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**	千望 UPTIFY	**期數(如有)** **Phase No. (if any)**	--
發展項目位置 **Location of Development**	煙廠街31號 31 Yin Chong Street		
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)**			83

印製日期 **Date of Printing**	價單編號 **Number of Price List**
23-Aug-2023	4

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
1-Nov-2023	4A	無 NIL
18-Dec-2023	4B	無 NIL
21-Feb-2024	4C	無 NIL
4-Mar-2024	4D	無 NIL
26-Jun-2024	4E	無 NIL

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
千望 UPTIFY	3	A	27.370 (295) 露台 Balcony: -- 工作平台 Utility Platform: --	10,825,000	395,506 (36,695)	--	--	--	42.392 (456)	--	--	--	--	--	--
	3	B	16.072 (173) 露台 Balcony: -- 工作平台 Utility Platform: --	5,672,000	352,912 (32,786)	--	--	--	7.586 (82)	--	--	--	--	--	--
	3	C	13.984 (151) 露台 Balcony: -- 工作平台 Utility Platform: --	5,529,000	395,380 (36,616)	--	--	--	9.037 (97)	--	--	--	--	--	--
	3	D	16.223 (175) 露台 Balcony: -- 工作平台 Utility Platform: --	6,634,000	408,926 (37,909)	--	--	--	21.367 (230)	--	--	--	--	--	--
	3	E	16.591 (179) 露台 Balcony: -- 工作平台 Utility Platform: --	6,391,000	385,209 (35,704)	--	--	--	32.934 (354)	--	--	--	--	--	--
	15	A	26.072 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	8,558,000	328,245 (30,456)	--	--	--	2.690 (29)	--	--	--	--	--	--
	25	A	26.072 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	9,067,000	347,768 (32,267)	--	--	--	--	--	--	9.045 (97)	--	--	--
	25	B	26.084 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,288,000	356,080 (33,053)	--	--	--	--	--	--	13.500 (145)	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
千望 UPTIFY	25	C	25.967 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,233,000	355,567 (32,975)	--	--	--	--	--	--	13.555 (146)	--	--	--
	25	D	21.083 (227) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	7,629,000	361,856 (33,608)	--	--	--	--	--	--	7.877 (85)	--	--	--

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，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). 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關折扣（如有）按售價計算得出之價目，皆以向上調整至百位數作為樓價。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的付款計劃。
Note: "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded up to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4).(i). 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金，其中港幣$100,000之部份臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「張葉司徒陳律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Vincent T. K. Cheung, Yap & Co.".

(A) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(A1) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(A2) 90 天現金付款計劃 : 依照售價減 9.5%
90-day Cash Payment Plan : 9.5% discount from the Price

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 95%：於買方簽署臨時買賣合約後90天內支付。
95% of purchase price : shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(A3) 150 天現金付款計劃 : 依照售價減 5.5%
150-day Cash Payment Plan : 5.5% discount from the Price

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 95%：於買方簽署臨時買賣合約後150天內支付。
95% of purchase price : shall be paid by the Purchaser within 150 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(C) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(D) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(D1) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(E) （並無此編號之支付條款）
(No Terms of Payment of such numbering）

(4).(ii). 售價獲得折扣的基礎 The basis on which any discount on the Price is available

(A) 「付款計劃折扣」Payment Plan Discount
請參閱第(4)(i)段
Please refer to paragraph (4)(i).

(B) 「現樓置業」優惠 "Home Purchasing" Discount
在2023年7月9日或之後簽署臨時買賣合約，買方可獲額外2%的售價折扣作為「現樓置業」優惠。
An extra 2% discount on the Price as "Home Purchasing" Discount will be offered to Purchaser if the Preliminary Agreement for Sale and Purchase is signed on or after 9 July 2023.

(C) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount
買方可獲額外7.5%售價折扣作為「印花稅津貼」優惠。
An extra 7.5% discount on the Price would be offered to the Purchaser as "Subsidy of Stamp Duty" Discount.

(D) 「旺角城芯新生活」優惠 "Live It Up" Discount
買方可獲額外2%售價折扣作為「旺角城芯新生活」優惠。
An extra 2% discount on the Price would be offered to the Purchaser as the "Live It Up" Discount.

(E) 「員工置業」折扣 "Staff Purchasing" Discount
如買方（或構成買方之任何人士）屬「合資格人士」，並且沒有委任地產代理就購入住宅物業代其行事，可獲額外 2.5% 售價折扣優惠。
If the Purchaser(s) (or any person comprising the Purchaser(s)) is/are "Eligible Person", provided that the Purchaser(s) did not appoint any estate agent to act for him/her in the purchase of the residential property, an extra 2.5% discount on the Price would be offered.

「合資格人士」指遠洋集團控股有限公司或其附屬公司之任何董事、高級人員或員工或他們的任何近親。一人士之「近親」指該人士的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方就是否有該關係的決定為最終決定。
"Eligible Person" means any director, officer or employee (or any of their respective "close family members") of any of Sino-Ocean Group Holding Limited or its subsidiaries. "Close family members" of a person means a spouse, parent, grand parent, child, grand child or sibling of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor's determination as to whether there is such a relationship shall be final.

買方在簽署臨時買賣合約前須提供令賣方滿意的證明文件其為「合資格人士」，賣方就相關買方是否「合資格人士」有絕對決定權，而賣方之決定為最終及對買方具有約束力。
The Purchaser(s) shall before signing of the Preliminary Agreement for Sale and Purchase provide evidence for proof of being an "Eligible Person" to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision as to whether a person is an "Eligible Person(s)" shall be final and binding on the Purchaser(s).

(F) 「新居入伙津貼」優惠 "Subsidy of New Home Celebration" Discount
在2024年9月30日或之前簽署臨時買賣合約，買方可獲額外3.5%售價折扣優惠作為「新居入伙津貼」優惠。
An extra 3.5% discount on the Price would be offered to the Purchaser as "Subsidy of New Home Celebration" Discount if the Preliminary Agreement for Sale and Purchase is signed on or before 30 September 2024.

(G) 「特選戶型津貼」優惠 "Subsidy of Assorted Unit" Discount
在2024年9月30日或之前簽署臨時買賣合約，買方可根據以下列表獲得以下額外售價折扣優惠作為「特選戶型津貼」優惠。
The Purchaser will be offered an extra discount on the Price as "Subsidy of Assorted Unit" Discount according to the table below if the Preliminary Agreement for Sale and Purchase is signed on or before 30 September 2024.

「特選戶型津貼」優惠列表
"Subsidy of Assorted Unit" Discount Table

適用單位 Applicable Unit(s)	「特選戶型津貼」優惠折扣 "Subsidy of Assorted Unit" Discount
3A	售價折扣12% 12% of the Price
3B	售價折扣9.5% 9.5% of the Price
3C	售價折扣14.5% 14.5% of the Price
3D	售價折扣10.5% 10.5% of the Price
3E	售價折扣8.5% 8.5% of the Price
15A	售價折扣11.5% 11.5% of the Price
25A	售價折扣14% 14% of the Price
25B	售價折扣14.5% 14.5% of the Price
25C	售價折扣14.5% 14.5% of the Price
25D	售價折扣15.5% 15.5% of the Price

(H) 「專才專享置業」優惠 "Talent Exclusive Home Purchase" Discount
在2024年9月30日或之前簽署臨時買賣合約，買方可根據以下列表獲得以下額外售價折扣優惠作為「專才專享置業」優惠。
The Purchaser will be offered an extra discount on the Price as "Talent Exclusive Home Purchase" Discount according to the table below if the Preliminary Agreement for Sale and Purchase is signed on or before 30 September 2024.

「專才專享置業」優惠列表
"Talent Exclusive Home Purchase" Discount Table

適用單位 Applicable Unit(s)	「專才專享置業」優惠折扣 "Talent Exclusive Home Purchase" Discount
3A, 3B, 3C, 3D, 3E	售價折扣7% 7% of the Price

(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 purchase of a specified residential property in the development

(A) 請參閱第4(i)及4(ii)段
Please refer to paragraph 4(i) and 4(ii)

(B) 延長欠妥之處保養優惠
Extended Defect Maintenance Offer

凡住宅物業或裝置、裝修物料及設備(定義見有關買賣合約)有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害買賣合約下的原則下，買方可於該物業的成交日後6個月內向賣方發出書面通知，賣方須在收到書面通知後在合理切實可行的範圍內盡快自費作出補救。如有任何爭議，賣方有最終決定權。惟此「延長欠妥之處保養優惠」僅屬於有關買方，並僅供買方享用及獲得。此「延長欠妥之處保養優惠」不得轉讓，亦不可轉移，並受其他條款及細則約束。
Without prejudice to the agreement for sale and purchase in respect of the residential property, the Vendor shall at its own costs and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase of the relevant residential property, remedy any defects to the residential property or the fittings, finishes or appliances as set out in the relevant agreement for sale and purchase caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. However, this "Extended Defect Maintenance Offer" is personal to the Purchaser and is to be enjoyed by the Purchaser only. This "Extended Defect Maintenance Offer" is non-assignable and non-transferable and is subject to other terms and conditions.

(C) 「提前成交現金回贈」
"Early Completion Cash Rebate" Benefit

如買方提前於正式買賣合約訂明的付款日期之前全數付清樓價及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交現金回贈優惠(「提前成交現金回贈」優惠):
Where the Purchaser fully settles the purchase price and complete the sale and purchase of the residential property in advance of the date of payment specified in the Formal Agreement for Sale and Purchase, the Purchaser shall be entitled to an "Early Completion Cash Rebate" Benefit offered by the Vendor according to the table below:

「提前成交現金回贈」優惠列表
"Early Completion Cash Rebate" Benefit Table

提前成交日期 Date of Early Completion	「提前成交現金回贈」優惠折扣 "Early Completion Cash Rebate" Discount
簽署臨時買賣合約後60天內 Within 60 days after signing of the Preliminary Agreement for Sale and Purchase	樓價1% 1% of the purchase price
簽署臨時買賣合約後30天內 Within 30 days after signing of the Preliminary Agreement for Sale and Purchase	樓價2% 2% of the purchase price

備註Remarks:

i 「提前成交現金回贈」優惠計算得出的金額皆以四捨五入至個位整數。
The amount of "Early Completion Cash Rebate" Benefit will be rounded to the nearest dollar.

ii 成交日期以賣方代表律師收到所有樓價款項日期為準。如提前成交現金回贈優惠列表中訂明的付清樓價期限的最後一日不是工作日(按《一手住宅物業銷售條例》所定義)，則以下一個工作日(按《一手住宅物業銷售條例》所定義)為該期間的最後一天。
The date of completion shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the Early Completion Cash Rebate Benefit Table is not a working day (as defined in the Residential Properties (First-hand Sales) Ordinance), the next working day (as defined in the Residential Properties (First-hand Sales) Ordinance) shall be regarded as the last day of that period.

iii 買方須於付清樓價餘額之日前最少14日，以書面向賣方的代表律師申請「提前成交現金回贈」優惠。如買方於付清樓價餘額之日前少於14日提出申請，賣方保留權利，以賣方絕對酌情權決定是 否授予「提前成交現金回贈」優惠。當賣方依照以上條款收到申請並核實有關資料無誤後，並在買方全數付清樓價餘額的情況下，賣方會將「提前成交現金回贈」 優惠直接用於支付部份樓價餘額。為 免生疑問，「提前成交現金回贈」優惠不得用於上述支付部分樓價餘額以外其他任何目的。

The Purchaser shall apply to the Vendor's Solicitors in writing for the "Early Completion Cash Rebate" Benefit at least 14 days before the date of settlement of balance of purchase price. If the application is made less than 14 days before the date of settlement of balance of purchase price, the Vendor reserves the right in its absolute discretion to decide whether or not to grant the "Early Completion Cash Rebate" Benefit. After the Vendor has received the application in accordance with the above terms and duly verified the information, and subject to the full settlement of the balance of purchase price by the Purchaser, the Vendor will apply the "Early Completion Cash Rebate" Benefit for part payment of the balance of the purchase price directly. For the avoidance of doubt, the "Early Completion Cash Rebate" Benefit shall not be applied for any purpose other than for part payment of the balance of purchase price as aforesaid.

(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

(1) 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase , the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

(2) 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及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the Agreement for Sale and Purchase and the Assignment, each of the Vendor and Purchaser shall pay his/her/its own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the Assignment.

(3) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、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)、登記費及其他支出費用。

All stamp duty (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment will be borne by the Purchaser.

(4).(v). 買方須為就買賣該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.

草擬、登記及完成大廈公契及管理合約("公契")費用及附於公契之圖則之費用的適當分攤、住宅物業的業權文件認證副本之費用、住宅物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用、住宅物業按揭(如有)及附加合約(如有)之法律及其他費用及雜費、其他有關住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion 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 plans to be annexed to the Agreement for Sale and Purchase and the Assignment, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any Mortgage (if any) and Supplemental Agreement (if any) in respect of the residential property, and all other legal cost and charges of any other documents relating to the sale and purchase of the residential property.

備註 : Note :

a. 買方於簽署正式買賣合約前，如需更改付款辦法，必須得賣方事先同意，並須在要求下繳付手續費$7,500及自付有關額外費用。
If a Purchaser wishes to change the payment terms before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of $7,500 upon demand and all related extra expenses.

b. 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，均由買方負責繳交。
The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.

c. 有關該物業買賣之印花稅，概由買方支付。
All stamp duty chargeable in relation to the purchase of the Property shall be paid by the Purchaser(s) absolutely.

d. 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除業權文件認證費、公契、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。
If the Purchaser appoints the solicitors firm(s) recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.

e. 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.

f. 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何折扣、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。賣方有絕對酌情 權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, 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 firsthand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor’s decision shall be final and binding on the Purchasers.

(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:

賣方委任的代理：
Agents appointed by the Vendor:

遠洋地產（香港）物業代理有限公司
Sino-Ocean Land (Hong Kong) Property Agency 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, 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: http://www.uptify.com.hk
The address of the website designated by the vendor for the development is: http://www.uptify.com.hk