

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	
06/12/2019	9N	

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) 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)	--	--	--

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) 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	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)	--	--	--	--	--	--	--	--	--	--

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) 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 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.

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.

1088 先住後付付款計劃（照售價加 3%） 1088 Occupy-Then-Pay Payment Plan (Plus 3% from the Price)

1.

買方須於簽署臨時買賣合約(「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 1088 天內付清。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 1088 days after signing of the PASP.

B.

120 天一按付款計劃（照售價） 120-day First Mortgage Payment Plan (In accordance with the Price)

1.

買方須於簽署臨時買賣合約(「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 120 天內付清。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 120 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)

備用「第一按揭」貸款 Standby First Mortgage Loan **(此優惠只適用於選擇「120 天一按付款計劃」之買方 The benefit is only applicable to those Purchasers who choose “120-day First Mortgage Payment Plan”)**

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 may apply to the vendor's designated financing company (“the First Mortgagee”) for a first mortgage loan. The main terms are as follows:

1.

買方必須於付清成交金額餘款之日前最少 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 予第一承按人作為不可退還的估價行政費。
The Purchaser shall make a written application to the First Mortgagee for a first mortgage loan not less than 45 days before the date of settlement of the balance of the Transaction Price, and shall pay to the First Mortgagee a non-refundable administrative charges in respect of the valuation in the sum of HK\$5,000.

8

環海・東岸 Upper East

Price List No.：9N

2. 第一按揭貸款金額最高為成交金額的 85%。
The maximum amount of first mortgage loan shall be 85 % of the Transaction Price.
3. 第一按揭貸款首 24 個月之按揭年利率為第一承按人選用之最優惠利率（P）減 1.25%（P-1.25%），其後的年利率則為第一承按人選用之最優惠利率（P）加 0.75%（P+0.75%）計算，P 為浮動利率，於本價單日期最優惠利率（P）為每年 5.25%，最終按揭利率以第一承按人最後審批結果為準。
The interest rate of the first 24 months of the first mortgage loan shall be Prime Rate (P) quoted by the First Mortgagee minus 1.25% (P-1.25%). The interest rate for the rest of the term of the first mortgage loan shall be Prime Rate (P) quoted by the First Mortgagee plus 0.75% (P+0.75%). P is a floating rate. The Prime Rate (P) as at the date of this price list is 5.25% per annum. The final interest rate will be subject to final approval by the First Mortgagee.
4. 第一按揭貸款年期最長為 30 年。
The maximum tenor of first mortgage loan shall be 30 years.
5. 所有第一按揭法律文件須由第一承按人代表律師擬定及辦理，並由買方負責有關律師費用及雜費。買方可選擇另行聘請律師為其第一按揭之代表律師。在此情況下，買方亦須負責第一承按人代表律師於第一按揭的律師費用及雜費。
All legal documents in relation to the first mortgage shall be prepared and handled by the First Mortgagee's solicitors and all the legal costs and disbursements shall be borne by the purchaser. The purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of the first mortgage. In such event, the purchaser shall also bear the legal costs and disbursements for the First Mortgagee's solicitors relating to the first mortgage
6. 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。不論按揭貸款獲批與否，買方仍須按正式合約完成交易及繳付成交金額全數。
The approval or disapproval of the first mortgage loan and the terms thereof are subject to the absolute and 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 mortgage loan is granted or not, the purchaser shall complete the sale and purchase and pay the full Transaction Price in accordance with the agreement for sale and purchase.
7. 買方可於任何時候償還全部按揭貸款及利息並獲豁免提早還款手續費，但須預先給予第一承按人不少於一個月書面通知。
The purchaser may at any time repay the outstanding mortgage loan and interest in full by giving not less than one month's prior notice in writing to the First Mortgagee without levy of early repayment handling charges.
8. 買方須提供足夠文件證明其還款能力，包括但不限於提供信貸報告，收入證明及/或銀行紀錄以達致第一承按人滿意。
The purchaser shall provide sufficient documentary evidence to prove his/her repayment ability, including but not limited to providing credit report, income proof and/or banking record to the satisfaction of the First Mortgagee.
9. 所有第一按揭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 are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.
10. 此按揭貸款受第一承按人所訂之其他條款及條件約束。
This mortgage loan is subject to other terms and conditions as the First Mortgagee may impose.

- (b) 提早入住優惠 Early Occupancy Offer **(此優惠只適用於選擇「1088先住後付付款計劃」之買方。 The benefit is only applicable to those Purchasers who choose “1088 Occupy-Then-Pay Payment Plan”).**
買方須於簽署正式合約的同時簽署許可協議(格式由賣方律師訂明，買方不得要求任何修改)，主要條款如下：
The Purchaser shall, upon signing the ASP, sign the licence agreement in the form prescribed by the Vendor’s Solicitors (without amendment) in respect of the residential property he purchased, the main terms and conditions are listed as follow :

- 買方須根據相關買賣合約向賣方繳付不少於成交金額之 10%；
The Purchaser shall pay to the Vendor not less than 10% of the Transaction Price in accordance with the relevant Agreement for Sale and Purchase;
- 許可佔用期之不可退還許可費用金額為所購住宅物業之成交金額 2%，並須於許可佔用期的首日或之前由買方支付；
The non- Refundable licence fee during the licence period equals to 2% of the Transaction Price of the residential property purchased which is payable by the Purchaser on or before commencement of the licence period;
- 許可期的首日為買賣雙方簽署臨時買賣合約後的第 60 天，而許可期須隨相關買賣按買賣合約完成交易或在簽署臨時買賣合約的日期後 1088 天內終止（以較早者為準）；
The licence period shall commence on the 60th day after the signing of the Preliminary Agreement for Sale and Purchase by the Purchaser and shall expire upon the completion of the relevant sale and purchase in accordance with the Agreement for Sale and Purchase or within 1088 days after the date of signing of the Preliminary Agreement for Sale and Purchase (whichever is the earlier);
- 如買方為公司，買方之其中一位董事須提供一份擔保書作為買方履行許可協議中的責任的保證；
If the Purchaser is a corporate body, a guarantee shall be given by any one of the directors of the Purchaser as security for the performance of the obligations of the Purchaser under the Licence Agreement;
- 買方須負責所有就許可協議而產生的法律費用(包括就許可協議而產生的裁定費及印花稅(如有))；
The Purchaser shall bear all legal costs and expenses (including adjudication fee and stamp duty (if any)) arising from the Licence Agreement;
- 在許可期內，買方無須負責相關住宅物業之相關管理費、地租、差餉；
During the licence period, the Purchaser shall not be responsible for management fees, Government rent and rates of the relevant residential property;
- 如相關買賣未能根據相關買賣合約完成交易，許可協議會被終止，買方並且須按許可協議向賣方支付許可協議訂明的相關管理費、地租、差餉及其他開支(如有)。
If the relevant sale and purchase is not completed in accordance with the relevant Agreement for Sale and Purchase, the Licence Agreement shall be terminated and the Purchaser shall pay to the Vendor in accordance with the Licence Agreement management fees, Government rent and rates and all other outgoings as prescribed in the Licence Agreement;
- 任何其他由賣方施加的條款及細則。
Any other terms and conditions as shall be imposed by the Vendor.
- 前述提前入住的許可受限於由賣方訂明的相關許可協議之條款及條件，賣方有最終決定權決定是否准許買方提前入住。及
The aforementioned licence for Early Occupancy is subject to the terms and conditions of the relevant Licence Agreement prescribed by the Vendor. The Vendor has absolute discretion to determine whether or not to grant the licence for Early Occupancy to the Purchaser ;and
- 如買方欲提早全數付清剩餘成交金額餘款，買方可向賣方發出不少於 30 日書面通知要求付清剩餘成交金額餘款及終止許可證協議。
Should the Purchaser wish to pay the remaining balance of Transaction Price earlier, the Purchaser may by at least 30 days written notice at least one month in advance to the Vendor in which case the Purchaser shall pay the remaining balance of Transaction Price and terminate the Licence Agreement.

- (c) **提前付清樓價現金回贈 Early Settlement Cash Rebate (只適用於選擇1088先住後付付款計劃The benefit is only applicable to those Purchasers who choose “1088 Occupy-Then-Pay Payment Plan”).**
如買方提前於正式合約訂明的付款限期日之前付清成交金額之餘款及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），則賣方可根據以下列表送出提前付清樓價現金回贈（「提前付清樓價現金回贈」）予買方:-
If the Purchaser shall settle the balance of the Transaction Price earlier than due date of payment as specified in the ASP in full and perform and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate ("Early Settlement Cash Rebate") to the Purchaser in the amount according to the table below:-

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

Date of Settlement of the balance of the Transaction Price * 付清成交金額餘款日*	提前付清成交金額現金回贈金額 Early Settlement Cash Rebate Amount
簽署臨時合約的日期後180日期間內 Within 180 days after the date of signing of the Preliminary Agreement for Sale and Purchase	成交金額 2% 2% of Transaction Price
簽署臨時合約的日期後181日至360日期間內 Within the period from 181 days to 360 days after the date of signing of the Preliminary Agreement for Sale and Purchase	成交金額 1% 1% of Transaction Price

*以賣方代表律師實際收到款項日期計算。
*The date of settlement shall be the actual date on which payment is received by the Vendor’s solicitors.

買方須於付清成交金額的餘額日期前最少30日，以書面方式向賣方申請提早付清成交金額現金回贈。賣方會於收到申請並確認有關資料無誤後，將提早付清成交金額現金回贈直接用於支付部分成交金額餘額。
The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate Benefit at least 30 days before the date of full settlement of the balance of the Transaction Price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate Benefit for partial settlement of the balance of the Transaction Price directly.

付清成交金額日期以賣方代表律師收到扣除提早付清成交金額現金回贈優惠後的所有成交金額款項日期為準。如提早付清成交金額現金回贈優惠列表中訂明的每個提早付清成交金額的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
The date of settlement of the Transaction Price shall be the date on which all the Transaction Price (after deducting the Early Settlement Cash Rebate Benefit) is received by the Vendor's solicitors. If the last day of each of the periods as set out in the Early Settlement Cash Rebate Benefit Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

此優惠受其他條款及細則約束。
This benefit is subject to other terms and conditions.

- (d) **36個月住宅停車位使用許可優先權 36 months Priority in Licence to use Residential Car Parking Space**
每購買本價單內一個住宅物業，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」），36 個月期限由住宅物業的轉讓契日期起計，但如買方選擇 1088 先住後付付款計劃，則由住宅物業的許可佔用期的首日起計。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。本優惠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。
The Purchaser will have the priority in being invited to obtain a free licence of use of one residential car parking space for 36 months (the 36-month-period shall commence from the date of the Assignment of the residential property but if the Purchaser shall choose the 1088 Occupy-Then-Pay Payment Plan, the 36-month-period shall commence from the date of the commencement of the licence period) per one residential property in this price list purchased by that 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 and enter into the relevant 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. This benefit 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.

備註 Note :
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 Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
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.
3. 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:
- (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，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責其有關買賣合約及轉讓契兩項法律文件之律師費用。
If the purchaser appoints the vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the vendor and the purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (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.
- (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