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**	逸里1號 ONE UPPER LANE	**期數(如有)** **Phase No.(if any)**	--
發展項目位置 **Location of Development**	萬安街 18 號 **此臨時門牌號數有待發展項目建成時確認。 No. 18 Man On Street **This provisional street number is subject to confirmation when the development is completed.		
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)**			126

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
3 November 2026	2

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

第二部分：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
逸里1號 ONE UPPER LANE	22	A	36.487 (393) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,953,000	272,782 (25,326)	--	--	--	--	--	--	--	--	--	--
	21	B	33.308 (359) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,879,000	266,573 (24,733)	--	--	--	--	--	--	--	--	--	--
	18	B	33.308 (359) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,510,000	255,494 (23,705)	--	--	--	--	--	--	--	--	--	--
	16	B	33.308 (359) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,357,000	250,901 (23,279)	--	--	--	--	--	--	--	--	--	--
	10	B	33.308 (359) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,693,000	230,966 (21,429)	--	--	--	--	--	--	--	--	--	--
	9	B	33.308 (359) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,540,000	226,372 (21,003)	--	--	--	--	--	--	--	--	--	--
	16	C	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,839,000	257,239 (23,889)	--	--	--	--	--	--	--	--	--	--
	10	C	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,246,000	239,981 (22,286)	--	--	--	--	--	--	--	--	--	--
	7	C	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,711,000	224,411 (20,841)	--	--	--	--	--	--	--	--	--	--
	16	D	35.068 (377) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,586,000	244,839 (22,775)	--	--	--	--	--	--	--	--	--	--
	15	D	35.068 (377) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,509,000	242,643 (22,570)	--	--	--	--	--	--	--	--	--	--
	10	E	25.386 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,014,000	236,902 (22,029)	--	--	--	--	--	--	--	--	--	--
	9	E	25.386 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,959,000	234,736 (21,828)	--	--	--	--	--	--	--	--	--	--
	18	F	25.895 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,987,000	231,203 (21,459)	--	--	--	--	--	--	--	--	--	--

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
逸里1號 ONE UPPER LANE	16	F	25.895 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,854,000	226,067 (20,982)	--	--	--	--	--	--	--	--	--	--
	10	F	25.895 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,727,000	221,162 (20,527)	--	--	--	--	--	--	--	--	--	--
	9	F	25.895 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,619,000	216,992 (20,140)	--	--	--	--	--	--	--	--	--	--
	3	F	22.595 (243) 露台 Balcony: - 工作平台 Utility Platform: -	5,454,000	241,381 (22,444)	--	--	--	7.608 (82)	--	--	--	--	--	--

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) 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，皆以向下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 down 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.

(5) (i) **付款辦法-歡迎選擇　Payment Methods - Please Choose**

於認購單位時先提供港幣$100,000，並在簽署臨時買賣合約時補足樓價之5%作為臨時訂金。請備銀行本票抬頭:「張葉司徒陳律師事務所」。
A sum of HK$100,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the purchase price. Please prepare a banker's cashier order in favour of "Vincent T. K. Cheung, Yap & Co.".

(A) 100天現金付款計劃: 依照售價減3%(97%)
100 Days Cash Payment Method : 3% discount on the price (97%)

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30天內支付。
5% of purchase price : shall be paid by the Purchaser within 30 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100天內支付。
90% of purchase price : shall be paid by the Purchaser within 100 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 100天優惠按揭付款計劃: 依照售價減2%(98%)
只提供予第一手買家
100 Days Privilege Mortgage Payment Method : 2% discount on the price (98%)
This method is only available to the first hand purchasers

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30天內支付。
5% of purchase price : shall be paid by the Purchaser within 30 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100天內支付。

(a) 「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為「淨樓價」三成，首按加二按合共提供不超過「淨樓價」九成按揭)，買方於提款日起息供分期，第二按揭首三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱「優惠利率」) 減1.75%(P-1.75%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1% (P-1%p.a.)計算；其後全期按優惠利率加1%(P+1%p.a.)計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或

(b) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過「淨樓價」八成半，買方於提款日起息供分期，首三十六個月之利率按優惠利率減1.75%(P-1.75%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1%(P-1%p.a.)計算；其後全期按優惠利率加1%(P+1%p.a.)計算，利率浮動。

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以証明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

上文「淨樓價」一詞指住宅物業之樓價扣除第(5)(iii)(1)段所述的「提前成交現金回贈」優惠(如有) 後的金額。

90% of purchase price : shall be paid by the Purchaser within 100 days after signing of the Preliminary Agreement for Sale and Purchase.

(a) "designated bank" offer first mortgage loan, second mortgage loan will be offered by finance company(ies) arranged by the Vendor (the maximum amount of second mortgage loan offered shall not exceed 30% of the "Net Purchase Price", and the total amount of first mortgage loan and second mortgage loan offered shall not exceed 90% of the "Net Purchase Price"). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on second mortgage loan will be calculated at 1.75% below the Hong Kong Dollar Best Lending Rate (P-1.75%p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 36 months ; and at 1% below the Best Lending Rate(P-1%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation. The offer of second mortgage loan is subject to the "designated bank" offering the first mortgage loan mentioned above; or

(b) the Purchaser can apply to finance company(ies) arranged by the Vendor for mortgage loan, the loan amount shall not exceed 85% of the "Net Purchase Price". Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on mortgage loan will be calculated at 1.75% below the Best Lending Rate (P-1.75%p.a.) from time to time for the first 36 months, and at 1% below the Best Lending Rate (P-1%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation.

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

The term "Net Purchase Price" above means the amount of the purchase price of the residential property after deducting the "Early Completion Cash Rebate" Benefit (if any) as set out in paragraph (5)(iii)(1).

(C) 270天現金付款計劃: 依照售價減1%(99%)
270 Days Cash Payment Method : 1% discount on the price (99%)

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45天內支付。
5% of purchase price : shall be paid by the Purchaser within 45 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270天內支付。
90% of purchase price : shall be paid by the Purchaser within 270 days after signing of the Preliminary Agreement for Sale and Purchase.

(D) 270天優惠按揭付款計劃: 依照售價(100%)
只提供予第一手買家
270 Days Privilege Mortgage Payment Method : in accordance with the price (100%)
This method is only available to the first hand purchasers

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45天內支付。
5% of purchase price : shall be paid by the Purchaser within 45 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270天內支付。

(a) 「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為「淨樓價」三成，首按加二按合共提供不超過「淨樓價」九成按揭)，買方於提款日起息供分期，第二按揭首三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱「優惠利率」) 減1.75%(P-1.75%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1% (P-1%p.a.)計算；其後全期按優惠利率加1%(P+1%p.a.)計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或

(b) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過「淨樓價」八成半，買方於提款日起息供分期，首三十六個月之利率按優惠利率減1.75%(P-1.75%p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1%(P-1%p.a.)計算；其後全期按優惠利率加1%(P+1%p.a.)計算，利率浮動。

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以証明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

上文「淨樓價」一詞指住宅物業之樓價扣除第(5)(iii)(1)段所述的「提前成交現金回贈」優惠(如有) 後的金額。

90% of purchase price : shall be paid by the Purchaser within 270 days after signing of the Preliminary Agreement for Sale and Purchase.

(a) "designated bank" offer first mortgage loan, second mortgage loan will be offered by finance company(ies) arranged by the Vendor (the maximum amount of second mortgage loan offered shall not exceed 30% of the "Net Purchase Price", and the total amount of first mortgage loan and second mortgage loan offered shall not exceed 90% of the "Net Purchase Price"). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on second mortgage loan will be calculated at 1.75% below the Hong Kong Dollar Best Lending Rate (P-1.75%p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 36 months ; and at 1% below the Best Lending Rate(P-1%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation. The offer of second mortgage loan is subject to the "designated bank" offering the first mortgage loan mentioned above; or

(b) the Purchaser can apply to finance company(ies) arranged by the Vendor for mortgage loan, the loan amount shall not exceed 85% of the "Net Purchase Price". Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on mortgage loan will be calculated at 1.75% below the Best Lending Rate (P-1.75%p.a.) from time to time for the first 36 months, and at 1% below the Best Lending Rate (P-1%p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation.

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

The term "Net Purchase Price" above means the amount of the purchase price of the residential property after deducting the "Early Completion Cash Rebate" Benefit (if any) as set out in paragraph (5)(iii)(1).

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

1. 「迅達奧運站」優惠
"Connect to Olympic Station" Benefit
買方可獲額外1%售價折扣作為「迅達奧運站」優惠。
An extra 1% discount on the price will be offered to the Purchaser as "Connect to Olympic Station" Benefit.

2. 「利奧坊系列」優惠
"Square Mile Series" Benefit
買方可獲額外1%售價折扣作為「利奧坊系列」優惠。
An extra 1% discount on the price will be offered to the Purchaser as "Square Mile Series" Benefit.

3. 「西九金融圈」優惠
"West Kowloon Finance District" Benefit
買方可獲額外1%售價折扣作為「西九金融圈」優惠。
An extra 1% discount on the price will be offered to the Purchaser as "West Kowloon Finance District" Benefit.

(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:

1. 「提前成交現金回贈」優惠
"Early Completion Cash Rebate" Benefit

如選擇第(5)(i)段所述的(C)或(D)付款計劃之買方提前於買賣合約訂明的付款日期之前付清樓價，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 chooses (C) or (D) payment plan stated in paragraph (5)(i) and settles the purchase price in advance of the date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Completion Cash Rebate" Benefit ("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」優惠金額 "Early Completion Cash Rebate" Benefit Amount
簽署臨時買賣合約後180天內 Within 180 days after signing of the Preliminary Agreement for Sale and Purchase	樓價1% 1% 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，則該日定為下一個工作日。
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, the said day shall fall on the next working day.

iii 買方須於付清樓價餘額之日前最少30日，以書面向賣方申請「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30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。當賣方收到申請並核實有關資料無誤後，並在買方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 in writing for the "Early Completion Cash Rebate" Benefit at least 30 days before the date of settlement of balance of purchase price. If the application is made less than 30 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 and duly verified the information, and subject to the 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.

2. 首3 年保修優惠
First 3 Years Warranty Offer
在不影響買方於正式買賣合約下之權利的前提下，凡住宅物業(但不包括傢具(如有)及園景/盆栽(如有))有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該住宅物業之轉讓契日期起計3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。
Without affecting the Purchaser's rights under the Formal Agreement for Sale and Purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of the Assignment of the residential property rectify any defects (fair wear and tear excepted) to the residential property (excluding furniture (if any) and landscape area / potted plants (if any)) caused otherwise than by the act or neglect of any person.

首3 年保修優惠受其他條款及細則約束。
The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業（並非經由其他地產代理公司中介成交 ），於簽契入伙後可獲贈24個月管理費。
（如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。）
Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given management fees for the period of 24 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)

備註 : Note :

a. 買方如作出要求更改付款辦法，必須得賣方事先批准，並須在賣方要求下繳付手續費$7,500及自付有關額外費用。惟賣方保留絕對權利，拒絕批准買方的要求更改付款辦法。賣方就此方面所作的決定為最終決定，對買方具有約束力。
If a Purchaser makes a request to change the payment methods, such Purchaser must obtain the prior approval of the Vendor and pay an administrative fee of $7,500 upon demand and all related extra expenses. The Vendor reserve(s) the absolute right to reject the Purchaser'srequest to change the payment methods. The Vendor's decision in this regard shall be final and binding on all Purchaser(s).

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，歸由買方負責繳交。
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(除地契/公契印證費、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.

(6) 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:

恒基物業代理有限公司	Henderson Property Agency Limited	香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Limited
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
美聯物業代理有限公司	Midland Realty (International) Limited	香港地產代理商總會有限公司	Hong Kong Real Estate Agencies General Association Limited
利嘉閣地產有限公司	Ricacorp Properties 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.

(7) 賣方就發展項目指定的互聯網網站的網址為： *www.oneupperlane.com.hk*
The address of the website designated by the vendor for the development is: *www.oneupperlane.com.hk*