

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	昇柏山 The Rise	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	新界荃灣油麻磡路63號 No. 63 Yau Ma Hom Road, Tsuen Wan, New Territories		
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)			402

印製日期 Date of Printing	價單編號 Number of Price List
10/9/2013	3

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
16/9/2013	3A	
17/9/2013	3B	✓
19/9/2013	3C	✓
28/9/2013	3D	✓
1/10/2013	3E	
8/10/2013	3F	
11/10/2013	3G	
20/10/2013	3H	
14/11/2013	3I	✓
19/11/2013	3J	
5/12/2013	3K	✓
16/12/2013	3L	
30/12/2013	3M	✓
21/1/2014	3N	
29/1/2014	3O	
17/2/2014	3P	
25/2/2014	3Q	
21/3/2014	3R	
1/4/2014	3S	

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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				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
昇柏山 The Rise	1	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,687,000	110,733 (10,290)	---	3.068 (33)	---	29.273 (315)	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	1	LB	69.535 (748) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,652,000	110,045 (10,230)	---	3.068 (33)	---	26.582 (286)	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	1	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$4,960,000	104,134 (9,669)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	2	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,177,000 \$7,751,000	103,387 (9,608) 111,655 (10,376)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	2	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$4,993,000	104,827 (9,733)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	3	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,210,000 \$7,787,000	103,862 (9,652) 112,174 (10,424)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	3	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,021,000	105,415 (9,788)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	5	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,237,000 \$7,816,000	104,251 (9,688) 112,592 (10,463)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	5	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,043,000	105,876 (9,830)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	6	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,258,000 \$7,839,000	104,554 (9,716) 112,923 (10,494)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		

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)									
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
昇柏山 The Rise	6	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,060,000	106,233 (9,864)	---	1.842 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	7	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,270,000 \$7,852,000	104,726 (9,732) 113,110 (10,511)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	7	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,072,000	106,485 (9,887)	---	1.842 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	8	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,295,000 \$7,879,000	105,087 (9,766) 113,499 (10,548)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	8	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,093,000	106,926 (9,928)	---	1.842 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	9	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,295,000 \$7,879,000	105,087 (9,766) 113,499 (10,548)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	9	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,093,000	106,926 (9,928)	---	1.842 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	10	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,307,000 \$7,892,000	105,259 (9,782) 113,686 (10,565)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	10	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,101,000	107,094 (9,943)	---	1.842 (20)	---	---	---	---	---	---	---	---

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)									
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
昇柏山 The Rise	11	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,319,000 \$7,905,000	405,432 (9,798) 113,874 (10,582)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	11	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,111,000	107,304 (9,963)	---	1.842 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	12	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,329,000	105,576 (9,811)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	12	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,119,000 \$5,179,000	407,472 (9,979) 108,732 (10,096)	---	1.842 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	15	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,341,000 \$7,928,000	405,749 (9,827) 114,205 (10,613)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	15	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,128,000 \$5,188,000	407,661 (9,996) 108,921 (10,113)	---	1.842 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	16	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,352,000 \$7,940,000	405,908 (9,842) 114,378 (10,629)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	16	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,136,000 \$5,196,000	407,829 (10,012) 109,089 (10,129)	---	1.842 (20)	---	---	---	---	---	---	---	---

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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				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
昇柏山 The Rise	17	LA	69.419 (747)	\$7,364,000	106,080 (9,858)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,953,000	114,565 (10,647)																	
昇柏山 The Rise	17	LE	47.631 (513)	\$5,146,000	108,039 (10,031)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,206,000	109,299 (10,148)																	
昇柏山 The Rise	18	LA	69.419 (747)	\$7,388,000	106,426 (9,890)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)																			
昇柏山 The Rise	18	LE	47.631 (513)	\$5,163,000	108,396 (10,064)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)																			
昇柏山 The Rise	19	LA	69.419 (747)	\$7,388,000	106,426 (9,890)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,979,000	114,940 (10,681)																	
昇柏山 The Rise	19	LE	47.631 (513)	\$5,163,000	108,396 (10,064)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)																			
昇柏山 The Rise	20	LA	69.419 (747)	\$7,400,000	106,599 (9,906)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)																			
昇柏山 The Rise	20	LE	47.631 (513)	\$5,171,000	108,564 (10,080)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)																			
昇柏山 The Rise	21	LA	69.419 (747)	\$7,414,000	106,801 (9,925)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$8,007,000	115,343 (10,719)																	
昇柏山 The Rise	21	LE	47.631 (513)	\$5,178,000	108,711 (10,094)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)																			

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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				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
昇柏山 The Rise	22	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,435,000	107,103 (9,953)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	22	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,185,000	108,858 (10,107)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	25	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,469,000	107,593 (9,999)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	25	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,198,000 \$5,898,000	109,131 (10,133) 123,827 (11,497)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	26	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,480,000	107,751 (10,013)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	26	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,204,000 \$5,308,000	109,257 (10,144) 111,440 (10,347)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	27	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,491,000	107,910 (10,028)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	27	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,211,000 \$5,315,000	109,404 (10,158) 111,587 (10,361)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	28	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,514,000	108,241 (10,059)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	28	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,224,000	109,676 (10,183)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	29	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,514,000	108,241 (10,059)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		

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)									
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
昇柏山 The Rise	29	LC	48.216 (519) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,361,000	111,187 (10,329)	---	1.893 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	29	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,224,000 \$5,328,000	409,676 (40,183) 111,860 (10,386)	---	1.842 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	30	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,527,000 \$8,129,000 \$8,600,000	408,429 (40,076) 447,401 (40,882) 123,885 (11,513)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	30	LC	48.216 (519) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,372,000 \$5,426,000	111,415 (10,351) 112,535 (10,455)	---	1.893 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	30	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,230,000 \$5,335,000	409,802 (40,195) 112,007 (10,400)	---	1.842 (20)	---	---	---	---	---	---	---	---
昇柏山 The Rise	31	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,539,000 \$8,142,000	408,601 (40,092) 117,288 (10,900)	---	3.068 (33)	---	---	---	---	---	---	---	---
昇柏山 The Rise	31	LC	48.216 (519) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,385,000	111,685 (10,376)	---	1.893 (20)	---	---	---	---	---	---	---	---

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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				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
昇柏山 The Rise	31	LE	47.631 (513)	\$5,237,000	109,949 (10,209)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,342,000	112,154 (10,413)																	
昇柏山 The Rise	32	LA	69.419 (747)	\$7,552,000	108,789 (10,110)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	32	LC	48.216 (519)	\$5,397,000	111,934 (10,399)	---	1.893 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,451,000	113,054 (10,503)																	
昇柏山 The Rise	32	LE	47.631 (513)	\$5,244,000	110,096 (10,222)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,349,000	112,301 (10,427)																	
昇柏山 The Rise	33	LA	69.419 (747)	\$7,564,000	108,962 (10,126)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	33	LC	48.216 (519)	\$5,409,000	112,183 (10,422)	---	1.893 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	33	LE	47.631 (513)	\$5,250,000	110,222 (10,234)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,355,000	112,427 (10,439)																	
昇柏山 The Rise	35	LA	69.419 (747)	\$7,594,000	109,394 (10,166)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	35	LC	48.216 (519)	\$5,435,000	112,722 (10,472)	---	1.893 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,489,000	113,842 (10,576)																	

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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				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
昇柏山 The Rise	38	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,719,000	111,194 (10,333)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	38	LC	48.216 (519) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,541,000	114,920 (10,676)	---	1.893 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	38	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,364,000	112,616 (10,456)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	39	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,719,000 \$7,751,000	111,194 (10,333) 111,655 (10,376)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	39	LC	48.216 (519) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,541,000	114,920 (10,676)	---	1.893 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	39	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,364,000	112,616 (10,456)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	40	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,751,000 \$8,371,000 \$8,600,000	111,655 (10,376) 120,587 (11,206) 123,885 (11,513)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	40	LC	48.216 (519) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,569,000	115,501 (10,730)	---	1.893 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	40	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,386,000	113,078 (10,499)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		

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(不計入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				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
昇柏山 The Rise	41	LA	69.419 (747)	\$7,782,000	112,102 (10,418)	---	3.068 (33)	---	---	---	---	---	---	---	
			露台 Balcony: 2.000 (22)	\$8,405,000	121,076 (11,252)										
			工作平台 Utility Platform: 1.500 (16)	\$8,600,000	123,885 (11,513)										
昇柏山 The Rise	41	LC	48.216 (519)	\$5,595,000	116,040 (10,780)	---	1.893 (20)	---	---	---	---	---	---	---	
昇柏山 The Rise	41	LE	47.631 (513)	\$5,410,000	113,581 (10,546)	---	1.842 (20)	---	---	---	---	---	---	---	
昇柏山 The Rise	42	LA	69.419 (747)	\$7,814,000	112,563 (10,461)	---	3.068 (33)	---	---	---	---	---	---	---	
			露台 Balcony: 2.000 (22)	\$8,439,000	121,566 (11,297)										
			工作平台 Utility Platform: 1.500 (16)	\$8,600,000	123,885 (11,513)										
昇柏山 The Rise	42	LC	48.216 (519)	\$5,623,000	116,621 (10,834)	---	1.893 (20)	---	---	---	---	---	---	---	
昇柏山 The Rise	42	LE	47.631 (513)	\$5,432,000	114,043 (10,589)	---	1.842 (20)	---	---	---	---	---	---	---	
昇柏山 The Rise	43	LA	69.419 (747)	\$7,846,000	113,024 (10,503)	---	3.068 (33)	---	---	---	---	---	---	---	
			露台 Balcony: 2.000 (22)	\$8,474,000	122,070 (11,344)										
			工作平台 Utility Platform: 1.500 (16)	\$8,600,000	123,885 (11,513)										
昇柏山 The Rise	43	LC	48.216 (519)	\$5,650,000	117,181 (10,886)	---	1.893 (20)	---	---	---	---	---	---	---	

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)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				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
昇柏山 The Rise	43	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,455,000	114,526 (10,634)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	45	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,877,000	113,470 (10,545)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	45	LC	48.216 (519) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,676,000	117,720 (10,936)	---	1.893 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	45	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,477,000	114,988 (10,676)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	46	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,908,000	113,917 (10,586)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	46	LC	48.216 (519) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,704,000	118,301 (10,990)	---	1.893 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	46	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,501,000	115,492 (10,723)	---	1.842 (20)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	47	LA	69.419 (747) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$7,940,000 \$8,575,000 \$8,600,000	114,378 (10,629) 123,885 (11,479) (11,513)	---	3.068 (33)	---	---	---	---	---	---	---	---	---	---	---	---	---		
昇柏山 The Rise	47	LC	48.216 (519) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,944,000	123,279 (11,453)	---	1.893 (20)	---	---	---	---	---	24.560 (264)	---	---	---	---	---	---	---		
昇柏山 The Rise	47	LD	48.398 (521) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,771,000	119,240 (11,077)	---	1.794 (19)	---	---	---	---	---	37.816 (407)	---	---	---	---	---	---	---		
昇柏山 The Rise	47	LE	47.631 (513) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,719,000	120,069 (11,148)	---	1.842 (20)	---	---	---	---	---	24.718 (266)	---	---	---	---	---	---	---		
昇柏山 The Rise	47	RC	47.823 (515) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,954,000	124,501 (11,561)	---	1.829 (20)	---	---	---	---	---	28.529 (307)	---	---	---	---	---	---	---		

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， -
第52(1)條
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。
第53(2)條
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。
第53(3)條
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。
According to section 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -
Section 52(1)
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.
Section 53(2)
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.
Section 53(3)
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 of 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，皆以四捨五入方式換算至千位數作為成交金額。
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 discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable 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.

支付條款：

Terms of Payment :

(一) 加強版現金或即時按揭付款 - 照售價減8%

1. 成交金額 5% 於買方簽署臨時買賣合約時繳付，並於5個工作天內簽署買賣合約。
2. 成交金額 5% 於買方簽署買賣合約時繳付。
3. 成交金額 90% 於買方簽署臨時買賣合約後90天內繳付。

(1) Beneficial Cash or Immediate Payment – 8% discount from the Price

1. 5% of the Transaction Price to be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price to be paid upon signing of the agreement for sale and purchase.
3. 90% of the Transaction Price to be paid within 90 days after the Purchaser signing the preliminary agreement for sale and purchase.

(二) 加強版二按付款計劃 – 照售價減5%

1. 成交金額 5% 於買方簽署臨時買賣合約時繳付，並於5個工作天內簽署買賣合約。
2. 成交金額 5% 於買方簽署買賣合約時繳付。
3. 成交金額 90% 於買方簽署臨時買賣合約後90天內繳付。

「成交金額20% 第二按揭首24月免息免供」優惠（詳情見4(iii)(c)）。

(2) Beneficial Second Mortgage Payment – 5% discount from the Price

1. 5% of the Transaction Price to be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price to be paid upon signing of the agreement for sale and purchase.
3. 90% of the Transaction Price to be paid within 90 days after the Purchaser signing the preliminary agreement for sale and purchase.

The benefit of “Payment-holiday for first 24 months of second mortgage for 20% of Transaction Price” (see 4(iii)(c) for details).

(三) 238付款計劃 – 照售價減6%

1. 成交金額 5% 於買方簽署臨時買賣合約時繳付，並於5個工作天內簽署買賣合約。
2. 成交金額 5% 於買方簽署臨時買賣合約後120天內繳付。
3. 成交金額 90% 於買方簽署臨時買賣合約後238天內或於賣方發出成交通知書予買方的日期起14天內繳付，以較早者為準。

(3) "Plan 238" Payment – 6% discount from the Price

1. 5% of the Transaction Price to be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price to be paid within 120 days after the Purchaser signing the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price to be paid within 238 days after the Purchaser signing the preliminary agreement for sale and purchase or within 14 days after the date of notice to the Purchaser in writing that the Vendor is in a position validly to assign the property to the Purchaser, whichever is earlier.

(四) 加強版建築期付款 – 照售價

1. 成交金額 5% 於買方簽署臨時買賣合約時繳付，並於5個工作天內簽署買賣合約。
2. 成交金額 5% 於買方簽署買賣合約時繳付。
3. 成交金額 5% 於買方簽署臨時買賣合約後60天內繳付。
4. 成交金額 5% 於買方簽署臨時買賣合約後120天內繳付。
5. 成交金額 80% 於賣方發出成交通知書予買方的日期後14天內繳付。

(4) Beneficial Regular Payment – In accordance with the Price

1. 5% of the Transaction Price to be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price to be paid upon signing of the agreement for sale and purchase.
3. 5% of the Transaction Price to be paid within 60 days after the Purchaser signing the preliminary agreement for sale and purchase.
4. 5% of the Transaction Price to be paid within 120 days after the Purchaser signing the preliminary agreement for sale and purchase.
5. 80% of the Transaction Price to be paid within 14 days after the date of notice to the Purchaser in writing that the Vendor is in a position validly to assign the property to the Purchaser.

4)(ii) **售價獲得折扣基礎: The basis on which any discount on the price is available:**

(a) 見4(i)。
See 4(i).

(b) 「238」大優惠

由2014年4月1日至2014年4月30日期間(包括該兩日)簽署臨時買賣合約購買住宅物業之買方可獲額外 HK\$108,000 售價折扣優惠。

"238" Benefit

The total value of HK\$108,000 discount from the Price would be offered to a purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property from 1 April 2014 to 30 April 2014 (both dates inclusive).

(c) 置業傢俬津貼

買方可獲額外 HK\$88,000售價折扣優惠，作為置業傢俬津貼。

"Furniture Subsidy" Benefit

A purchaser will enjoy a "Furniture Subsidy" discount in the total value of HK\$88,000 from the Price.

(d) 買方可獲(A)總值港幣\$20,000之百佳超級市場購物禮券或(B)總值港幣\$20,000之豐澤電器購物禮券(於簽署臨時買賣合約時由買方選擇(A)或(B))。

A purchaser will receive (A) Park'n Shop gift coupon(s) in the total value of HK\$20,000 or (B) Fortress gift coupon(s) in the total value of HK\$20,000

(the purchaser will be asked to select either (A) or (B) when signing the preliminary agreement for sale and purchase).

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

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

(a) 見4(i)。
See 4(i).

(b) 「成交金額7.5% 厘印費津貼現金回贈」優惠

如買方依照買賣合約訂定的相關日期付清[#]成交金額每一部分及餘款，可獲賣方送出成交金額7.5% 之厘印費津貼現金回贈，現金回贈直接用作支付部份成交金額餘款。

[#] 以賣方代表律師收到款項日期計算

"7.5% of Transaction Price Stamp Duty Subsidy Cash Rebate" Benefit

A stamp duty subsidy cash rebate of 7.5% of the Transaction Price will be provided to the Purchaser if the Purchaser settles each part payment and the balance of the Transaction Price according to the respective dates as stipulated in the agreement

for sale and purchase[#]. That cash rebate will be used to pay part of the balance of the Transaction Price directly.

[#] the actual date of payment received by Vendor's solicitors

(c) 「成交金額20% 第二按揭首24月免息免供」優惠（如買方選擇「加強版二按付款計劃」支付條款方適用）：

The benefit of “Payment-holiday for first 24 months of second mortgage for 20% of Transaction Price” (applicable only if the Purchaser has chosen “Beneficial Second Mortgage Payment” Terms of Payment):

(1) 買方可向賣方指定之第二按揭承按人，即尚乘集團有限公司（「指定第二承按人」）申請最高達成交金額20% 之第二按揭（「第二按揭」），並可(如買方依照買賣合約訂定的相關日期付清[#]成交金額每一部份及餘款)獲賣方提供相等於第二按揭首24個月供款總額（「供款總額」－計算方式見下文(2)）之現金回贈。倘買方選擇此優惠後最終不申請第二按揭或未能成功獲批第二按揭，（如買方依照買賣合約訂定的相關日期付清[#]成交金額每一部份及餘款）亦同樣可獲賣方提供相同金額之現金回贈。買方必須於付清成交金額後7天內，以書面通知賣方並提供買方於滙豐銀行/恒生銀行/渣打銀行/中國銀行（香港）的銀行帳戶資料，賣方會於收到通知及資料後 45 天內將現金回贈直接存入買方指定的銀行帳戶。

[#]以賣方代表律師收到款項日期計算

The Purchaser can apply for a second mortgage from AMTD Group Company Limited (the “**Second Mortgage**”), the second mortgagee designated by the Vendor (the “**Designated Second Mortgagee**”) for a maximum loan amount equivalent to 20% of the Transaction Price and (if the Purchaser settles each part payment and the balance of the Transaction Price according to the respective dates as stipulated in the agreement for sale and purchase[#]) enjoy a cash rebate offered by the Vendor for an amount equivalent to the total mortgage payment in the first 24 months of the second mortgage (the “**Mortgage Payment Amount**” - see (2) below for its calculation). If after choosing this benefit the Purchaser later chooses not to apply for the Second Mortgage or the Purchaser’s application for the Second Mortgage is not successful, a cash rebate of the same amount will still be offered to the Purchaser (if the Purchaser settles each part payment and the balance of the Transaction Price according to the respective dates as stipulated in the agreement for sale and purchase[#]). The Purchaser shall, by written notice to the Vendor within 7 days of full payment of the Transaction Price, notify the Vendor and provide details of his/her bank account at The Hongkong and Shanghai Banking Corporation Limited / Hang Seng Bank Limited / Standard Chartered Bank Limited / Bank of China (Hong Kong) Limited. The Vendor will, within 45 days of receipt of such notification and the relevant information, directly deposit the cash rebate into the bank account designated by the Purchaser.

[#] the actual date of payment received by Vendor's solicitors

(2) 「供款總額」計算方式：將第二按揭貸款額視作成交金額之20%、按揭年利率視作5.25% 及按揭年期視作20年，以此計算出第二按揭年內首24個月之供款總額。為免生疑，以上所述僅作計算「供款總額」以確定現金回贈金額之用，並不影響第二按揭實際貸款額、息率、供款金額及年期等，亦與之無關。

Calculation of the “Mortgage Payment Amount”: the loan amount under the Second Mortgage shall be deemed to be 20% of the Transaction Price, the interest rate of the Second Mortgage shall be deemed to be 5.25% per annum and the tenure of the Second Mortgage shall be deemed to be 20 years. The “Mortgage Payment Amount” shall be equivalent to the total amount of mortgage payments payable in the first 24 months of the tenure of the Second Mortgage calculated on the above basis. For the avoidance of doubt, the foregoing is for the calculation of the “Mortgage Payment Amount” to determine the amount of the cash rebate, and does not affect and is not related to the loan amount, interest rate, the amount to be paid and tenure under the actual Second Mortgage.

(3) 第二按揭及其申請受以下條款及條件規限：

The Second Mortgage and its application are subject to the following terms and conditions:

(A) 買方須先確定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第一按揭加第二按揭及其它貸款之每月總還款額不超過其每月總入息之一半。

The Purchaser shall ensure that the first mortgagee bank consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly instalment of the first mortgage, Second Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.

(B) 第二按揭年期必須不長於第一按揭年期，且以20年為上限。

The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 20 years, whichever is shorter.

(C) 第一按揭及第二按揭的按揭貸款總額不可超過成交金額之80%。

The total mortgage loan amount of the first mortgage and the Second Mortgage shall not exceed 80% of the Transaction Price.

(D) 如第一按揭及第二按揭的按揭貸款總額不超過成交金額之70%，第二按揭年利率以指定第二承按人選用之最優惠利率(P)減1% (P-1%)計算。如第一按揭及第二按揭的按揭貸款總額高於成交金額之70% 但不超過成交金額80%，第二按揭年利率以指定第二承按人選用之最優惠利率(P)計算。P為浮動利率，於本價單日期P為每年5.25%。

If the total mortgage loan amount of the first mortgage and the Second Mortgage does not exceed 70% of the Transaction Price, the interest rate of the Second Mortgage shall be Prime Rate (P) minus 1% per annum (P- 1%).

If the total mortgage loan amount of the first mortgage and the Second Mortgage exceeds 70% but does not exceed 80% of the Transaction Price, the interest rate of the Second Mortgage shall be Prime Rate (P). P is subject to fluctuation.

The P as at the date of this price list is 5.25% per annum.

(E) 所有第二按揭之文件必須由賣方指定之律師行辦理並於該律師行簽立。與第二按揭有關之法律費用及其他費用由買方負責。

All legal documents in relation to the Second Mortgage must be prepared by and executed at the solicitors’ firm designated by the Vendor. All legal and other expenses in relation to the Second Mortgage shall be paid by the Purchaser.

(F) 買方須就申請第二按揭向指定第二承按人支付申請費用，金額等如第一按揭及第二按揭的按揭貸款總額之0.5%或為指定第二承按人決定之其他金額。

An application fee will be payable by the Purchaser to the Designated Second Mortgagee in respect of the application for the Second Mortgage, the amount of which is equivalent to 0.5% of the total mortgage loan amount of the first mortgage and the Second Mortgage or such other amount as may be decided by the Designated Second Mortgagee.

(4) 買方於決定選擇此優惠前，請先向第一按揭銀行及指定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 Designated Second Mortgagee on details of the terms and conditions and application procedures of the first mortgage and Second Mortgage before choosing this benefit.

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(5) 有關第一按揭及第二按揭之批核與否及按揭條款以第一按揭銀行及指定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。

The terms and conditions and the approval of applications for the first mortgage and the Second Mortgage are subject to the final decision of the first mortgagee bank and the Designated Second Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor).

4)(iv) **誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅：**

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development:

(a) 如買方選用賣方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，賣方同意為買方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 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或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定)、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)。
All stamp duties on 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, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

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

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

沒有

None

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：1. 長江實業地產發展有限公司

2(a). 中原地產代理有限公司 2(b). 美聯物業代理有限公司 2(c). 利嘉閣地產有限公司 2(d). 香港置業 (地產代理) 有限公司

2(e). 置業18物業代理有限公司 2(f). 世紀21測量行有限公司及旗下特許經營商 2(g). 丰盛地產代理有限公司 2(h). 晉誠地產代理有限公司 2(i). 致滙地產代理有限公司。

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。

The Vendor has appointed estate agents to act in the sale of any specified residential property in the development: 1. Cheung Kong Property Development Limited

2(a). Centaline Property Agency Limited 2(b). Midland Realty International Limited 2(c). Ricacorp Properties Limited 2(d). Hong Kong Property Services (Agency) Limited 2(e). 18 Property Agency Limited

2(f). Century 21 Surveyors Limited and Franchisees 2(g). Real Profits Property Agency Limited 2(h). Earnest Property Agency Limited 2(i). Well Link Property Agency Limited.

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.therise.com.hk**

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