

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目期數名稱 Name of the Phase of the Development	朗城滙發展項目的第 2 期 ^ Phase 2 of Sol City Development ^	期數 (如有) Phase No. (if any)	第 2 期 Phase 2
發展項目期數位置 Location of the Phase of the Development	媽橫路 1 號 No. 1 Ma Wang Road		
發展項目期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development			720

印製日期 Date of Printing	價單編號 Number of Price List
19 March 2019	6

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
27 April 2019	6A	--
28 July 2019	6B	--
8 November 2019	6C	--
17 December 2019	6D	--

^ 備註:

發展項目期數中住宅部分稱為「朗城滙」

^ Remarks:

Residential portion of the Phase of the Development is called "Sol City"

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
第2座 Tower 2	20	A	45.203 (487) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,969,000	198,416 (18,417)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	19	A	45.203 (487) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,922,000	197,376 (18,320)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	18	A	45.203 (487) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,875,000	196,337 (18,224)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	32	C *	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,179,000	216,824 (20,131)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	31	C *	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,179,000	216,824 (20,131)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	30	C *	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,104,000	215,753 (20,032)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	29	C *	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,028,000	214,667 (19,931)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	28	C *	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,028,000	214,667 (19,931)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	27	C *	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,880,000	212,553 (19,735)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	26	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,806,000	211,496 (19,637)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	25	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,732,000	210,439 (19,538)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	23	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,659,000	209,396 (19,442)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	22	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,586,000	208,354 (19,345)	--	--	--	--	--	--	--	--	--	--

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
第2座 Tower 2	21	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,499,000	207,111 (19,229)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	20	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,413,000	205,882 (19,115)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	19	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,326,000	204,640 (19,000)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	18	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,312,000	204,440 (18,981)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	17	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,156,000	202,211 (18,775)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	16	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,072,000	201,011 (18,663)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	15	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,988,000	199,811 (18,552)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	12	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,905,000	198,626 (18,442)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	11	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,821,000	197,426 (18,330)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	10	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,739,000	196,255 (18,221)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	9	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,658,000	195,098 (18,114)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	8	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,616,000	194,498 (18,058)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	7	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,440,000	191,984 (17,825)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	6	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,333,000	190,455 (17,683)	--	--	--	--	--	--	--	--	--	--

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
第2座 Tower 2	5	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,200,000	188,555 (17,507)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	3	C	70.006 (754) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,067,000	186,655 (17,330)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	21	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,512,000	208,479 (19,375)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	20	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,425,000	207,229 (19,259)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	19	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,339,000	205,993 (19,144)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	18	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,325,000	205,792 (19,126)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	17	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,169,000	203,551 (18,917)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	16	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,085,000	202,345 (18,805)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	15	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,000,000	201,123 (18,692)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	12	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,916,000	199,917 (18,579)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	11	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,834,000	198,739 (18,470)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	10	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,752,000	197,561 (18,360)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	9	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,669,000	196,368 (18,250)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	8	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,492,000	193,826 (18,013)	--	--	--	--	--	--	--	--	--	--

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
第2座 Tower 2	7	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,248,000	190,320 (17,688)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	6	H	69.609 (749) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,073,000	187,806 (17,454)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	5	H	69.819 (752) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,925,000	185,122 (17,188)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	3	H	69.819 (752) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,726,000	182,271 (16,923)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	20	J	44.538 (479) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,909,000	200,031 (18,599)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	19	J	44.538 (479) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,862,000	198,976 (18,501)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	18	J	44.538 (479) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,815,000	197,921 (18,403)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	19	A	51.683 (556) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,895,000	191,456 (17,797)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	17	A	51.683 (556) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,777,000	189,172 (17,585)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	15	A	51.683 (556) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,683,000	187,354 (17,415)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	11	A	51.683 (556) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,589,000	185,535 (17,246)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	19	B	46.347 (499) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,220,000	198,934 (18,477)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	17	B	46.347 (499) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,111,000	196,582 (18,259)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	15	B	46.347 (499) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,002,000	194,230 (18,040)	--	--	--	--	--	--	--	--	--	--

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
第5座 Tower 5	11	B	46.347 (499) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	8,895,000	191,922 (17,826)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	19	C	30.889 (332) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,923,000	224,125 (20,852)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	17	C	30.889 (332) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,841,000	221,470 (20,605)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	15	C	30.889 (332) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,762,000	218,913 (20,367)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	11	C	30.889 (332) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,682,000	216,323 (20,127)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	19	D	49.876 (537) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,916,000	198,813 (18,466)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	17	D	49.876 (537) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,798,000	196,447 (18,246)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	15	D	49.876 (537) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,682,000	194,121 (18,030)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	11	D	49.876 (537) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,567,000	191,816 (17,816)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	19	E	29.678 (319) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,885,000	231,990 (21,583)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	17	E	29.678 (319) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,804,000	229,261 (21,329)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	15	E	29.678 (319) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,725,000	226,599 (21,082)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	11	E	29.678 (319) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	6,646,000	223,937 (20,834)	--	--	--	--	--	--	--	--	--
第5座 Tower 5	19	F	49.410 (532) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	9,823,000	198,806 (18,464)	--	--	--	--	--	--	--	--	--

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
第5座 Tower 5	17	F	49,410 (532) 露台 Balcony : 2,000 (22) 工作平台 Utility Platform : 1,500 (16)	9,707,000	196,458 (18,246)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	15	F	49,410 (532) 露台 Balcony : 2,000 (22) 工作平台 Utility Platform : 1,500 (16)	9,592,000	194,131 (18,030)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	11	F	49,410 (532) 露台 Balcony : 2,000 (22) 工作平台 Utility Platform : 1,500 (16)	9,478,000	191,824 (17,816)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱發展項目期數的售樓說明書，以了解該發展項目期數的資料。

Prospective purchasers are advised to refer to the sales brochure of 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，就有關指明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) 支付條款 Terms of Payment

下列三項 (A2)至(C2)付款計劃可供買方選用的支付條款。

Three types of Terms of Payment listed under (A2) to (C2) below are available for selection by the Purchaser.

(A2) 120 天現金優惠付款計劃: (照售價減 10%) 120-day Cash Payment Plan: (10% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 30 天內或於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

A further deposit of 5% of the Purchase Price shall be paid within 30 days after the date of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

3. 樓價 90%餘款於簽署臨時買賣合約後 120 天內或於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

A balance of 90% of the Purchase Price shall be paid within 120 days after the date of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(B2) 90 天現金優惠付款計劃: (照售價減 10%) 90-day Cash Payment Plan: (10% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 30 天內或於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

A further deposit of 5% of the Purchase Price shall be paid within 30 days after the date of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

3. 樓價 90%餘款於簽署臨時買賣合約後 90 天內或於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

A balance of 90% of the Purchase Price shall be paid within 90 days after the date of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Owner is in a position validly to assign the residential property to the

Purchaser, whichever is the earlier.

選用上述支付條款(B2)的買方可以申請下述第(4)(iii)(a)段之「備用按揭貸款」。

Purchasers selecting this Term of Payment (B2) may make application for the “Standby Mortgage Loan” as stated in paragraph (4)(iii)(a) below.

(C2) 建築期付款計劃: (照售價減 8.5%) Stage Payment Plan : (8.5% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 30 天內或於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付，以較早者為準。

A further deposit of 5% of the Purchase Price shall be paid within 30 days after the date of the preliminary agreement for sale and purchase or within 14 days after the date of written notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

3. 樓價 90%餘款於擁有人就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付。

A balance of 90% of the Purchase Price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser that the Owner is in a position validly to assign the residential property to the Purchaser.

選用上述支付條款(C2)的買方可以申請下述第(4)(iii)(a)段之「備用按揭貸款」。

Purchasers selecting this Term of Payment (C2) may make application for the “Standby Mortgage Loan” as stated in paragraph (4)(iii)(a) below.

注意 Note:

於本第(4)(i)段中 In this paragraph (4)(i):-

- (1) 如繳付再期訂金、部份樓價或樓價餘款的到期日的當日並非工作日，則該到期日將自動順延至下一個緊接的工作日。

If any due date for payment of further deposit, part payment or balance of Purchase Price falls on a day that is not a working day, such due date is automatically postponed to the immediate following working day.

- (2) 買方於簽署臨時買賣合約時須繳付相等於樓價 5% 的金額作為臨時訂金，其中港幣 100,000 元之臨時訂金必須以銀行本票支付，抬頭請寫「的近律師行」或「Deacons」，臨時訂金餘款可以支票或本票支付，抬頭請寫「的近律師行」或「Deacons」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price of which HK\$100,000 must be paid by cashier order(s) made payable to "的近律師行" or "Deacons" and the balance of the preliminary deposit may be paid by cheque(s) or cashier's order(s) made payable to "的近律師行" or "Deacons".

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

(a) 如第(4)(i)分段所述。

As stated in sub-paragraph (4)(i) above.

(b) 「特別優惠」 "Special Discount"

凡於 2020 年 1 月 31 日(包括當日)或之前簽署臨時買賣合約購買指明住宅物業之買方，可以獲得以售價為基礎的額外 5%折扣作為「特別優惠」。

Where the preliminary agreement for sale and purchase of the specified residential properties is signed on or before 31 January 2020 (inclusive), the Purchaser would be offered an extra 5% discount from the Price as the "Special Discount".

(4)(iii) 可就購買該發展項目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 of the Development

(a) 「備用按揭貸款」(只適用於第(4)(i)分段的支付條款(B2)及(C2)) "Standby Mortgage Loan" (Applicable to Terms of Payment (B2) and (C2) under sub-paragraph (4)(i) only)

買方可向如此聘用的人指定的貸款公司(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，該物業按揭貸款申請必須在以下期限內由買方向貸款人以指定表格作出，惟該物業按揭貸款須由貸款人批核。

The Purchaser can apply for a first mortgage loan ("mortgage loan") from a lender company designated by the Person so Engaged (the "Lender"), such mortgage loan application shall be, subject to the approval of the Lender, made by the Purchaser to the Lender in the prescribed written form within the time limits as follows:

(1) (只適用於第(4)(i)分段的支付條款 (B2)): 不遲於預期的貸款日前 **45 天**;

(applicable to Term of Payment (B2) only): No later than **45 days** before the intended date of advance of the mortgage loan;
或 or

(2) (只適用於第(4)(i)分段的支付條款 (C2)): 不遲於預期的貸款日前 **90 天**。

(applicable to Term of Payment (C2) only): No later than **90 days** before the intended date of advance of the mortgage loan.

該物業按揭貸款並受下列主要條款及條件限制:-

The mortgage loan is also subject to the following main terms and conditions: -

- (1) 所有物業按揭貸款的法律文件必須於貸款人指定之律師行辦理及簽署。

All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the Lender.

- (2) 所有有關的法律文件之費用及雜費由買方負責。

All costs and disbursements for the legal documentation shall be paid by the Purchaser.

- (3) 物業按揭貸款金額最高不超過樓價 80%，還款期最長不超過 360 月。

The maximum amount of the mortgage loan shall not exceed 80% of the Purchase Price with a maximum re-payment period of 360 months.

- (4) 物業按揭貸款及以下列方式計算的利息，按月償還：-

The mortgage loan together with interest to be calculated in the following manner shall be repaid by monthly instalments: -

- (a) 首 36 個月利息以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率(「最優惠利率」)減 2.5%計算，按利率浮動而計算。

The interest for the first 36 months shall be calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time (the “Best Lending Rate”), subject to the fluctuation of the interest rate.

- (b) 由第 37 個月起，利息以最優惠利率計算，按利率浮動而計算。

From the 37th month onwards, the interest shall be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate.

- (5) 任何物業按揭貸款之提前還款(全數或部份)買方將須支付以下列方法計算之提前還款費：-

Any early repayment (full or partial) of the mortgage loan shall be subject to the Purchaser's early prepayment fee which is calculated as follows:-

- (a) 如在物業按揭貸款發放之日起計 36 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，買方不須支付提前還款費；

if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documents is made within 36 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;

- (b) 如在前分段(a)時間以外提前全數或部份還款，買方須支付金額相當於提前還款額之 3 個月的利息(利率以最優惠利率，按利率浮動而計算)作為提前還款費。

any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate) on the sum early repaid.

- (6) 買方須就申請物業按揭貸款支付予貸款人港幣 5,000 元作為不可退還的申請手續費。

The Purchaser shall pay to the Lender a sum of HK\$5,000 being the non-refundable application fee for the mortgage loan.

- (7) 買方於決定申請物業按揭貸款前，敬請先向貸款人查詢有關詳情。以上所有主要條款及條件、優惠(如有)及物業按揭貸款批出與否，貸款人有最終決定權。不論物業按揭貸款獲批與否，買方仍須完成購買該住宅物業及繳付該住宅物業的樓價全數。就物業按

揭貸款之批核，賣方及賣方代理並無給予，或視之為已給予，任何聲明或保證。賣方及賣方代理並沒有亦不會參與物業按揭貸款之安排。買方不得就或有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向賣方及/或賣方代理提出任何申索。

The Purchaser is advised to enquire with the Lender on details before deciding to apply for the mortgage loan. All the above main terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the Lender. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor and the Vendor's agent as to the approval of the mortgage loan. The Vendor and the Vendor's agent are not, and will not be, involved in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Vendor's agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.

(8) 物業按揭貸款受貸款人不時所訂之其他條款及條件約束。

The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.

(9) 有關物業按揭貸款之批核與否及按揭條款及條件以貸款人之最終決定為準。

The terms and conditions and the approval of applications for the mortgage loan are subject to the final decision of the Lender.

(10) 為免生疑問，賣方及賣方代理均與按揭貸款無關，並在任何情況下無須就按揭貸款對買方負責。擁有人在有關住宅物業的買賣合約下的權益並不受影響。

For the avoidance of doubt, the Vendor and the Vendor's agent have nothing to do with the mortgage loan and shall in no event be liable to the Purchaser for anything arisen therefrom. The Owner's rights under the agreement for sale and purchase of the residential property shall not be affected.

(b) 延長欠妥之處之保養優惠 Extended Defect Maintenance Offer

若指明住宅物業或裝置、裝修物料及設備(定義見該指明住宅物業之臨時買賣合約及買賣合約)有指明欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害指明住宅物業之臨時買賣合約及買賣合約的原則下，買方可於該發展項目期數的滿意紙或轉讓同意書發出日期(以較早者為準)起計 24 個月內向如此聘用的人送達書面通知，要求如此聘用的人在合理的切實可行範圍內盡快自費作出補救。如有任何爭議，如此聘用的人有最終決定權。惟此「延長欠妥之處之保養優惠」僅屬於有關買方，並僅供買方享用。此「延長欠妥之處之保養優惠」不得轉讓，亦不可轉移，並受其他條款及條件約束。擁有人及賣方代理並沒有亦不會參與此「延長欠妥之處之保養優惠」。買方不得就有關此「延長欠妥之處之保養優惠」而向擁有人及/或賣方代理提出任何申索。

Without prejudice to the preliminary agreement for sale and purchase and the agreement for sale and purchase in respect of the specified residential property, the Purchaser may serve a written notice to the Person so Engaged, within 24 months from the date of the certificate of

compliance or consent to assign in respect of the Phase of the Development (whichever is the earlier), requiring the Person so Engaged at its own cost and as soon as reasonably practicable to remedy the specified defects to the specified residential property or the fittings, finishes and appliances (as mentioned in the preliminary agreement for sale and purchase and the agreement for sale and purchase) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Person so Engaged shall be final. However, this “Extended Defect Maintenance Offer” is personal to the Purchaser and is to be enjoyed by the Purchaser only. This “Extended Defect Maintenance Offer” is non-assignable, non-transferable and subject to other terms and conditions. The Owner and the Vendor’s agent are not, and will not be, involved in this "Extended Defect Maintenance Offer". The Purchaser shall have no claims whatsoever against the Owner and/or the Vendor’s agent in relation to this "Extended Defect Maintenance Offer".

(c) 住宅停車位認購權 Option to purchase Residential Parking Space

購買本價單第二部分附有"*"的住宅物業的買方同時可享有不可轉讓的認購發展項目期數內的一個住宅停車位的權利(「認購權」)，而賣方有完全及絕對酌情權決定住宅停車位的售價。買方須於賣方所設定之時限、方式及售價行使其認購權，否則其認購權將會自動失效，而買方將被視作放棄其認購權，買方並不會為此獲得任何補償。賣方有完全及絕對酌情權決定買方行使認購權時可供購買的住宅停車位及其銷售條款與細則並容後公布。此認購權僅屬於有關買方，並僅供該買方享用。

At the same time when a Purchaser purchases a residential property marked with "*" in Part 2 of this Price List, the Purchaser shall have a non-transferable option to purchase ("option to purchase") one residential parking space in the Phase of the Development at the price to be determined by the Vendor at its sole and absolute discretion. The Purchaser is required to exercise his/her/its option to purchase one residential parking space within the time limit, in the manner and at the price as prescribed by the Vendor, failing which the option to purchase shall lapse automatically and be deemed to be waived by the Purchaser who shall not be entitled to any compensation therefor. The residential parking space(s) available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions of sale thereof shall be solely determined by and at the absolute discretion of the Vendor and will be announced later. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

(4)(iv) 誰人負責支付買賣該發展項目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 of the Development

- 如買方選用賣方指定之代表律師作為買方之代表律師處理所有有關購買住宅物業的一切法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用(不包括一切雜費及開支)。

If the Purchaser appoints the Vendor's solicitors to act on his / her / its behalf in respect of all legal documents for the purchase of the residential property, the Vendor agrees to bear the Purchaser's legal costs (excluding all disbursements and expenses) of the agreement for sale and purchase and the assignment.

- 如買方另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。
If the Purchaser instructs his / her / its own solicitors to act for him / her / it in respect of the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.
- 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於根據《印花稅條例》(第 117 章)可予徵收的從價印花稅、額外印花稅、買家印花稅、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)、登記費及其他雜費及支出。
All stamp duty (including but not limited to the ad valorem stamp duty, special stamp duty, buyer's 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 and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該發展項目期數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 Phase of the Development

有關預備大廈公契及管理合約(「公契」)的費用及附於公契之圖則之費用的適當分攤、該指明住宅物業交易之業權文件認證副本之費用、夾附於買賣合約及轉讓契之圖則的圖則費，及該指明住宅物業的補充合約(如有)、按揭(如有)及其他法律文件之法律費用及其他支出及雜費，均由買方負責。

The Purchaser shall solely bear and pay the due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, the costs for preparing certified copies of title deeds and documents of that specified residential property, the fees for plans to be annexed to the agreement for sale and purchase and the assignment, and all legal and other costs and disbursements in respect of any supplemental agreement (if any), mortgage (if any) and any other legal documents in respect of that specified residential property.

注意 Note:

於本第(4)段中 In this paragraph (4):-

- (I) 「售價」是指在此價單上第二部份所指的住宅物業的售價;
“Price” means the price of the residential property as stated in Part 2 of this Price List;
- (II) 「樓價」是指因應不同的支付條款及/或適用折扣(如有) 按售價計算得出的住宅物業的價格，即於臨時買賣合約中所訂明的住宅物業的實際售價。
“Purchase Price” means the price of the residential property after applying the relevant Terms of Payment and/or applicable discount(s) (if any) on the Price, being the actual price for the residential property as stated in the preliminary agreement for sale and purchase.
- (III) 「工作日」乃根據《一手住宅物業銷售條例》(第 621 章)釋義，指並非以下日子的日子 –

(a) 公眾假日或星期六；或

(b) 《釋義及通則條例》(第 1 章)第 71(2)條所界定的黑色暴雨警告日或烈風警告日。

"working day" as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621) means a day that is not –

(a) A general holiday or a Saturday; or

(b) A black rainstorm warning day or a gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap. 1).

(IV) 樓價向下捨入計至百位數。

The Purchase Price shall be rounded down to the nearest hundred dollars.

(V) 「擁有人」指朗屏南物業發展有限公司，即發展項日期數的法律上的擁有人或實益擁有人。

"Owner" means Long Ping South Property Development Limited (i.e., the legal or beneficial owner of the Phase of the Development).

(VI) 「如此聘用的人」指來富投資有限公司，即擁有人聘用以統籌和監管發展項日期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

The "Person so Engaged" means Loi Fu Investment Company Limited (i.e., the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase of the Development).

(VII) 「賣方」是上述「擁有人」及「如此聘用的人」的統稱。

“Vendor” is the collective of the “Owner” and “Person so Engaged” mentioned above.

(5) 賣方已委任地產代理在發展項日期數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 Phase of the Development:

賣方委任的代理：

Agent appointed by the Vendor:

華懋物業代理有限公司

Chinachem Real Estate Agency Limited

華懋物業代理有限公司委任的次代理：

Sub-agents appointed by Chinachem Real Estate Agency Limited:

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(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 / 仲量聯行有限公司 / 云房網絡(香港)代理有限公司 /

香港(國際)地產商會有限公司 / 協誠置業有限公司 / 晉誠地產代理有限公司 / 祥益地產代理有限公司 / 香港地產代理商總會有限公司

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited /
Hong Kong Property Services (Agency) Limited / Century 21 Group Limited and Franchisees / Jones Lang LaSalle Limited /
Qfang Network (Hongkong) Agency Limited / Hong Kong (International) Realty Association Limited / Hip Sing Properties Limited /
Earnest Property Agency Limited / Many Wells Property Agent Limited / Hong Kong Real Estate Agencies General Association Limited

請注意：任何人可委任任何地產代理在購買該發展項目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 of the Development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目期數指定的互聯網網站的網址為: www.solcity.com.hk

The address of the website designated by the Vendor for the Phase of the Development is: www.solcity.com.hk