18.015 (194) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,122,000	228,809 (21,247)	--	--	--	12.164 (131)	--	--	--	--	--	--
Tower 1a	3	P	18.874 (203) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,606,000	244,039 (22,690)	--	--	--	16.538 (178)	--	--	--	--	--	--
Tower 1a	35	A	27.527 (296) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,492,000	235,841 (21,932)	--	--	--	--	--	--	--	--	--	--
Tower 1a	35	B	32.721 (352) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,703,000	265,976 (24,724)	--	--	--	--	--	24.646 (265)	--	--	--	--
Tower 1a	35	C	26.458 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,021,000	265,364 (24,635)	--	--	--	--	--	23.042 (248)	--	--	--	--
Tower 1a	35	D	34.870 (375) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,293,000	266,504 (24,781)	--	--	--	--	--	27.727 (298)	--	--	--	--

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Tower 1a	35	E	30.523 (329) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,943,000	260,230 (24,143)	--	--	--	--	--	28.278 (304)	--	--	--	
Tower 1a	35	F	28.738 (309) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,209,000	250,853 (23,330)	--	--	--	--	--	--	--	--	--	
Tower 1a	35	K	18.016 (194) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,823,000	267,706 (24,861)	--	--	--	--	--	--	--	--	--	
Tower 1a	35	L	18.016 (194) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,866,000	270,093 (25,082)	--	--	--	--	--	--	--	--	--	
Tower 1a	35	M	18.016 (194) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,866,000	270,093 (25,082)	--	--	--	--	--	--	--	--	--	
Tower 1a	35	N	18.016 (194) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,866,000	270,093 (25,082)	--	--	--	--	--	--	--	--	--	
Tower 1a	35	P	18.874 (203) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,091,000	269,736 (25,079)	--	--	--	--	--	--	--	--	--	
Tower 1b	35	B	20.076 (216) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,618,000	230,026 (21,380)	--	--	--	--	--	--	--	--	--	
Tower 1b	35	C	20.328 (219) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,681,000	230,274 (21,374)	--	--	--	--	--	--	--	--	--	

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Tower 1b	35	D	25.084 (270) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,599,000	223,210 (20,737)	--	--	--	--	--	--	--	--	--	--
Tower 1b	35	E	33.667 (362) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,586,000	255,027 (23,718)	--	--	--	--	--	--	--	--	--	--
Tower 1b	35	F	32.573 (351) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,259,000	253,554 (23,530)	--	--	--	--	--	--	--	--	--	--
Tower 1b	35	G	23.887 (257) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,818,000	243,563 (22,638)	--	--	--	--	--	--	--	--	--	--
Tower 1b	35	H	18.261 (197) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4,634,000	253,765 (23,523)	--	--	--	--	--	--	--	--	--	--
Tower 1c	35	F	28.900 (311) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,578,000	227,612 (21,151)	--	--	--	--	--	--	--	--	--	--
Tower 1c	35	G	28.555 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,493,000	227,386 (21,150)	--	--	--	--	--	--	--	--	--	--
Tower 1c	35	H	28.525 (307) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,493,000	227,625 (21,150)	--	--	--	--	--	--	--	--	--	--
Tower 1c	35	J	20.194 (217) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,712,000	233,337 (21,714)	--	--	--	--	--	--	--	--	--	--

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Tower 1c	35	K	20.065 (216) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,690,000	233,740 (21,713)	--	--	--	--	--	--	--	--	--	
Tower 1c	35	L	20.256 (218) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,733,000	233,659 (21,711)	--	--	--	--	--	--	--	--	--	
Tower 1c	35	M	28.949 (312) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,657,000	229,956 (21,337)	--	--	--	--	--	--	--	--	--	

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：於本第 4 節內：「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用支付條款及折扣後之價錢）。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入換算至千位數(即如所得價目百位之數字為 5 或以上，進位至最接近之千位數；或如所得價目百位之數字為 4 或以下，捨位至最接近至千位數)作「成交金額」。

Note: In this section 4: "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase (i.e. the purchase price after applying the applicable terms of payment and discounts on the Price). The price obtained after applying the relevant terms of payment and/ or discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，臨時訂金其中港幣\$100,000.00 以銀行本票支付，抬頭請寫「貝克·麥堅時律師事務所」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the preliminary deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase. HK\$100,000.00 of the preliminary deposit shall be paid by a cashier order made payable to "Baker & McKenzie". Please prepare cheque(s) for paying the balance of the preliminary deposit.

支付條款 Terms of Payment :

A. 超強二按計劃 Mega Power Second Mortgage Loan Plan (照售價減 8%) (8% discount from the Price)

- 買方須於簽署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 agreement for sale and purchase ("ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- 成交金額 95%即成交金額餘款於買方簽署臨時合約後 60 天內付清。
95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 60 days after signing of the PASP.

選擇本付款計劃之買方可向以下由賣方指定財務機構申請第二按揭貸款，主要條款如下：

The purchaser who chooses this payment plan may apply to the Vendor's designated financing company for the Second Mortgage Loan. Key terms are as follows:

超強備用第二按揭貸款

Mega Power Standby Second Mortgage Loan

買方可向九龍建業財務有限公司(「第二承按人」)申請第二按揭貸款，主要條款如下：

The purchaser can apply to Kowloon Development Finance Limited ("the Second Mortgagee") for second mortgage loan. The main terms are as follows:

- 買方若於清付成交金額餘款前最少21日向第二承按人提出第二按揭貸款申請，則無需就該申請支付申請手續費。買方若於清付成交金額餘款前21日內向第二承按人提出第二按揭貸款申請，則須就該申請支付港幣\$5,000或第二承按人不時指定之其他金額作為不可退還的申請手續費。申請須以書面作出。
If the purchaser makes an application to the Second Mortgagee for a second mortgage loan not less than 21 days before settlement of the balance of Transaction Price, no application fee will be payable in respect of the application. If the Purchaser makes an application to the Second Mortgagee for a second mortgage less than 21 days before settlement of the balance of Transaction Price, a non-refundable application fee in respect of the application in the sum of HK\$5,000 or such other amount as may be specified by the Second Mortgagee from time to time is payable by the purchaser. An application should be made in writing.
- 第二按揭貸款首48個月之按揭年利率為第二承按人選用最優惠利率(P)減3.1% (P-3.1%)，其後的年利率則為最優惠利率(P)加0.75% (P+0.75%)計算，P為浮動利率，於本價單日期最優惠利率(P)為每年5.25%，最終按揭利率以第二承按人最後審批結果為準。
The interest rate of the first 48 months of the second mortgage loan shall be Prime Rate (P) quoted by the Second Mortgagee minus 3.1% (P-3.1%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate plus 0.75 % (P+0.75 %). P is a floating rate. The Prime Rate (P) as at the date of this price list is 5.25 % per annum. The final interest rate will be subject to final approval by the Second Mortgagee.
- 第二按揭貸款最高金額為成交金額的35%或第一按揭的物業估價的35%(以較低者為準)，但在任何情況下第一按揭貸款及第二按揭貸款的總金額不可超過成交金額的95%。
The maximum second mortgage loan amount shall be 35% of either the purchase price or valuation of the First Mortgagee (whichever is lower), but in any event the aggregate amount of first mortgage loan and second mortgage loan offered shall not exceed 95% of the Transaction Price.
- 第二按揭貸款年期最長為30年，或第一按揭貸款相同之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 30 years or same as the tenor of first mortgage loan, whichever is the shorter.
- 買方須先獲取第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明每月總還款額(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。如買方是公司，買方須出示足夠文件證明其還款能力及其擔保人(如有)須出示足夠文件證明每月總還款額(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。
The purchaser shall have obtained the prior consent of the first mortgagee bank for the execution of the second mortgage, and provide sufficient documents to prove that the total amount of monthly installment (being total installment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the purchaser's total monthly income. If the purchaser is a corporation, the purchaser shall provide sufficient documents to prove its repayment ability and the guarantor(s) (if any) shall provide sufficient documents to prove that the total amount of monthly installment (being total installment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the total monthly income of the guarantor(s).
- 買方於決定選擇第二按揭前，請先向第一按揭銀行及第二承按人查詢清楚第一按揭及第二按揭之按揭條款、批核條件及手續。
The purchaser is advised to enquire with the first mortgagee bank and the Second Mortgagee on details of its terms, conditions and application procedures of the first mortgage and second mortgage before considering a second mortgage loan.

7. 第一按揭貸款及第二按揭貸款申請將由有關承按機構獨立處理。
The applications for first mortgage loan and second mortgage loan are to be processed by the respective mortgagees independently.
8. 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行聘請律師為其相關第二按揭文件之代表律師。在此情況下，買方亦須負責賣方代表律師於第二按揭的律師費用及雜費。
All legal documents in relation to the second mortgage shall be prepared by the vendor's solicitors and all the costs and disbursements shall be borne by the purchaser. The purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of second mortgage. In such event, the purchaser shall also bear the costs and disbursements for the vendor's Solicitors relating to the second mortgage.
9. 有關第一按揭及第二按揭之批核及按揭條款以第一按揭銀行及第二承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論第二按揭貸款獲批與否，買方仍須完成購買該住宅物業及全數繳付該住宅物業的成交金額。
The grant of the applications and its respective terms and conditions for the first mortgage and the second mortgage are subject to the final decision of the first mortgagee bank and the Second Mortgagee, and are not related to the vendor (which shall under no circumstances be responsible therefor). The purchaser shall complete the purchase of the residential property and fully pay the Transaction Price of the residential property irrespective of whether the second mortgage loan is granted or not.
10. 買方可於任何時候償還全部貸款並獲豁免提早還款手續費，但須預先給予第二承按人一個月書面通知。
The purchaser may at any time repay the outstanding loan in full by giving the Second Mortgagee one month's prior notice in writing without levy of early repayment handling charges.
11. 此貸款受其他條款及條件約束。
This loan is subject to other terms and conditions.

B. 靈活建築期付款計劃 Flexible Stage Payment Plan (照售價) (In accordance with Price)

1. 買方須於簽署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 PASP. The agreement for sale and purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.
2. 買方簽署正式合約時再付成交金額 5% 作為加付訂金。
A further 5% of the Transaction Price being further deposit shall be paid by the purchaser upon signing of the ASP.
3. 買方簽署臨時合約後 180 天內再付成交金額 5%。
5% of the Transaction Price shall be paid by the purchaser within 180 days after signing of the PASP.
4. 成交金額 85% 即成交金額餘款於賣方就其有能力將有關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 日內付清。
85% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 14 days after the date of notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

C. 未雨綢繆付款計劃 Easy Payment Plan (照售價減 1%) (1% discount from the price)

1. 買方須於簽署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 PASP. The agreement for sale and purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.
2. 買方簽署正式合約時再付成交金額 5% 作為加付訂金。
A further 5% of the Transaction Price being further deposit shall be paid by the purchaser upon signing of the ASP.
3. 買方簽署臨時合約後 60 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 60 days after signing of the PASP.
4. 買方簽署臨時合約後 120 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 120 days after signing of the PASP.
5. 買方簽署臨時合約後 180 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 180 days after signing of the PASP.
6. 買方簽署臨時合約後 240 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 240 days after signing of the PASP.
7. 買方簽署臨時合約後 300 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 300 days after signing of the PASP.
8. 買方簽署臨時合約後 360 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 360 days after signing of the PASP.
9. 買方簽署臨時合約後 420 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 420 days after signing of the PASP.
10. 買方簽署臨時合約後 480 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 480 days after signing of the PASP.
11. 買方簽署臨時合約後 540 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 540 days after signing of the PASP.
12. 買方簽署臨時合約後 600 天內再付成交金額 1%。
1% of the Transaction Price shall be paid by the purchaser within 600 days after signing of the PASP.
13. 成交金額 80% 即成交金額餘款於賣方就其有能力將有關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 日內付清。
80% of the transaction price being balance of the Transaction Price shall be paid by the purchaser within 14 days after the date of notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

D. 開心直通車計劃 Joyful Express Link Plan (照售價減 4%) (4% discount from the Price)

1. 買方須於簽署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 PASP. The agreement for sale and purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.
2. 買方須於簽署臨時合約後的第三個公曆月的第一天起，及其後在每個公曆月的第一天支付成交金額的 0.35% (於所有該等所付款項總和未達至成交金額 5% 時作為加付訂金，之後作為部分成交金額)，直至賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知後為止。
0.35% of the Transaction Price (such payment being further deposit to the extent the aggregate of all such paid payments not yet reaching 5% of the Transaction Price and thereafter as part payment of the Transaction Price) shall be paid by the purchaser on the first day of the 3rd calendar month and the first day of every subsequent calendar month after signing of the PASP until the vendor is in a position validly to assign the relevant residential property to purchaser and has notified to the purchaser.
3. 成交金額餘款於賣方就其有能力將有關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 日內付清。
Balance of the Transaction Price shall be paid by the purchaser within 14 days after the date of notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

選擇本付款計劃之買方可向以下由賣方指定財務機構申請按揭貸款，主要條款如下：

The purchaser who chooses this payment plan may apply to the vendor's designated financing company for the mortgage loan. Key terms are as follows:

至尊備用按揭貸款
Supreme Standby Mortgage Loan

買方可在不需要提供入息證明的情況下向九龍建業財務有限公司（「承按人」）申請成交金額餘款的一按及/或二按按揭貸款，主要條款如下：

The purchaser can apply to Kowloon Development Finance Limited ("the Mortgagee") for First Mortgage and/or Second Mortgage loan of the balance of the Transaction Price without submission of income proof. The main terms are as follows:

1. 相關之一按及/或二按按揭貸款之按揭利率將參照其時於香港經營按揭貸款業務之貸款機構的按揭利率，最終按揭利率以承按人最後審批結果為準。
The interest rate of the respective First Mortgage and/or Second Mortgage loan will be made reference to the interest rate of the financial institutions which operate mortgage business in Hong Kong at that moment. The final interest rate(s) will be subject to final approval by the Mortgagee.
2. 按揭貸款之最長年期為 30 年。
The maximum tenor of mortgage loan shall be 30 years.
3. 所有按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行聘請律師為其相關按揭文件之代表律師。在此情況下，買方亦須負責賣方代表律師於按揭貸款的律師費用及雜費。
All legal documents in relation to the mortgage loan shall be prepared by the vendor's solicitors and all the costs and disbursements shall be borne by the purchaser. The purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of the mortgage loan. In such event, the purchaser shall also bear the costs and disbursements for the vendor's solicitors relating to the mortgage loan.
4. 買方若於發展項目的預計關鍵日期當日或以前向承按人提出按揭貸款申請，則無需就該申請支付申請手續費。買方若於發展項目的預計關鍵日期以後向承按人提出按揭貸款申請，則須就該申請支付港幣\$5,000 或承按人不時指定之其他金額作為不可退還的申請手續費。申請須以書面作出。
No application fee will be levied if the purchaser makes an application to the Mortgagee for a mortgage loan on or before the estimated material date of the Development. If the Purchaser makes an application to the Mortgagee for a mortgage loan after the estimated material date of the Development, a non-refundable application fee in respect of the application in the sum of HK\$5,000 or such other amount as may be specified by the Mortgagee from time to time is payable by the purchaser. An application should be made in writing.
5. 有關按揭貸款之批核及按揭條款以承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。
The grant of the applications and its terms and conditions for the mortgage loan is subject to the final decision of the Mortgagee, and is not related to the vendor (which shall under no circumstances be responsible therefor).
6. 買方可於任何時候償還全部貸款並獲豁免提早還款手續費，但須預先給予承按人一個月書面通知。
The purchaser may at any time repay the outstanding loan in full by giving the Mortgagee one month's prior notice in writing without levy of early repayment handling charges.
7. 此貸款受其他條款及條件約束。
This loan is subject to other terms and conditions.

(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 4(i)。
Please refer to 4(i).
- (b) 「從價印花稅津貼」優惠
買方可獲額外 3%售價折扣優惠作為「從價印花稅津貼」優惠。
"Subsidy of Ad Valorem Stamp Duty" Benefit
An extra 3 % discount from the Price would be offered to the purchaser as the "Subsidy of Ad Valorem Stamp Duty" Benefit.
- (c) 「2 線 3 站」優惠 *
買方可獲額外 3%售價折扣優惠作為「2 線 3 站」優惠。
"Duo Rails Trio Stations" Benefit*
An extra 3 % discount from the Price would be offered to the purchaser as the "Duo Rails Trio Stations" Benefit.

* 本優惠名稱與任何鐵路線路、鐵路站或鐵路公司無關。賣方就任何鐵路線路或鐵路站的完工或啟用日期不作出任何不論明示或隱含之陳述或保證。

* The name of this benefit is not related to any railway line, railway station or railway company. The vendor does not make any representation or warranty (whether express or implied) in relation to the completion date or opening date of any railway line or railway station.

(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) 請參閱 4(i)及 4(ii)。
Please refer to 4(i) and 4(ii).
- (b) 兩房（指兩睡房）單位買方可獲贈一套 21 件 Bauknecht 廚具套裝（價值：HK\$8,880）。詳情以相關交易文件條款作準。
The purchaser of a 2-bedroom unit will receive a Bauknecht 21-piece utensil set as gift (value: HK\$8,880). This gift is subject to the terms and conditions of the relevant transaction documents.
- (c) 「白居易」置業優惠：如買方為「居者有其屋計劃」第二市場之白表申請者（買方須提供令賣方滿意之證明文件或資料以作證明），並於 2016 年 3 月 31 日或之前簽署臨時買賣合約購買一個單位，可獲贈家庭電器禮券一張（價值：HK\$10,000）。發出禮券之商號由賣方決定。詳情以相關交易文件條款作準。
“Easy Living” Benefit: If the purchaser is a “White Form applicant” of the “Home Ownership Scheme Secondary Market” (the purchaser must provide the relevant supporting documents or information to the satisfaction of the vendor to prove the same) and signs the preliminary agreement for sale and purchase to purchase one unit on or before 31st March 2016, the purchaser will receive a home appliance voucher as gift (value: \$10,000). The voucher is to be issued by such business establishment(s) to be decided by the vendor. This gift is subject to the terms and conditions of the relevant transaction documents.
- (d) 「智選 2」現金回贈優惠：如於 2016 年 3 月 31 日當日或之前的同一日內：
(I) 簽署同一張臨時買賣合約購買多於一個發展項目指明住宅物業（不論每一該等物業是否包括於本價單內），該臨時合約之買方可獲相等於相關買賣合約下之樓價 2%之現金回贈（如該買方屬或包括自僱人士或專業人士）；或
(II) 簽署不同臨時買賣合約購買多於一個發展項目指明住宅物業（不論每一該等物業是否包括於本價單內）且所有該等臨時合約下之買方屬或包括相同人士（如該人士屬自僱人士或專業人士），每一該等臨時合約下之買方可獲相等於相關買賣合約下之樓價 2%之現金回贈，唯每一臨時買賣合約只限獲提供一份上述之現金回贈，而任何人士是否屬自僱人士或專業人士以賣方酌情權最終決定為準。現金回贈將於所有相關指明住宅物業之買賣完成後提供。詳情以相關交易文件條款作準。
“Smart 2 Choose” Cash Rebate Benefit: Where within a day on or before 31st March 2016:
(I) one preliminary agreement for sale and purchase has been entered into in respect of more than one specified residential properties in the Development (whether each of them is included in this price list), the purchaser (if such purchaser is or includes a self-employed person or a professional) under that preliminary agreement will be entitled to a cash rebate of 2% of the purchase price under the agreement for sale and purchase concerned; or
(II) different preliminary agreements for sale and purchase have been entered into in respect of more than one specified residential properties in the Development (whether each of them is included in this price list), and the purchasers under all such preliminary agreements are or include the same person (if that person is a self-employed person or a professional), the purchaser under each such preliminary agreement will be entitled to a cash rebate of 2% of the purchase price of the agreement for sale and purchase concerned.
Provided That only one such cash rebate will be provided in respect of any one preliminary agreement for sale and purchase, and whether a person is a self-employed person or a professional shall be subject to the final determination by the vendor in its discretion. The cash rebate will be provided after the completion of the sale and purchase of all the specified residential properties concerned. This benefit is subject to the terms and conditions of the relevant transaction documents.

(e) 「新年串銷大放送」

買方於 2016 年 1 月 31 日或之前簽署臨時買賣合約購買一個單位，可獲贈下列各項贈品中的其中一項（送完即止）。由買方於簽署臨時買賣合約時選擇哪一項贈品，選擇後不得更改。相關贈品將於簽署買賣合約後交付買方或由買方領取。賣方就任何贈品之質量或狀況並無亦不會作出任何陳述或保證，賣方亦無及不會就任何贈品提供任何保養或補救欠妥之處的責任。

“New Year Medley Sale Exclusive Offer”

If the purchaser signs the preliminary agreement for sale and purchase to purchase one unit on or before 31st January 2016, the purchaser will receive one of the following items as gift (while stock lasts). The purchaser has to select which gift item to receive upon the signing of the preliminary agreement for sale and purchase, and no change will be accepted after the selection. The relevant gift item will be delivered to or made available for collection by the purchaser after the agreement for sale and purchase is signed. The vendor does not and will not give any representation or warranty as to the quality and condition of any gift item or provide any maintenance or defect liability for any gift item.

項目 Item	贈品 Gift	每項目之估值 Estimated Value for Each Item
1.	iPad Pro Wi-Fi + Cellular 版 128GB iPad Pro 128GB with Wi-Fi + Cellular	為 HK\$10,000 以下 Below HK\$10,000
2.	iPhone 6s Plus 智能手機(內置 128GB) iPhone 6s Plus (128GB)	
3.	13 吋 MacBook Pro 配備 Retina 顯示器(2.7GHz 處理器 128GB 配備儲存設備) 13-inch MacBook Pro with Retina display (2.7GHz Processor with 128 GB Storage)	
4.	B&O PlayA6 無線喇叭 B&O PlayA6 Airplay Speaker	
5.	Bose SoundTouch® 120 家庭影院系統(Soundbar 系統) Bose SoundTouch® 120 home theater system (Soundbar system)	
6.	三星超高清 55 吋電視 UA55JU6300JXZK Samsung UHD TV 55" UA55JU6300JXZK	
7.	OSIM uChill (按摩電腦椅) OSIM uChill (Office Chair with Dual-3D massage)	
8.	Diamants Légers de Cartier 項鍊，18K 黃金項鍊，鑲嵌 1 枚鑽石(編號:B7215800) Diamants Légers de Cartier Necklace, 18K yellow gold chain set with one diamond (Ref:B7215800)	

備註 Note :

- 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.
- 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。
All of the 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 first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
- 為免疑問，買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之支付條款。
For the avoidance of doubt, the Purchaser must choose the same term of Payment for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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:

- 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，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作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責其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 act on his/her behalf in respect of all legal documents in relation to the purchase, 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 act for him in relation to the purchase, each of the vendor and the purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契內有關買賣指明住宅物業的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)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 payable in respect of the sale and purchase of the specified residential property under the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale by the purchaser, any "special stamp duty" as defined in the Stamp Duty Ordinance, any buyer's stamp duty as defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

(4) (v) **買方須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:

買方須獨自承擔及支付草擬大廈公契及管理協議(「公契」)的費用及附於公契之圖則費用的適當分攤、住宅物業的業權契據及文件認正本之所有費用、買賣合約及轉讓契之所有圖則費、按揭(如有)及附加協議(如有)的法律費用及開支、查冊費、註冊費及與買賣住宅物業有關的所有其他法律費用及雜項開支。

The Purchaser shall solely bear and pay 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, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for the Agreement for Sale and Purchase and the Assignment, all legal costs and disbursements in respect of mortgage (if any) and supplemental agreement (if any), search fee, registration fee and all other legal costs and disbursements in relation to the sale and purchase of the residential property.

(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:

中原地產代理有限公司 Centaline Property 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
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
美聯物業代理有限公司 Midland Realty (International) Limited
云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
第一太平戴維斯住宅代理有限公司 Savills Realty Limited

香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association & Chartered Members
香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members

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, the 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.uppereast.com.hk

The address of the website designated by the vendor for the development is: www.uppereast.com.hk