

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	Upper Central	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	堅道 48 號 No. 48 Caine Road		
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)		85	

印製日期 Date of Printing	價單編號 Number of Price List
21-11-2025	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
12-1-2026	2A	✓
22-1-2026	2B	✓

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
Upper Central	20	A	17.999 (194) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,861,000	325,629 (30,211)	--	--	--	--	--	--	--	--	--	--
	18	A	17.999 (194) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,778,000	321,018 (29,784)	--	--	--	--	--	--	--	--	--	--
	17	A	17.999 (194) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,694,000	316,351 (29,351)	--	--	--	--	--	--	--	--	--	--
	15	A	17.999 (194) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,585,000	310,295 (28,789)	--	--	--	--	--	--	--	--	--	--
	12	A	17.999 (194) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,532,000 \$5,642,000 \$5,756,000	307,350 (28,515) 313,462 (29,082) 319,796 (29,670)	--	--	--	--	--	--	--	--	--	--
	10	A	17.999 (194) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,426,000	301,461 (27,969)	--	--	--	--	--	--	--	--	--	--
	7	A	17.999 (194) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$5,374,000	298,572 (27,701)	--	--	--	--	--	--	--	--	--	--
	21	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$5,400,000 \$5,253,000	328,481 (30,539) 338,336 (31,455)	--	--	--	--	--	--	--	--	--	--
	19	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$5,001,000	322,105 (29,946)	--	--	--	--	--	--	--	--	--	--

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
Upper Central	17	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$4,901,000 \$5,048,000	315,664 (29,347) 325,132 (30,228)	--	--	--	--	--	--	--	--	--	--
	15	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$4,805,000 \$4,949,000	309,481 (28,772) 318,756 (29,635)	--	--	--	--	--	--	--	--	--	--
	11	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$4,710,000 \$4,851,000	303,362 (28,204) 312,444 (29,048)	--	--	--	--	--	--	--	--	--	--
	10	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$4,664,000	300,399 (27,928)	--	--	--	--	--	--	--	--	--	--
	9	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$4,618,000 \$4,757,000	297,437 (27,653) 306,389 (28,485)	--	--	--	--	--	--	--	--	--	--
	8	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$4,595,000	295,955 (27,515)	--	--	--	--	--	--	--	--	--	--
	7	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$4,527,000 \$4,664,000	291,575 (27,108) 300,399 (27,928)	--	--	--	--	--	--	--	--	--	--
	6	B	15.526 (167) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	\$4,483,000 \$4,617,000	288,741 (26,844) 297,372 (27,647)	--	--	--	--	--	--	--	--	--	--
	16	C	22.247 (239) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,684,000	300,445 (27,967)	--	--	--	--	--	--	--	--	--	--

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
Upper Central	15	C	22.247 (239) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,619,000 \$6,752,000 \$6,886,000	297,523 (27,695) 303,502 (28,251) 309,525 (28,812)	--	--	--	--	--	--	--	--	--	--
	12	C	22.247 (239) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,556,000 \$6,686,000 \$6,820,000	294,691 (27,431) 300,535 (27,975) 306,558 (28,536)	--	--	--	--	--	--	--	--	--	--
	10	C	22.247 (239) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,431,000	289,073 (26,908)	--	--	--	--	--	--	--	--	--	--
	8	C	22.247 (239) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,339,000 \$6,466,000 \$6,594,000	284,937 (26,523) 290,646 (27,054) 296,400 (27,590)	--	--	--	--	--	--	--	--	--	--
	7	C	22.247 (239) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,248,000 \$6,373,000 \$6,500,000	280,847 (26,142) 286,466 (26,665) 292,174 (27,197)	--	--	--	--	--	--	--	--	--	--
	6	C	19.086 (205) 露台 Balcony: - 工作平台 Utility Platform: -	\$6,132,000	321,283 (29,912)	--	--	--	7.364 (79)	--	--	--	--	--	--

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
Upper Central	18	D	22.505 (242) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,933,000 \$7,072,000 \$7,213,000	308,065 (28,649) 314,241 (29,223) 320,507 (29,806)	--	--	--	--	--	--	--	--	--	--
	17	D	22.505 (242) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,834,000	303,666 (28,240)	--	--	--	--	--	--	--	--	--	--
	16	D	22.505 (242) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,768,000	300,733 (27,967)	--	--	--	--	--	--	--	--	--	--
	12	D	22.505 (242) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,639,000 \$6,772,000	295,001 (27,434) 300,911 (27,983)	--	--	--	--	--	--	--	--	--	--
	9	D	22.505 (242) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,449,000 \$6,578,000	286,559 (26,649) 292,291 (27,182)	--	--	--	--	--	--	--	--	--	--
	8	D	22.505 (242) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$6,418,000	285,181 (26,521)	--	--	--	--	--	--	--	--	--	--
	26	E	36.040 (388) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	\$13,300,000	369,034 (34,278)	--	--	--	--	--	--	--	--	--	--

- (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) 該臨時買賣合約即告終止; (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 for sale and purchase 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.

註：『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售價。因應不同支付條款及／或適用折扣(如有)按售價計算得出之價目，皆以四捨五入到最接近千位數作為樓價，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: “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 price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded off to the nearest thousand 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) (A) 90 天現金付款計劃
90 Days Cash Payment Plan

(i) 支付條款
Terms of Payment

買方於簽署臨時買賣合約(「臨時合約」)時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$150,000 之部份臨時訂金必須以銀行本票支付，臨時訂金的餘額可以銀行本票或支票支付，本票及支票抬頭請寫「張葉司徒陳律師事務所」。

Upon signing of the preliminary agreement for sale and purchase (“PASP”), the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$150,000 being part of the preliminary deposit must be paid by cashier order 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 “Vincent T.K. Cheung, Yap & Co.”

1. 相等於樓價 5%之臨時訂金須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 個工作日內簽署正式買賣合約(「買賣合約」)。
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase (“ASP”) shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5%之加付訂金須於買方簽署臨時合約後 30 天內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90%即樓價餘款須於買方簽署臨時合約後 90 天內繳付。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

(ii) 售價獲得折扣的基礎
The basis on which any discount on the Price is available

1. 90 天現金付款計劃優惠
90 Days Cash Payment Plan Benefit

選擇第(4)(A)段所述的付款計劃之買方，可獲 6%售價折扣優惠。

A 6% discount on the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A).

2. 中環 CBD 核心人才及專業人士優惠
Core Central CBD Talent Discount

買方可獲 3%售價折扣優惠。

The Purchaser will be offered 3% discount on the Price.

3. 印花稅折扣優惠
Stamp Duty Discount

買方可獲 3%售價折扣優惠。
The Purchaser will be offered 3% discount on the Price.

(iii) 可就購買該發展項目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. 請參閱第 4(A)(ii)。
Please refer to Paragraph 4(A)(ii).

(5) (i) 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

1. 買賣雙方須各自負責其代表律師有關買賣合約及轉讓契兩項法律文件之律師費用。
Each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the ASP and the assignment.

2. 買方須承擔及支付一概有關臨時合約、買賣合約及轉讓契的印花稅(包括但不限於根據《印花稅條例》(第 117 章)可予徵收的從價印花稅及所有附加印花稅)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。
All stamp duty including without limitation the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements arising from the PASP, the ASP and the assignment shall be borne and paid by the Purchaser.

(ii) 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

製作、登記及完成大廈公契及管理合約、副公契(如有)(統稱「公契」)之費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件認證副本之費用、所購住宅物業的買賣合約及轉讓契之圖則費，所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用及其他有關所購住宅物業的買賣的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, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant (if any) (collectively, "DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property purchased, all plan fees for plans to be annexed to ASP and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定所有相關事項，包括但不限於買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand purchaser as specified in the PASP only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the purchasers.

- (6) 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
世紀 21 集團有限公司及旗下特許經營商
香港(國際)地產商會有限公司及旗下特許會員

香港置業(地產代理)有限公司
香港地產代理商總會有限公司及旗下特許會員

美聯物業代理有限公司
利嘉閣地產有限公司
仲量聯行有限公司

CENTALINE PROPERTY AGENCY LIMITED
CENTURY 21 GROUP LIMITED AND FRANCHISEES
HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED AND CHARTERED MEMBERS
HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED AND CHARTERED MEMBERS
MIDLAND REALTY INTERNATIONAL LIMITED
RICACORP PROPERTIES LIMITED
JONES LANG LASALLE LIMITED

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.

- (7) 賣方就發展項目指定的互聯網網站的網址為：<http://www.uppercentralhk.com>

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