## 價單 Price List

## 第一部份:基本資料 Part 1: Basic Information

發展項目名稱	環海・東岸	期數 (如有)							
Name of Development	Upper East	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	價單編號
Date of Printing	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 Please use " ✔ " to indicate changes to prices 價錢 Price
00 /10 /0015		
28/10/2015	9A	
09/12/2015	9B	
28/12/2015	9C	
28/01/2016	9D	
24/03/2016	9E	
18/11/2016	9F	
15/12/2016	9G	
24/02/2017	9Н	

標示 s of residential properties

修改日期	經修改的價單編號	如物業價錢經修改,請以「 ✔ 」標 Please use " ✔ " to indicate changes to prices o
Date of Revision	Numbering of Revised Price List	價錢 Price
31/03/2017	91	
27/06/2017	9Ј	
28/05/2019	9К	✓
31/05/2019	9L	
04/10/2019	9М	

票示
of residential properties

Description of	的描述 of Resid pperty	ential	實用面積 (包括露台,工作平台及陽台(如有)) 平方米(平方呎)	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)	P	rea of other s	指明項目的ī tems (Not ir 平方米(平式 sq. metre (s	目的面積(不計算入實用面積) t included in the Saleable Area) (平方呎) e (sq. ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq. ft.)		Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
Tower 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	В	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	С	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	Н	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 )								

Description of	的描述 of Resid perty	ential	實用面積 (包括露台,工作平台及陽台(如有)) 平方米(平方呎)	售價(元) Price(\$)		sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Unit	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq. ft.)		Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
Tower 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	М	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	Ν	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	Р	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	В	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	С	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: - (-)	<del>-9, 293, 000 - -10, 222, 000</del> 11, 288, 000	, , , ,							27.727 (298)				

Description of	的描述 of Resid perty	lential	實用面積 (包括露台,工作平台及陽台(如有)) 平方米(平方呎)	露台,工作平台及陽台(如有)) 平方米(平方呎)		面積 「吹售價 「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) 本方米 平方呎)										
大廈名稱 Block Name	樓層 Floor	單位 Unit	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq. ft.)		(元,每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
Tower 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 -7, 930, 000 -7, 862, 000	<del>250, 853 (23, 330)</del> <del>275, 941 (25, 663)</del> 273, 575 (25, 443)											
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	М	18.016 ( 194 ) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4, 866, 000	270, 093 ( 25, 082 )											
Tower 1a	35	Ν	18.016 ( 194 ) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	4, 866, 000	270, 093 ( 25, 082 )											
Tower 1a	35	Р	18.874 ( 203 ) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5, 091, 000	269, 736 ( 25, 079 )											
Tower 1b	35	В	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	С	20.328 ( 219 ) 露台 Balcony: 2.000 ( 22 ) 工作平台 Utility Platform: - (-)	4, 681, 000	230, 274 ( 21, 374 )											

Description of	的描述 of Resid perty	ential	實用面積 (包括露台,工作平台及陽台(如有)) 平方米(平方呎)	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)	/呎售價 Area of other specified items (Not included in the saleable Area)   平方米<(平方呎)   客q. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Unit	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq. ft.)		Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
Tower 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: - (-)	- <del>8, 586, 000-</del> 9, 445, 000	- <del>255, 027 ( 23, 718 )</del> 280, 542 ( 26, 091 )	,										
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	Н	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	Н	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 )											

Description o	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)	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)	sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq. ft.)		Unit Rate of	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 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	М	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,則一(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 deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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。 (3) 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.

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 (4) (i) 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 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) 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 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:

### 超級 1+2 財務付款計劃 (照售價) Super Mortgage 1+2 Payment Plan (In accordance with the Price) Α.

- 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 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. 2. 買方簽署臨時合約後 30 天內再付成交金額 5%作為加付訂金。
- A further 5% of the Transaction Price being further deposit shall be paid by the purchaser within 30 days after signing of the PASP. 成交金額 90%即成交金額餘款於買方簽署臨時合約後 60 天內付清。 3.
- 90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 60 days after signing of the PASP.

### 售價獲得折扣的基礎 (4)(ii)

## The basis on which any discount on the price is available

(a) 請參閱 4(iii)。 Please refer to 4(iii).

### (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:

### 首 24 個月免息備用第一按揭貸款(「第一按揭貸款」) First 24 months Interest-Free Standby First Mortgage Loan ("First Mortgage Loan") (a)

買方可向賣方指定財務機構(「第一承按人」)申請第一按揭貸款。主要條款如下: The Purchaser can apply the First Mortgage Loan from the Vendor's designated financing company ( "the First Mortgagee" ). Key terms are as follows:

- 買方必須於買賣合約內訂明的付清成交金額餘額之日前最少45日以書面向第一承按人申請第一按揭貸款,並就該申請支付港幣\$5,000作為不可退還的估價行政費。 The Purchaser shall make a written application to the First Mortgage for the First Mortgage Loan in not less than 45 days before the date of settlement of the balance of the Transaction Price as stipulated in the ASP and shall pay a non-refundable administrative charges in respect of the valuation in the sum of HK\$5.000.
- 第一按揭貸款金額最高為成交金額的 90%。 ii. The maximum amount of the First Mortgage Loan shall be 90% of the Transaction Price.
- 第一按揭貸款之還款年期不可超過該物業付清成交金額日期起計 2 年(「原貸款期」)。 iii The repayment term of the First Mortgage Loan shall not exceed 2 years from the date of full payment of the Transaction Price of the Property ("the original tenor").
- 第一按揭貸款以下列方式償還:iv
  - The First Mortgage Loan shall be repaid in the manner as follows:-
  - (a) 相等於成交金額 7.2%的該部份物業按揭貸款於按揭貸款之還款年期內分 24 期每月免息供款償還(依按揭條款規定的脫期供款利息除外),每期償還金額為成交金額之 0.3%。 A portion of the mortgage loan equal to 7.2% of the Transaction Price shall be repaid, during the repayment term of the First Mortgage Loan, by way of 24 equal monthly instalment at 0.3% of the Transaction Price each without interest (except default interest on outstanding arrears in accordance with the terms and conditions of the mortgage).
- 所有第一按揭貸款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。 ν. All legal documents in relation to the First Mortgage Loan shall be prepared by the Vendor's solicitors and all the costs and disbursements shall be borne by the purchaser.
- vi. 第一按揭貸款批出與否及其條款,受制於第一承按人的絕對最終決定權,與賣方無關,且於任何情況下賣方均無需為此負責。不論貸款獲批與否,買方仍須按買賣合約完成交易及繳付該物業樓價全數。 The approval or disapproval of the First Mortgage Loan and terms thereof are subject to the final decision of the First Mortgage and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the purchaser shall complete the sale and purchase and pay the full purchase price of the Property in accordance with the ASP.
- 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,但須預先給予第一承按人一個月書面通知。 vii. The purchaser may at any time repay the outstanding loan in full by giving the First Mortgagee one month's prior notice in writing without levy of early repayment handling charges.
- 買方及其擔保人(如有)須提供足夠財務文件以作申請第一按揭貸款,包括但不限於在第一承按人要求下提供信貸報告及其他收入證明及/或銀行紀錄。 viii. The Purchaser and his/her/its guarantor (if any) shall provide sufficient financial documents to apply the First Mortgage Loan, including without limitation the provision of credit report and other income proof and/or banking record upon request from the First Mortgage.
- ix. 所有第一按揭貸款的條款及條件受制於香港金融管理局不時發出之最新指引。 All terms and conditions of the First Mortgage Loan are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.
- 此貸款受第一承按人所訂之其他條款及條件約束。 х. This loan is subject to other terms and conditions as the First Mortgagee may impose.

## 或OR

### 無首 24 個月免息備用第一按揭貸款之優惠 Benefit for No First 24 months Interest-Free Standby First Mortgage Loan

如買方於簽署臨時買賣合約購買本價單所列之住宅物業時選擇不申請上述第(4)(iii)(a)段的首 24 個月免息備用第一按揭貸款,買方可獲相等於售價 5%之折扣,折扣即時在售價上扣減。 If the purchaser selects not to apply for the First 24 months Interest-Free Standby First Mortgage Loan mentioned in paragraph (4)(iii)(a) above upon signing of the preliminary agreement for sale and purchase to purchase t equivalent to 5% of the Price. The discount will be deducted from the Price directly.

### 備用延伸按揭貸款(「延伸按揭貸款」) Standby Extended Mortgage Loan ("Extended Mortgage Loan") (僅於第一按揭貸款獲批且獲使用時方適用 applies only if the First Mortgage Loan is approved and utilized) (h)

按本價單利用超級 1+2 財務付款計劃購買住宅單位的買方,可於首 24 個月免息備用第一按揭貸款的貸款期完結前最少 2 個月 (亦即於有關住宅物業付清成交金額餘額日期後的第 22 個月完結之前),向第一承按人以書面申請按下列主要條款延伸第一按揭貸款的貸款期: A Purchaser who utilizes the Super Mortgage 1+2 Payment Plan to buy the residential properties listed in this price list may apply in writing on or before 2 months prior to the expiry of the tenor of the First 24 months Interest-Free Standby First Mortgage Loan (i.e. not later than the expiry of the 22nd month after the date of settlement of the balance of the Transaction Price of the residential property concerned) for extending the tenor of the First Mortgage Loan on the following key terms:-

- 延伸按揭貸款的貸款期不可長於12個月(『延伸期』)(即原貸款期和延伸期合計不可長於36個月)。 The tenor of the Extended Mortgage Loan shall not exceed 12 months ( "extended tenor" ) (i.e. the aggregate of the original tenor and the extended tenor shall not exceed 36 months).
- 延伸按揭貸款的最高金額為成交金額的77.8%。 ii. The maximum amount of the Extended Mortgage Loan shall be 77.8% of the Transaction Price.

- 在延伸期內,延伸按揭貸款的年利率為第一承按人選用之最優惠利率(P)減1%(P-1%),利率浮動。P為浮動利率,於本價單日期最優惠利率(P)為每年5.375%,最終按揭利率以第一承按人最後審批結果為準 iii. Within the extended tenor period, the interest rate of the Extended Mortgage Loan shall be Prime Rate (P) quoted by the First Mortgage minus 1% (P-1%). P is a floating rate. The Prime Rate (P) as at the date of this price list is 5.375% per annum. The final interest rate will be subject to final approval by the First Mortgagee.
- 在延伸期內只需償還利息,不需償還本金。買方須按月支付利息。 iv. Only interest payment of the Extended Mortgage Loan is required and no repayment of the principal of the Extended Mortgage Loan is required within the extended tenor period. The Purchaser shall pay the interest on a monthly basis.
- 買方須:v. The Purchaser shall:
  - (如買方欲延伸第一按揭貸款的貸款期)於延伸期開始前償還相當於有關單位成交金額5%之部分第一按揭貸款;及 (T) (where the Purchaser wishes to extend the tenor of the First Mortgage Loan) repay part of the First Mortgage loan in an amount equivalent to 5% of the Transaction Price of the residential property concerned on or before the commencement of the extended tenor; and
  - 於延伸期屆滿日或之前償還延伸按揭貸款尚未償還的本金的全部。 (II) repay the outstanding principal of the Extended Mortgage Loan in its entirety on or before the expiry of the extended tenor.
- 延伸按揭貸款之相關文件必須由賣方指定之律師行辦理,並由買方負責一切有關費用。 vi. The documents related to the Extended Mortgage Loan must be prepared by, and executed at the offices of, the solicitors' firm designated by the Vendor. All related legal cost and expenses shall be paid by the Purchaser.
- 延伸按揭貸款批出與否及其條款,受制於第一承按人的絕對最終決定權,與賣方無關,且於任何情況下賣方均無需為此負責。 vii. The approval or disapproval of the Extended Mortgage Loan and terms thereof are subject to the final decision of the First Mortgagee and are not related to the Vendor (which shall under no circumstances be responsible therefor).
- 所有延伸按揭貸款的條款及條件受制於香港金融管理局不時發出之最新指引。 viii. All terms and conditions of the Extended Mortgage Loan are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.
- 此延伸按揭貸款受第一承按人所訂之其他條款及細則約束。 ix. This Extended Mortgage Loan is subject to other terms and conditions as the First Mortgagee may impose.

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### 無備用延伸按揭貸款之優惠 Benefit for No Standby Extended Mortgage Loan

如買方最終並無選用上述第(4)(iii)(b)段的備用延伸按揭貸款,買方可獲相等於成交金額 3%之現金回贈,惟買方須於付清第一按揭貸款前最少 30 日以書面向賣方申請有關現金回贈,賣方會於收到申請並確認有關資料無誤後將有關現金回贈直接回贈予買方或以賣方決定的其他方式 向買方支付。受限於相關交易文件條款及條件。

If the purchaser does not select the Standby Extended Mortgage Loan mentioned in paragraph (4)(iii)(b) above, the purchaser shall be entitled to a cash rebate which is equivalent to 3% of the Transaction Price, provided that the purchaser shall apply to the vendor in writing for the relevant cash rebate at least 30 days before the date of settlement of the balance of the First Mortgage Loan. After the vendor has received the application and duly verified the information, the vendor will pay the cash rebate directly to the purchaser or in such other manner as the vendor may decide. Subject to the terms and conditions of the relevant transaction documents.

### 36 個月<u>住宅停車位使用許可優先權 36 months Priority in Licence to use Residential Car Parking Space</u> (c)

每購買本價單內一個住宅物業,於賣方首次將發展項目住宅停車位要約供許可使用時,買方可獲賣方優先邀請就一個該等住宅停車位獲取 36 個月之免費使用許可(「車位許可優先權」),惟買方須按相關買賣合約完成住宅物業買賣及需在獲得賣方提出要約時依照賣方所訂之時限決定 是否接受住宅停車位之使用許可及簽署相關許可協議,逾時作棄權論。住宅停車位使用許可之批出日期、方法及詳情將由賣方全權及絕對酌情決定,並容後公佈。本第 4(iii)(c)段的安排以雙方達成協議方作實。會否提出要約將住宅停車位使用許可批出,以及何時提出要約,以及要約 及許可協議條款,概由賣方全權及絕對酌情決定。

When the Vendor first offers to grant licences to use the residential car parking spaces, the Purchaser will have the priority in being invited to obtain a free licence of use of one such residential car parking space for 36 months per one residential property in this price list purchaser (the "Carpark Licence"). Priority"), provided that such Purchaser shall complete the sale and purchase of the residential property in accordance with the relevant agreement for sale and purchase and must, upon being offered such a licence, decide whether to accept the licence agreement within the period as prescribed by the Vendor, failing which the Purchaser shall be deemed to have given up the Carpark Licence Priority absolutely. Dates, method and details of granting licences for the use of the residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. The arrangement in this paragraph 4(iii)(c) is subject to contract. The decision as to whether and when to make offers to grant licences for the use of any residential car parking space and the terms of such offers and the licence agreement are subject to the sole and absolute discretion of the Vendor.

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

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

- 2. 所有就購買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,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,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,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。 (a) 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.

備註 Note:

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)。 (b) All stamp duties payable in respect of the sale and purchase, the agreement for sale and purchase, and "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副本之所有費用、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 一流交易有限公司 1691HOME.Com Limited

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.

賣方就發展項目指定的互聯網網站的網址為: www.uppereast.com.hk (6)

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