

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 (此臨時門牌號數有待發展項目建成時確認。 This provisional street number is subject to confirmation when the Development is completed.)		
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
20/6/2023	1

修改價單(如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Number of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
無 NIL	無 NIL	無 NIL

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

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方米) 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 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 Stairhood	前庭 Terrace	庭院 Yard
傲華 ORIA	11	A	31.840 (343) 露台 Balcony: 2.006 (22); 工作平台 Utility Platform: 1.500 (16);	8,696,000	273,116 (25,353)	--	--	--	--	--	--	--	--	--	--
	10	A	31.840 (343) 露台 Balcony: 2.006 (22); 工作平台 Utility Platform: 1.500 (16);	8,661,000	272,016 (25,251)	--	--	--	--	--	--	--	--	--	--
	9	A	31.840 (343) 露台 Balcony: 2.006 (22); 工作平台 Utility Platform: 1.500 (16);	8,636,000	271,231 (25,178)	--	--	--	--	--	--	--	--	--	--
	8	A	31.840 (343) 露台 Balcony: 2.006 (22); 工作平台 Utility Platform: 1.500 (16);	8,636,000	271,231 (25,178)	--	--	--	--	--	--	--	--	--	--
	7	A	31.840 (343) 露台 Balcony: 2.006 (22); 工作平台 Utility Platform: 1.500 (16);	8,609,000	270,383 (25,099)	--	--	--	--	--	--	--	--	--	--
	6	A	31.840 (343) 露台 Balcony: 2.006 (22); 工作平台 Utility Platform: 1.500 (16);	8,584,000	269,598 (25,026)	--	--	--	--	--	--	--	--	--	--
	5	A	31.840 (343) 露台 Balcony: 2.006 (22); 工作平台 Utility Platform: 1.500 (16);	8,558,000	268,781 (24,950)	--	--	--	--	--	--	--	--	--	--
	25	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,798,000	283,854 (26,355)	--	--	--	--	--	--	--	--	--	--
	23	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,696,000	278,860 (25,891)	--	--	--	--	--	--	--	--	--	--
	22	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,595,000	273,916 (25,432)	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎)	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	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	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	21	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,562,000	272,300 (25,282)	--	--	--	--	--	--	--	--	--	--
	20	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,529,000	270,684 (25,132)	--	--	--	--	--	--	--	--	--	--
	19	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,495,000	269,020 (24,977)	--	--	--	--	--	--	--	--	--	--
	17	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,484,000	268,481 (24,927)	--	--	--	--	--	--	--	--	--	--
	16	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,473,000	267,943 (24,877)	--	--	--	--	--	--	--	--	--	--
	15	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,462,000	267,404 (24,827)	--	--	--	--	--	--	--	--	--	--
	12	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,451,000	266,866 (24,777)	--	--	--	--	--	--	--	--	--	--
	11	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,440,000	266,327 (24,727)	--	--	--	--	--	--	--	--	--	--
	10	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,429,000	265,789 (24,677)	--	--	--	--	--	--	--	--	--	--
	9	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,418,000	265,250 (24,627)	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎)	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 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	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	8	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,418,000	265,250 (24,627)	--	--	--	--	--	--	--	--	--	--
	7	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,407,000	264,712 (24,577)	--	--	--	--	--	--	--	--	--	--
	5	C	20.426 (220) 露台 Balcony: 2.139 (23); 工作平台 Utility Platform: -	5,385,000	263,635 (24,477)	--	--	--	--	--	--	--	--	--	--
	11	E	30.110 (324) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16)	8,379,000	278,280 (25,861)	--	--	--	--	--	--	--	--	--	--
	10	E	30.110 (324) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16);	8,344,000	277,117 (25,753)	--	--	--	--	--	--	--	--	--	--
	9	E	30.110 (324) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16);	8,320,000	276,320 (25,679)	--	--	--	--	--	--	--	--	--	--
	8	E	30.110 (324) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16);	8,320,000	276,320 (25,679)	--	--	--	--	--	--	--	--	--	--
	7	E	30.110 (324) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16);	8,295,000	275,490 (25,602)	--	--	--	--	--	--	--	--	--	--
	6	E	30.110 (324) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16);	8,271,000	274,693 (25,528)	--	--	--	--	--	--	--	--	--	--
	5	E	30.110 (324) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16);	8,246,000	273,863 (25,451)	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎)	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 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	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	9	F	42.384 (456) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16)	12,514,000	295,253 (27,443)	--	--	--	--	--	--	--	--	--	--
	8	F	42.384 (456) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16)	12,514,000	295,253 (27,443)	--	--	--	--	--	--	--	--	--	--
	7	F	42.384 (456) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16)	12,476,000	294,356 (27,360)	--	--	--	--	--	--	--	--	--	--
	5	F	42.384 (456) 露台 Balcony: 2.145 (23); 工作平台 Utility Platform: 1.500 (16)	12,402,000	292,610 (27,197)	--	--	--	--	--	--	--	--	--	--
	25	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,741,000	279,204 (25,977)	--	--	--	--	--	--	--	--	--	--
	23	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,639,000	274,244 (25,516)	--	--	--	--	--	--	--	--	--	--
	22	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,540,000	269,429 (25,068)	--	--	--	--	--	--	--	--	--	--
	21	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,507,000	267,824 (24,919)	--	--	--	--	--	--	--	--	--	--
	20	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,473,000	266,171 (24,765)	--	--	--	--	--	--	--	--	--	--
	19	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,442,000	264,663 (24,624)	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎)	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 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	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	17	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,409,000	263,058 (24,475)	--	--	--	--	--	--	--	--	--	--
	16	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,387,000	261,988 (24,376)	--	--	--	--	--	--	--	--	--	--
	15	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,365,000	260,918 (24,276)	--	--	--	--	--	--	--	--	--	--
	12	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,344,000	259,897 (24,181)	--	--	--	--	--	--	--	--	--	--
	11	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,324,000	258,924 (24,090)	--	--	--	--	--	--	--	--	--	--
	10	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,302,000	257,854 (23,991)	--	--	--	--	--	--	--	--	--	--
	9	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,286,000	257,076 (23,919)	--	--	--	--	--	--	--	--	--	--
	8	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,286,000	257,076 (23,919)	--	--	--	--	--	--	--	--	--	--
	7	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,270,000	256,298 (23,846)	--	--	--	--	--	--	--	--	--	--
	5	G	20.562 (221) 露台 Balcony: 2.033 (22); 工作平台 Utility Platform: -	5,262,000	255,909 (23,810)	--	--	--	--	--	--	--	--	--	--

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.

(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% 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，或於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

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, or within 14 days after the date of the notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(b) **120天輕鬆備用一按付款計劃 (照價減 4%)**

120 Days Relax Standby First Mortgage Payment Plan (4% 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，或於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

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, or within 14 days after the date of the notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(c) **ORIA 建築期付款計劃 (照價減 1%)**

ORIA Stage 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180天內繳付, 或於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期 後的 14 天內支付, 以較早者為準。

5% of the Transaction Price being Further Deposit shall be paid within 180 days after signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

- (3) 成交金額餘額(即成交金額90%)於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付。

The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 14 days after the date of the notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser.

(d) **ORIA 建築期備用一按付款計劃 (照價)**

ORIA Stage Standby First Mortgage Payment Plan (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180天內繳付, 或於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期 後的 14 天內支付, 以較早者為準。

5% of the Transaction Price being Further Deposit shall be paid within 180 days after signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

- (3) 成交金額餘額(即成交金額90%)於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付。

The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid within 14 days after the date of the notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser.

(4)(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) 慶祝協成行成立75週年優惠

Celebration of the 75th anniversary of the establishment of Hip Shing Hong

買方可獲額外 1%售價折扣優惠作為「慶祝協成行成立75週年優惠」。

An extra 1% discount from the Price would be offered to the Purchasers as the "Celebration of the 75th anniversary of the establishment of Hip Shing Hong".

(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".

(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) 第一按揭貸款 (此安排只適用於選擇支付條款(4)(i)(b) 120天輕鬆備用一按付款計劃)

First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(b) 120 Days Relax Standby 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樓花/法定按揭(如適用)作為第一按揭貸款的抵押。

The First Mortgage Loan shall be secured by a first equitable / legal mortgage (if applicable) 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.

買方可向由賣方指定財務機構申請按揭貸款，首二十四個月為免息免供期，第二十五個月開始買方須每月供款，第二十五個月至第三十六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2.5%(P-2.5%p.a.)計算；第三十七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減1%(P-1%p.a.)計算；第四十九個月至第六十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；第六十一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 24 months. Starting from the 25th month, Purchasers will have to pay monthly instalments and interest rate for the 25th to the 36th month will be calculated at 2.5% below the Hong Kong Dollar Best Lending Rate (P-2.5%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited (“the Best Lending Rate”), Interest rate from the 37th to the 48th month will be calculated at 1% below the Hong Kong Dollar Best Lending Rate (P-1%p.a.), Interest rate from the 49th to the 60th month will be calculated at the Hong Kong Dollar Best Lending Rate (P), Interest rate from the 61th month and thereafter will be calculated at 1% above the Hong Kong Dollar Best Lending Rate (P+1%p.a.) , subject to fluctuation.

- (5) 第一按揭貸款最高金額的85%。

The maximum amount of First Mortgage Loan shall be 85%.

- (6) 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).

- (7) 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.

- (8) 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.

- (9) 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.

(b) 建築期備用第一按揭貸款 (此安排只適用於選擇支付條款(4)(i)(d) ORIA 建築期備用一按付款計劃)

Stage Standby First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (4)(i)(d) ORIA Stage Standby 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建築期備用第一按揭貸款。

The Purchaser shall apply to the Vendor's designated finance company for the Stage Standby 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樓花/法定按揭(如適用)作為建築期備用第一按揭貸款的抵押。

The Stage Standby First Mortgage Loan shall be secured by a first equitable / legal mortgage (if applicable) over the residential property in the Development purchased by the Purchaser.

- (4) 建築期備用第一按揭貸款年期最長為 30 年。

The maximum tenor of the Stage Standby First Mortgage Loan shall be 30 years.

買方可向由賣方指定財務機構申請按揭貸款，首三十六個月買方須每月供款，第一個月至第三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱“優惠利率”)減2.5%(P-2.5%p.a.)計算；第三十七個月及其後全期按香港上海匯豐銀行之港元最優惠利率(P)計算，利率浮動。

The Purchaser can apply to Vendor's designated finance company for mortgage loan. Starting from the 1st month to the 36th month, Purchasers will have to pay monthly instalments and interest rate calculated at 2.5% below the Hong Kong Dollar Best Lending Rate (P-2.5%p.a.) as quoted by The Hong Kong and Shanghai Banking Corporation Limited (“the Best Lending Rate”), Interest rate from the 37th month and thereafter will be calculated at the Hong Kong Dollar Best Lending Rate (P), subject to fluctuation.

- (5) 建築期備用第一按揭貸款最高金額的85%。

The maximum amount of Stage Standby First Mortgage Loan shall be 85%.

- (6) 建築期備用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)須支付所有建築期備用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 Stage Standby 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).

- (7) 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建築期備用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 Stage Standby First Mortgage Loan before choosing this arrangement.

- (8) 建築期備用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建築期備用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 Stage Standby 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 Stage Standby First Mortgage Loan from time to time as it sees fit.

- (9) 建築期備用第一按揭貸款受其他條款及細則約束。有關建築期備用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 Stage Standby 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 Stage Standby 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.

(4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅：

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Development:

1. 如買方選用賣方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.

(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:

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

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