

## 價單 Price List

### 第一部份：基本資料 Part 1: Basic Information

|   |   |                             |     |
|---|---|-----------------------------|-----|
| 發展項目名稱<br>Name of Development   | 逸南<br>The Upper South                       | 期數(如有)<br>Phase No.(if any) | --  |
| 發展項目位置<br>Location of Development   | 鴨脷洲大街71號<br>No. 71 Main Street, Ap Lei Chau |                             |     |
| 發展項目(或期數)中的住宅物業的總數<br>The total number of residential properties in the development (or phase of the development) |   |                             | 138 |

|                          |                              |
|--------------------------|------------------------------|
| 印製日期<br>Date of Printing | 價單編號<br>Number of Price List |
| 31 May 2021              | 3                            |

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

| 修改日期<br>Date of Revision | 經修改的價單編號<br>Numbering of Revised Price List | 如物業價錢經修改，請以「✓」標示<br>Please use "✓" to indicate changes to prices of residential properties |
|--------------------------|---|--|
|                          |   | 價錢 Price   |
| 9 July 2021              | 3A  | 無 NIL  |
| 24 November 2021         | 3B  | 無 NIL  |
| 25 January 2022          | 3C  | 無 NIL  |
| 28 February 2022         | 3D  | 無 NIL  |
| 28 April 2022            | 3E  | 無 NIL  |
| 15 June 2022             | 3F  | 無 NIL  |
| 18 June 2022             | 3G  | 無 NIL  |

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

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台，工作平台及陽台 (如有))<br>平方米 (平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價<br>(元)<br>Price<br>(\$) | 實用面積<br>每平方米呎售價<br>元，每平方米<br>(元，每平方米呎)<br>Unit Rate of Saleable Area<br>\$ per sq. metre<br>(\$ per sq.ft.) | 其他指明項目的面積 (不計入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米 (平方呎)<br>sq. metre (sq. ft.) |                  |                 |                 |              |                      |            |                  |               |            |    |
|--|-------------|------------|--|----------------------------|---|--|------------------|-----------------|-----------------|--------------|----------------------|------------|------------------|---------------|------------|----|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |  |                            |   | 空調機房<br>Air-conditioning plant room  | 窗台<br>Bay window | 閣樓<br>Cock-loft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stair-hood | 前庭<br>Terrace | 庭院<br>Yard |    |
| 逸南<br>The Upper South                        | 27          | A          | 24.482 (264)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 7,725,000                  | 315,538<br>(29,261)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 26          | A          | 24.482 (264)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 7,660,000                  | 312,883<br>(29,015)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 25          | A          | 24.482 (264)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 7,594,000                  | 310,187<br>(28,765)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 23          | A          | 24.482 (264)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 7,529,000                  | 307,532<br>(28,519)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 19          | A          | 24.482 (264)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 7,356,000                  | 300,466<br>(27,864)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 18          | A          | 24.482 (264)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 7,312,000                  | 298,668<br>(27,697)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 15          | A          | 22.482 (242)<br>露台 Balcony: -<br>工作平台 Utility Platform: -  | 6,980,000                  | 310,471<br>(28,843)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 9           | A          | 22.482 (242)<br>露台 Balcony: -<br>工作平台 Utility Platform: -  | 6,783,000                  | 301,708<br>(28,029)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 25          | B          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 5,481,000                  | 317,702<br>(29,468)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 15          | B          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 5,194,000                  | 301,067<br>(27,925)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 7           | B          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 4,955,000                  | 287,213<br>(26,640)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 3           | B          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 4,811,000                  | 278,866<br>(25,866)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 25          | C          | 16.965 (183)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 5,294,000                  | 312,054<br>(28,929)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 15          | C          | 16.965 (183)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -   | 5,026,000                  | 296,257<br>(27,464)   | --   | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台, 工作平台及陽台 (如有))<br>平方米 (平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價<br>(元)<br>Price<br>(\$) | 實用面積<br>每平方米呎售價<br>元, 每平方米<br>(元, 每平方呎)<br>Unit Rate of Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米 (平方呎)<br>sq. metre (sq. ft.) |                  |                 |                 |              |                      |            |                  |               |            |    |
|--|-------------|------------|---|----------------------------|---|---|------------------|-----------------|-----------------|--------------|----------------------|------------|------------------|---------------|------------|----|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |   |                            |   | 空調機房<br>Air-conditioning plant room   | 窗台<br>Bay window | 閣樓<br>Cock-loft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stair-hood | 前庭<br>Terrace | 庭院<br>Yard |    |
| 逸南<br>The Upper South                        | 25          | D          | 16.965 (183)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 5,239,000                  | 308,812<br>(28,628)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 15          | D          | 16.965 (183)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 4,971,000                  | 293,015<br>(27,164)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 22          | E          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 5,242,000                  | 303,849<br>(28,183)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 21          | E          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 5,211,000                  | 302,052<br>(28,016)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 20          | E          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 5,181,000                  | 300,313<br>(27,855)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 17          | E          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 5,092,000                  | 295,154<br>(27,376)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 16          | E          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 5,062,000                  | 293,415<br>(27,215)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 15          | E          | 17.252 (186)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 5,032,000                  | 291,676<br>(27,054)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 27          | F          | 24.482 (264)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 7,493,000                  | 306,062<br>(28,383)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 17          | F          | 24.482 (264)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 7,025,000                  | 286,946<br>(26,610)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |
|  | 16          | F          | 24.482 (264)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | 6,983,000                  | 285,230<br>(26,451)   | --  | --               | --              | --              | --           | --                   | --         | --               | --            | --         | -- |

### 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) **付款辦法-歡迎選擇 Payment Methods - Please Choose**

於認購單位時先提供港幣\$50,000，並在簽署臨時買賣合約時補足樓價之5%作為臨時訂金。請備銀行本票抬頭：“張葉司徒陳律師事務所”。

A sum of HK\$50,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the purchase price. Please prepare a banker's cashier order in favour of “Vincent T. K. Cheung, Yap & Co.”.

- (A) 建築期付款計劃：依照售價減6%(94%)

Stage Payment Method : 6% discount from the price (94%)

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。

5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 95%：於賣方就其有能力將本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。

95% of purchase price : shall be paid by the Purchaser within 14 days after the date of the Vendor's notification to the Purchaser in writing that the Vendor is in a position validly to assign the Property to the Purchaser.

(B) 建築期「供款假期」<sup>#</sup>按揭計劃：依照售價減5%(95%)

\*\*\*只提供予第一手買家\*\*\*

Stage "Payment Holiday"<sup>#</sup> Mortgage Payment Method : 5% discount from the price (95%)

\*\*\*This method is only available to the first hand purchasers\*\*\*

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。  
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.  
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 95%：於賣方就其有能力將本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。

買方可向由賣方安排的財務公司申請特定按揭貸款(「特定按揭貸款」)，貸款額不超過樓價八成半，買方於提款日起首十八個月享有「供款假期」<sup>#</sup>；提款後第十九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(「優惠利率」)減1%(P-1%p.a.)計算；其後全期按優惠利率加1%(P+1%p.a.)計算，利率浮動。

買方及其擔保人(如有的話)須按財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。「特定按揭貸款」申請須由財務公司獨立審批。「特定按揭貸款」批出與否及其條款，財務公司有最終決定權。

「特定按揭貸款」受其他條款及細則約束。

賣方無給予或視之為已給予任何就「特定按揭貸款」之批核的陳述或保證。

<sup>#</sup>「供款假期」是指買方不須在提款日起首十八個月內供款償還任何本金及利息。買方須在提款後第十九個月開始按月分期償還本金全數與其後涉及的利息。

95% of purchase price : shall be paid by the Purchaser within 14 days after the date of the Vendor's notification to the Purchaser in writing that the Vendor is in a position validly to assign the Property to the Purchaser.

The Purchaser can apply to finance company(ies) arranged by the Vendor for the Specified Mortgage Loan ("Specified Mortgage Loan"), the loan amount shall not exceed 85% of the purchase price. The Purchaser can enjoy "Payment Holiday"<sup>#</sup> for the first 18 months from the day of drawdown. Interest on the Specified Mortgage Loan will be calculated at 1% below the Best Lending Rate (P-1%p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") for the period from the 19th month to the 36th month; and thereafter will be calculated at 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation.

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/its guarantor(s). The "Specified Mortgage Loan" shall be approved by the finance company(ies) independently. The approval or disapproval of the "Specified Mortgage Loan" and the terms thereof are subject to the final decision of the finance company(ies).

The "Specified Mortgage Loan" is subject to other terms and conditions.

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the "Specified Mortgage Loan".

<sup>#</sup>"Payment Holiday" means the Purchaser is not required to repay any part of the principal sum of the "Specified Mortgage Loan" and to pay any interest thereon for the first 18 months from the day of drawdown. The Purchaser is required to repay the principal sum by way of monthly instalments and pay the interest thereon commencing from the 19th month after drawdown.

(ii) 售價獲得折扣的基礎:

The basis on which any discount on the price is available:

1. 請參閱第(4)(i)段。  
Please refer to paragraph (4)(i).

(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:

1. 首3年保修優惠

First 3 Years Warranty Offer

在不影響買方於正式買賣合約下之權利的前提下，凡住宅物業(但不包括傢具(如有)及園景/盆栽(如有))有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該住宅物業之轉讓契日期起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the Formal Agreement for Sale and Purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of the Assignment of the residential property rectify any defects (fair wear and tear excepted) to the residential property (excluding furniture (if any) and landscape area / potted plants (if any)) caused otherwise than by the act or neglect of any person.

首3年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

2. 「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業(並非經由其他地產代理公司中介成交)，於簽契入伙後可獲贈24個月管理費。

(如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。)

Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given management fees for the period of 24 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)

備註: Note:

a. 買方於簽署正式買賣合約前，如需更改付款辦法，必須得賣方事先同意，並須在要求下繳付手續費\$7,500及自付有關額外費用。

If a Purchaser wishes to change the payment terms before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of \$7,500 upon demand and all related extra expenses.

b. 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。

The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.

c. 有關該物業買賣之印花稅，概由買方支付。

All stamp duty chargeable in relation to the purchase of the property shall be paid by the Purchaser(s) absolutely.

d. 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。

If the Purchaser appoints the solicitors firm(s) recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.

- (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:

恒基物業代理有限公司  
中原地產代理有限公司

Henderson Property Agency Limited  
Centaline Property Agency 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.theuppersouth.com.hk*  
The address of the website designated by the vendor for the development is: *www.theuppersouth.com.hk*