

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 350 Nathan Road		
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
11 June 2024	4

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
4 November 2024	4A	--
11 March 2025	4B	--
3 April 2025	4C	--
13 June 2026	4D	✓

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	28	F	25,282 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,658,000	263,349 (24,478)	--	--	--	--	--	--	--	--	--	
Tower A1	27	F	25,282 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,658,000	263,349 (24,478)	--	--	--	--	--	--	--	--	--	
Tower A1	26	B	38,631 (416) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,585,000	299,889 (27,849)	--	--	--	--	--	--	--	--	--	
Tower A1	26	C	38,454 (414) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,471,000	298,304 (27,708)	--	--	--	--	--	--	--	--	--	
Tower A1	22	B	38,631 (416) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,247,000	291,139 (27,036)	--	--	--	--	--	--	--	--	--	
Tower A1	22	C	38,454 (414) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,140,000	289,050 (26,908)	--	--	--	--	--	--	--	--	--	
Tower A1	17	H	25,037 (269) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,270,000	250,429 (23,309)	--	--	--	--	--	--	--	--	--	

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	16	H	25,037 (269) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,244,000	249,391 (23,212)	--	--	--	--	--	--	--	--	--	
Tower A1	15	H	25,037 (269) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,219,000	248,392 (23,119)	--	--	--	--	--	--	--	--	--	
Tower A2	28	G	25,282 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,813,000	269,480 (25,048)	--	--	--	--	--	--	--	--	--	
Tower A2	27	D	35,523 (382) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,316,000	262,253 (24,387)	--	--	--	--	--	--	--	--	--	
Tower A2	27	E	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,380,000	267,518 (24,881)	--	--	--	--	--	--	--	--	--	
Tower A2	27	F	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,335,000	266,235 (24,761)	--	--	--	--	--	--	--	--	--	
Tower A2	27	G	25,282 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,573,000	259,987 (24,165)	--	--	--	--	--	--	--	--	--	

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	26	D	35,523 (382) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,254,000	260,507 (24,225)	--	--	--	--	--	--	--	--	--	
Tower A2	26	E	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,316,000	265,693 (24,711)	--	--	--	--	--	--	--	--	--	
Tower A2	26	F	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,271,000	264,410 (24,592)	--	--	--	--	--	--	--	--	--	
Tower A2	26	G	25,282 (272) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	6,535,000	258,484 (24,026)	--	--	--	--	--	--	--	--	--	
Tower A2	26	H	35,443 (382) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,404,000	265,327 (24,618)	--	--	--	--	--	--	--	--	--	
Tower A2	25	D	35,523 (382) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,190,000	258,706 (24,058)	--	--	--	--	--	--	--	--	--	
Tower A2	25	E	35,063 (377) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	9,254,000	263,925 (24,546)	--	--	--	--	--	--	--	--	--	

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	25	F	35,063 (377) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,205,000	262,527 (24,416)	--	--	--	--	--	--	--	--	--	
Tower A2	25	G	25,282 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,497,000 7,050,000	256,981 (23,886) 278,855 (25,920)	--	--	--	--	--	--	--	--	--	
Tower A2	25	H	35,443 (382) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,351,000	263,832 (24,479)	--	--	--	--	--	--	--	--	--	
Tower A2	23	B	38,568 (415) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,618,000	275,306 (25,586)	--	--	--	--	--	--	--	--	--	
Tower A2	22	B	38,568 (415) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,543,000	273,361 (25,405)	--	--	--	--	--	--	--	--	--	

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) 不適用 Not applicable

(B) 不適用 Not applicable

(C) 不適用 Not applicable

(D) 不適用 Not applicable

(E) **90 天現金付款計劃 90-day Cash Payment Plan (照售價) (In accordance with 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 90 天內支付。

95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 90 days after signing of the PASP.

(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) 不適用 **Not applicable**
- (c) 不適用 **Not applicable**
- (d) 不適用 **Not applicable**
- (e) 不適用 **Not applicable**

(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) 不適用 **Not applicable**
- (b) 不適用 **Not applicable**
- (c) 不適用 **Not applicable**
- (d) 不適用 **Not applicable**
- (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>.