

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 | |
| 28/01/2016 | 9D | |
| 24/03/2016 | 9E | |
| 18/11/2016 | 9F | |
| 15/12/2016 | 9G | |
| 24/02/2017 | 9H | |

| 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 |
| 31/03/2017 | 9I | ✓ |
| 27/06/2017 | 9J | |
| 28/05/2019 | 9K | ✓ |
| 31/05/2019 | 9L | |
| 04/10/2019 | 9M | |

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) | -- | -- | -- | -- | -- | -- |

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 | 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 10,222,000 11,288,000 | 266,504 (24,781) 293,146 (27,259) 323,717 (30,101) | -- | -- | -- | -- | -- | -- | 27.727 (298) | -- | -- | -- |

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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 | 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 | 250,853 (23,330) 275,941 (25,663) 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 | 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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|--|-------------|------------|--|-----------------------------------|---|---|------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 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 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 9,445,000 | 255,027 (23,718) 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 | 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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|--|-------------|------------|---|----------------------|---|---|------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 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 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. 超級 1+2 財務付款計劃 (照售價) Super Mortgage 1+2 Payment Plan (In accordance with 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 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.

3.

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。
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.
- (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(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:

(a) **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")**

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:

- i. 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 Mortgagee 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.
- ii. 第一按揭貸款金額最高為成交金額的 90%。
The maximum amount of the First Mortgage Loan shall be 90% of the Transaction Price.
- iii. 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」)。
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”).
- iv. 第一按揭貸款以下列方式償還:-
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内分 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).
- v. 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。
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 Mortgagee 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.
- vii. 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。
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.
- viii. 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。
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 Mortgagee.
- 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.
- x. 此貸款受第一承按人所訂之其他條款及條件約束。
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 a residential property listed in this price list, the purchaser shall be entitled to a discount which is equivalent to 5% of the Price. The discount will be deducted from the Price directly.

(b) **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)**

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:-

- i. 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).
- ii. 延伸按揭貸款的最高金額為成交金額的 77.8%。
The maximum amount of the Extended Mortgage Loan shall be 77.8% of the Transaction Price.

- (b)

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

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.
- (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