

根據《一手住宅物業銷售條例》第60條所備存的成交記錄冊

Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份: 基本資料 Part 1: Basic Information

發展項目名稱	:	半山名滙	期數 (如有)	:	
Name of Development	:	Upper Manor	Phase No. (If any)	:	--
發展項目位置	:	高街6號*			
Location of Development	:	No.6 High Street*			

重要告示 Important Note :

1.

閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。

Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.
2.

根據《一手住宅物業銷售條例》第 61條，發展項目的成交紀錄冊的目的是向公眾人士提供列於成交紀錄冊的關於發展項目的交易資料，以使公眾人士了解香港的住宅物業市場狀況。成交紀錄冊內的個人資料除供指定用途使用外，不得作其他用途。

According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register of Transactions of the Development is to provide a member of the public with the transaction information relating to the Development, as set out in the Register of Transactions for understanding the residential property market conditions in Hong Kong. The personal data in the Register of Transactions should not be used for any purpose not related to the specified purpose.

*臨時門牌號數有待發展項目建成時確認。

*This provisional street number is subject to confirmation when the Development is completed.

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日/月/年) Date of PASP (DD/MM/YYYY)	買賣合約的日期 (日/月/年) Date of ASP (DD/MM/YYYY)	終止買賣 合約的日期 (如適用) (日/月/年) Date of termination of ASP (if applicable) (DD/MM/YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期 (日/月/年) Details and date (DD/MM/YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the Vendor
			大廈名稱 Block Name	樓層 Floor	單位 Flat	車位(如有) Car-Parking Space (if any)				
N/A	29/07/2025		半山名滙 Upper Manor	3	A		\$6,930,000		• 見備註/See Remarks 7 (c)(i)(2)	
N/A	29/07/2025		半山名滙 Upper Manor	5	B		\$5,552,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	5	C		\$5,616,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	5	E		\$8,585,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	6	B		\$5,579,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	6	C		\$5,645,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	6	E		\$8,671,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	7	A		\$7,035,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	7	D		\$10,583,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	7	E		\$8,931,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	8	B		\$5,793,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	8	C		\$5,861,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	9	A		\$7,219,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	9	B		\$5,869,000		• 見備註/See Remarks 7 (c)(i)(1)	

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			大廈名稱 Block Name	樓層 Floor	單位 Flat	車位(如有) Car-Parking Space (if any)				
N/A	29/07/2025		半山名滙 Upper Manor	9	C		\$5,937,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	10	B		\$5,945,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	10	C		\$6,014,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	12	B		\$6,100,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	12	C		\$6,172,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	15	B		\$6,180,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	15	C		\$6,252,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	16	B		\$6,260,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	16	C		\$6,333,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	17	B		\$6,341,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	18	B		\$6,424,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	21	A		\$8,230,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	27	D		\$13,370,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	29/07/2025		半山名滙 Upper Manor	28	D		\$13,410,000		• 見備註/See Remarks 7 (c)(i)(1)	

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			大廈名稱 Block Name	樓層 Floor	單位 Flat	車位(如有) Car-Parking Space (if any)				
N/A	29/07/2025		半山名滙 Upper Manor	28	E		\$11,263,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	30/07/2025		半山名滙 Upper Manor	9	E		\$9,386,000		• 見備註/See Remarks 7 (c)(i)(3)	
N/A	02/08/2025		半山名滙 Upper Manor	3	B		\$5,194,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	02/08/2025		半山名滙 Upper Manor	3	C		\$5,194,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	02/08/2025		半山名滙 Upper Manor	6	A		\$6,979,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	02/08/2025		半山名滙 Upper Manor	7	B		\$5,719,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	02/08/2025		半山名滙 Upper Manor	7	C		\$5,786,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	02/08/2025		半山名滙 Upper Manor	11	B		\$6,022,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	02/08/2025		半山名滙 Upper Manor	11	C		\$6,092,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	02/08/2025		半山名滙 Upper Manor	17	C		\$6,415,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	02/08/2025		半山名滙 Upper Manor	18	C		\$6,499,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	02/08/2025		半山名滙 Upper Manor	19	B		\$6,507,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	03/08/2025		半山名滙 Upper Manor	8	A		\$7,126,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	03/08/2025		半山名滙 Upper Manor	12	E		\$9,621,000		• 見備註/See Remarks 7 (c)(i)(1)	

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			大廈名稱 Block Name	樓層 Floor	單位 Flat	車位(如有) Car-Parking Space (if any)				
N/A	03/08/2025		半山名滙 Upper Manor	21	B		\$6,736,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	05/08/2025		半山名滙 Upper Manor	6	D		\$10,325,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	07/08/2025		半山名滙 Upper Manor	3	D		\$9,925,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	09/08/2025		半山名滙 Upper Manor	9	D		\$10,903,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	09/08/2025		半山名滙 Upper Manor	20	B		\$6,703,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	10/08/2025		半山名滙 Upper Manor	8	D		\$10,742,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	10/08/2025		半山名滙 Upper Manor	19	C		\$6,583,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	10/08/2025		半山名滙 Upper Manor	20	C		\$6,781,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	11/08/2025		半山名滙 Upper Manor	5	A		\$6,944,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	13/08/2025		半山名滙 Upper Manor	21	C		\$6,815,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	14/08/2025		半山名滙 Upper Manor	5	D		\$10,113,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	15/08/2025		半山名滙 Upper Manor	22	B		\$6,770,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	15/08/2025		半山名滙 Upper Manor	23	B		\$6,804,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	15/08/2025		半山名滙 Upper Manor	23	C		\$6,883,000		• 見備註/See Remarks 7 (c)(i)(1)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
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			大廈名稱 Block Name	樓層 Floor	單位 Flat	車位(如有) Car-Parking Space (if any)				
N/A	16/08/2025		半山名滙 Upper Manor	10	A		\$7,313,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	21/08/2025		半山名滙 Upper Manor	25	B		\$7,008,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	23/08/2025		半山名滙 Upper Manor	11	A		\$7,408,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	23/08/2025		半山名滙 Upper Manor	12	A		\$7,504,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	26/08/2025		半山名滙 Upper Manor	15	A		\$7,602,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	26/08/2025		半山名滙 Upper Manor	28	B		\$7,071,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	26/08/2025		半山名滙 Upper Manor	28	C		\$7,153,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	27/08/2025		半山名滙 Upper Manor	8	E		\$9,065,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	27/08/2025		半山名滙 Upper Manor	10	D		\$11,067,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	27/08/2025		半山名滙 Upper Manor	26	D		\$13,330,000		• 見備註/See Remarks 7 (c)(i)(1)	
N/A	28/08/2025		半山名滙 Upper Manor	11	D		\$11,346,000		• 見備註/See Remarks 7 (c)(i)(2)	
N/A	29/08/2025		半山名滙 Upper Manor	25	C		\$7,089,000		• 見備註/See Remarks 7 (c)(i)(1)	

第三部份：備註 Part 3 : Remarks

1. 關於臨時買賣合約的資料 (即(A), (D), (E), (G)及 (H)欄) 須於擁有人訂立該等臨時買賣合約之後的 24 小時內填入此紀錄冊。在擁有人訂立買賣合約之後的 1 個工作日之內，賣方須在此紀錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此紀錄冊中修改有關記項。
Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this Register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the Vendor must enter the date of that agreement in this Register and revise the entry in this Register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止，賣方須在該日期後的 1 個工作日內，在此紀錄冊(C)欄記入該日期。
If an ASP is terminated, the Vendor must within 1 working day after the date of termination, enter that date in column (C) of this Register.
3. 如在簽訂臨時買賣合約的日期之後的 5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第 6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第 59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, Vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第 35(2)條修改的日期之後的 1 個工作日之內，賣方須將有關細節及該日期記入此紀錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this Register.
5. 賣方須一直提供此紀錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the Development has been registered in the Land Registry.
6. 本紀錄冊會在(H)欄以「✓」標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士 –
 - (a) 該賣方屬法團，而該人是 –
 - (i) 該賣方的董事，或該董事的父母、配偶或子女；
 - (ii) 該賣方的經理；
 - (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - (iv) 該賣方的有聯繫法團或控權公司；
 - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控權公司的經理；
 - (b) 該賣方屬個人，而該人是 –
 - (i) 該賣方的父母、配偶或子女；或
 - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - (c) 該賣方屬合夥，而該人是 –
 - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with “✓” in column (H) in this register. A person is a related party to a vendor if –

 - (a) Where that vendor is a corporation, the person is –
 - (i) a director of that vendor, or a parent, spouse or child of such a director;
 - (ii) a manager of that vendor;
 - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - (iv) an associate corporation or holding company of that vendor;
 - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - (vi) a manager of such an associate corporation or holding company;
 - (b) Where that vendor is an individual, the person is-
 - (i) a parent, spouse or child of that vendor; or
 - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or

- (c) Where that vendor is a partnership, the person is –
 - (i) a partner of that Vendor, or a parent, spouse or child of such a partner; or
 - (ii) a private company of which such a partner, parent, spouse or child is a director or shareholder.

註於本備註 6 及(H)欄內，「賣方」指柯沛鈞(作為擁有人)及/或兆卓集團有限公司(作為「如此聘用的人」)。

Note: In this Remark 6 and column (H), "vendor" means Or Pui Kwan (as “Owner”) and/or Excel Billion Holdings Limited (as “Person so Engaged”).

7. (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。

For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

- (b) 於本備註 7 內，(a)「售價」指相關價單第二部份表中所列之價錢，而「相關價單」指有關指住宅物業之價單，該價單在(G)欄列出，而「成交金額」(即(E)欄)指臨時買賣合約及買賣合約所載之價錢(即售價經計算適用折扣後之價錢)。因應不同支付條款及／或折扣按售價計算得出之價目。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入換算至千位數 (即如所得價目百位之數字為 5 或以上，進位至最接近之千位數；或如所得價目百位之數字為 4 或以下，捨位至最接近之千位數) 作「成交金額」。就以投標方式購買的物業而言，本備註及(G)欄列出的「樓價」則指臨時買賣合約或/及買賣合約所載之價錢(即(E)欄指的其「成交金額」) (b) 「賣方」指柯沛鈞，而「如此聘用的人」指兆卓集團有限公司，即獲擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的公司。

In this Remark 7, (a) “Price” means the price set out in Part 2 of the relevant price list, and “the relevant price list” / “price list concerned” means the price list in relation to the residential property concerned, which is set out in column (G), and “Transaction Price” (i.e. column (E)) means the purchase price set out in the preliminary agreement for sale and purchase and 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 to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.) Whereas in respect of a property purchased by way of tender, “Purchase Price” in this remark and in column (G) means the purchase price set out in the preliminary agreement for sale and purchase or/and agreement for sale and purchase (i.e. its “Transaction Price” stated in column (E)); (b) "Vendor" means Or Pui Kwan and “Person so Engaged” means Excel Billion Holdings Limited, the person so engaged by Excel Billion Holdings Limited to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

- (c) 支付條款及付款計劃優惠

Terms of Payment and Payment Plan Benefit

- (i) 支付條款

(1) 120 天現金付款計劃

- (a) 樓價的 5%作為訂金於簽署買賣合約時付清;
- (b) 樓價的 5%作為加付訂金，於簽署買賣合約後的 30 天內支付；及
- (c) 樓價的 90%作為樓價餘款，需於簽署買賣合約後的 120 天內支付。

120-day Cash Payment Plan

- (a) 5% of the Purchase Price has been paid as deposit on the signing of ASP;
- (b) 5% of the Purchase Price being further deposit shall be paid on or before a date being 30 days after the date of ASP; and
- (c) the remaining 90% of the Purchase Price being balance of the purchase price shall be paid on or before a date being 120 days after the date of ASP.

(2) 200 天現金付款計劃

- (a) 樓價的 5%作為訂金於簽署買賣合約時付清;
- (b) 樓價的 5%作為加付訂金，於簽署買賣合約後的 30 天內支付；及
- (c) 樓價的 90%作為樓價餘款，需於簽署買賣合約後的 200 天內支付。

200-day Cash Payment Plan

- (a) 5% of the Purchase Price has been paid as deposit on the signing of ASP;
- (b) 5% of the Purchase Price being further deposit shall be paid on or before a date being 30 days after the date of ASP; and
- (c) the remaining 90% of the Purchase Price being balance of the purchase price shall be paid on or before a date being 200 days after the date of ASP.

(3) Super Easy 建築期付款計劃

- (a) 樓價的 5%作為訂金於簽署買賣合約時付清;
- (b) 樓價的 5%作為加付訂金，於簽署買賣合約後的 30 天內支付；及
- (c) 樓價的 90%作為樓價餘款，需於賣方就其有能力將有關住宅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 日內付清。

Super Easy Stage Payment Plan

- (a) 5% of the Purchase Price has been paid as deposit on the signing of ASP;
- (b) 5% of the Purchase Price being further deposit shall be paid on or before a date being 30 days after the date of ASP; and
- (c) the remaining 90% of the Purchase Price being balance of the purchase price shall be paid within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the concerned property to the Purchaser.

8. 下述互聯網可連結到此發展項目的價單：www.uppermanor.com.hk
The price list(s) of the development can be found in the following website: www.uppermanor.com.hk

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