

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	UNI RESIDENCE	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	顯和里7號 (此臨時門牌號數有待發展項目建成時確認) 7 Hin Wo Lane (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)	240		

印製日期 Date of Printing	價單編號 Number of Price List
27 May 2025	3

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
29 September 2025	3A	--
05 February 2026	3B	--

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 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
UNI Residence	19樓 19/F	B	36.568 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,804,000	240,757 (22,345)	--	--	--	--	--	--	--	--	--	
UNI Residence	20樓 20/F	B	36.568 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,884,000	242,945 (22,548)	--	--	--	--	--	--	--	--	--	
UNI Residence	21樓 21/F	B	36.568 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,965,000	245,160 (22,754)	--	--	--	--	--	--	--	--	--	
UNI Residence	22樓 22/F	B	36.568 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,047,000	247,402 (22,962)	--	--	--	--	--	--	--	--	--	
UNI Residence	19樓 19/F	D	27.194 (293) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,483,000	238,398 (22,126)	--	--	--	--	--	--	--	--	--	
UNI Residence	20樓 20/F	D	27.194 (293) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,543,000	240,605 (22,331)	--	--	--	--	--	--	--	--	--	

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 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
UNI Residence	21樓 21/F	D	27.194 (293) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,602,000	242,774 (22,532)	--	--	--	--	--	--	--	--	--	
UNI Residence	22樓 22/F	D	27.194 (293) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,662,000	244,981 (22,737)	--	--	--	--	--	--	--	--	--	
UNI Residence	23樓 23/F	D	27.194 (293) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,723,000	247,224 (22,945)	--	--	--	--	--	--	--	--	--	
UNI Residence	25樓 25/F	D	27.194 (293) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,784,000	249,467 (23,154)	--	--	--	--	--	--	--	--	--	
UNI Residence	16樓 16/F	E	27.086 (292) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,262,000	231,190 (21,445)	--	--	--	--	--	--	--	--	--	
UNI Residence	17樓 17/F	E	27.086 (292) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,357,000	234,697 (21,771)	--	--	--	--	--	--	--	--	--	

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 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
UNI Residence	18樓 18/F	E	27.086 (292) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,454,000	238,278 (22,103)	--	--	--	--	--	--	--	--	--	
UNI Residence	19樓 19/F	E	27.086 (292) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,513,000	240,456 (22,305)	--	--	--	--	--	--	--	--	--	
UNI Residence	20樓 20/F	E	27.086 (292) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,572,000	242,635 (22,507)	--	--	--	--	--	--	--	--	--	
UNI Residence	21樓 21/F	E	27.086 (292) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,632,000	244,850 (22,712)	--	--	--	--	--	--	--	--	--	
UNI Residence	22樓 22/F	E	27.086 (292) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,692,000	247,065 (22,918)	--	--	--	--	--	--	--	--	--	
UNI Residence	23樓 23/F	E	27.086 (292) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,753,000	249,317 (23,127)	--	--	--	--	--	--	--	--	--	

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 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
UNI Residence	10樓 10/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,295,000	212,305 (19,716)	--	--	--	--	--	--	--	--	--	
UNI Residence	11樓 11/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,560,000	220,017 (20,432)	--	--	--	--	--	--	--	--	--	
UNI Residence	12樓 12/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,675,000	223,364 (20,743)	--	--	--	--	--	--	--	--	--	
UNI Residence	15樓 15/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,792,000	226,769 (21,059)	--	--	--	--	--	--	--	--	--	
UNI Residence	16樓 16/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,910,000	230,203 (21,378)	--	--	--	--	--	--	--	--	--	
UNI Residence	17樓 17/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,030,000	233,695 (21,703)	--	--	--	--	--	--	--	--	--	

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, 每平方米) 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 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
UNI Residence	18樓 18/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,153,000	237,275 (22,035)	--	--	--	--	--	--	--	--	--	
UNI Residence	19樓 19/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,228,000	239,458 (22,238)	--	--	--	--	--	--	--	--	--	
UNI Residence	20樓 20/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,303,000	241,640 (22,441)	--	--	--	--	--	--	--	--	--	
UNI Residence	21樓 21/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,378,000	243,823 (22,643)	--	--	--	--	--	--	--	--	--	
UNI Residence	9樓 9/F	G	32.238 (347) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,707,000	208,046 (19,329)	--	--	--	--	--	--	--	--	--	
UNI Residence	10樓 10/F	G	32.238 (347) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,808,000	211,179 (19,620)	--	--	--	--	--	--	--	--	--	

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 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
UNI Residence	11樓 11/F	G	32.238 (347) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,055,000	218,841 (20,331)	--	--	--	--	--	--	--	--	--	
UNI Residence	12樓 12/F	G	32.238 (347) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,163,000	222,191 (20,643)	--	--	--	--	--	--	--	--	--	
UNI Residence	15樓 15/F	G	32.238 (347) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,272,000	225,572 (20,957)	--	--	--	--	--	--	--	--	--	
UNI Residence	9樓 9/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,793,000	208,787 (19,375)	--	--	--	--	--	--	--	--	--	
UNI Residence	10樓 10/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,882,000	211,995 (19,672)	--	--	--	--	--	--	--	--	--	
UNI Residence	11樓 11/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,970,000	215,166 (19,967)	--	--	--	--	--	--	--	--	--	

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 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
UNI Residence	12樓 12/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,062,000	218,482 (20,274)	--	--	--	--	--	--	--	--	--	
UNI Residence	15樓 15/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,154,000	221,798 (20,582)	--	--	--	--	--	--	--	--	--	

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) (i) 註： 在本第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約（下稱「臨時買賣合約」）中訂明的住宅物業的實際金額。因應相關折扣(如有)按售價計算得出的價目，皆以進位到最接近的千位數作為成交金額。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: In this paragraph (4), “Price” means the price of the residential property set out in Part 2 of this price list, and “Transaction Price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (“Preliminary Agreement for Sale and Purchase”). The amount obtained after applying the relevant discounts (if any) on the Price will be rounded up to the nearest thousand to determine the Transaction Price. The purchaser(s) must choose the same payment plan for all residential properties purchased under the same Preliminary Agreement for Sale and Purchase.

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(除非賣方另外同意)，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「國浩律師（香港）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 Transaction Price. HK\$50,000 being part of the preliminary deposit must be paid by cashier order(s) (unless the Vendor agrees otherwise) 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 “Grandall Zimmern Law Firm”.

支付條款 Terms of Payment

(A) 120天現金付款計劃 (照售價減10%)

120 Days Cash Payment Plan (10% discount on the Price)

- 1) 於簽署臨時買賣合約時，買方須支付相等於成交金額5%之金額作為臨時訂金；及
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price; and
- 2) 成交金額95% (成交金額餘額) 於簽署臨時買賣合約後 120 天內繳付。
95% of the Transaction Price (balance of the Transaction Price) shall be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 備用按揭現金付款計劃 (照售價減7%)

Standby Mortgage Cash Payment Plan (7% discount on the Price)

- 1) 於簽署臨時買賣合約時，買方須支付相等於成交金額5%之金額作為臨時訂金；及
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price; and
- 2) 成交金額95% (成交金額餘額) 於簽署臨時買賣合約後 120 天內繳付。
95% of the Transaction Price (balance of the Transaction Price) shall be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(C) 建築期付款計劃 (照售價減8%)

Stage Payment Plan (8% discount on the Price)

- 1) 於簽署臨時買賣合約時，買方須支付相等於成交金額5%之金額作為臨時訂金；
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price;
- 2) 成交金額5% (加付訂金) 於簽署臨時買賣合約後90天內繳付；及
5% of the Transaction Price (further deposit) shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase; and
- 3) 成交金額90% (成交金額餘額) 於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知書的日期起14天內繳付。
90% of the Transaction Price (balance of the Transaction Price) shall be paid within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property(ies) to the Purchaser.

(D) 備用按揭建築期付款計劃 (照售價減5%)

Standby Mortgage Stage Payment Plan (5% discount on the Price)

- 1) 於簽署臨時買賣合約時，買方須支付相等於成交金額5%之金額作為臨時訂金；
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price;
- 2) 成交金額5% (加付訂金) 於簽署臨時買賣合約後90天內繳付；及
5% of the Transaction Price (further deposit) shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase; and
- 3) 成交金額90% (成交金額餘額) 於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知書的日期起14天內繳付。
90% of the Transaction Price (balance of the Transaction Price) shall be paid within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property(ies) to the Purchaser.

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

(a) 請參閱上述第(4)(i)段。

Please refer to paragraph (4)(i) above.

(b) 20分鐘大學圈優惠

20-Minute University Hub Discount

買方簽署臨時買賣合約購買本價單中所列明之住宅物業可獲額外2%售價折扣優惠。

Purchaser who signs a Preliminary Agreement for Sale and Purchase to purchase a residential property listed in this price list shall be entitled to an extra 2% discount on the Price.

(c) 雙鐵沿線優惠

Duo Railway Lines Discount

買方簽署臨時買賣合約購買本價單中所列明之住宅物業可獲額外3%售價折扣優惠。

Purchaser who signs a Preliminary Agreement for Sale and Purchase to purchase a residential property listed in this price list shall be entitled to an extra 3% discount on the Price.

(d) 早鳥置業優惠

Early Bird Home Purchase Discount

買方簽署臨時買賣合約購買本價單中所列明之住宅物業可獲額外2%售價折扣優惠。

Purchaser who signs a Preliminary Agreement for Sale and Purchase to purchase a residential property listed in this price list shall be entitled to an extra 2% discount on the Price.

(e) 上述(4)(ii)(a)至(d)段之折扣可同時享用。

The discounts set out in (4)(ii)(a) to (d) above can be enjoyed concurrently.

(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) UNI Residence備用第一按揭貸款(只適用於個人買家或有個人擔保的公司買家)
UNI Residence Standby First Mortgage Loan (only applicable to individual purchaser OR corporate purchaser with personal guarantee)
(只適用於選擇第(4)(i)段中之「備用按揭現金付款計劃」及「備用按揭建築期付款計劃」的買方)
(Only applicable to Purchaser who chooses “Standby Mortgage Cash Payment Plan” and “Standby Mortgage Stage Payment Plan” in paragraph (4)(i))

為根據買賣合約(包括臨時買賣合約及正式買賣合約)(「買賣合約」)繳付物業成交金額餘額(「成交金額餘額」)的目的，買方可向賣方不時指定的財務公司(「指定財務公司」)申請UNI Residence備用第一按揭貸款(「UNI Residence 按揭貸款」)，其基本條款及條件如下：

For the purpose of the settlement of the balance of the Transaction Price ("Balance of the Transaction Price") of the Property in accordance with the agreement for sale and purchase (including the Preliminary Agreement for Sale and Purchase and the formal agreement for sale and purchase) ("Agreement for Sale and Purchase"), the Purchaser may apply to the financial company designated by the Vendor from time to time ("designated financial company") for a UNI Residence Standby First Mortgage Loan ("UNI Residence Mortgage Loan").

The basic terms and conditions are as follow :

- (i) 買方須在不少於買賣合約下付清成交金額餘額到期日前的 60 日，以書面方式向指定財務公司申請UNI Residence 按揭貸款。
The Purchaser shall submit a written application to the designated financial company for the UNI Residence Mortgage Loan not less than 60 days before the due date of settlement of the Balance of the Transaction Price under the Agreement for Sale and Purchase.
- (ii) UNI Residence 按揭貸款必須以物業之第一衡平法按揭(如適用)及第一法定按揭作抵押。
UNI Residence Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the Property.
- (iii) UNI Residence 按揭貸款最高貸款額為成交金額的90%，惟貸款金額不可超過需繳付之成交金額餘額。
The maximum loan amount of the UNI Residence Mortgage Loan shall be 90% of the Transaction Price, provided that the loan amount shall not exceed the Balance of the Transaction Price payable.
- (iv) UNI Residence 按揭貸款的最長期限為25年。
The maximum tenure of the UNI Residence Mortgage Loan shall be 25 years.
- (v) UNI Residence 按揭貸款於貸款提款日起息，買家須每月供款，利率以東亞銀行有限公司不時報價之最優惠利率(“P”)減百分之二(P-2%)計算。利率是指年利率，P隨利率浮動調整。賣方並無就其作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
Interest on the UNI Residence Mortgage Loan will accrue from the day of drawdown, the Purchaser shall pay monthly instalments. Interest shall be calculated at 2% below the Prime Rate as quoted by The Bank of East Asia, Limited from time to time (“P”). Interest rate means interest rate per annum. P is subject to fluctuation. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

- (vi) UNI Residence 按揭貸款必須一次過全部提取，並只限用於繳付成交金額餘額。
UNI Residence Mortgage Loan shall be fully drawn in one lump sum and shall only be applied for payment of the Balance of the Transaction Price.
- (vii) 買方須按指定財務公司要求提供必需的文件，以證明其還款能力，包括但不限於買方及其擔保人(如有)的信貸報告、收入證明、銀行戶口紀錄及借貸紀錄(包括其他貸款，如有)。
The Purchaser is required to provide necessary documents as requested by the designated financial company to prove his repayment ability, including but not limited to credit report, income proof, bank account records and borrowing records (including other loans, if any) of the purchaser(s) and his guarantor(s) (if any).
- (viii) 買方於決定申請UNI Residence 按揭貸款前，請先向指定財務公司查詢有關詳情。指定財務公司保留在其認為合適時不時更改UNI Residence 按揭貸款之任何條款及條件的權利。
The Purchaser is advised to enquire with the designated financial company on the relevant details before deciding to apply for UNI Residence Mortgage Loan. The designated financial company reserves its right to change any terms and conditions of UNI Residence Mortgage Loan from time to time.
- (ix) UNI Residence 按揭貸款受其他由指定財務公司可能不時訂立之條款及細則約束。指定財務公司就UNI Residence 按揭貸款的條款、條件、優惠及是否批核UNI Residence按揭貸款保留最終及絕對決定權，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UNI Residence 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。
UNI Residence Mortgage Loan is subject to other terms and conditions as may be stipulated by the designated financial company from time to time. The decision of the designated financial company as to the terms, conditions and benefits of UNI Residence Mortgage Loan and whether the UNI Residence Mortgage Loan is approved or not shall be final and absolute, and is 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 UNI Residence Mortgage Loan.
- (x) 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額。買方不得就由於或有關 UNI Residence 按揭貸款的批核或不批核及/或任何與UNI Residence 按揭貸款相關事宜而向賣方提出任何申索。
No matter the UNI Residence Mortgage Loan is granted or not, the Purchaser 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 UNI Residence Mortgage Loan and/or any matters relating to the UNI Residence Mortgage Loan.
- (xi) 所有有關UNI Residence 按揭貸款之法律文件(包括但不限於第一衡平法按揭(如適用)及第一法定按揭)必須由指定財務公司指定之律師行擬備，並於其律師樓辦公室簽訂，並由買方負責一切有關律師費及開支。
All legal documents in relation to the UNI Residence Mortgage Loan (including but not limited to the first equitable mortgage (if applicable) and the first legal mortgage) must be prepared by, and executed at the offices of, the solicitors' firm designated by the designated financial company. All related legal cost and expenses shall be paid by the Purchaser.

(b)

現金回贈

Cash Rebate

(只適用於選擇第(4)(i)段中之「備用按揭現金付款計劃」及「備用按揭建築期付款計劃」的買方)

(Only applicable to Purchaser who chooses “Standby Mortgage Cash Payment Plan” and “Standby Mortgage Stage Payment Plan” in paragraph (4)(i))

- (i) 如買方沒有使用第(4)(iii)(a)段所述的UNI Residence 按揭貸款，受限於第(4)(iii)(b)(iii)至(v)段，買家可獲賣方給予現金回贈(『現金回贈』)。
Where the Purchaser has not utilized the UNI Residence Mortgage Loan set out in paragraph (4)(iii)(a), subject to paragraph (4)(iii)(b)(iii) to (v), the Purchaser shall be entitled to Cash Rebate (“Cash Rebate”) offered by the Vendor.
- (ii) 現金回贈金額等值於成交金額3%。
Cash Rebate amount is equivalent to 3% of the Transaction Price.
- (iii) 買方必須完全遵守、履行及遵從買賣合約(包括臨時買賣合約及正式買賣合約)(「買賣合約」)內所有條款及條件，包括但不限於其中所列的支付條款。買方須於付清成交金額之日前最少45日，以書面向賣方申請現金回贈。
The Purchaser shall fully observe, perform and comply with all the terms and conditions in the Agreement for Sale and Purchase (including the Preliminary Agreement for Sale and Purchase and formal Agreement for Sale and Purchase)("Agreement for Sale and Purchase") including but not limited to the terms of payment as specified therein. The Purchaser shall apply to the Vendor in writing for the Cash Rebate at least 45 days before the date of settlement of the balance of the Transaction Price.
- (iv) 賣方會於收到申請並確認資料無誤及買方已於買賣合約訂明的付款限期日或之前付清扣除現金回贈後的成交金額餘額後，將現金回贈直接用於支付部份的成交金額餘額或以賣方認為合適的其他方式提供予買方。
After the Vendor has received the application and duly verified the information and the Purchaser has settled the part of the balance of the Transaction Price after deducting the Cash Rebate on or before the due date for settlement of the balance of the Transaction Price under the Agreement for Sale and Purchase, the Vendor will apply the Cash Rebate as part payment of the balance of the Transaction Price directly or provide the Cash Rebate to the Purchaser by such other means as the Vendor considers appropriate.
- (v) 上述之現金回贈為買方個人專有，買方無權轉讓或轉移現金回贈予任何第三方。無論賣方是否提供現金回贈予買方，買方仍必須履行和遵守買賣合約內一切的條款與條件，並依其條款及條件完成該物業之買賣。
The Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate to a third party. Whether or not the Vendor provides the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all the terms and conditions of the Agreement for Sale and Purchase and to complete the purchase of the Property in accordance with the terms and condition contained therein.
- (vi) 賣方並無就現金回贈之安排及批核作出，或不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Cash Rebate.

(c) 贈品優惠
Gift Benefit

購買下列指定住宅物業之買方可免費獲贈下表列出的相對應的物品(「贈品」)。贈品將以放置於該住宅物業內或賣方決定之其他方式於該住宅物業買賣成交時以其成交時之狀況交予買方，賣方不會就任何贈品或其狀況、狀態、品質或性能，或其是否或會否在可運作狀態作出任何保證、維修、保養或陳述。賣方保留權利不時更改贈品。詳情以相關交易文件條款及條件為準。

Purchasers of the following designated residential properties can receive the corresponding item(s) listed in the table below free of charge (“Gift”).

The Gift will be delivered to the purchaser upon completion of the sale and purchase of that residential property by leaving the same in that residential property or by any other manner as the Vendor may decide in such condition as at completion. No warranty, repair, maintenance or representation whatsoever is given by the Vendor in any respect regarding any of the Gift or the condition, state, quality or fitness of any of the Gift or as to whether any of the Gift is or will be in working condition. The Vendor reserves the right to change the Gift from time to time. Subject to the terms and conditions of the relevant transaction documents.

住宅物業 ² Residential properties ²		贈品 Gift 裝飾櫃 Decorative cabinet (數量Quantity)	贈品 Gift 設備櫃 Appliances cabinet (數量Quantity)
樓層 Floor	單位 Flat		
2	A、B、D、E、H	1	不適用 Not Applicable
2	F、G、J	1	1
3-31 ¹	B、C、D、E、H	1	不適用 Not Applicable
3-31 ¹	A、F、G、J	1	1
32	H、E	1	不適用 Not Applicable
32	A	2	1
32	B	3	1
32	F、G、J	1	1

備註：

Notes:

¹ 不設4樓、13樓、14樓及24樓。

¹ There are no designations of 4th, 13th, 14th and 24th floors.

² 上表內部分指明住宅物業包含於本價單內或可能包含於發展項目已發出或將發出的任何其他價單內。

² Some of the specified residential properties in the table above are included in this price list or may be included in any other price list of the Development issued or to be issued.

備註：

Notes:

如買方於簽署臨時買賣合約後希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益，買方可於買賣合約訂明的付清成交金額餘額之日或（如適用）買賣合約內訂明的發展項目的預計關鍵日期（以較早者為準）前不少於20日向賣方以書面方式提出申請，並須承擔有關律師費用、支出及代墊付費用(如有)。對前述更改之申請及申請條件(如有)的批准與否，賣方並無作出任何不論明示或隱含之陳述、承諾或保證。賣方保留全權及絕對酌情權決定是否批准上述申請。有關更改必須以合約作實。

If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) after signing the Preliminary Agreement for Sale and Purchase, the Purchaser can apply to the Vendor in writing for such change not later than 20 days before (whichever is earlier) the date of settlement of the balance of the Transaction Price or (if applicable) the estimated material date for the Development as specified in the Agreement for Sale and Purchase, and bear all related solicitor's costs, expenses and disbursements (if any). 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 approval or disapproval of the aforesaid application for change and the application conditions (if any). The Vendor retains its sole and absolute discretion to decide whether to approve the aforesaid application or not. The relevant change is subject to contract.

在本價單第三部份的第(4)(i)至(4)(iii)段中，『物業』指本價單所列的指明住宅物業。

In paragraph (4)(i) to paragraph (4)(iii) of Part 3 of this price list, "Property" or "Property(ies)" means any of the specified residential property listed in this price list.

(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

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購買有關指明住宅物業的所有法律文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買有關指明住宅物業事宜，買賣雙方須各自負責正式買賣合約及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 of the specified residential property concerned, the Vendor agrees to bear the legal cost of the Formal Agreement for Sale and Purchase and the Assignment. If the Purchaser chooses to instruct his own solicitors to act for him/her in relation to the purchase of the specified residential property concerned, each of the Vendor and the Purchaser shall pay its/his/her own solicitors' legal fees in respect of the Formal Agreement for Sale and Purchase and the Assignment.

有關臨時買賣合約、買賣合約及轉讓契之所有印花稅(包括但不限於任何從價印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)，概由買方承擔及支付。

All stamp duty (including without limitation any ad valorem stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) payable on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the assignment shall be solely borne and paid by the Purchaser.

- (4) (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

有關其他法律文件之律師費如: 附加合約、有關樓宇之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等, 均由買方負責, 一切有關按揭及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fees 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 related to the sale and purchase of a specified residential property in the development.

- (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:

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
名城地產代理有限公司 FESTIVAL HOME PROPERTY AGENCY LIMITED
香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
康樂園地產代理有限公司 HONG LOK YUEN PROPERTY AGENCY LIMITED
香港地產代理商總會 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION 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

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.uniresidence.hk
The address of the website designated by the vendor for the development is: www.uniresidence.hk