

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	傲華 ORIA	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	筲箕灣東大街 121 號 121 Shau Kei Wan Main Street East		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			156

印製日期 Date of Printing	價單編號 Number of Price List
4 January 2025	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
8 January 2025	2A	-

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 Flat				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
傲華 ORIA	15	A	31.840 (343) 露台 Balcony: 2.006 (22); 工作平台 Utility Platform: 1.500 (16);	6,725,000	211,212 (19,606)	--	--	--	--	--	--	--	--	--	
	12	A	31.840 (343) 露台 Balcony: 2.006 (22); 工作平台 Utility Platform: 1.500 (16);	6,632,000	208,291 (19,335)	--	--	--	--	--	--	--	--	--	
	16	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	4,324,000	220,264 (20,493)	--	--	--	--	--	--	--	--	--	
	15	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	4,265,000	217,258 (20,213)	--	--	--	--	--	--	--	--	--	
	12	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	4,206,000	214,253 (19,934)	--	--	--	--	--	--	--	--	--	
	11	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	4,150,000	211,400 (19,668)	--	--	--	--	--	--	--	--	--	
	10	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	4,093,000	208,497 (19,398)	--	--	--	--	--	--	--	--	--	
	9	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	4,042,000	205,899 (19,156)	--	--	--	--	--	--	--	--	--	
	8	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	3,991,000	203,301 (18,915)	--	--	--	--	--	--	--	--	--	
	7	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	3,840,000	195,609 (18,199)	--	--	--	--	--	--	--	--	--	

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價(元) Price(\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
傲華 ORIA	6	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	3,792,000	193,164 (17,972)	--	--	--	--	--	--	--	--	--	
	5	B	19.631 (211) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	3,792,000	193,164 (17,972)	--	--	--	--	--	--	--	--	--	
	6	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	3,682,000	180,260 (16,736)	--	--	--	--	--	--	--	--	--	
	7	D	31.583 (340) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 16	6,606,000	209,163 (19,429)	--	--	--	--	--	--	--	--	--	
	6	D	31.583 (340) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 16	6,535,000	206,915 (19,221)	--	--	--	--	--	--	--	--	--	
	5	D	31.583 (340) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 16	6,535,000	206,915 (19,221)	--	--	--	--	--	--	--	--	--	
	12	E	30.110 (324) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 16	6,765,000	224,676 (20,880)	--	--	--	--	--	--	--	--	--	

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:於本第 4 節內：「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用支付條款及折扣後(如有)之價錢），因應相關支付條款及/或折扣(如有)按售價計算得出之價目，四捨五入至最近的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 the agreement for sale and purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discounts (if any) on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded to the nearest thousand to determine the Transaction Price.

價單第 2A 號 Price List No. 2A

(i) 支付條款

Terms of payments

買方於簽署臨時買賣合約時須繳付相等於成交金額 5%作為臨時訂金，其中港幣\$100,000.00 須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方律師行“的近律師行”。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 shall be paid by a cashier order and the remaining portion of the Preliminary Deposit can be paid by cashier order or cheque. All cashier orders or cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to the vendor's solicitors “Deacons”.

(a) 120 天現金優惠付款計劃 (照價減 5%)

120 Days Cash Payment Plan (5% discount from the Price)

(1) 成交金額 5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。

5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額餘額(即成交金額 95%)於買方簽署臨時買賣合約後 120 天內繳付。

The balance of the Transaction Price (i.e. 95% of the Transaction Price) shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(b) 無此編號之支付條款 No terms of payment under such numbering.

(c) 無此編號之支付條款 No terms of payment under such numbering.

(d) 無此編號之支付條款 No terms of payment under such numbering.

(e) 180 天醫護專業付款計劃 (照價減 5%)

*****只適用於本港已註冊的醫護專業人員*****

180 Days Healthcare Professionals Payment Plan (5% discount from the Price)

*****This method is only available to the Registered healthcare professionals in Hong Kong*****

(1) 成交金額 5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。

5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額餘額(即成交金額 95%)於買方簽署臨時買賣合約後 180 天內繳付。

The balance of the Transaction Price (i.e. 95% of the Transaction Price) shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

本港已註冊的醫護專業人員指於衛生署轄下的相關管理局或委員會註冊名單內的人士，買方必須於簽署臨時買賣合約前提供令賣方滿意的有效證明文件以茲證明，賣方保留最終權利是否接納買方選用上述之付款辦法。

*** Registered healthcare professionals in Hong Kong refer to those on the registration lists of relevant boards or committees under the Department of Health. The Purchaser must provide valid supporting document(s) as a proof to the satisfaction of the Vendor before signing the preliminary agreement for sale and purchase. The Vendor reserves its absolute right to determine whether to accept a purchaser to choose the payment method mentioned above. ***

(f) 270 天港島東付款計劃 (照價減 4%)

只適用於在港島東居住或持有物業的人士

270 Days Eastern Hong Kong Payment Plan (4% discount from the Price)

****This method is only available to the residents or property(s) owners in Eastern Hong Kong****

- (1) 成交金額 5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後 90 天內繳付。
5% of the Transaction Price being the Further Deposit shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額餘額(即成交金額 90%)於買方簽署臨時買賣合約後 270 天內繳付。
The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 270 days after signing of the preliminary agreement for sale and purchase.

在港島東居住或持有物業的人士指其居住地點或持有的各類物業位於按差餉物業估價署分區附錄中被歸類為港島東區的地方(天后、寶馬山、北角、鰂魚涌、西灣河、筲箕灣、柴灣、小西灣)

*** The residents or property(s) owners in Eastern Hong Kong refer to those who live or hold various types of properties in places that are classified as Hong Kong Island East in the Zoning Appendix of the Rating and Valuation Department (Tin Hau, Bramma Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan)***

(g) 360 天換樓易付款計劃 (照價減 2%)

360 Days Easy Purchase Payment Plan (2% discount from the Price)

- (1) 成交金額 5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後 90 天內繳付。
5% of the Transaction Price being the Further Deposit shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額餘額(即成交金額 90%)於買方簽署臨時買賣合約後 360 天內繳付。
The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 360 days after signing of the preliminary agreement for sale and purchase.

(h) 傲華輕鬆一按付款計劃 (照價減 1%)

ORIA Relax First Mortgage Payment Plan (1% discount from the Price)

- (1) 成交金額 5% (臨時訂金) 於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後 90 天內繳付。
5% of the Transaction Price being the Further Deposit shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後 180 天內繳付。
5% of the Transaction Price being the Further Deposit shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額餘額(即成交金額 85%)於買方簽署臨時買賣合約後 360 天內繳付。
The balance of the Transaction Price (i.e. 85% of the Transaction Price) shall be paid within 360 days after signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎：

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

(a) 見上述第 4(i)段

See paragraph 4(i) above

(b) 協成行以人為本置業優惠

Hip Shing Hong People-Oriented Purchase Benefit

買方可獲額外 1%售價折扣優惠作為「協成行以人為本置業優惠」。

An extra 1% discount from the Price would be offered to the Purchasers as the "Hip Shing Hong People-Oriented Purchase Benefit".

(c) ORIA 早鳥認購優惠

ORIA Early-Bird Purchase Benefit

買方可獲額外 1%售價折扣優惠作為「ORIA 早鳥認購優惠」。

An extra 1% discount from the Price would be offered to the Purchasers as the "ORIA Early-Bird Purchase Benefit".

(d) 一線直達 2 大 CBD 優惠

One Railway Reaching 2 CBD Hub Benefit

買方可獲額外 1%售價折扣優惠作為「一線直達 2 大 CBD」。

An extra 1% discount from the Price would be offered to the Purchasers as the "One Railway Reaching 2 CBD Hub Benefit".

(e) 港島東悠然生活優惠

HK Island East Gorgeous Living Benefit

買方可獲額外 1%售價折扣優惠作為「港島東悠然生活優惠」。

An extra 1% discount from the Price would be offered to the Purchasers as the "HK Island East Gorgeous Living Benefit".

(f) 傢具現金津貼折扣

Furniture Cash Subsidy Discount

(只適用於選購發展項目 B 單位 或 C 單位之買方)

(Only applicable to the purchaser who chooses to purchase Flat B or Flat C of the Development)

(此優惠不適用於購買 12 樓 B 單位之買方。)

(This Benefit is NOT applicable to the Purchaser who chooses to purchase Flat B on 12th Floor of the Development)

(1) 如買方於簽署臨時合約時選擇傢具現金津貼折扣，買方可獲額外港幣\$38,000 售價折扣優惠。

If the purchaser chooses the Furniture Cash Subsidy Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered an extra HK\$38,000 discount from the Price.

- (2) 如買方於簽署臨時合約時不選擇傢具現金津貼折扣，則買方可免費享有第(4)(iii)(d)段所述之傢具禮券優惠。為免疑問，就購買每個發展項目 B 單位或 C 單位，買方只可享有傢具現金津貼折扣或第(4)(iii)(d)段所述之傢具禮券優惠的其中一項。

If the purchaser does not choose the Furniture Cash Subsidy Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Voucher Benefit as set out in paragraph (4)(iii)(d) free of charge. For the avoidance of doubt, for the purchase of each Flat B or Flat C of the Development, the Purchaser is only entitled to either the Furniture Cash Subsidy Discount or the Furniture Voucher Benefit as set out in paragraph (4)(iii)(d).

- (iii) 可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益：

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development:

- (a) 無此編號之項目 No item under such numbering
(b) 無此編號之項目 No item under such numbering

- (c) 第一按揭貸款 (此安排只適用於選擇支付條款(4)(i)(h) 傲華輕鬆一按付款計劃)

First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(h) ORIA Relax First Mortgage Payment Plan.)

- (1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向賣方指定財務機構申請第一按揭貸款。
The Purchaser shall apply to the Vendor's designated finance company for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.
- (2) 買方須依照賣方指定財務機構之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Vendor's designated finance company.
- (3) 買方須以所購之發展項目的住宅物業之第一/法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first / legal mortgage over the residential property in the Development purchased by the Purchaser.
- (4) 第一按揭貸款年期最長為 30 年。
The maximum tenor of the First Mortgage Loan shall be 30 years.
- (5) 買方可向由賣方指定財務機構申請按揭貸款，首十二個月為免息免供期，第十三個月開始買方須每月供款，第十三個月至第二十四個月之利率按香港上海滙豐銀行之港元最優惠利率(後稱“優惠利率”)減 2%(P-2%p.a.)計算；第二十五個月至第四十八個月之利率按香港上海滙豐銀行之港元最優惠利率(P)計算；第四十九個月及其後全期利率按優惠利率加 1%(P+1%p.a.)計算，利率浮動。
The Purchaser can apply to Vendor's designated finance company for mortgage loan. No repayment of principal and no payment of interest is required for the first 12 months. Starting from the 13rd month, Purchasers will have to pay monthly instalments and interest rate for the 13rd to the 24th month will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P-2%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited (“the Best Lending Rate”), Interest rate from the 25th to the 48th month will be calculated at the Hong Kong Dollar Best Lending Rate (P), Interest rate from the 49th month and thereafter will be calculated at 1% above the Hong Kong Dollar Best Lending Rate (P+1%p.a.) , subject to fluctuation.
- (6) 第一按揭貸款最高金額的 85%。
The maximum amount of First Mortgage Loan shall be 85%.
- (7) 第一按揭貸款及其相關擔保(如要)之文件必須由賣方指定財務機構指定之律師行辦理，並由買方及其擔保人(如有)須支付所有第一按揭貸款及其擔保相關之律師費及雜費。
All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Vendor's designated finance company and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

- (8) 買方於決定選擇此安排前，請先向賣方指定財務機構查詢清楚第一按揭貸款條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Vendor's designated finance company on details of the terms and conditions of the mortgage, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.
- (9) 第一按揭貸款之條款及批核條件僅供參考，賣方指定財務機構保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the Vendor's designated finance company reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.
- (10) 第一按揭貸款受其他條款及細則約束。有關第一按揭貸款之批核與否及借貸條款以賣方指定財務機構之最終決定為準，與賣方無關，且於任何情況賣方無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。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提出任何申索。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Vendor's designated finance company, and are not related to the Vendor (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 in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the Purchaser(s) shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the loan and/or any matters relating to the loan.

(d) 傢具禮券優惠

Furniture Voucher Benefit

(只適用於以下買方：沒有選擇「傢具現金津貼折扣」之發展項目 B 單位或 C 單位之買方)

(Applicable to the following Purchasers only: Purchasers of Flat B or Flat C of the Development who do not choose Furniture Cash Subsidy Discount)

(此優惠不適用於購買 12 樓 B 單位之買方。)

(This Benefit is NOT applicable to the Purchaser who chooses to purchase Flat B on 12th Floor of the Development)

- (1) 傢具禮券優惠(「該優惠」)由指定傢具公司提供。
The Furniture Voucher Benefit (the “Benefit”) is provided by the designated furniture company.
- (2) 買方於簽署臨時買賣合約時，買方可獲贈由指定傢具公司提供傢具禮券一張(「該禮券」)。
Upon the purchaser’s signing of the preliminary agreement for sale and purchase, the purchaser will receive a furniture voucher (the “Voucher”) from a designated furniture company.
- (3) 買方須於簽署正式買賣合約後的 30 個工作天(按《一手住宅物業銷售條例》第 2(1)條所定義)內兌換該禮券並與指定傢具公司簽訂有關提供適用於指明住宅物業的指明傢具(「該傢具」)之合約。
The purchaser shall redeem the Voucher within 30 working days (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance) after signing of the agreement for sale and purchase and enter into a contract with the designated furniture company regarding the provision of specified furniture applicable to the specified residential property (the “Furniture”).
- (4) 有關該傢具的詳情(包括但不限於設計、顏色及物料)，請向指定傢具公司查詢。
For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture company.

- (5) 若買方未能遵守、履行或符合臨時買賣合約或買賣合約內任何條款或條件，賣方有權即時撤銷優惠，且並不損害賣方於臨時買賣合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the preliminary agreement for sale and purchase or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Benefit forthwith without prejudice to the Vendor's other rights and remedies under the preliminary agreement for sale and purchase, the agreement for sale and purchase or other applicable laws.

- (6) 買方須付清指明住宅物業之成交金額及按買賣合約完成指明住宅物業買賣，不管：

The Purchaser shall settle the full amount of the Transaction Price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:

- (i) 就該優惠有否引起任何爭議；及

there is any dispute arising from the Benefit; and

- (ii) 該傢具公司交付予買方的所有或任何該傢具是否與該優惠之條款一致。

All or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

- (7) 如無論任何原因，指明住宅物業的買賣未能按買賣合約完成，該優惠將終止，買方亦不會因此獲得任何賠償。

If for whatever reason, the sale and purchase of the specified residential property is not completed in accordance with the agreement for sale and purchase, then the Benefit shall be terminated, and the Purchaser shall not be entitled to any compensation therefor.

- (8) 賣方、其所有控股公司或其代表不會就該優惠及該傢具提供保養或作出任何保證或陳述，更不會就該傢具狀況、狀態、品質、性能或任何該傢具是否或會否在可運作狀態作出任何保證及陳述。如買方對該傢具有任何異議或質詢，應直接聯絡該傢具公司。

The Vendor, all their holding company(ies) or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture's condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the designated furniture company directly.

- (9) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

- (e) 贈送免費傢俬組合優惠 Free Furniture Package Benefit

(此優惠只適用於購買 12 樓 B 單位之買方。)

(This Benefit is applicable to the Purchaser who chooses to purchase Flat B on 12th Floor of the Development)

買方可免費獲贈由指定傢俬公司提供如本價單附錄 1 所述並適用於所購指明住宅物業之傢俬和物件(『該傢俬組合』)。該傢俬組合將於指明住宅物業成交之後，由指定傢俬公司將該傢俬組合以賣方及/或指定傢俬公司不時決定之方式(包括但不限於將該傢俬組合放置於物業之內)送贈予買方。惟買方須受以下條款及條件規限：-

The Purchaser will be provided with the furniture and chattels supplied by the designated furniture company as set out in Annex 1 hereto and applicable to the specified residential property purchased (the "Furniture Package") free of charge. The Furniture Package will be delivered to the Purchaser by way of gift after completion of sale and purchase of the specified residential property in such manner as may be decided by the Vendor and/or the designated furniture company from time to time (including but not limited to by leaving the Furniture Package in the property), subject to the Purchaser full compliance with the following terms and conditions :-

- (1) 買方須於簽署正式買賣合約後的 30 個工作天(按《一手住宅物業銷售條例》第 2(1)條所定義)內兌換該禮券並與指定傢俬公司簽訂有關提供適用於指明住宅物業的指明傢俬(「該傢俬」)之合約。
The purchaser shall redeem the Voucher within 30 working days (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance) after signing of the agreement for sale and purchase and enter into a contract with the designated furniture company regarding the provision of specified furniture applicable to the specified residential property (the “Furniture”).
- (2) 有關該傢俬組合中各項目的詳情(包括但不限於設計、顏色及物料)，請向指定傢俬公司查詢。
For details (including without limitation the design, colour and materials) of different items in the Furniture Package, please enquire with the designated furniture company.
- (3) 若買方未能遵守、履行或符合臨時合約或正式買賣合約內任何條款或條件，賣方有權即時撤銷本優惠及／或要求買方退還該傢俬組合及／或就該傢俬組合賠償，且並不損害賣方於臨時合約、正式買賣合約或其他適用法律下之其他權利、申索及濟助。
In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to withdraw this benefit and/or ask for return of the Furniture Package and/or seek compensation in respect of the Furniture Package from the Purchaser forthwith without prejudice to the Vendor's other rights, claims and remedies under the PASP, the agreement for sale and purchase or other applicable laws.
- (4) 買方須按正式買賣合約規定付清指明住宅物業之樓價及完成指明住宅物業買賣，不管：
The Purchaser shall settle the full amount of the purchase price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:
- (i) 就本優惠有否引起任何爭議；及
there is any dispute arising from this benefit; and
- (ii) 指定傢俬公司交付予買方的該傢俬組合中的所有或任何項目是否與本優惠及／或買方與指定傢俬公司簽訂之相關合約之條款一致。
all or any of the items in the Furniture Package delivered by the designated furniture company to the Purchaser is in accordance with the terms of this benefit and/or the relevant contract made between the Purchaser and the designated furniture company.
- (5) 賣方、其所有控股公司或其代表不會就本優惠及該傢俬組合提供保養或作出任何保證或陳述，更不會就該傢俬組合中的任何項目狀況、狀態、品質、性能或任何該傢俬組合中的任何項目是否或會否在可運作狀態作出任何保證及陳述。如買方對本優惠及／或該傢俬組合有任何異議或質詢，應直接聯絡指定傢俬公司。賣方在任何情況下不會就有關或因本優惠及／或該傢俬組合而產生的直接或間接的申索、索求、債務或損失負上任何責任。如對本優惠及／或該傢俬組合有任何爭議，以賣方及指定傢俬公司之最終決定為準。
The Vendor, all its holding company(ies) or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding this benefit and the Furniture Package. In particular, no warranty or representation whatsoever is given as to the condition, state, quality or fitness of any items in the Furniture Package or as to whether any items in the Furniture Package are or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of this benefit, and/or the Furniture Package, the Purchaser shall contact the designated furniture company directly. The Vendor in any event shall not be held liable or responsible for any direct or indirect claims, demands, liabilities or losses in connection with or in relation to this benefit and/or the Furniture Package. In the event of any dispute relating to or arising from the Benefit and/or the Furniture Package, the decision of the Vendor and the designated furniture company shall be final.
- (6) 本優惠受相關交易文件條款及條件限制。
The benefit is subject to the terms and conditions of the relevant transaction documents.

- (f) 提前付清樓價現金回贈(此安排只適用於選擇支付條款(4)(i)(f) 270 天港島東付款計劃之買方。)
Early Settlement Cash Rebate (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(f) 270 Days Eastern Hong Kong Payment Plan.)

若買方於以下列表指明的期間內付清成交金額餘額(早於正式買賣合約訂明的付款限期日)，可根據以下列表獲賣方送出提前付清樓價現金回贈(「提前付清樓價現金回贈」)。付清成交金額日期以賣方代表律師收到所有成交金額款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

If the Purchaser settles the balance of the Transaction Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), the Purchaser shall be entitled to an Early Settlement Cash Rebate (“Early Settlement Cash Rebate”) offered by the Vendor according to the table below. The date of settlement of the Transaction Price shall be the date on which all the Transaction Price is received by the Vendor’s solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

Date of settlement of the balance of the Transaction Price 付清成交金額餘額之日期	The amount of Early Settlement Cash Rebate 提前付清樓價現金回贈之金額
Within 180 days after the date of signing of the preliminary agreement for sale and purchase 簽署臨時買賣合約的日期後 180 日內	1% of the Transaction Price 成交金額 1%

- (g) 提前付清樓價現金回贈(此安排只適用於選擇支付條款(4)(i)(g) 360 天換樓易付款計劃之買方。)
Early Settlement Cash Rebate (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(g) 360 Days Easy Purchase Payment Plan.)

若買方於以下列表指明的期間內付清成交金額餘額(早於正式買賣合約訂明的付款限期日)，可根據以下列表獲賣方送出提前付清樓價現金回贈(「提前付清樓價現金回贈」)。付清成交金額日期以賣方代表律師收到所有成交金額款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

If the Purchaser settles the balance of the Transaction Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), the Purchaser shall be entitled to an Early Settlement Cash Rebate (“Early Settlement Cash Rebate”) offered by the Vendor according to the table below. The date of settlement of the Transaction Price shall be the date on which all the Transaction Price is received by the Vendor’s solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

Date of settlement of the balance of the Transaction Price 付清成交金額餘額之日期	The amount of Early Settlement Cash Rebate 提前付清樓價現金回贈之金額
Within 180 days after the date of signing of the preliminary agreement for sale and purchase 簽署臨時買賣合約的日期後 180 日內	2% of the Transaction Price 成交金額 2%
Within 270 days after the date of signing of the preliminary agreement for sale and purchase 簽署臨時買賣合約的日期後 270 日內	1% of the Transaction Price 成交金額 1%

價單第 2A 號 Price List No. 2A

(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以及按揭（如有）也由賣方律師擬備，賣方同意為買方支付買賣合約及轉讓契之律師費用（不包括雜費，雜費須由買方支付）。
If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment and the Mortgage (if any) is also prepared by the Vendor's Solicitors, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment (excluding the disbursements which shall be paid by the Purchaser).
- (2) 如買方選擇另聘代表律師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其有關買賣合約及轉讓契之律師費用及雜費。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements 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的有關罰款、利息及附加費用等)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to 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) will be borne by the Purchaser.

(v) 買方須為就買賣該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:

製作、登記及完成公契及管理協議(「公契」)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購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、《物業管理服務條例》(香港法例第 626 章)下可予徵收的所有徵款、所購物業的按揭(如有)之法律及其他費用及開支及其他有關所購物業的買賣文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, 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 levies chargeable under Property Management Services Ordinance (Cap. 626), all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

- (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:

i	中原地產代理有限公司	CENTALINE PROPERTY AGENCY LIMITED
ii	美聯物業代理有限公司	Midland Realty International Limited
iii	利嘉閣地產有限公司	Ricacorp Properties Limited
iv	香港置業(代理)有限公司	Hong Kong Property Services (Agency) Limited
v	世紀 21 集團有限公司 及 旗下特許經營商	Century 21 Group Limited and Franchisees
vi	香港地產代理商總會有限公司及其特許會員	Hong Kong Real Estate Agencies General Association Limited and Chartered Members
vii	香港(國際)地產商會	Hong Kong (International) Realty Association Limited
viii	協成行(代理)有限公司	HIP SHING HONG (AGENCY) LTD
viii	搜房(香港)集團有限公司	SOFUN (HONG KONG) GROUP 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：www.oria.hk

The address of the website designated by the Vendor for the Development is: www.oria.hk

只適用於以下開放式單位之買方:

Only applicable to the purchasers of the following studio unit(s) :

12 樓 B 單位 Flat B on 12th Floor

附錄 1
Annex 1

位置 Location	項目 Items	數量 Quantity
客廳/飯廳 Living / Dining Room	樓梯櫃 Satir Cabinet	1
	垂直組合床架 Loft style Unit	1
	梳化 Sofa	1
	窗簾 Curtain	1
	燈飾 Lighting	1

價單第 2A 號 Price List No. 2A