

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
28-Apr-2021	1

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
無 NIL	無 NIL	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	5	A	29.506 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	8,270,000	280,282 (26,006)	--	--	--	--	--	--	--	--	--	
	5	B	17.936 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	5,160,000	287,690 (26,736)	--	--	--	--	--	--	--	--	--	
	5	C	15.984 (172) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	4,870,000	304,680 (28,314)	--	--	--	--	--	--	--	--	--	
	5	D	17.962 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	5,160,000	287,273 (26,736)	--	--	--	--	--	--	--	--	--	
	5	E	18.851 (203) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	4,680,000	248,263 (23,054)	--	--	--	--	--	--	--	--	--	
	6	A	29.506 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	8,330,000	282,315 (26,195)	--	--	--	--	--	--	--	--	--	
	6	B	17.936 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	5,210,000	290,477 (26,995)	--	--	--	--	--	--	--	--	--	
	6	C	15.984 (172) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	4,920,000	307,808 (28,605)	--	--	--	--	--	--	--	--	--	

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	6	D	17.962 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	5,210,000	290,057 (26,995)	--	--	--	--	--	--	--	--	--	
	6	E	18.851 (203) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	5,210,000	276,378 (25,665)	--	--	--	--	--	--	--	--	--	
	7	A	29.506 (318) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	8,390,000	284,349 (26,384)	--	--	--	--	--	--	--	--	--	
	7	B	17.936 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	5,260,000	293,265 (27,254)	--	--	--	--	--	--	--	--	--	
	7	C	15.984 (172) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	4,970,000	310,936 (28,895)	--	--	--	--	--	--	--	--	--	
	7	D	17.962 (193) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	5,260,000	292,840 (27,254)	--	--	--	--	--	--	--	--	--	
	7	E	18.851 (203) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	5,260,000	279,030 (25,911)	--	--	--	--	--	--	--	--	--	
	11	B	26.084 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,230,000	277,181 (25,730)	--	--	--	--	--	--	--	--	--	

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
千望 UPTIFY	11	C	25.967 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,200,000	277,275 (25,714)	-	-	-	-	-	-	-	-	-
	12	B	26.084 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,270,000	278,715 (25,872)	-	-	-	-	-	-	-	-	-
	12	C	25.967 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,250,000	279,201 (25,893)	-	-	-	-	-	-	-	-	-
	15	B	26.084 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,320,000	280,632 (26,050)	-	-	-	-	-	-	-	-	-
	15	C	25.967 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,290,000	280,741 (26,036)	-	-	-	-	-	-	-	-	-
	15	D	21.083 (227) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	6,230,000	295,499 (27,445)	-	-	-	-	-	-	-	-	-
	16	A	26.072 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	7,360,000	282,295 (26,192)	-	-	-	-	-	-	-	-	-
	16	B	26.084 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,360,000	282,165 (26,192)	-	-	-	-	-	-	-	-	-

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	16	C	25.967 (280) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,330,000	282,281 (26,179)	--	--	--	--	--	--	--	--	--	
	16	D	21.083 (227) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	6,270,000	297,396 (27,621)	--	--	--	--	--	--	--	--	--	
	17	A	26.072 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	7,400,000	283,829 (26,335)	--	--	--	--	--	--	--	--	--	
	17	D	21.083 (227) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	6,310,000	299,293 (27,797)	--	--	--	--	--	--	--	--	--	
	18	A	26.072 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	7,470,000	286,514 (26,584)	--	--	--	--	--	--	--	--	--	
	18	D	21.083 (227) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	6,360,000	301,665 (28,018)	--	--	--	--	--	--	--	--	--	

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作為樓價。買方須為於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。

"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. The price obtained after applying the relevant discount(s) (if any) on the Price to determine the purchase price. The Purchaser must choose the same payment method 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\$50,000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\$50,000 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) 現金或即時按揭付款計劃 - 180天成交：依照售價減 7%

Cash or Immediate Mortgage Payment Method - 180 days Completion : 7% 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180天內支付，或於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14天內支付，以較早者為準。

95% of purchase price : shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the Vendor's notification to the Purchaser in writing that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.

(B) 現金或即時按揭付款計劃 - 420天成交：依照售價減 5.5%

Cash or Immediate Mortgage Payment Method - 420 days Completion : 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 5%：於買方簽署臨時買賣合約後180天內支付。

5% of purchase price : shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 90%：於買方簽署臨時買賣合約後420天內支付，或於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14天內支付，以較早者為準。

90% of purchase price : shall be paid by the Purchaser within 420 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the Vendor's notification to the Purchaser in writing that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.

(C) 建築期付款計劃：依照售價減 4%

Stage Payment Method : 4% 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 2%：於買方簽署臨時買賣合約後60天內支付。
2% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 3%：於買方簽署臨時買賣合約120天內支付。
3% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.
4. 樓價 90%：於賣方發出入伙通知信後14天內支付。
90% of purchase price : shall be paid by the Purchaser within 14 days after the date on which the Vendor issues notice to complete.

(D) 超級第一按揭計劃 - 180天成交：依照售價減4.5%

SuperFirst Mortgage Payment Method - 180 days Completion : 4.5% 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180天內支付，或於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14天內支付，以較早者為準。
95% of purchase price : shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the Vendor's notification to the Purchaser in writing that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.

3. 買方可向賣方指定之財務機構(「該指定財務機構」)申請按揭貸款，其主要條款如下：—
- 貸款額不超過樓價80%；貸款年期最長不超過25年。
 - 貸款以買方購買之住宅物業("該物業")之無限額第一衡平法按揭及隨後之無限額第一法定按揭作抵押。
 - 買方須每月分期償還貸款，而利息由提款日起計算(提款日須於簽署臨時買賣合約後180天內)。全期按揭利率為指定財務機構不時報價之港元最優惠利率減2.75% p.a.計算，利率浮動，港元最優惠利率現為5.25% p.a.，最終按揭利率由該指定財務機構最終審批結果而決定。
 - 貸款額、年期及利率以該指定財務機構最後決定為準。賣方或賣方代理人沒有亦不得詮釋為此作出任何陳述、承諾或保證，不論明示或暗示。
 - 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於收入證明及/或銀行紀錄。該指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供該指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
 - 買方於決定選用此付款辦法前，敬請先向該指定財務機構查詢清楚貸款及有關按揭之條款、批核條件及申請手續。
 - 以上所有條款均受該指定財務機構最後批出有關貸款之條款及條件所規限。
 - 所有有關按揭之文件必須由該指定財務機構指定之律師行辦理，及於該律師行簽署並由買方負責一切有關費用及雜費。
 - 貸款及按揭只屬買家個人，並只適用於第一手購買該物業之買家。
 - 貸款由該指定財務機構獨立審批，該指定財務機構保留決定批核貸款之權利。貸款批出與否，該指定財務機構有最終決定權。與賣方或賣方代理人無關，且於任何情況下賣方或賣方代理人均無需為此負責。就貸款及有關按揭的條款和條件及貸款的審批或申請，賣方或賣方代理人沒有亦不得詮釋為此作出任何陳述、承諾或保證，不論明示或暗示。不論貸款獲批與否，買方仍須按正式買賣合約完成該物業的交易及繳付該物業的樓價全數。買方不得就由於或有關貸款的批核或不批核及/或任何貸款相關事宜而向賣方及/或賣方代理人提出任何申索。
 - 此貸款受其他條款及細則約束。

The Purchaser may apply to the Vendor's designated financing company ("the designated financial institution") for mortgage loan, key terms of which are as follows:-

- The loan amount shall not exceed 80% of the purchase price. The maximum term of repayment of the loan shall not exceed 25 years.
- The loan shall be secured by an all-monies first equitable mortgage and a subsequent all-monies first legal mortgage over the residential property purchased by the Purchaser ("the Property").
- Purchasers shall repay the loan by monthly instalments and interest will be accrued starting from the day of drawdown, which shall be within 180 days after signing of the Preliminary Agreement for Sale and Purchase. Interest rate for the whole period on the loan shall be Hong Kong Dollar Best Lending Rate quoted from time to time by the designated financial institution minus 2.75% p.a., subject to fluctuation. Hong Kong Dollar Best Lending Rate currently is 5.25% p.a.. The final interest rate will be subject to final approval by the designated financial institution.
- The loan amount, tenor and interest rate shall be subject to the final decisions of the designated financial institution. No representation, undertaking or warranty, whether express or implied, is given or shall be deemed to have been given by the Vendor or the Vendor's agent in respect thereof.
- The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record upon request from the designated financial institution. The designated financial institution will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financial institution, otherwise, the loan application will not be processed.
- The Purchaser is advised to enquire with the designated financial institution on details of terms, approval conditions and application procedures of the loan and relevant mortgage before selecting this payment method.
- All the above terms are subject to final terms and conditions of the loan approved by the designated financial institution.
- All documents of the relevant mortgage must be prepared by and executed through a solicitors' firm designated by the designated financial institution. All legal costs and disbursements shall be paid by the Purchaser.
- The loan and the relevant mortgage is personal to the Purchaser and exclusive to the Purchaser who is the first-hand purchaser of the Property.
- The loan shall be approved independently by the designated financial institution. The designated financial institution reserves the right to decide whether or not to approve the loan. The approval or disapproval of the loan is subject to the final decisions of the designated financial institution and are not related to the Vendor or the Vendor's agent (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given or shall be deemed to have been given by the Vendor or the Vendor's agent in respect of the terms and conditions of the loan and the relevant mortgage and the approval or applications for the loan. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full purchase price of the Property in accordance with the Formal Agreement for Sale and Purchase. The Purchaser shall have no claim whatsoever against the Vendor and/or the Vendor's agent as a result of or in connection with the approval or disapproval of the loan and/or any matters relating to the loan.
- This loan is subject to other terms and conditions.

(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) 「早鳥折扣優惠」 EarlyBird Discount Benefit

在本價單編號1生效之日起至2021年5月31日(包括首尾兩日)簽署臨時買賣合約，買方可獲額外3%的售價折扣優惠。
An extra 3% discount on the Price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from the effective date of this Price List No. 1 to 31 May 2021 (both

(C) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Discount

買方可獲額外3%售價折扣優惠作為「印花稅津貼」優惠。
An extra 3% 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%售價折扣優惠作為「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).

(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12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 12 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.

(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>