

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	高臨 TOPSIDE RESIDENCES	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	彌敦道 350 號 (此臨時門牌號數有待發展項目建成時確認) 350 Nathan Road (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	259		

印製日期 Date of Printing	價單編號 Number of Price List
29 April 2024	2

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
28 May 2024	2A	--
6 August 2024	2B	✓
10 September 2024	2C	--
4 November 2024	2D	--
11 March 2025	2E	--
3 April 2025	2F	--
27 April 2025	2G	--
5 September 2025	2H	--

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

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower A1	27	A [#]	65.723 (707) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	20,985,000	319,295 (29,682)	--	--	--	--	--	--	--	--	--	--
Tower A1	26	A [#]	65.723 (707) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	20,782,000 21,821,000	316,206 (29,395) 332,015 (30,864)	--	--	--	--	--	--	--	--	--	--
Tower A1	25	A [#]	65.723 (707) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	20,582,000 21,611,000	313,163 (29,112) 328,819 (30,567)	--	--	--	--	--	--	--	--	--	--
Tower A1	25	B	38.631 (416) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,472,000	296,964 (27,577)	--	--	--	--	--	--	--	--	--	--
Tower A1	25	C	38.454 (414) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,360,000	295,418 (27,440)	--	--	--	--	--	--	--	--	--	--
Tower A1	23	A [#]	65.723 (707) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	20,380,000 21,399,000	310,089 (28,826) 325,594 (30,267)	--	--	--	--	--	--	--	--	--	--
Tower A1	23	B	38.631 (416) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,358,000	294,013 (27,303)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower A1	23	C	38,454 (414) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	11,248,000	292,505 (27,169)	--	--	--	--	--	--	--	--	--	--
Tower A1	23	E	35,098 (378) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,838,000	251,809 (23,381)	--	--	--	--	--	--	--	--	--	--
Tower A1	23	F	25,282 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,300,000	249,189 (23,162)	--	--	--	--	--	--	--	--	--	--
Tower A1	22	[#] A	65,723 (707) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	20,176,000 21,184,000	306,985 (28,537) 322,322 (29,963)	--	--	--	--	--	--	--	--	--	--
Tower A1	22	E	35,098 (378) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,785,000	250,299 (23,241)	--	--	--	--	--	--	--	--	--	--
Tower A1	22	F	25,282 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,262,000	247,686 (23,022)	--	--	--	--	--	--	--	--	--	--
Tower A1	21	[#] A	65,723 (707) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	19,687,000 20,671,000	299,545 (27,846) 314,517 (29,238)	--	--	--	--	--	--	--	--	--	--
Tower A1	20	[#] A	65,723 (707) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	18,864,000 19,807,000	287,023 (26,682) 301,371 (28,016)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower A1	19	A [#]	65.723 (707) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	18,716,000	284,771 (26,472)	--	--	--	--	--	--	--	--	--	--
Tower A1	17	A	58.854 (634) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	16,736,000	284,365 (26,397)	--	--	--	--	--	--	--	--	--	--
Tower A1	17	B	38.631 (416) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,505,000	271,932 (25,252)	--	--	--	--	--	--	--	--	--	--
Tower A1	17	E	25.794 (278) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,851,000	226,836 (21,047)	--	--	--	--	--	--	--	--	--	--
Tower A1	16	A	58.854 (634) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	16,669,000	283,226 (26,292)	--	--	--	--	--	--	--	--	--	--
Tower A1	16	B	38.631 (416) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,108,000	261,655 (24,298)	--	--	--	--	--	--	--	--	--	--
Tower A1	16	E	25.794 (278) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,828,000	225,944 (20,964)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower A1	15	A	58,854 (634) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	16,603,000 17,433,000	282,105 (26,188) 296,208 (27,497)	--	--	--	--	--	--	--	--	--	--
Tower A1	15	B	38,631 (416) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,065,000	260,542 (24,195)	--	--	--	--	--	--	--	--	--	--
Tower A1	15	E	25,794 (278) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,805,000	225,052 (20,881)	--	--	--	--	--	--	--	--	--	--
Tower A1	12	B	38,631 (416) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,997,000	258,782 (24,031)	--	--	--	--	--	--	--	--	--	--
Tower A1	12	E	25,794 (278) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,767,000	223,579 (20,745)	--	--	--	--	--	--	--	--	--	--
Tower A2	23	E	35,063 (377) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,190,000	262,100 (24,377)	--	--	--	--	--	--	--	--	--	--
Tower A2	23	F	35,063 (377) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,142,000	260,731 (24,249)	--	--	--	--	--	--	--	--	--	--

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Tower A2	22	E	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,125,000	260,246 (24,204)	--	--	--	--	--	--	--	--	--	--
Tower A2	22	F	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,080,000	258,962 (24,085)	--	--	--	--	--	--	--	--	--	--
Tower A2	21	A	52,872 (569) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	14,817,000	280,243 (26,040)	--	--	--	--	--	--	--	--	--	--
Tower A2	21	C	39,257 (423) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	10,642,000	271,085 (25,158)	--	--	--	--	--	--	--	--	--	--
Tower A2	21	D	35,523 (382) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,582,000	241,590 (22,466)	--	--	--	--	--	--	--	--	--	--
Tower A2	21	E	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,642,000	246,471 (22,923)	--	--	--	--	--	--	--	--	--	--
Tower A2	21	G	25,282 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,200,000	245,234 (22,794)	--	--	--	--	--	--	--	--	--	--

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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
Tower A2	20	A	52,872 (569) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	14,728,000 15,464,000	278,560 (25,884) 292,480 (27,178)	--	--	--	--	--	--	--	--	--	
Tower A2	20	C	39,257 (423) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	10,580,000	269,506 (25,012)	--	--	--	--	--	--	--	--	--	
Tower A2	20	D	35,523 (382) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,530,000	240,126 (22,330)	--	--	--	--	--	--	--	--	--	
Tower A2	20	E	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,590,000	244,988 (22,785)	--	--	--	--	--	--	--	--	--	
Tower A2	20	G	25,282 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,171,000	244,087 (22,688)	--	--	--	--	--	--	--	--	--	
Tower A2	19	A	52,872 (569) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	14,643,000 15,375,000	276,952 (25,735) 290,797 (27,021)	--	--	--	--	--	--	--	--	--	
Tower A2	19	C	39,257 (423) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	10,516,000	267,876 (24,861)	--	--	--	--	--	--	--	--	--	

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower A2	19	E	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,538,000	243,505 (22,647)	--	--	--	--	--	--	--	--	--	--
Tower A2	19	G	25,282 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,138,000	242,781 (22,566)	--	--	--	--	--	--	--	--	--	--
Tower A2	18	A	52,872 (569) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	14,643,000 15,375,000	276,952 (25,735) 290,797 (27,021)	--	--	--	--	--	--	--	--	--	--
Tower A2	18	C	39,257 (423) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	10,516,000	267,876 (24,861)	--	--	--	--	--	--	--	--	--	--
Tower A2	18	E	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,538,000	243,505 (22,647)	--	--	--	--	--	--	--	--	--	--
Tower A2	18	G	25,282 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,138,000	242,781 (22,566)	--	--	--	--	--	--	--	--	--	--
Tower A2	17	F	25,061 (270) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	5,967,000	238,099 (22,100)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Tower A2	16	F	25.061 (270) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,943,000	237,141 (22,011)	--	--	--	--	--	--	--	--	--	
Tower A2	15	F	25.061 (270) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,920,000	236,224 (21,926)	--	--	--	--	--	--	--	--	--	

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱發展項目售樓說明書，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：在第 (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』指臨時買賣合約中訂明的住宅物業的實際金額（即售價經計算適用折扣之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。

Note: In paragraph (4), “Price” means the price of the residential property set out in Part 2 of this price list, and “Transaction Price” means the purchase price of the residential property set out in the preliminary agreement for sale and purchase i.e. the purchase price after applying the applicable discounts on the Price. The amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up 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樓價 5%之金額作為臨時訂金。其中港幣\$100,000 之部分臨時訂金須以相關指明住宅物業適用的銷售安排資料列明之繳付方法以銀行本票或支票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「的近律師行」。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the preliminary deposit equivalent to 5% of the purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) or cheque(s) pursuant to the payment method(s) listed in the Information on Sales Arrangements in respect of the relevant specified residential property(ies), and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to “DEACONS”.

(A) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減 5%) (5% discount from the Price)

- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約（「正式合約」）。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary Agreement for Sale and Purchase (“PASP”). The formal Agreement for Sale & Purchase (“ASP”) shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

- (2) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 120 天內由買方繳付或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。

95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP or within 14 days after the date of the notification to the purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is the earlier.

(B) 120 天備用一按貸款付款計劃 120-day Standby First Mortgage Loan Payment Plan (照售價減 2.5%) (2.5% discount from the Price)

- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約（「正式合約」）。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary Agreement for Sale and Purchase (“PASP”). The formal Agreement for Sale & Purchase (“ASP”) shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

- (2) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 120 天內由買方繳付或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付，以較早者為準。

95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP or within 14 days after the date of the notification to the purchaser that the Vendor is in a position validly to assign the property to the purchaser, whichever is the earlier.

(C) 不適用 Not applicable

(D) 不適用 Not applicable

(4)(ii)

售價獲得折扣的基礎

The basis on which any discount on the price is available

(a) 請參閱 4(i)

Please refer to 4(i)

(b) 「高鐵臨門」優惠 “High Speed Rail by your side” Discount

買方可獲 3%售價折扣作為「高鐵臨門」優惠

An extra 3% discount on the Price would be offered to the purchasers as “High Speed Rail by your side” Discount.

(c) 「高人一等人材」優惠 “Elite TOPSIDER” Discount

買方可獲 3%售價折扣作為「高人一等人材」優惠

An extra 3% discount on the Price would be offered to the purchasers as “Elite TOPSIDER” Discount.

(d) 「四站八線交通便利」優惠 “Excellent Connectivity” Discount

買方可獲 2%售價折扣作為「四站八線交通便利」優惠

An extra 2% discount on the Price would be offered to the purchasers as “Excellent Connectivity” Discount.

(e) 「尖沙咀 10 分鐘生活圈」優惠 “TSIM SHA TSUI 10 Minutes LIVING CIRCLE” Discount

買方可獲 1%售價折扣作為「尖沙咀 10 分鐘生活圈」優惠

An extra 1% discount on the Price would be offered to the purchasers as “TSIM SHA TSUI 10 Minutes LIVING CIRCLE” Discount.

(4)(iii)

可就購買該發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

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

(a) 備用第一按揭貸款 (此安排只適用於選擇支付條款 (B) 120 天備用一按貸款付款計劃之買方。)

Standby First Mortgage Loan (This arrangement is only applicable to purchasers who choose Terms of Payment (B) 120-day Standby First Mortgage Payment Plan.)

買方可向賣方介紹之財務機構或賣方指定的其它公司 (「介紹之第一承按人」) 申請第一按揭貸款 (「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：

The purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage loan (the “First Mortgage Loan”). The First Mortgage Loan and its application are subject to the following terms and conditions :-

- (1) 成交金額為港幣 3,000 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的 90%；成交金額為港幣 3,000 萬以上但港幣 3,500 萬或以下的住宅物業的第一按揭貸款最高金額為港幣 2,100 萬加成交金額的 20%；成交金額為港幣 3,500 萬以上的住宅物業的第一按揭貸款最高金額為成交金額的 80%。
The maximum amount of First Mortgage Loan shall be 90% of the Transaction Price if the Transaction Price of the residential property is or under HK\$30 million. The maximum amount of First Mortgage Loan shall be HK\$21 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$30 million but is or under HK\$35 million. The maximum amount of First Mortgage Loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is over HK\$35 million
- (2) 買方必須於付清成交金額餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。
The purchaser shall make a written application by the prescribed form to the Referred First Mortgagee for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.
- (3) 買方須依照介紹之第一承按人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 Referred First Mortgagee.
- (4) 買方須以所購之項目的住宅物業之第一樓花按揭 (如適用) 及第一法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Development purchased by the purchaser.
- (5) 第一按揭貸款年期最長為 25 年。
The maximum tenor of the First Mortgage Loan shall be 25 years.
- (6) 第一按揭貸款年利率以最優惠利率 (P) 減 2% (P-2%) 計算。P 為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率 5.5%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦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。
The interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2% (P-2%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 5.5% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. 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.
- (7) 買方須每月供款，而利息由提款日起計算。
Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
- (8) 第一按揭貸款及其相關擔保（如需要）之文件必須由介紹之第一承按人指定之律師行辦理，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 Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
- (9) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.
- (10) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人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 Referred First Mortgagee 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.

- (11) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。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第一按揭貸款的批核或不批核及/或任何與第一按揭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 Referred First Mortgagee, 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. No matter the First 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 First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

(b) **不適用 Not applicable**

(c) **停車位優惠 Offer of Car Parking Space(s)**

- (1) 購買列於價單上設有符號“#”的指明住宅物業之買方，可享優先權認購發展項目的一個(1)停車位。
The purchaser of a specified residential property marked with a “#” on the Price List shall have a priority right to purchase one (1) car parking space of the development.
- (2) 如個人買方獨自或聯同其家人購買列於本發展項目之價單編號 2H, 3H, 6E 及 7C 中四個或以上的指明住宅物業(而每一物業之實用面積為不超越 700 平方呎)，該等每批四個指明住宅物業中最後之物業的買賣合約上的買方，可享優先權認購發展項目的一個停車位。
If an individual purchaser solely or together with his/her immediate family member purchase four or more specified residential properties each with a saleable area of not more than 700 square feet listed in the Price Lists Numbers 2H, 3H, 6E, and 7C of the development, the purchaser named in the agreement for sale and purchase of the last residential property of each lot of four specified residential properties so purchased shall have a priority right to purchase one (1) car parking space in the development.
- (3) 買家必須出示令賣方滿意之有效證明文件證明家人相關關係。“家人”之相應意思請參閱下述備註。賣方有絕對自由權接納何等證明文件，並有最後決定權是否接納該等證明文件。
The purchaser must present valid proof of family relationship to the satisfaction of the vendor. Please refer to the Notes below for the meaning of “immediate family member”. The vendor has the sole discretion to accept any proof or not; and has the final decision on whether such proof is acceptable.
- (4) 若買方未能遵守、履行及符合臨時合約或正式合約內的任何條款及條件或未能完成購買本物業或未能按照正式合約的條款及條件付清物業之成交金額之尾數，買方將不能享有「停車位優惠」。
If the purchaser fails to observe, perform or comply with any of the terms and conditions contained in the Preliminary Agreement or the Formal Agreement or to complete the purchase of the Property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the Formal Agreement, the purchaser shall no longer be entitled to the “Offer of Car Parking Space(s)”.

- (5) 買方須根據賣方日後不時公佈的停車位之銷售安排所規定的時限、條款及方法認購停車位，否則其認購停車位的優先權將會自動失效，買方亦不會為此獲得任何補償。

The purchaser shall purchase the car parking space in accordance with time limit, terms and manner as prescribed by the relevant sale arrangements of car parking spaces to be announced by the Vendor from time to time. Otherwise, the priority right to purchase car parking space shall lapse automatically and the purchaser shall not be entitled to any compensation therefor.

- (6) 停車位的售價及銷售安排詳情(包括但不限於揀選停車位的次序)將由賣方全權及絕對酌情決定，並容後公佈。

The price and sales arrangements details (including but not limited to the sequence for selection of car parking spaces) of car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

- (7) 此優惠受賣方不時訂立的其他條款及細則約束。

This benefit is subject to other terms and conditions from time to time specified by the vendor.

備註 Notes:

“家人”就任何個人而言，指其配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女。

“Immediate family member” in relation to an individual, means a spouse, parent, child, sibling, grandparent or grandchild of the individual.

(d) **「代繳從價印花稅優惠」 “Ad Valorem Stamp Duty Benefit”**

受限於以下條款及條件的前提下，買方將獲賣方提供「代繳從價印花稅」優惠，金額相等就正式合約須繳付之從價印花稅的實際金額或成交金額的 4.25%，以較低者為準。

Subject to the conditions precedent below being satisfied by the purchaser, the purchaser will be offered by the Vendor the "Ad Valorem Stamp Duty" Benefit. The amount is equal to the actual amount of ad valorem stamp duty payable on the Agreement or 4.25% of the Transaction Price, whichever is lower.

- (1) 買方購買本價單中所列之住宅物業可獲「代繳從價印花稅優惠」。

“Ad Valorem Stamp Duty Benefit” would be offered to the Purchaser of a residential property listed in this price list.

- (2) 「代繳從價印花稅優惠」只作繳付正式合約之從價印花稅之用。

The “Ad Valorem Stamp Duty Benefit” shall be used for the purpose of payment of the ad valorem stamp duty on the Agreement only.

- (3) 若買方未能遵守、履行及符合臨時合約或正式合約內的任何條款及條件或未能完成購買本物業或未能按照正式合約的條款及條件付清物業之成交金額之尾數，買方將不能享有「代繳從價印花稅優惠」及須按賣方選擇立即向賣方支付一筆相等於賣方已繳付之「代繳從價印花稅優惠」之款項或立即採取一切賣方要求之步驟及行動協助賣方從有關當局退回已付之正式合約應付之從價印花稅及應賣方要求向賣方提供所有上述退款所需之文件。

If the purchaser fails to observe, perform or comply with any of the terms and conditions contained in the Preliminary Agreement or the Agreement or to complete the purchase of the Property or to pay the balance of the Transaction Price in accordance with the terms and conditions of the Agreement, the purchaser shall no longer be entitled to the “Ad Valorem Stamp Duty Benefit” and shall at the option of the Vendor forthwith pay to the Vendor an

amount equivalent to the “Ad Valorem Stamp Duty Benefit” paid by the Vendor or forthwith carry out all steps and actions the Vendor requires to assist the Vendor to obtain a refund of the paid ad valorem stamp duty on the Agreement from the relevant authorities and furnish the Vendor with all documents that are necessary for the aforesaid refund upon the Vendor's request.

- (4) 所有根據本段之條款及條件賦予買方之權利及優惠均不能轉讓及不能轉移，及只能由買方本人行使及享用。

All the rights and benefits conferred on the purchaser upon the terms and conditions under this paragraph are non-assignable and non-transferable and can only be exercised and enjoyed by the purchaser personally.

- (5) 為免疑問，買方有責任支付所有印花稅，包括但不限於從價印花稅及印花稅署徵收之任何罰款(如適用)。「代繳從價印花稅優惠」乃屬賣方提供之補貼，賣方在任何情況下均不須就提供「代繳從價印花稅優惠」之任何延遲或因任何原因導致「代繳從價印花稅優惠」(或其任何部分)之延遲支付而造成之任何罰款或損失負責。本優惠受其他條款及條件約束。

For the avoidance of doubt, it is the purchaser's duty to pay all stamp duty, including but not limited to ad valorem stamp duty and any penalty imposed by the Stamp Office (if applicable). The “Ad Valorem Stamp Duty Benefit” is only a subsidy offered by the Vendor and the Vendor will under no circumstances be liable for any delay in offering the “Ad Valorem Stamp Duty Benefit” or be responsible for any penalty or loss if there is any late payment of the “Ad Valorem Stamp Duty Benefit” (or any part thereof) for whatever reason. This benefit is subject to other terms and conditions.

- (6) 優惠只適用於 2025 年 9 月 30 日 (包括當日) 或之前簽署臨時買賣合約之買方。

Benefit only applicable to purchasers who signs the Preliminary Agreement for Sale and Purchase on or before 30 September 2025.

- (e) 不適用
Not applicable

(4)(iv) 誰人負責支付買賣該發展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

- (a) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理買賣合約、按揭及轉讓契，買方及賣方須各自負責有關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 handle the agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅 (包括但不限於任何買方提名書或轉售 (如有) 的印花稅、額外印花稅 (如有)、買家印花稅 (如有) 及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on nomination or sub-sale (if any), any special stamp duty (if any), any buyer's stamp duty (if any) and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

(4)(v) **買方須為就買賣該發展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、買方提名書、有關樓宇交易之地契、公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他雜費等，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, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the purchaser. The purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

(4)(vi) 如買方希望更改付款計劃而須更新成交紀錄冊內的記錄，可於不早於簽署正式買賣合約後 30 日但不遲於付清成交金額餘額之日前 30 日或 (如適用) 正式買賣合約內訂明的發展項目的預計關鍵日期前 30 日 (以較早者為準) 向賣方提出申請，並須承擔有關律師費用及雜費 (如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

If the purchaser wishes to change the payment plan which requires update to the entry(ies) in the Register of Transactions, the purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the formal Agreement for Sale and Purchase but not later than 30 days before the date of settlement of the balance of Transaction Price or (if applicable) not later than 30 days before the estimated material date for the Development as specified in the formal Agreement for Sale and Purchase (whichever is earlier) and bear all related solicitor's cost and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

(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:

賣方委任的代理：

Agent appointed by the Vendor :

尚家生活地產代理有限公司

Couture Homes Agency Limited

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

Earnest property Agency Limited

迎富地產代理有限公司

Easywin Property Agency Limited

香港置業 (地產代理) 有限公司

Hong Kong Property Services (Agency) Limited

香港地產代理商總會有限公司及其特許會員

Hong Kong Real Estate Agencies General Association Limited and Chartered Members

天珠地產有限公司

Sky Pearl Realty Limited

領高地產代理有限公司

Leading Properties Agency Limited

美聯物業代理有限公司

Midland Realty International Limited

利嘉閣地產有限公司

Ricacorp Properties Limited

第一太平戴維斯住宅代理有限公司

Savills Realty Limited

搜房 (香港) 集團有限公司

Soufun (HONG KONG) Group Limited

太陽物業香港代理有限公司

Sunrise Property HK Agency Limited

美極地產有限公司

Excellence Realty (HK) Limited

光華地產

Kwong Wah Property Agency

請注意：任何人可委任任何地產代理在購買該發展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：<http://www.topsideresidences.com.hk>。

The address of the website designated by the Vendor for the Development is: <http://www.topsideresidences.com.hk> .