

# 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	東邊街九號 9 Eastern Street	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	東邊街9號 9 Eastern Street		
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)		76	

印製日期 Date of Printing	價單編號 Number of Price List
5 July 2025	1

## 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
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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
	6	A	47.198 (508) 露台 Balcony: 2.106(23) 工作平台 Utility Platform: 1.500 (16)	11,982,100	253,869 (23,587)	--	--	--	--	--	--	--	--	--	
	6	B	26.201 (282) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,141,300	234,392 (21,778)	--	--	--	--	--	--	--	--	--	
	6	C	25.593 (275) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	5,912,600	231,024 (21,500)	--	--	--	--	--	--	--	--	--	
	6	D	23.166 (249) 露台 Balcony: 2.107(23) 工作平台 Utility Platform: -- (-)	5,228,400	225,693 (20,998)	--	--	--	--	--	--	--	--	--	
	7	A	47.198 (508) 露台 Balcony: 2.106(23) 工作平台 Utility Platform: 1.500 (16)	12,042,000	255,138 (23,705)	--	--	--	--	--	--	--	--	--	
	7	B	26.201 (282) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,172,100	235,567 (21,887)	--	--	--	--	--	--	--	--	--	
	7	C	25.593 (275) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	5,942,100	232,177 (21,608)	--	--	--	--	--	--	--	--	--	
	7	D	23.166 (249) 露台 Balcony: 2.107(23) 工作平台 Utility Platform: -- (-)	5,335,300	230,307 (21,427)	--	--	--	--	--	--	--	--	--	
	8	A	47.198 (508) 露台 Balcony: 2.106(23) 工作平台 Utility Platform: 1.500 (16)	12,102,200	256,413 (23,823)	--	--	--	--	--	--	--	--	--	

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
	8	B	26.201 (282) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,203,000	236,747 (21,996)	--	--	--	--	--	--	--	--	--	
	8	C	25.593 (275) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	5,971,800	233,337 (21,716)	--	--	--	--	--	--	--	--	--	
	8	D	23.166 (249) 露台 Balcony: 2.107(23) 工作平台 Utility Platform: -- (-)	5,362,000	231,460 (21,534)	--	--	--	--	--	--	--	--	--	
	9	A	47.198 (508) 露台 Balcony: 2.106(23) 工作平台 Utility Platform: 1.500 (16)	12,162,700	257,695 (23,942)	--	--	--	--	--	--	--	--	--	
	9	B	26.201 (282) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,234,000	237,930 (22,106)	--	--	--	--	--	--	--	--	--	
	9	C	25.593 (275) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,001,700	234,506 (21,824)	--	--	--	--	--	--	--	--	--	
	9	D	23.166 (249) 露台 Balcony: 2.107(23) 工作平台 Utility Platform: -- (-)	5,388,800	232,617 (21,642)	--	--	--	--	--	--	--	--	--	
	10	A	47.198 (508) 露台 Balcony: 2.106(23) 工作平台 Utility Platform: 1.500 (16)	12,223,600	258,986 (24,062)	--	--	--	--	--	--	--	--	--	
	10	B	26.201 (282) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,265,100	239,117 (22,217)	--	--	--	--	--	--	--	--	--	

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
	10	C	25.593 (275) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,031,700	235,678 (21,933)	--	--	--	--	--	--	--	--	--	
	10	D	23.166 (249) 露台 Balcony: 2.107(23) 工作平台 Utility Platform: -- (-)	5,415,700	233,778 (21,750)	--	--	--	--	--	--	--	--	--	
	11	A	47.198 (508) 露台 Balcony: 2.106(23) 工作平台 Utility Platform: 1.500 (16)	12,284,700	260,280 (24,182)	--	--	--	--	--	--	--	--	--	
	11	B	26.201 (282) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,296,400	240,311 (22,328)	--	--	--	--	--	--	--	--	--	
	11	C	25.593 (275) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,061,900	236,858 (22,043)	--	--	--	--	--	--	--	--	--	
	11	D	23.166 (249) 露台 Balcony: 2.107(23) 工作平台 Utility Platform: -- (-)	5,442,800	234,948 (21,859)	--	--	--	--	--	--	--	--	--	
	12	B	26.201 (282) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,485,300	247,521 (22,998)	--	--	--	--	--	--	--	--	--	
	12	C	25.593 (275) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: -- (-)	6,243,700	243,961 (22,704)	--	--	--	--	--	--	--	--	--	
	12	D	23.166 (249) 露台 Balcony: 2.107(23) 工作平台 Utility Platform: -- (-)	5,606,100	241,997 (22,514)	--	--	--	--	--	--	--	--	--	

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
	15	D	23.166 (249) 露台 Balcony: 2.107(23) 工作平台 Utility Platform: -- (-)	5,634,100	243,206 (22,627)	--	--	--	--	--	--	--	--	--	
	18	A	45.378 (488) 露台 Balcony: 2.106(23) 工作平台 Utility Platform: 1.500 (16)	12,880,400	283,847 (26,394)	--	--	--	--	--	--	--	--	--	
	19	A	45.378 (488) 露台 Balcony: 2.106(23) 工作平台 Utility Platform: 1.500 (16)	12,944,900	285,268 (26,526)	--	--	--	--	--	--	--	--	--	

### 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，以了解該發展項目的資料。  
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『樓價』指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) 按售價計算得出之價目，皆以四捨五入方式至最接近之百位數作為樓價。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 “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded to the nearest hundred (i.e. if the tens digit of the price obtained is 5 or above, rounded up to the nearest hundred; or if the tens digit of the price obtained is 4 or below, rounded down to the nearest hundred) to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4) (i) 支付條款

Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價5%作為臨時訂金，其中港幣\$100,000作為部分臨時訂金必須以銀行本票繳付，臨時訂金的餘款可以銀行本票或支票繳付。所有本票/支票必須由香港持牌銀行所發出，並且抬頭必須為賣方律師行「JOHNSON STOKES & MASTER」或「孖士打律師行」。

Purchasers shall pay the preliminary deposit which is equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000 being part of the preliminary deposit shall be paid by a cashier's order and the balance of the preliminary deposit can be paid by cashier's order or cheque. All cheques/ cashier's orders shall be issued by a licensed bank in Hong Kong, and shall be made payable to the Vendor's solicitors "JOHNSON STOKES & MASTER" or "孖士打律師行".

(A) 90天現金優惠付款計劃(照售價減8%)

90 days Cash Payment Plan (8% discount on the Price)

1. 臨時訂金即樓價5%於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作天內簽署正式買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價5%於買方簽署臨時買賣合約後30天內繳付。  
5% of the purchase price shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
3. 樓價90%於買方簽署臨時買賣合約後90天內付清。  
90% of the purchase price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(B) 120天現金優惠付款計劃(照售價減5%)

120 days Cash Payment Plan (5% discount on the Price)

1. 臨時訂金即樓價5%於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作天內簽署正式買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價5%於買方簽署臨時買賣合約後30天內繳付。  
5% of the purchase price shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
3. 樓價90%於買方簽署臨時買賣合約後120天內付清。  
90% of the purchase price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

- (4) (ii) 售價獲得折扣的基礎  
The basis on which any discount on the Price is available:
1. 見第 4(i) 段。  
See paragraph 4(i).
  2. 早鳥折扣  
Early Bird Discount  
凡買方於2025年7月31日或之前簽署臨時買賣合約購買本價單中所列之住宅物業，可獲賣方提供相等於售價2%之折扣優惠，並即時在售價上扣減。  
Where the preliminary agreement for sale and purchase for a residential property listed in this price list is signed on or before 31<sup>st</sup> July 2025, the Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 2% of the Price. The discount will be deducted from the Price directly.
- (4) (iii) 可就購買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
1. 見第 4(i) 及 4(ii) 段。  
See paragraphs 4(i) and 4(ii)
- (4) (iv) 誰人負責支付買賣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:
1. 如買方選擇由賣方律師代表買方處理其購買發展項目中的指明住宅物業的所有法律文件(包括買賣合約、按揭契及轉讓契等)，賣方將支付買方於買賣合約及轉讓契的法律費用(不包括雜費，雜費須由買方支付)。  
If the Purchaser instructs the Vendor's solicitors to act for him in respect of all legal documentation in relation to the purchase of the specified residential property in the Development (including the agreement for sale and purchase, mortgage and subsequent assignment, etc.), the Vendor will bear such solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment (excluding disbursements, which shall be paid by the Purchaser).
  2. 如買方選擇由其他律師(即非賣方律師)於買賣發展項目中的指明住宅物業代表買方，買賣雙方必須各自承擔其買賣合約及轉讓契的法律費用。  
If the Purchaser chooses to instruct his own solicitors (other than the Vendor's solicitors) to act for him in respect of the purchase of the specified residential property in the Development, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment.
  3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家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)。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty 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:

製作、加蓋印花、登記及完成有關發展項目的公契及管理協議(「公契」)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用(如適用)、所有查冊費、註冊費、所購物業的按揭(如有)之法律及其他費用及開支及其他有關所購物業的買賣文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, stamping, registration and completion of the Deed of Mutual Covenant and Management Agreement in respect of the Development (the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty (if applicable), all search fees, registration fees, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

- (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  
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (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

請注意: 任何人可委任任何地產代理在購買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: [www.9easternst.com.hk](http://www.9easternst.com.hk)  
The address of the website designated by the Vendor for the Development is: [www.9easternst.com.hk](http://www.9easternst.com.hk)