# 價單 Price List

## 第一部份：基本資料 Part1：Basic Information

| | | | |
|---|---|---|---|
| 發展項目的期數名稱<br>Name of the Phase of the Development | 朗屏 8 號<br>THE SPECTRA | 期數(如有)<br>Phase No. (if any) | 朗屏 8 號發展項目第二期<br>Phase 2 of The Spectra Development |
| 發展項目的期數位置<br>Location of the Phase of the Development | 香港新界元朗擴業街 8 號<br>No.8 KWONG YIP STREET, YUEN LONG, NEW TERRITORIES, HONG KONG<br>(適用於發展項目的期數的住宅部份)<br>(Applicable to the residential portion of the Phase of the Development) | | |
| 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) | | | 912 |

| 印製日期<br>Date of Printing | 價單編號<br>Number of Price List |
|---|---|
| 12/04/2016 | 4 |

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>Number 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 |
| 20/04/2016 | 4A | ✓ |
| 27/04/2016 | 4B | -- |
| 16/05/2016 | 4C | -- |
| 28/05/2016 | 4D | -- |
| 31/05/2016 | 4E | -- |
| 07/06/2016 | 4F | -- |
| 14/06/2016 | 4G | -- |
| 17/06/2016 | 4H | -- |
| 21/06/2016 | 4I | -- |
| 22/06/2016 | 4J | -- |
| 27/06/2016 | 4K | -- |
| 13/07/2016 | 4L | -- |
| 28/07/2016 | 4M | -- |
| 05/08/2016 | 4N | -- |
| 28/08/2016 | 4O | -- |
| 30/08/2016 | 4P | ✓ |
| 06/09/2016 | 4Q | ✓ |
| 13/09/2016 | 4R | ✓ |
| 27/09/2016 | 4S | -- |

| | | |
|---|---|---|
| **28/10/2016** | **4T** | -- |
| **27/11/2016** | **4U** | -- |
| **28/12/2016** | **4V** | -- |
| **27/01/2017** | **4W** | -- |
| **27/02/2017** | **4X** | -- |

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 1 | 1 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,162,000 | 138,079<br>(12,854) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 1 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,538,000 | 118,412<br>(11,010) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 2 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,196,000 | 139,563<br>(12,992) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 2 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,656,000 | 120,935<br>(11,245) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 3 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,207,000 | 140,044<br>(13,037) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 3 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,752,000 | 122,987<br>(11,435) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 5 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,219,000 | 140,568<br>(13,085) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 1 | 5 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,902,000 | 126,195<br>(11,734) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 6 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,230,000 | 141,048<br>(13,130) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 6 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,996,000 | 128,205<br>(11,920) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 7 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,241,000 | 141,528<br>(13,175) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 7 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | ~~6,095,000~~<br>~~6,539,000~~<br>6,989,000 | ~~130,321~~<br>~~(12,117)~~<br>~~139,815~~<br>~~(13,000)~~<br>149,437<br>(13,895) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 8 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,265,000 | 142,576<br>(13,272) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 8 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,246,000 | 133,550<br>(12,417) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 1 | 9 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,265,000 | 142,576<br>(13,272) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 9 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | ~~6,246,000~~<br>~~6,696,000~~<br>~~7,023,000~~<br>7,385,000 | ~~133,550~~<br>~~(12,417)~~<br>~~143,172~~<br>~~(13,312)~~<br>~~150,164~~<br>~~(13,962)~~<br>157,904<br>(14,682) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 10 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,277,000 | 143,100<br>(13,321) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 10 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,274,000 | 134,149<br>(12,473) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 11 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,288,000 | 143,581<br>(13,366) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 11 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | ~~6,302,000~~<br>6,730,000 | ~~134,747~~<br>~~(12,529)~~<br>143,899<br>(13,380) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 12 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,300,000 | 144,105<br>(13,415) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 1 | 12 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,330,000 | 135,346<br>(12,584) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 15 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,312,000 | 144,629<br>(13,463) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 15 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | ~~6,360,000~~<br>~~6,754,000~~<br>~~7,137,000~~<br>7,487,000 | ~~135,988~~<br>~~(12,644)~~<br>~~144,412~~<br>~~(13,427)~~<br>~~152,601~~<br>~~(14,189)~~<br>160,085<br>(14,885) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 16 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,323,000 | 145,109<br>(13,508) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 16 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,388,000 | 136,586<br>(12,700) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 17 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,335,000 | 145,633<br>(13,557) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 17 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,416,000 | 137,185<br>(12,755) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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| Tower 1 | 18 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,358,000 | 146,638<br>(13,650) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 18 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,481,000 | 138,575<br>(12,885) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 19 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,358,000 | 146,638<br>(13,650) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 19 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | ~~6,481,000~~<br>6,812,000 | ~~138,575~~<br>~~(12,885)~~<br>145,652<br>(13,543) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 20 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,370,000 | 147,162<br>(13,699) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 20 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,511,000 | 139,216<br>(12,944) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 21 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,381,000 | 147,642<br>(13,744) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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| 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 1 | 21 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | ~~6,539,000~~<br>~~6,866,000~~<br>7,262,000 | ~~139,815~~<br>~~(13,000)~~<br>~~146,807~~<br>~~(13,650)~~<br>155,274<br>(14,437) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 22 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,393,000 | 148,166<br>(13,793) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 22 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,569,000 | 140,456<br>(13,060) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 23 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,405,000 | 148,690<br>(13,841) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 23 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,599,000 | 141,098<br>(13,119) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 25 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,457,000 | 150,961<br>(14,053) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 26 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,471,000 | 151,572<br>(14,110) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 1 | 27 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,485,000 | 152,183<br>(14,167) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 1 | 28 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,510,000 | 153,275<br>(14,268) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 1 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,108,000 | 135,721<br>(12,634) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 1 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,549,000 | 118,647<br>(11,032) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 2 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,143,000 | 137,249<br>(12,776) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 2 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,647,000 | 120,742<br>(11,227) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 3 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,154,000 | 137,729<br>(12,821) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 2 | 3 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,722,000 | 122,346<br>(11,376) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 5 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | ~~3,165,000~~<br>3,206,000 | ~~138,210~~<br>~~(12,866)~~<br>140,000<br>(13,033) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 5 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,837,000 | 124,805<br>(11,604) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 6 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,180,000 | 138,865<br>(12,927) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 6 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 5,953,000 | 127,285<br>(11,835) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 7 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,191,000 | 139,345<br>(12,972) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 7 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,043,000 | 129,210<br>(12,014) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 2 | 8 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,215,000 | 140,393<br>(13,069) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 8 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,263,000 | 133,913<br>(12,451) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 9 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | ~~3,215,000~~<br>3,257,000 | ~~140,393~~<br>~~(13,069)~~<br>142,227<br>(13,240) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 9 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,263,000 | 133,913<br>(12,451) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 10 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,227,000 | 140,917<br>(13,118) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 10 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,291,000 | 134,512<br>(12,507) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 11 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,238,000 | 141,397<br>(13,163) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 2 | 11 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,320,000 | 135,132<br>(12,565) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 12 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,249,000 | 141,878<br>(13,207) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 12 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,348,000 | 135,731<br>(12,620) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 15 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | ~~3,261,000~~<br>3,303,000 | ~~142,402~~<br>~~(13,256)~~<br>144,236<br>(13,427) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 15 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,375,000 | 136,308<br>(12,674) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 16 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,272,000 | 142,882<br>(13,301) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 16 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,405,000 | 136,950<br>(12,734) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 2 | 17 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,283,000 | 143,362<br>(13,346) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 17 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,433,000 | 137,548<br>(12,789) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 18 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,306,000 | 144,367<br>(13,439) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 18 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,498,000 | 138,938<br>(12,918) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 19 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | ~~3,306,000~~<br>3,349,000 | ~~144,367~~<br>~~(13,439)~~<br>146,245<br>(13,614) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 19 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,498,000 | 138,938<br>(12,918) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 20 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,318,000 | 144,891<br>(13,488) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 2 | 20 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,528,000 | 139,580<br>(12,978) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 21 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,329,000 | 145,371<br>(13,533) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 21 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,557,000 | 140,200<br>(13,036) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 22 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,341,000 | 145,895<br>(13,581) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 22 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,587,000 | 140,841<br>(13,095) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 23 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | ~~3,353,000~~<br>3,396,000 | ~~146,419~~<br>~~(13,630)~~<br>148,297<br>(13,805) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 23 | D | 46.769 (503)<br>露台 Balcony：2.593 (28)<br>工作平台 Utility Platform：1.725 (19) | 6,616,000 | 141,461<br>(13,153) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 2 | 25 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,421,000 | 149,389<br>(13,907) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 26 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,435,000 | 150,000<br>(13,963) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 27 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,449,000 | 150,611<br>(14,020) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 2 | 28 | B | 22.900 (246)<br>露台 Balcony：2.030 (22)<br>工作平台 Utility Platform：0.000 (0) | 3,473,000 | 151,659<br>(14,118) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 5 | 16 | F | 82.526 (888)<br>露台 Balcony：3.065 (33)<br>工作平台 Utility Platform：1.500 (16) | 12,256,000 | 148,511<br>(13,802) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 5 | 16 | G | 66.751 (719)<br>露台 Balcony：2.284 (25)<br>工作平台 Utility Platform：1.501 (16) | 9,760,000 | 146,215<br>(13,574) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 5 | 19 | F | 82.526 (888)<br>露台 Balcony：3.065 (33)<br>工作平台 Utility Platform：1.500 (16) | ~~12,625,000~~<br>13,282,000 | ~~152,982~~<br>~~(14,217)~~<br>160,943<br>(14,957) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

| 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 5 | 19 | G | 66.751 (719)<br>露台 Balcony：2.284 (25)<br>工作平台 Utility Platform：1.501 (16) | 10,054,000 | 150,619<br>(13,983) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 5 | 21 | F | 82.526 (888)<br>露台 Balcony：3.065 (33)<br>工作平台 Utility Platform：1.500 (16) | ~~12,790,000~~<br>13,441,000 | ~~154,981~~<br>~~(14,403)~~<br>162,870<br>(15,136) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 5 | 21 | G | 66.751 (719)<br>露台 Balcony：2.284 (25)<br>工作平台 Utility Platform：1.501 (16) | 10,186,000 | 152,597<br>(14,167) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 5 | 22 | F | 82.526 (888)<br>露台 Balcony：3.065 (33)<br>工作平台 Utility Platform：1.500 (16) | 12,873,000 | 155,987<br>(14,497) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 5 | 22 | G | 66.751 (719)<br>露台 Balcony：2.284 (25)<br>工作平台 Utility Platform：1.501 (16) | ~~10,252,000~~<br>~~10,456,000~~<br>10,895,000 | ~~153,586~~<br>~~(14,259)~~<br>~~156,642~~<br>~~(14,542)~~<br>163,219<br>(15,153) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 5 | 27 | F | 82.526 (888)<br>露台 Balcony：3.065 (33)<br>工作平台 Utility Platform：1.500 (16) | ~~13,536,000~~<br>13,919,000 | ~~164,021~~<br>~~(15,243)~~<br>168,662<br>(15,675) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Tower 5 | 27 | G | 66.751 (719)<br>露台 Balcony：2.284 (25)<br>工作平台 Utility Platform：1.501 (16) | ~~10,779,000~~<br>11,124,000 | ~~161,481~~<br>~~(14,992)~~<br>166,649<br>(15,471) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

## 第三部份：其他資料　Part 3: Other Information

(1) 準買家應參閱發展項目的期數的售樓說明書，以了解該期數的資料。
Prospective purchaser(s) are advised to refer to the sales brochure for the phase of the development for information on the phase of 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) 註:在第(4)段中:
(a) 「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」指將於臨時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。
(b) 「工作日」按《一手住宅物業銷售條例》第 2(1)條所定義。
(c) 「臨時合約」指臨時買賣合約。
(d) 「賣方」指朗屏物業發展有限公司，而「如此聘用的人」指同佳香港有限公司，即獲賣方聘用作統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。
(e) 「期數」指本發展項目的期數。
(f) 「正式合約」指正式買賣合約。

Note: In paragraph (4):
(a) "price" means the price of the residential property set out in Part 2 of this price list, and "transaction price" means the actual price of the residential property to be set out in PASP. The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded up to the nearest thousand to determine the transaction price.
(b) "working day" shall be as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance.
(c) "PASP" means the preliminary agreement for sale and purchase.

(d) "vendor" means Long Ping Property Development Limited and "person so engaged" means United Best Hong Kong Limited, the person engaged by the vendor to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.
(e) "Phase" means the phase of the development.
(f) "ASP" means the agreement for sale and purchase.

於簽署臨時合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，請帶備港幣$100,000 銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」或 "Deacons"。請另備支票以繳付臨時訂金之餘額。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. Please bring along a cashiers' order of HK$100,000 made payable to "Deacons" for payment of part of the preliminary deposit. Please also bring along a cheque for payment of the balance of the preliminary deposit.

支付條款 Terms of Payment

(A) 180 天現金優惠付款計劃 180-day Cash Payment Plan (照售價減 6%) (6% discount from the price)

(1) 買方須於簽署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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
(2) 買方簽署臨時合約後 60 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
(3) 買方簽署臨時合約後 90 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 90 days after signing of the PASP.
(4) 買方簽署臨時合約後 120 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 120 days after signing of the PASP.
(5) 買方簽署臨時合約後 150 天內再付成交金額 2%作為加付訂金。
A further 2% of the transaction price being further deposit shall be paid by the purchaser(s) within 150 days after signing of the PASP.
(6) 成交金額 90%即成交金額餘款於買方簽署臨時合約後 180 天內或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 日內由買方付清，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 180 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

**本付款計劃提供「成交金額 20%第二按揭」安排，該安排詳情見第 (4)(iii)(b)段。**
**The arrangements of "Second Mortgage for 20% of the transaction price" will be provided under this payment plan. Please see paragraph (4)(iii)(b) for the details of that arrangement.**

(B) 180 天輕鬆付款計劃 180-day Easy Payment Plan (照售價減 5%) (5% discount from the price)

(1) 買方須於簽署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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
(2) 買方簽署臨時合約後 60 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
(3) 買方簽署臨時合約後 90 天內再付成交金額 1%作為加付訂金。

A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 90 days after signing of the PASP.

(4) 買方簽署臨時合約後 120 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(5) 買方簽署臨時合約後 150 天內再付成交金額 2%作為加付訂金。
A further 2% of the transaction price being further deposit shall be paid by the purchaser(s) within 150 days after signing of the PASP.

(6) 成交金額 90%即成交金額餘款於買方簽署臨時合約後 180 天內或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 日內由買方付清，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 180 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

**本付款計劃提供「成交金額 80%第一按揭」或「成交金額 20%第二按揭」安排（買方只可選擇其中一種按揭安排），該安排詳情見第(4)(iii)(a)及第(4)(iii)(b)段。**
**The arrangements of "First Mortgage for 80% of the transaction price" or "Second Mortgage for 20% of the transaction price" will be provided under this payment plan (the purchaser(s) can only choose either one of such mortgage arrangements). Please see paragraphs (4)(iii)(a) and (4)(iii)(b) for the details of such arrangements.**

(C) 建築期付款計劃 Stage Payment Plan (照售價減 4%) (4% discount from the price)

(1) 買方須於簽署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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

(2) 買方簽署臨時合約後 60 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.

(3) 買方簽署臨時合約後 90 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 90 days after signing of the PASP.

(4) 買方簽署臨時合約後 120 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(5) 買方簽署臨時合約後 150 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 150 days after signing of the PASP.

(6) 買方簽署臨時合約後 180 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 180 days after signing of the PASP.

(7) 成交金額 1%於買方簽署臨時合約後 210 天內或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 日內由買方付清，以較早者為準。
1% of the transaction price shall be paid by the purchaser(s) within 210 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(8) 成交金額 1%於買方簽署臨時合約後 240 天內或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 日內由買方付清，以較早者為準。
1% of the transaction price shall be paid by the purchaser(s) within 240 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(9) 成交金額 1%於買方簽署臨時合約後 270 天內或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 日內由買方付清，以較早者為準。
1% of the transaction price shall be paid by the purchaser(s) within 270 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(10) 成交金額 2%於買方簽署臨時合約後 300 天內或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 日內由買方付清，以較早者

為準。
2% of the transaction price shall be paid by the purchaser(s) within 300 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(11) 成交金額 85%即成交金額餘款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 日內由買方付清。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s).

**本付款計劃提供「成交金額 20%第二按揭」安排，該安排詳情見第(4)(iii)(b)段。**
**The arrangements of "Second Mortgage for 20% of the transaction price" will be provided under this payment plan. Please see paragraph (4)(iii)(b) for the details of that arrangements.**

(D) 建築期輕鬆付款計劃 Stage Easy Payment Plan (照售價減 3%) (3% discount from the price)

(1) 買方須於簽署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合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

(2) 買方簽署臨時合約後 60 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.

(3) 買方簽署臨時合約後 90 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 90 days after signing of the PASP.

(4) 買方簽署臨時合約後 120 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 120 days after signing of the PASP.

(5) 買方簽署臨時合約後 150 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 150 days after signing of the PASP.

(6) 買方簽署臨時合約後 180 天內再付成交金額 1%作為加付訂金。
A further 1% of the transaction price being further deposit shall be paid by the purchaser(s) within 180 days after signing of the PASP.

(7) 成交金額 1%於買方簽署臨時合約後 210 天內或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 日內由買方付清，以較早者為準。
1% of the transaction price shall be paid by the purchaser(s) within 210 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(8) 成交金額 1%於買方簽署臨時合約後 240 天內或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 日內由買方付清，以較早者為準。
1% of the transaction price shall be paid by the purchaser(s) within 240 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(9) 成交金額 1%於買方簽署臨時合約後 270 天內或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 日內由買方付清，以較早者為準。
1% of the transaction price shall be paid by the purchaser(s) within 270 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(10) 成交金額 2%於買方簽署臨時合約後 300 天內或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 日內由買方付清，以較早者為準。
2% of the transaction price shall be paid by the purchaser(s) within 300 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(11) 成交金額 85%即成交金額餘款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 日內由買方付清。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s).

**本付款計劃提供「成交金額 80%第一按揭」或「成交金額 20%第二按揭」安排（買方只可選擇其中一種按揭安排），該安排詳情見第(4)(iii)(a)及第(4)(iii)(b)段。**
**The arrangements of "First Mortgage for 80% of the transaction price" or "Second Mortgage for 20% of the transaction price" will be provided under this payment plan (the purchaser(s) can only choose either one of such mortgage arrangements). Please see paragraphs (4)(iii)(a) and (4)(iii)(b) for the details of such arrangements.**

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

(a) 見 4(i)
See 4(i)

(b) (I) 「置業易折扣」：額外售價 4%折扣優惠
"Easy Home Purchase Discount": An extra 4% discount from the price

(II) 於 2017 年 3 月 31 日或之前簽署臨時合約購買本價單中之指明住宅物業之買方可獲額外售價 1%折扣優惠。
An extra 1% discount from the price would be offered to the purchaser(s) who sign(s) the PASP to purchase a specified residential property listed in this price list on or before 31st March 2017.

(iii) 可就購買期數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 Phase.

(a) 「成交金額 80%第一按揭」 "First Mortgage for 80% of the transaction price"
**只適用於第(4)(i)(B)及(4)(i)(D)段之付款計劃。**
**Only applicable to the payment plans under paragraphs (4)(i)(B) and (4)(i)(D).**
買方可向由如此聘用的人轉介之放債人即龍星太平洋有限公司(「指定放債人」) (指定放債人與賣方並無任何關係)申請第一按揭貸款，基本條款如下：
The purchaser(s) may apply for a first mortgage loan from the lender referred by the person so engaged, Dragon Star Pacific Limited ("Designated Lender") (the Designated Lender does not have any relationship with the vendor) with the following basic conditions:

買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向指定放債人申請按揭貸款。
The purchaser(s) shall by prescribed form apply to the Designated Lender for mortgage loan, not less than 60 days before the due date of payment of the balance of the transaction price.
第一按揭貸款最高金額為成交金額或有關住宅物業的估價 (以較低者為準) 的 80%。
The maximum first mortgage loan amount shall be 80% of the transaction price or the valuation of the relevant residential property, whichever is the lower.
第一按揭首 36 個月的年利率以定息 3%計算。其後的年利率則以香港上海滙豐銀行有限公司引用之最優惠利率(P)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以指定放債人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the first 36 months of the First Mortgage shall be at a fixed rate of 3%. The interest rate for the rest of the term of the First Mortgage shall be the Prime Rate (P) quoted by The Hongkong and Shanghai Banking Corporation Limited. P is subject to fluctuation. P as at the issue date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Designated Lender. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by vendor in respect thereof.
按揭貸款之最長年期為 25 年。
The maximum tenor of mortgage loan shall be 25 years.

買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款總額（註: 第一按揭分期加其他借貸分期還款總額）對收入比率，比率以香港金融管理局按時規定的供款與入息比率要求為限。
The purchaser(s) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove the total monthly repayment amount (i.e. installment amounts of the first mortgage loan plus any other installment repayment of debts) to income ratio, such ratio must comply with the maximum debt servicing ratio requirement as issued by The Hong Kong Monetary Authority from time to time.
所有第一按揭貸款及其相關擔保之法律文件必須由指定放債人指定律師行辦理，買方及其擔保人(如有) 須支付所有第一按揭貸款及其擔保相關之律師費及雜費。
All legal documents of the first mortgage loan and its related guarantee shall be handled by the solicitors designated by the Designated Lender and all legal costs and disbursement relating thereto shall be borne by the purchaser(s) and his/her/their guarantor(s) (if any).
買方可於任何時候償還全部貸款並獲豁免提早還款手續費，但須預先給予指定放債人一個月書面通知。
The purchaser(s) may at any time repay the outstanding loan in full by giving the Designated Lender one month's prior notice in writing without levy of early repayment handling charges.
按揭貸款批出與否及其條款，指定放債人有最終決定權，其決定與賣方無關，賣方亦無需為此負責。不論貸款獲批與否，買方仍須按正式合約完成交易及付清成交金額餘款。
The approval or disapproval of the mortgage loan and terms thereof are subject to the final decision of the Designated Lender. The decision is not related to the vendor and the vendor shall not be responsible therefor. Regardless the loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.
按揭貸款受其他條款及細則約束。
The mortgage loan is subject to other terms and conditions.
買方需於申請時就申請第一按揭貸款向指定放債人繳交港幣$5,000 不可退還的手續費。
Upon application, a non-refundable handling fee of HK$ 5,000 shall be payable by the purchaser(s) to the Designated Lender for the application of the first mortgage loan.

(b) 「成交金額 20%第二按揭」 "Second Mortgage for 20% of the transaction price"

買方可向指定放債人(指定放債人與賣方並無任何關係) 申請第二按揭貸款，基本條款如下：
The purchaser(s) may apply for a second mortgage loan from the Designated Lender (the Designated Lender does not have any relationship with the vendor) with the following basic conditions:

買方必須於付清成交金額餘款之日起計最少 60 日前以指定的申請書向指定放債人申請第二按揭貸款。
The purchaser(s) shall by prescribed form apply to the Designated Lender for second mortgage loan; not less than 60 days before the due date of payment of the balance of the transaction price.
第二按揭首 36 個月的年利率以定息 3%計算。其後的年利率則以香港上海滙豐銀行有限公司引用之最優惠利率(P)減 1% (P-1%)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以指定放債人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the first 36 months of the Second Mortgage shall be at a fixed rate of 3%. The interest rate for the rest of the term of the Second Mortgage shall be the Prime Rate (P) quoted by The Hongkong and Shanghai Banking Corporation Limited minus 1% (P-1%). P is subject to fluctuation. P as at the issue date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Designated Lender. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by vendor in respect thereof.
第二按揭貸款最高金額為成交金額的 20%，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額或有關住宅物業的估價 (以較低者為準) 的 80%。
The maximum second mortgage loan amount shall be 20% of the transaction price, but the total amount of the first mortgage loan and the second mortgage loan together shall not exceed 80% of the transaction price or the valuation of the relevant residential property, whichever is the lower.
第二按揭貸款年期最長為 25 年或與第一按揭貸款同等年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 25 years or the same tenor of first mortgage loan, whichever is the shorter.
買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款總額（註: 第一按揭分期加第二按揭分期加其他借貸分期還款總額）對收入比率，比

率以香港金融管理局按時規定的供款與入息比率要求為限。
The purchaser(s) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove the total monthly repayment amount (i.e. installment amounts of the first mortgage loan and installment of the second mortgage loan plus any other installment repayment of debts) to income ratio, such ratio must comply with the maximum debt servicing ratio requirement as issued by The Hong Kong Monetary Authority from time to time.
第一按揭貸款銀行須為指定放債人所指定之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。
The first mortgagee bank shall be one which is nominated by the Designated Lender. The purchaser(s) shall obtain the prior written consent from the first mortgagee bank for the application of second mortgage loan.
第一按揭貸款及第二按揭貸款申請將由有關承按機構獨立處理。
The applications for first mortgage loan and the second mortgage loan will be processed by the relevant mortgagees independently.
所有第二按揭貸款及其相關擔保之法律文件必須由指定放債人指定律師行辦理，買方及其擔保人(如有) 須支付所有第二按揭貸款及其擔保相關之律師費及雜費。
All legal documents of the second mortgage loan and its related guarantee shall be handled by the solicitors designated by the Designated Lender and all legal costs and disbursement relating thereto shall be borne by the purchaser(s) and his/her/their guarantor(s) (if any).
第二按揭貸款批出與否及其條款，指定放債人有最終決定權，其決定與賣方無關，賣方亦無需為此負責。不論貸款獲批與否，買方仍須按正式合約完成交易及付清成交金額餘款。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Designated Lender. The decision is not related to the vendor and the vendor shall not be responsible therefor. Regardless the loan is granted or not, the purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the transaction price.
第二按揭貸款受其他條款及細則約束。
The second mortgage loan is subject to other terms and conditions.
買方需於申請時就申請第二按揭貸款向指定放債人繳交港幣$5,000 不可退還的手續費。
Upon application, a non-refundable handling fee of HK$ 5,000 shall be payable by the purchaser(s) to the Designated Lender for the application of the second mortgage loan.

(iv) 誰人負責支付買賣該期數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 Phase.

(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(s) 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(s) chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the vendor and purchaser(s) 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、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, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser(s).

(v) 買方須爲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(s) for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.
有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，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(s). The purchaser(s) shall also pay and bear the legal costs and disbursements in respect of any mortgage.

(5) 如此聘用的人已委任地產代理在期數中的指明住宅物業的出售過程中行事：
The person so engaged has appointed estate agents to act in the sale of any specified residential property in the Phase:

如此聘用的人委任的代理:
Agents appointed by the person so engaged:

中原地產代理有限公司
Centaline Property 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
香港置業(地產代理)有限公司
Hong Kong Property Services (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
祥益地產代理有限公司
Many Wells Property Agent Limited
第一太平戴維斯住宅代理有限公司
Savills Realty Limited
云房網絡(香港)代理有限公司
Qfang Network (HongKong) Agency Limited
建富物業
Kin Fu Realty
晉誠地產有限公司
Earnest Property Agency Limited
香港(國際)地產商會有限公司及其特許會員
Hong Kong (International) Realty Association Limited and Chartered Members
建豪國際有限公司
Kanco International Limited
中國康樂園地產代理有限公司
China Hong Lok Yuen Property 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
理想家居地產代理有限公司
Ideal Home Property Agency Limited
戴德梁行(香港)有限公司
DTZ Cushman & Wakefield (HK) Limited
太陽物業香港代理有限公司

Sunrise Property HK Agency Limited

請注意：任何人可委任任何地產代理在購買該期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址爲：www.thespectra.com.hk
The address of the website designated by the vendor for the Phase is: www.thespectra.com.hk