

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 7 Hin Wo Lane		
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
29 September 2025	5

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
05 February 2026	5A	--
14 April 2026	5B	✓
18 June 2026	5C	--
16 July 2026	5D	--
31 August 2026	5E	--

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	A	27.076 (291) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,492,000	239,770 (22,309)	--	--	--	--	--	--	--	--	--	--
UNI Residence	22樓 22/F	A	27.076 (291) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,550,000	241,912 (22,509)	--	--	--	--	--	--	--	--	--	--
UNI Residence	23樓 23/F	A	27.076 (291) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,610,000	244,128 (22,715)	--	--	--	--	--	--	--	--	--	--
UNI Residence	25樓 25/F	A	27.076 (291) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,670,000 7,004,000	246,344 258,679 (22,921) (24,069)	--	--	--	--	--	--	--	--	--	--
UNI Residence	26樓 26/F	A	27.076 (291) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,732,000 7,069,000	248,633 261,080 (23,134) (24,292)	--	--	--	--	--	--	--	--	--	--
UNI Residence	25樓 25/F	E	27.086 (292) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,814,000	251,569 (23,336)	--	--	--	--	--	--	--	--	--	--

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	25樓 25/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,868,000	258,083 (23,968)	--	--	--	--	--	--	--	--	--	--
UNI Residence	26樓 26/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,948,000	260,412 (24,184)	--	--	--	--	--	--	--	--	--	--
UNI Residence	27樓 27/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,029,000	262,769 (24,403)	--	--	--	--	--	--	--	--	--	--
UNI Residence	28樓 28/F	F	34.361 (370) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,112,000	265,184 (24,627)	--	--	--	--	--	--	--	--	--	--
UNI Residence	10樓 10/F	H	26.586 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,539,000	208,343 (19,367)	--	--	--	--	--	--	--	--	--	--
UNI Residence	11樓 11/F	H	26.586 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,680,000	213,646 (19,860)	--	--	--	--	--	--	--	--	--	--

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	12樓 12/F	H	26.586 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,823,000	219,025 (20,360)	--	--	--	--	--	--	--	--	--	--
UNI Residence	15樓 15/F	H	26.586 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,910,000	222,297 (20,664)	--	--	--	--	--	--	--	--	--	--
UNI Residence	16樓 16/F	H	26.586 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,000,000	225,683 (20,979)	--	--	--	--	--	--	--	--	--	--
UNI Residence	17樓 17/F	H	26.586 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,092,000	229,143 (21,301)	--	--	--	--	--	--	--	--	--	--
UNI Residence	18樓 18/F	H	26.586 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,185,000	232,641 (21,626)	--	--	--	--	--	--	--	--	--	--
UNI Residence	19樓 19/F	H	26.586 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,242,000 6,555,000	234,785 246,558 (21,825) (22,920)	--	--	--	--	--	--	--	--	--	--

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	20樓 20/F	H	26.586 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,298,000 6,613,000	236,892 248,740 (22,021) (23,122)	--	--	--	--	--	--	--	--	--	--
UNI Residence	19樓 19/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,498,000	234,196 (21,732)	--	--	--	--	--	--	--	--	--	--
UNI Residence	20樓 20/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,558,000	236,358 (21,933)	--	--	--	--	--	--	--	--	--	--
UNI Residence	21樓 21/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,617,000 6,948,000	238,485 250,414 (22,130) (23,237)	--	--	--	--	--	--	--	--	--	--
UNI Residence	22樓 22/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,677,000 7,011,000	240,647 252,685 (22,331) (23,448)	--	--	--	--	--	--	--	--	--	--
UNI Residence	23樓 23/F	J	27.746 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,738,000 7,075,000	242,846 254,992 (22,535) (23,662)	--	--	--	--	--	--	--	--	--	--

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) 90天現金付款計劃 (照售價減10%)

90 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；
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30天內繳付；及
5% of the Transaction Price (further deposit) shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase; and
- 3) 成交金額90% (成交金額餘額) 於簽署臨時買賣合約後 90 天內繳付。
90% of the Transaction Price (balance of the Transaction Price) shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 180天現金付款計劃 (照售價減9%)

180 Days Cash Payment Plan (9% 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30天內繳付；及
5% of the Transaction Price (further deposit) shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase; and
- 3) 成交金額90% (成交金額餘額) 於簽署臨時買賣合約後 180 天內繳付。
90% of the Transaction Price (balance of the Transaction Price) shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(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) 上述(4)(ii)(a)至(c)段之折扣可同時享用。

The discounts set out in (4)(ii)(a) to (c) 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) 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作準。

Purchaser(s) 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.

(b) 管理費津貼優惠
Management Fee Subsidy Benefit

- (i) 購買下列指定住宅物業之買方，受限於第(4)(iii)(b)(ii)至(vi)段，可獲賣方給予下表列出的相應的管理費津貼(「管理費津貼」)，金額如下：
Purchaser(s) of the following designated residential property(ies), subject to paragraphs (4)(iii)(b)(ii) to (vi), shall be entitled to the corresponding Management Fee Subsidy offered by the Vendor as listed in the table below ("Management Fee Subsidy"). The Management Fee Subsidy amounts are as follow:-

住宅物業 ¹ Residential properties ¹		管理費津貼金額 (港幣) Management Fee Subsidy amount (HK\$)
樓層 Floor	單位 Flat	
26, 27, 28	A	\$33,576
25, 26, 27, 28, 30	B	\$46,008
23, 25, 26, 27, 28, 30	C	\$34,824
28, 30	D	\$33,576
27, 28, 30	E	\$33,576
30	F	\$42,288
22, 23, 25, 26, 27, 28	G	\$39,792
21, 22, 23, 25, 26, 27, 28	H	\$33,576
21, 22, 23, 25, 26, 27, 28	J	\$34,824

備註：

Notes:

¹ 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的任何其他價單內。

¹ 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.

- (ii) 買方必須完全遵守、履行及遵從臨時買賣合約及正式買賣合約(統稱為「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。
Purchaser(s) shall fully observe, perform and comply with all the terms and conditions in the Preliminary Agreement for Sale and Purchase and formal Agreement for Sale and Purchase (collectively known as "Agreement for Sale and Purchase") including but not limited to the terms of payment as specified therein.
- (iii) 賣方會於確認買方已於買賣合約訂明的付款限期日或之前付清扣除管理費津貼後的成交金額餘額後，將管理費津貼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 duly verified that the purchaser(s) has settled the part of the balance of the Transaction Price after deducting the Management Fee Subsidy 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 Management Fee Subsidy as part payment of the balance of the Transaction Price directly or provide the Management Fee Subsidy to the purchaser(s) by such other means as the Vendor considers appropriate.
- (iv) 上述之管理費津貼為相關買方個人專有，買方無權轉讓或轉移管理費津貼予任何第三方。無論賣方是否提供管理費津貼予買方，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住宅物業之買賣。
The Management Fee Subsidy is personal and exclusive to the relevant purchaser(s) who shall have no right to assign or transfer the Management Fee Subsidy to a third party. Whether or not the Vendor provides the Management Fee Subsidy to the purchaser(s), the purchaser(s) 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 residential property(ies) in accordance with the terms and conditions contained therein.

(v) 賣方並無就管理費津貼之安排及批核作出，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 Management Fee Subsidy.

(vi) 本優惠詳情以相關交易文件條款及條件為準。
This benefit is subject to the terms and conditions of the relevant transaction documents.

(c) 傢俬套餐 / 傢俬現金回贈優惠
Furniture Package / Furniture Cash Rebate Benefit
(只適用於本段中所述的指定住宅物業)
(Only applicable to the designated residential properties as mentioned in this paragraph)

(i) 購買下列指定住宅物業之買方可於簽署臨時買賣合約時選擇以下第(I)項傢俬套餐優惠或第(II)項傢俬現金回贈優惠(只可選擇其中一項)：
Purchaser(s) of the following designated residential properties may, upon signing of the Preliminary Agreement for Sale and Purchase, select either
(I) Furniture Package Benefit or (II) Furniture Cash Rebate Benefit as set out below (Only one benefit may be selected):-

(I) 選項一：傢俬套餐優惠 (只適用於選擇此優惠的買方)(「選項一」)
Option 1: Furniture Package Benefit (Only applicable to the purchaser(s) who have selected this Benefit)("Option 1")

買方可免費獲贈由指定傢俬公司提供下表列出的相應的傢俱項目(「傢俬」)。傢俬將於該住宅物業買賣成交後由指定傢俬公司以其認為合適的方法交予買方。有關傢俬的詳情(包括但不限於傢俬的款式、設計、手工、顏色、狀況、品質、物料、性能、保養或運送安排)，買方應直接向指定傢俬公司查詢。此優惠受指定傢俬公司的條款及細則約束。賣方及/或其代表不會且不得被視為就指定傢俬公司提供的傢俬或其款式、設計、手工、顏色、狀況、品質、物料、性能、保養、運送安排或任何方面作出任何保證或陳述，且賣方不承擔任何傢俬的維修或保養責任，亦不會就傢俬提供任何售後服務。有關選項一之任何爭議，買方應直接聯絡指定傢俬公司。傢俬並不構成任何住宅物業的裝置、裝修物料及設備的任何部分。賣方及/或指定傢俬公司保留權利以其他物品替代任何傢俬。選項一受限於以下第(4)(iii)(c)(ii)至(vii)段。

Purchaser(s) can receive the corresponding furniture item(s) provided by the designated furniture company as listed in the table below free of charge ("Furniture"). The Furniture will be delivered by the designated furniture company to the purchaser(s) after completion of the sale and purchase of that residential property in such manner specified by the designated furniture company. For details (including but not limited to the style, design, workmanship, colour, condition, quality, materials, fitness, warranty or delivery arrangement) of the Furniture, purchaser(s) shall enquire with the designated furniture company directly. This benefit is subject to the terms and conditions of the designated furniture company. No warranty or representation whatsoever is given or deemed to be given by the Vendor and/or its representatives in any respect relating to the Furniture or the style, design, workmanship, colour, condition, quality, materials, fitness, warranty, delivery arrangement of the Furniture whatsoever and no repair or maintenance obligation nor any after-sale service is assumed by the Vendor in respect of the Furniture. If there is any dispute on this Option 1, the purchaser(s) should contact the designated furniture company directly. The Furniture does not form any part of the fittings, finishes or appliances of any residential properties. The Vendor and/or the designated furniture company reserves the right to substitute any Furniture with other items. This Option 1 is further subject to paragraphs (4)(iii)(c)(ii) to (vii) below.

住宅物業 ¹ Residential properties ¹		傢俬 Furniture (數量 Quantity)								
樓層 Floor	單位 Flat	梳化 Sofa	客廳櫃 Cabinet	餐枱 Dining Table	餐椅 Chair	床連床褥 Bed with Mattress	衣櫃 Wardrobe	燈飾 Ceiling Light	窗簾 Curtain	紗簾 Sheer
26, 27, 28	A	1	1	1	2	1	1	3	1	2
23, 25, 26, 27, 28, 30	C	1	1	1	2	1	1	3	1	2
28, 30	D	1	1	1	2	1	1	3	1	2
27, 28, 30	E	1	1	1	2	1	1	3	1	2
22, 23, 25, 26, 27, 28	G	1	1	1	2	1	1	3	1	2
21, 22, 23, 25, 26, 27, 28	H	1	1	1	2	1	1	3	1	2
21, 22, 23, 25, 26, 27, 28	J	1	1	1	2	1	1	3	1	2

備註：

Notes:

¹ 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的任何其他價單內。

¹ 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.

(II) 選項二：傢俬現金回贈優惠 (只適用於選擇此優惠的買方)(「選項二」)

Option 2: Furniture Cash Rebate Benefit (Only applicable to the purchaser(s) who have selected this Benefit)("Option 2")

買家可獲賣方給予傢俬現金回贈(「傢俬現金回贈」)，金額為港幣\$10,000。賣方會於確認買方已於買賣合約訂明的付款限期日或之前付清扣除傢俬現金回贈後的成交金額餘額後，將傢俬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。另受限於以下第(4)(iii)(c)(ii)至(vii)段。

The purchaser(s) shall be entitled to the furniture cash rebate offered by the Vendor ("Furniture Cash Rebate"). The Furniture Cash Rebate amount is HK\$10,000. After the Vendor has duly verified that the purchaser(s) has settled the part of the balance of the Transaction Price after deducting the Furniture 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 Furniture Cash Rebate as part payment of the balance of the Transaction Price directly or provide the Furniture Cash Rebate to the purchaser(s) by such other means as the Vendor considers appropriate. This Benefit is further subject to paragraphs (4)(iii)(c)(ii) to (vii) below.

選項一及選項二(統稱為「該優惠」)均受限於以下第(4)(iii)(c)(ii)至(vii)段：

Both Option 1 and Option 2 (collectively known as "the Benefit") are subject to paragraphs (4)(iii)(c)(ii) to (vii) below:

- (ii) 買方必須完全遵守、履行及遵從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。
Purchaser(s) shall fully observe, perform and comply with all the terms and conditions in the Agreement for Sale and Purchase including but not limited to the terms of payment as specified therein.
- (iii) 該優惠為相關買方個人專有，買方無權轉讓或轉移該優惠予任何第三方。無論買方最終是否可享有該優惠，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 Benefit is personal and exclusive to the relevant purchaser(s) who shall have no right to assign or transfer the Benefit to a third party. Whether or not the purchaser(s) eventually enjoys the Benefit, the purchaser(s) 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 that residential property in accordance with the terms and conditions contained therein.
- (iv) 賣方並無就該優惠之安排及批核作出，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 Benefit.
- (v) 如有爭議，賣方有權就所有事宜作最後決定，該決定對買方有約束力。該優惠詳情以相關交易文件條款及條件為準。
In case of dispute, the Vendor reserves its rights to make the final decision on all matters and such decision shall be binding on the purchaser(s). Details of the Benefit are subject to the terms and conditions of the relevant transaction documents.
- (vi) 為免疑問，就購買每個上表列出的指定住宅物業，買方只可享有傢俬套餐優惠或傢俬現金回贈優惠的其中一項。
買方須於簽署臨時買賣合約時選擇有關優惠，一經選擇，任何情況下不得更改。
For the avoidance of doubt, for the purchase of each designated residential property as listed in the table above, the purchaser(s) is only entitled to either the Furniture Package Benefit or the Furniture Cash Rebate Benefit. The purchaser(s) shall choose the relevant Benefit upon signing of the Preliminary Agreement for Sale and Purchase. The relevant Benefit, once selected, shall not be changed under any circumstances.
- (vii) 本優惠詳情以相關交易文件條款及條件為準。
This benefit is subject to the terms and conditions of the relevant transaction documents.

- (d) 發展項目一個車位優先認購權利
Priority to purchase a parking space in the Development

受合約規限，賣方可於其全權及絕對酌情決定的售價和時間向買方出售發展項目的一個車位(該車位由賣方全權及絕對酌情決定)，及受下列的條款及條件規限：
Subject to contract, the Vendor may sell to the purchaser(s) ONE parking space in the Development (to be determined by the Vendor in its sole and absolute discretion) at such price and at such time as the Vendor may in its sole and absolute discretion determine, and subject to and upon the following terms and conditions:

- (i) 買方必須於簽署臨時買賣合約購買本價單的住宅物業時：
- (A) 同時購買兩個本價單內或發展項目已發出的任何其他價單內的住宅物業；或
 - (B) 購買一個本價單內的住宅物業(「物業一」)及即場向賣方證明在簽署物業一的臨時買賣合約前已購買[^]一個發展項目的住宅物業(如買方為聯名買方，則最少一名買方已購買[^]一個發展項目的住宅物業)；或
 - (C) 購買一個本價單內的住宅物業(「物業一」)及即場向賣方證明其家人* (如買方為聯名買方，該家人須為最少一名買方的家人)在簽署物業一的臨時買賣合約前已購買[^]一個發展項目的住宅物業。
* 買方的家人是指其配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女，惟必須出示令賣方滿意之有效證明文件證明親屬關係。賣方保留其絕對酌情權接受或拒絕買方所提供的證明文件。賣方此方面所作的決定為最終決定，對所有人士具有約束力。
[^]「已購買」指已跟賣方簽署發展項目住宅物業的正式買賣合約之買方，而該正式買賣合約仍然存續。

The purchaser(s) shall upon signing a Preliminary Agreement for Sale and Purchase to purchase a residential property under this Price List:-

- (A) purchase TWO residential properties at the same time, whether under this price list or any other price list of the Development issued; OR
- (B) purchase ONE residential property in this price list ("Property 1") AND prove on the spot to the Vendor that prior to the signing of the preliminary agreement for sale and purchase of Property 1 he has purchased[^] ONE residential property in the Development
(if the purchaser is joint purchasers, at least one purchaser shall have purchased[^] ONE residential property in the Development); OR
- (C) purchase ONE residential property in this price list ("Property 1") AND prove on the spot to the Vendor that prior to the signing of the preliminary agreement for sale and purchase of Property 1 his Family Member* (if the purchaser is joint purchasers, that Family Member shall be a Family Member of at least one of the purchasers) has purchased[^] ONE residential property in the Development.
* A Family Member in relation to the purchaser shall mean a spouse, parent, child, sibling, grandparent or grandchild of the purchaser provided that relevant supporting documents to the satisfaction of the Vendor must be produced to prove the relationship. The Vendor reserved its absolute discretion to accept or reject the supporting documents provided by the purchaser(s). The Vendor's decision in this regard shall be final and binding on all persons.
[^] "Has/have purchased" means a purchaser who has signed the formal agreement for sale and purchase of a residential property in the development with the Vendor and that formal agreement for sale and purchase is still subsisting.

買方須提供令賣方滿意的證據證明其符合上述資格。賣方有唯一及絕對酌情權決定買方是否符合以上條件。若有爭議，賣方有權決定本優惠是否適用，有關決定為最終決定並對買方具有約束力。

The purchaser(s) shall provide evidence proving that he/she complies with the above eligibility requirements to the satisfaction of the Vendor. The Vendor shall have the sole and absolute discretion to determine whether the purchaser(s) has satisfied the above conditions. In case of dispute, the Vendor has the right to determine whether this benefit is applicable, and such determination shall be final and binding on the purchaser(s).

- (ii) 買方根據賣方日後公佈有關的車位之價單及銷售安排資料所訂定的時限、條款及方法有權優先認購一個車位(住客停車位)(「車位優先權」)，否則其車位優先權將會自動失效，買方不會為此獲得任何補償。車位之價單及銷售安排資料將由賣方全權及絕對酌情決定，並容後公佈。有關買賣車位一切以合約作實。
The purchaser(s) shall be entitled to have a priority to purchase one parking space (residential parking space) in accordance with the time limit, terms and manner as prescribed in the relevant price list and the information on sales arrangements of parking space to be announced by the Vendor ("Carpark Priority"). Otherwise, the Carpark Priority shall lapse automatically and the purchaser(s) shall not be entitled to any compensation thereof. The price list and the information on sales arrangements of parking space shall be determined by the Vendor at its sole and absolute discretion and will be announced later. The sale and purchase of parking space is subject to contract.
- (iii) 買方及/或其家人必須完全遵守、履行及遵從所有已購的相關住宅物業買賣合約所有條款及條件，包括但不限於其中所列的支付條款，否則本優惠即告作廢並無效，買方無權獲得本優惠，即本優惠將被視作已被撤銷，但無損賣方於買賣合約及其他適用法律下對買方及其家人之權利及申索。
The purchaser(s) and/or his Family Member(s) shall fully observe, perform and comply with all the terms and conditions in the Agreement for Sale and Purchase in respect of all the relevant residential property(ies) purchased including but not limited to the terms of payment as specified therein. Otherwise this benefit shall become null and void upon which the purchaser(s) shall not be entitled to this benefit which shall be deemed to have been withdrawn without prejudice to the Vendor's rights and claims against the purchaser(s) and his Family Member(s) under the Agreement for Sale and Purchase and the applicable laws.
- (iv) 賣方按本優惠條款及條件所發出的車位優先權總數可能超出發展項目可供發售的住客停車位數目。當發展項目的住客停車位全數售出~時，所有未行使的車位優先權將會自動失效。買方不會為此獲得任何補償。
~「售出」指所有發展項目住客停車位已獲簽署臨時買賣合約售出。
The total number of the Carpark Priority granted by the Vendor under the terms and conditions of this benefit may exceed the number of residential parking spaces available for sale in the Development. Upon all residential parking spaces in the Development have been sold~, all unexercised Carpark Priority shall lapse automatically and the purchaser(s) shall not be entitled to any compensation as a result thereof.
"~sold" means all residential parking spaces have been sold by signing of preliminary agreements for sale and purchase.
- (v) 賣方並無就買方是否最終可購買發展項目任何車位作出，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 whether the purchaser(s) can eventually purchase any parking space in the Development.
- (vi) 本優惠受相關交易文件中的條款及條件約束。本優惠只屬上述購買相關住宅物業之買方個人所有，不可轉讓及不可兌現為現金或任何其他優惠。
This benefit is subject to the terms and conditions of the relevant transaction documents. This benefit is personal to the said purchaser(s) of the relevant residential property(ies) and is non-transferable and cannot be redeemed for cash or any other benefit.

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