價單 Price List

第一部份：基本資料 **Part 1: Basic Information**

發展項目期數名稱 **Name of the Phase of the Development**	黃金海灣的第 1 期稱為「意嵐」 Phase 1 of Gold Coast Bay is called “The Uppland”	期數 (如有) Phase No. (if any)	第 1 期 Phase 1
發展項目期數位置 **Location of the Phase of the Development**	青山公路 - 青山灣段 18 號 18 Castle Peak Road - Castle Peak Bay		
發展項目期數中的住宅物業的總數 **The total number of residential properties in the Phase of the Development**			692

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
27 April 2026	6

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**
11 May 2026	6A	-
17 November 2026	6B	-

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 （元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
第3座 Tower 3	18	G	43.307 (466) Balcony 露台 : 2.257 (24) Utility Platform 工作平台 : 1.500 (16)	7,227,000	166,878 (15,509)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	19	G	43.307 (466) Balcony 露台 : 2.257 (24) Utility Platform 工作平台 : 1.500 (16)	7,262,000	167,687 (15,584)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	20	G	43.307 (466) Balcony 露台 : 2.257 (24) Utility Platform 工作平台 : 1.500 (16)	7,333,000	169,326 (15,736)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	21	G	43.307 (466) Balcony 露台 : 2.257 (24) Utility Platform 工作平台 : 1.500 (16)	7,429,000	171,543 (15,942)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	22	G	43.307 (466) Balcony 露台 : 2.257 (24) Utility Platform 工作平台 : 1.500 (16)	7,500,000	173,182 (16,094)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	23	G	43.307 (466) Balcony 露台 : 2.257 (24) Utility Platform 工作平台 : 1.500 (16)	7,572,000	174,845 (16,249)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	25	G	43.307 (466) Balcony 露台 : 2.257 (24) Utility Platform 工作平台 : 1.500 (16)	7,647,000	176,577 (16,410)	-	-	-	-	-	-	-	-	-	-
第3座 Tower 3	26	J	28.403 (306) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16)	5,001,000	176,073 (16,343)	-	-	-	-	-	-	21.156 (228)	-	-	-
第3座 Tower 3	26	M	28.403 (306) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16)	4,936,000	173,784 (16,131)	-	-	-	-	-	-	21.156 (228)	-	-	-
第3座 Tower 3	26	N	28.563 (307) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16)	4,962,000	173,721 (16,163)	-	-	-	-	-	-	20.939 (225)	-	-	-
第5座 (5A) Tower 5 (5A)	5	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	6,797,000	141,705 (13,172)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	6	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	6,923,000	144,331 (13,417)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	7	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	7,037,000	146,708 (13,638)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	8	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	7,158,000	149,231 (13,872)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	11	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	7,486,000	156,059 (14,508)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	12	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	7,599,000	158,425 (14,727)	-	-	-	-	-	-	-	-	-	-

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 （元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
第5座 (5A) Tower 5 (5A)	15	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	7,801,000	162,636 (15,118)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	16	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	7,917,000	165,054 (15,343)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	17	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	8,122,000	169,328 (15,740)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	18	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	8,281,000	172,643 (16,048)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	19	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	8,392,000	174,957 (16,264)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	20	A	47.966 (516) Balcony 露台 : 3.694 (40) Utility Platform 工作平台 : 1.500 (16)	8,574,000	178,752 (16,616)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	5	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,068,000	147,221 (13,667)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	6	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,166,000	149,598 (13,887)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	7	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,241,000	151,418 (14,056)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	8	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,324,000	153,432 (14,243)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	9	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,391,000	155,057 (14,394)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	10	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,445,000	156,368 (14,516)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	11	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,542,000	158,721 (14,734)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	12	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,640,000	161,099 (14,955)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	15	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,739,000	163,500 (15,178)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	16	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,849,000	166,169 (15,426)	-	-	-	-	-	-	-	-	-	-

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 （元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
第5座 (5A) Tower 5 (5A)	17	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,951,000	168,644 (15,655)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	18	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	7,089,000	171,992 (15,966)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	19	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	7,184,000	174,297 (16,180)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	20	B	41.217 (444) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	7,291,000	176,893 (16,421)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	20	F	32.502 (350) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,149,000	158,421 (14,711)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	21	F	32.502 (350) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,300,000	163,067 (15,143)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	22	F	32.502 (350) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,331,000	164,021 (15,231)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	23	F	32.502 (350) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,383,000	165,621 (15,380)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	25	F	32.502 (350) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,436,000	167,251 (15,531)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	26	F	32.502 (350) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,998,000	184,542 (17,137)	-	-	-	-	-	-	27.350 (294)	-	-	-
第5座 (5A) Tower 5 (5A)	5	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,398,000	133,350 (12,389)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	6	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,423,000	134,108 (12,459)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	7	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,458,000	135,169 (12,558)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	8	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,528,000	137,291 (12,755)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	9	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,541,000	137,685 (12,792)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	10	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,733,000	143,507 (13,332)	-	-	-	-	-	-	-	-	-	-

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 （元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
第5座 (5A) Tower 5 (5A)	11	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,780,000	144,932 (13,465)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	12	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,798,000	145,478 (13,515)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	15	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,866,000	147,539 (13,707)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	16	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	4,916,000	149,056 (13,848)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	17	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,006,000	151,784 (14,101)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	18	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,082,000	154,089 (14,315)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	19	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,118,000	155,180 (14,417)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	20	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,238,000	158,819 (14,755)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	21	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,380,000	163,124 (15,155)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	22	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,423,000	164,428 (15,276)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	23	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,475,000	166,005 (15,423)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	25	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,528,000	167,612 (15,572)	-	-	-	-	-	-	-	-	-	-
第5座 (5A) Tower 5 (5A)	26	G	32.981 (355) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	6,044,000	183,257 (17,025)	-	-	-	-	-	-	27.972 (301)	-	-	-
第5座 (5A) Tower 5 (5A)	26	H	27.897 (300) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,187,000	185,934 (17,290)	-	-	-	-	-	-	10.392 (112)	-	-	-
第5座 (5A) Tower 5 (5A)	26	J	28.007 (301) Balcony 露台 : 2.039 (22) Utility Platform 工作平台 : 1.500 (16)	5,178,000	184,882 (17,203)	-	-	-	-	-	-	10.864 (117)	-	-	-
第5座 (5A) Tower 5 (5A)	26	P	29.426 (317) Balcony 露台 : 2.222 (24) Utility Platform 工作平台 : 1.500 (16)	5,291,000	179,807 (16,691)	-	-	-	-	-	-	23,762 (256)	-	-	-

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 （元） Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq.ft)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
第5座 (5B) Tower 5 (5B)	26	A	29.288 (315) Balcony 露台 : 2.248 (24) Utility Platform 工作平台 : 1.500 (16)	5,332,000	182,054 (16,927)	-	-	-	-	-	-	20.078 (216)	-	-	-
第5座 (5B) Tower 5 (5B)	26	B	29.240 (315) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,344,000	182,763 (16,965)	-	-	-	-	-	-	27.604 (297)	-	-	-
第5座 (5B) Tower 5 (5B)	26	F	29.114 (313) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16)	4,974,000	170,846 (15,891)	-	-	-	-	-	-	22.096 (238)	-	-	-
第5座 (5B) Tower 5 (5B)	26	G	30.504 (328) Balcony 露台 : 2.438 (26) Utility Platform 工作平台 : 1.500 (16)	5,153,000	168,929 (15,710)	-	-	-	-	-	-	27.763 (299)	-	-	-
第5座 (5B) Tower 5 (5B)	26	M	29.423 (317) Balcony 露台 : 2.003 (22) Utility Platform 工作平台 : 1.500 (16)	5,186,000	176,257 (16,360)	-	-	-	-	-	-	11.548 (124)	-	-	-
第5座 (5B) Tower 5 (5B)	26	N	29.346 (316) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : 1.500 (16)	5,202,000	177,264 (16,462)	-	-	-	-	-	-	13.031 (140)	-	-	-

第三部份：其他資料　　**Part 3 : Other Information**

1　準買家應參閱發展項目期數的售樓說明書，以了解該發展項目期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for information on the Phase of 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: 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，皆以四捨五入方式換算至千位數作為成交金額。
Note: In this section 4, "Price" means the price set out 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 discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable 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.

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成交金額 5%之金額作為臨時訂金，其中港幣$50,000 之部分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「的近律師行」。
Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK$50,000 being part of the Preliminary Deposit must be paid by cashier order(s) 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 “DEACONS”.

(A) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價) (The Price)

1. 成交金額 5%： 臨時訂金須於買方簽署臨時買賣合約時支付，買方並須於其後 5 個工作天內簽署買賣合約。
   5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2. 成交金額 95%：成交金額餘款須於買方簽署臨時買賣合約後 90 天內支付。
   95% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

4 (ii)　**售價獲得折扣基礎:**

The basis on which any discount on the price is available:

(a) 請參閱上述第(4)(i)段。
Please refer to paragraphs (4)(i) above

(b) 「置業有禮」優惠 "Home Sweet Home" Benefit

簽署臨時買賣合約購買任何下列指定住宅物業* (下列指定住宅物業部分包括於此價單內，部份包括於發展項目期數其他已發出或將發出之價單內)之買方可獲額外售價 8%折扣優惠。
An extra 8% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties* (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Phase of the Development).

(c) 「限時推廣」優惠 "Limited Time Promotion" Benefit

凡於 2026 年 12 月 31 日或之前簽署臨時買賣合約購買任何下列指定住宅物業* (下列指定住宅物業部分包括於此價單內，部份包括於發展項目期數其他已發出或將發出之價單內)之買方可獲額外售價 3%折扣優惠。
An extra 3% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties* (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Phase of the Development). on or before 31st December 2026.

*指定住宅物業：
*Designated residential properties:

第 5 座 (5A)之 F 單位及 G 單位#
Unit F and Unit G of Tower 5 (5A) #

#為免疑問，「置業有禮」優惠及「限時推廣」優惠將不適用於本價單生效日之前，已就購買本價單或發展項目期數其他已發出之價單中任何指明住宅物業簽署臨時買賣合約的買家。
#For the avoidance of doubt, the "Home Sweet Home" Benefit and "Limited Time Promotion" Benefit shall not be offered to the Purchaser(s) who signed the preliminary agreement for sale and purchase before the valid date of this price list to purchase any specified residential properties in this price list or other price list(s) issued of the Phase of the Development.

4 (iii) **可就購買發展項目期數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 sale and purchase of a specified residential property in the Phase of the Development:

(a) 請參閱上述第(4)(i)及(4)(ii)段。
Please refer to paragraphs (4)(i) and (4)(ii) above

(b) 「僱員現金回贈」優惠 "Cash Rebate for Employee" Benefit

(1) 在符合以下各項條件下，買方有權獲賣方提供金額相等於成交金額 3%的現金回贈: -
Subject to satisfaction of the following conditions, the purchaser shall be entitled to a cash rebate offered by the Vendor which amount shall be equal to 3% of the Transaction Price: -

(a) 買方(或構成買方之任何人士)或(如買方為公司)買方的任何董事在簽署臨時買賣合約之日為: -
As at the date of the preliminary agreement for sale and purchase, the purchaser (or any person(s) comprising the purchaser) or (if the purchaser is a corporation) any director(s) of the purchaser is/are: -
(i) 旭日國際集團僱員#；
An employee of Early Light International Group #；

(b) 買方購買指明之住宅物業時並沒涉及中介人或代理；及
No intermediary or agent was involved in the purchase of the specified residential property by the purchaser; and

(c) 買方已按照正式買賣合約付清成交金額餘額。
The purchaser has settled the balance of the Transaction Price in accordance with the formal Agreement for sale and purchase.

(2) 買方須於付清成交金額餘額前最少 30 天向賣方發出書面通知以申請「僱員現金回贈」。如賣方要求，買方須按賣方的要求提供證明文件證明買方在簽署臨時買賣合約之日為旭日國際集團的僱員以令賣方滿意。賣方就上文第(1)(a)分段之要求是否獲滿足之決定為最終並對買方有約束力。
The purchaser shall apply in writing to the Vendor for the “Cash Rebate for Employee” at least 30 days before the date of settlement of the balance of Transaction Price. Upon request by the Vendor, the purchaser shall provide documentary evidence to prove that he/she is as at the date of Preliminary Agreement for Sale and Purchase an employee of Early Light International Group to the Vendor’s satisfaction. The Vendor’s decision as to whether the requirement under sub-paragraph (1)(a) above is satisfied is final and binding on the purchaser.

(3) 賣方會於收到申請並確認有關資料無誤後將「僱員現金回贈」直接用於支付部份成交金額餘額。
After the Vendor has received the application and duly verified the information, the Vendor will apply the “Cash Rebate for Employee” for part payment of the balance of the Transaction Price directly.

(4) 如有任何爭議，賣方的決定為最終及對買方具有約束力。
In case of dispute, the Vendor’s decision shall be final and binding on the purchasers.

旭日國際集團僱員指：直按受僱於以下任何一間公司及其直接/間接持有之附屬機構或其關聯公司，於香港或中國國內的全職長期員工:-
An employee of Early Light International Group means : any staff member under full-time permanent employment in Hong Kong or Mainland China and directly employed by any of the below companies and any of their respective direct/indirect subsidiaries or associated companies : -
(1) 旭日國際集團有限公司 Early Light International (Holdings) Limited
(2) 旭日實業有限公司 Early Light Industrial Company Limited
(3) 旭日物業管理有限公司 E. Lite Property Management Limited
(4) 譽一鐘錶集團有限公司 Unique Timepieces Watches Holdings Limited
(5) 安基司幼稚園暨國際幼兒園有限公司 Anchors Kindergarten & International Nursery Limited
(6) 安基司學校有限公司 Anchors Academy Limited
(7) 極速汽車服務有限公司 Fastwheel Automotive Service Limited
(8) 極速行有限公司 Fastwheel Limited

(c) 傢俱優惠 Furniture Offer

受下述條款及細則約束，凡購買下表所列之住宅物業(「有關住宅物業」)的買方可免費獲贈該表格中列出之傢俱 (「該傢俱」)：
Subject to the following terms and conditions, the Purchaser of the relevant residential property(ies) ("Relevant Residential Property(ies)") as set out in table below will be provided with the furniture as set out therein (the "Furniture") free of charge:

該傢俱 The Furniture	「有關住宅物業」 "Relevant Residential Property(ies)"		
	第 3 座 Tower 3	第 5 座 (5A) Tower 5A (5A)	第 5 座 (5B) Tower 5B (5B)
嵌入式組合櫃 Built-in Cabinet	18 樓至 23 樓及 25 樓之 G 單位 26 樓之 J 單位 26 樓之 M 單位 26 樓之 N 單位	5 樓至 8 樓、11 樓至 12 樓及 15 至 20 樓之 A 單位 5 樓至 12 樓及 15 至 20 樓之 B 單位 20 樓至 23 樓及 25 至 26 樓之 F 單位 5 樓至 12 樓、15 至 23 樓及 25 至 26 樓之 G 單位 26 樓之 H 單位 26 樓之 J 單位 26 樓之 P 單位	26 樓之 A 單位 26 樓之 B 單位 26 樓之 F 單位 26 樓之 G 單位 26 樓之 M 單位 26 樓之 N 單位
	Unit G, 18/F - 23/F & 25/F Unit J, 26/F Unit M, 26/F Unit N, 26/F	Unit A, 5/F - 8/F, 11/F – 12/F & 15/F - 20/F Unit B, 5/F - 12/F & 15/F - 20/F Unit F, 20/F - 23/F & 25 - 26/F Unit G, 5/F - 12/F, 15/F - 23/F & 25 - 26/F Unit H, 26/F Unit J, 26/F Unit P, 26/F	Unit A, 26/F Unit B, 26/F Unit F, 26/F Unit G, 26/F Unit M, 26/F Unit N, 26/F

相關條款及細則 Relevant terms and conditions:

(1) 該傢俱將於有關住宅物業買賣成交時以「買賣成交時之現狀」交付予買方。
The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the Relevant Residential Property(ies) in "as-is condition as of the time of completion of the sale and purchase".

(2) 賣方或任何代表賣方之人士沒有亦不會就該傢俱或其任何部份作出任何保證、保養或陳述，尤其賣方或任何代表賣方之人士沒有亦不會就該傢俱或其包含的任何組件、配件或部分之狀況、狀態、類型、設計、功能、品質或適用之用途，及其是否或會否處於可運作狀態作出任何保證、保養或陳述。
No warranty, maintenance or representation whatsoever is or will be given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture or any part thereof. In particular, no warranty, maintenance or representation whatsoever is or will be given as to the condition, state, type, design, functionality, quality or fitness for purpose of any of the Furniture and/or any component, accessory or part comprised in the Furniture or as to whether any of the Furniture is or will be in working condition.

(3) 若買方未能遵守、履行或符合臨時買賣合約或正式買賣合約所載之任何條款或條件，或若有關住宅物業之買賣根據臨時買賣合約、正式買賣合約內任何條款或法律被廢除、取消或撤銷，賣方將沒有任何責任將該傢俱或其任何部分交付或移交予買方。
In the event that the Purchaser shall fail to observe, perform or comply with any of the terms and conditions contained in the relevant preliminary agreement for sale and purchase or the relevant formal agreement for sale and purchase, or if the sale and purchase of the Relevant Residential Property(ies) is annulled, cancelled or rescinded pursuant to any provisions of the relevant preliminary agreement for sale and purchase, the relevant formal agreement for sale and purchase or at law, the Vendor shall not be obliged to deliver or hand over to the Purchaser the Furniture, or any of it whatsoever.

(4) 傢俱優惠受其他條款及細則約束。詳情請參閱相關交易文件。
The Furniture Offer is subject other terms and conditions. Please refer to the relevant transaction document(s) for details.

4 (iv) **誰人負責支付買賣發展項目期數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 Phase of 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，賣方同意為買方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有關買賣合約及其他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 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、買賣合約及轉讓契的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。
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the purchaser.

4 (v) **買方須為就買賣發展項目期數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 Phase of the Development:

有關其他法律文件之律師費如：附加合約、有關樓宇交易之地契、大廈公契及所有其他業權文件之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責。一切有關按揭之律師費及其他費用均由買方負責及繳付。
All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

5 賣方已委任地產代理在發展項目期數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 Phase of the Development:

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

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

晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED

迎富地產代理有限公司 EASYWIN PROPERTY AGENCY LIMITED

香港地產商會有限公司 HONG KONG REALTY ASSOCIATION LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

香港地產代理商總會有限公司 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED

仲量聯行有限公司 JONES LANG LASALLE LIMITED

冼氏集團有限公司(建富物業) SIN'S GROUP LIMITED (KIN FU REALTY)

萊坊(香港)有限公司 KNIGHT FRANK HONG KONG LIMITED

領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED

祥益地產代理有限公司 MANY WELLS PROPERTY AGENT LIMITED

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL 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

搜房(香港)集團有限公司 SOUFUN (HONG KONG) GROUP LIMITED

贏家物業代理有限公司 V PLUS PROPERTY AGENCY LIMITED

28 置業卓越代理有限公司 28 PROPERTY EXCELLENCE AGENCY COMPANY LIMITED

至譽國際有限公司 PRESTIGE HOMES INTERNATIONAL LIMITED

英發物業有限公司 HOMELY REAL ESTATE COMPANY LIMITED

香港華通置業有限公司 FARTO PROPERTY LIMITED

尚加地產代理有限公司 A KA PROPERTY AGENCY LIMITED

請注意： 任何人可委任任何地產代理在購買發展項目期數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 Phase of the Development. Also, that person does not necessarily have to appoint any estate agent.

6 賣方就發展項目期數指定的互聯網網站的網址為: www.goldcoastbay.hk/the-uppland/
The address of the website designated by the vendor for the Phase of the Development is: www.goldcoastbay.hk/the-uppland/