

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	逸瓏灣 II Mayfair By The Sea II	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	科進路21號 21 Fo Chun 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)			545

印製日期 Date of Printing	價單編號 Number of Price List
30/6/2014	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
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第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) 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 9 大廈第九座	7	A*	100.419 (1081) balcony 露台: 2.933 (32) utility platform 工作平台: 1.495 (16)	16,243,000	161,752 (15,026)	-	2.788 (30)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	9	A*	100.419 (1081) balcony 露台: 2.933 (32) utility platform 工作平台: 1.495 (16)	17,063,000	169,918 (15,784)	-	2.788 (30)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	10	A*	100.419 (1081) balcony 露台: 2.933 (32) utility platform 工作平台: 1.495 (16)	17,319,000	172,467 (16,021)	-	2.788 (30)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	12	A*	100.419 (1081) balcony 露台: 2.933 (32) utility platform 工作平台: 1.495 (16)	17,843,000	177,685 (16,506)	-	2.788 (30)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	7	B	74.890 (806) balcony 露台: 2.905 (31) utility platform 工作平台: 2.205 (24)	11,915,000	159,100 (14,783)	-	2.713 (29)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	9	B	74.890 (806) balcony 露台: 2.905 (31) utility platform 工作平台: 2.205 (24)	12,518,000	167,152 (15,531)	-	2.713 (29)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	10	B	74.890 (806) balcony 露台: 2.905 (31) utility platform 工作平台: 2.205 (24)	12,705,000	169,649 (15,763)	-	2.713 (29)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	12	B	74.890 (806) balcony 露台: 2.905 (31) utility platform 工作平台: 2.205 (24)	13,089,000	174,776 (16,239)	-	2.713 (29)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	G	D*	62.609 (674) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	12,196,000	194,796 (18,095)	-	2.613 (28)	-	-	44.852 (483)	-	-	-	-	
Tower 9 大廈第九座	1	D	66.105 (712) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	9,097,000	137,614 (12,777)	-	2.613 (28)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	2	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	9,217,000	139,861 (13,000)	-	2.613 (28)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	3	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	9,287,000	140,924 (13,099)	-	2.613 (28)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	5	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	9,356,000	141,971 (13,196)	-	2.613 (28)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	6	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	9,521,000	144,474 (13,429)	-	2.613 (28)	-	-	-	-	-	-	-	
Tower 9 大廈第九座	7	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	9,640,000	146,280 (13,597)	-	2.613 (28)	-	-	-	-	-	-	-	

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	
Tower 9 大廈第九座	8	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	9,808,000	148,829 (13,834)	-	2.613 (28)	-	-	-	-	-	-	-	-	-
Tower 9 大廈第九座	9	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	9,881,000	149,937 (13,937)	-	2.613 (28)	-	-	-	-	-	-	-	-	-
Tower 9 大廈第九座	10	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	9,955,000	151,060 (14,041)	-	2.613 (28)	-	-	-	-	-	-	-	-	-
Tower 9 大廈第九座	11	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	10,030,000	152,198 (14,147)	-	2.613 (28)	-	-	-	-	-	-	-	-	-
Tower 9 大廈第九座	12	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	10,105,000	153,336 (14,252)	-	2.613 (28)	-	-	-	-	-	-	-	-	-
Tower 9 大廈第九座	15	D	65.901 (709) balcony 露台: 2.040 (22) utility platform 工作平台: 1.453 (16)	10,207,000	154,884 (14,396)	-	2.613 (28)	-	-	-	-	-	-	-	-	-
Tower 9 大廈第九座	16	D	68.021 (732) balcony 露台: 2.033 (22) utility platform 工作平台: 1.453 (16)	10,696,000	157,246 (14,612)	-	0.675 (7)	-	-	-	-	-	-	-	-	-
Tower 9 大廈第九座	17	F*	60.553 (652) balcony 露台: 2.003 (22) utility platform 工作平台: 1.499 (16)	11,590,000	191,403 (17,776)	-	1.725 (19)	-	46.202 (497)	-	-	-	4.598 (49)	-	-	-
Tower 9 大廈第九座	17	G*	59.989 (646) balcony 露台: 2.003 (22) utility platform 工作平台: 1.500 (16)	11,733,000	195,586 (18,163)	-	1.725 (19)	-	51.530 (555)	-	-	-	4.971 (54)	-	-	-
Tower 10 大廈第十座	5	A*	100.622 (1083) balcony 露台: 2.985 (32) utility platform 工作平台: 1.496 (16)	15,586,000	154,897 (14,392)	-	2.850 (31)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	6	A*	100.622 (1083) balcony 露台: 2.985 (32) utility platform 工作平台: 1.496 (16)	16,131,000	160,313 (14,895)	-	2.850 (31)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	11	A*	100.622 (1083) balcony 露台: 2.985 (32) utility platform 工作平台: 1.496 (16)	17,895,000	177,844 (16,524)	-	2.850 (31)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	16	A*	103.442 (1113) balcony 露台: 2.985 (32) utility platform 工作平台: 1.496 (16)	19,611,000	189,585 (17,620)	-	-	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	G	B*	62.652 (674) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	12,962,000	206,889 (19,231)	-	1.213 (13)	-	-	55.386 (596)	-	-	-	-	-	-
Tower 10 大廈第十座	5	B*	100.146 (1078) balcony 露台: 2.978 (32) utility platform 工作平台: 1.500 (16)	15,144,000	151,219 (14,048)	-	2.875 (31)	-	-	-	-	-	-	-	-	-

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 10 大廈第十座	6	B*	100.146 (1078) balcony 露台: 2.978 (32) utility platform 工作平台: 1.500 (16)	15,674,000	156,511 (14,540)	-	2.875 (31)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	11	B*	100.146 (1078) balcony 露台: 2.978 (32) utility platform 工作平台: 1.500 (16)	17,388,000	173,627 (16,130)	-	2.875 (31)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	16	B*	102.991 (1109) balcony 露台: 2.978 (32) utility platform 工作平台: 1.500 (16)	19,076,000	185,220 (17,201)	-	-	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	G	C*	95.078 (1023) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	16,832,000	177,034 (16,454)	-	2.713 (29)	-	-	85.456 (920)	-	-	-	-	-	-
Tower 10 大廈第十座	1	C*	99.385 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	12,414,000	124,908 (11,602)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	2	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	12,451,000	125,267 (11,636)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	3	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	12,494,000	125,699 (11,677)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	5	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	12,582,000	126,585 (11,759)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	6	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	12,627,000	127,037 (11,801)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	7	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	12,753,000	128,305 (11,919)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	8	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	12,816,000	128,939 (11,978)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	9	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	12,880,000	129,583 (12,037)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	10	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	12,945,000	130,237 (12,098)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	11	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	13,009,000	130,881 (12,158)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	12	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	13,075,000	131,545 (12,220)	-	2.713 (29)	-	-	-	-	-	-	-	-	-

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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 10 大廈第十座	15	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	13,205,000	132,852 (12,341)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	16	C*	99.396 (1070) balcony 露台: 2.970 (32) utility platform 工作平台: 1.496 (16)	13,469,000	135,508 (12,588)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	G	D*	95.868 (1032) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	17,360,000	181,082 (16,822)	-	2.713 (29)	-	-	96.709 (1041)	-	-	-	-	-
Tower 10 大廈第十座	1	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	12,507,000	124,899 (11,602)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	2	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	12,544,000	125,268 (11,636)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	3	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	12,588,000	125,708 (11,677)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	5	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	12,676,000	126,587 (11,759)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	6	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	12,721,000	127,036 (11,801)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	7	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	12,848,000	128,304 (11,918)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	8	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	12,911,000	128,933 (11,977)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	9	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	12,977,000	129,592 (12,038)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	10	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	13,041,000	130,232 (12,097)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	11	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	13,107,000	130,891 (12,159)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	12	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	13,172,000	131,540 (12,219)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	15	D*	100.137 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.473 (16)	13,304,000	132,858 (12,341)	-	2.713 (29)	-	-	-	-	-	-	-	-

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Tower 10 大廈第十座	16	D*	100.140 (1078) balcony 露台: 2.970 (32) utility platform 工作平台: 1.475 (16)	13,570,000	135,510 (12,588)	-	2.713 (29)	-	-	-	-	-	-	-	-
Tower 10 大廈第十座	17	E*	81.091 (873) balcony 露台: 2.250 (24) utility platform 工作平台: 1.496 (16)	14,487,000	178,651 (16,595)	-	2.983 (32)	-	61.114 (658)	-	-	-	4.155 (45)	-	-
Tower 10 大廈第十座	17	F*	80.550 (867) balcony 露台: 2.169 (23) utility platform 工作平台: 1.500 (16)	14,404,000	178,821 (16,614)	-	3.025 (33)	-	61.333 (660)	-	-	-	4.104 (44)	-	-
Tower 12 大廈第十二座	9	A*	114.089 (1228) balcony 露台: 3.330 (36) utility platform 工作平台: 1.496 (16)	21,259,000	186,337 (17,312)	-	4.338 (47)	-	-	-	-	-	-	-	-
Tower 12 大廈第十二座	10	A*	114.089 (1228) balcony 露台: 3.330 (36) utility platform 工作平台: 1.496 (16)	21,578,000	189,133 (17,572)	-	4.338 (47)	-	-	-	-	-	-	-	-
Tower 12 大廈第十二座	12	A*	114.089 (1228) balcony 露台: 3.330 (36) utility platform 工作平台: 1.496 (16)	22,230,000	194,848 (18,103)	-	4.338 (47)	-	-	-	-	-	-	-	-
Tower 12 大廈第十二座	15	A*	114.089 (1228) balcony 露台: 3.330 (36) utility platform 工作平台: 1.496 (16)	22,675,000	198,748 (18,465)	-	4.338 (47)	-	-	-	-	-	-	-	-
Tower 12 大廈第十二座	9	B*	113.085 (1217) balcony 露台: 3.330 (36) utility platform 工作平台: 1.481 (16)	20,759,000	183,570 (17,058)	-	4.300 (46)	-	-	-	-	-	-	-	-
Tower 12 大廈第十二座	10	B*	113.085 (1217) balcony 露台: 3.330 (36) utility platform 工作平台: 1.481 (16)	21,070,000	186,320 (17,313)	-	4.300 (46)	-	-	-	-	-	-	-	-
Tower 12 大廈第十二座	12	B*	113.085 (1217) balcony 露台: 3.330 (36) utility platform 工作平台: 1.481 (16)	21,707,000	191,953 (17,836)	-	4.300 (46)	-	-	-	-	-	-	-	-
Tower 12 大廈第十二座	15	B*	113.085 (1217) balcony 露台: 3.330 (36) utility platform 工作平台: 1.481 (16)	22,141,000	195,791 (18,193)	-	4.300 (46)	-	-	-	-	-	-	-	-
Tower 15 大廈第十五座	G	A*	90.321 (972) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	19,806,000	219,285 (20,377)	-	-	-	-	52.307 (563)	-	-	-	-	-
Tower 15 大廈第十五座	G	B*	126.880 (1366) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	25,665,000	202,278 (18,788)	-	3.188 (34)	-	-	40.086 (431)	-	-	-	-	-
Tower 15 大廈第十五座	17	C*	82.516 (888) balcony 露台: 2.352 (25) utility platform 工作平台: 1.446 (16)	14,837,000	179,808 (16,708)	-	2.980 (32)	-	61.919 (666)	-	-	-	5.596 (60)	-	-
Tower 15 大廈第十五座	17	D*	84.776 (913) balcony 露台: 2.449 (26) utility platform 工作平台: 1.497 (16)	15,216,000	179,485 (16,666)	-	1.680 (18)	-	62.531 (673)	-	-	-	5.596 (60)	-	-

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
Lowrise 1 低座第一座	1	A	62.827 (676) balcony 露台: 1.962 (21) utility platform 工作平台: 1.451 (16)	8,841,000	140,720 (13,078)	-	0.825 (9)	-	-	-	-	-	-	-	-
Lowrise 1 低座第一座	2	A	62.828 (676) balcony 露台: 1.962 (21) utility platform 工作平台: 1.451 (16)	9,018,000	143,535 (13,340)	-	0.825 (9)	-	-	-	-	-	-	-	-
Lowrise 1 低座第一座	3	A	62.821 (676) balcony 露台: 1.962 (21) utility platform 工作平台: 1.451 (16)	9,243,000	147,132 (13,673)	-	0.825 (9)	-	-	-	-	-	-	-	-
Lowrise 1 低座第一座	1	C	59.971 (646) balcony 露台: 2.005 (22) utility platform 工作平台: 2.005 (22)	8,810,000	146,904 (13,638)	-	-	-	-	-	-	-	-	-	-
Lowrise 2 低座第二座	G	A	54.887 (591) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	10,256,000	186,857 (17,354)	-	0.825 (9)	-	-	37.352 (402)	-	-	-	-	-
Lowrise 2 低座第二座	5	A	60.904 (656) balcony 露台: 1.962 (21) utility platform 工作平台: 1.451 (16)	10,487,000	172,189 (15,986)	-	0.825 (9)	-	20.093 (216)	-	-	-	-	-	-
Lowrise 2 低座第二座	G	B	52.424 (564) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	10,045,000	191,611 (17,810)	-	0.875 (9)	-	-	42.061 (453)	-	-	-	-	-
Lowrise 2 低座第二座	5	B	55.860 (601) balcony 露台: 2.002 (22) utility platform 工作平台: 1.434 (15)	9,305,000	166,577 (15,483)	-	0.875 (9)	-	10.816 (116)	-	-	-	-	-	-
Lowrise 2 低座第二座	G	C	52.408 (564) balcony 露台: 2.005 (22) utility platform 工作平台: 0.000 (0)	9,945,000	189,761 (17,633)	-	-	-	-	27.596 (297)	-	-	-	-	-
Lowrise 2 低座第二座	5	C	58.439 (629) balcony 露台: 2.005 (22) utility platform 工作平台: 2.005 (22)	10,716,000	183,371 (17,037)	-	-	-	26.954 (290)	-	-	-	-	-	-
Lowrise 3 低座第三座	G	A	55.162 (594) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	10,489,000	190,149 (17,658)	-	0.825 (9)	-	-	44.536 (479)	-	-	-	-	-
Lowrise 3 低座第三座	5	A	58.844 (633) balcony 露台: 1.962 (21) utility platform 工作平台: 1.451 (16)	10,680,000	181,497 (16,872)	-	0.825 (9)	-	35.915 (387)	-	-	-	-	-	-
Lowrise 3 低座第三座	G	B	53.441 (575) balcony 露台: 0.000 (0) utility platform 工作平台: 0.000 (0)	9,395,000	175,801 (16,339)	-	0.875 (9)	-	-	23.861 (257)	-	-	-	-	-
Lowrise 3 低座第三座	5	B	56.862 (612) balcony 露台: 2.002 (22) utility platform 工作平台: 1.434 (15)	10,208,000	179,522 (16,680)	-	0.875 (9)	-	31.738 (342)	-	-	-	-	-	-
Lowrise 3 低座第三座	3	C	57.885 (623) balcony 露台: 2.005 (22) utility platform 工作平台: 2.005 (22)	10,289,000	177,749 (16,515)	-	-	-	21.013 (226)	-	-	-	-	-	-

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
Lowrise 5 低座第五座	5	A	60.911 (656) balcony 露台: 1.962 (21) utility platform 工作平台: 1.451 (16)	10,391,000	170,593 (15,840)	-	0.825 (9)	-	20.093 (216)	-	-	-	-	-	-
Lowrise 5 低座第五座	5	B	55.734 (600) balcony 露台: 2.002 (22) utility platform 工作平台: 1.434 (15)	9,206,000	165,177 (15,343)	-	0.875 (9)	-	10.816 (116)	-	-	-	-	-	-
Lowrise 5 低座第五座	G	C	52.408 (564) balcony 露台: 2.005 (22) utility platform 工作平台: 0.000 (0)	9,997,000	190,753 (17,725)	-	-	-	-	30.915 (333)	-	-	-	-	-
Lowrise 5 低座第五座	5	C	58.439 (629) balcony 露台: 2.005 (22) utility platform 工作平台: 2.005 (22)	10,620,000	181,728 (16,884)	-	-	-	26.954 (290)	-	-	-	-	-	-
Lowrise 7 低座第七座	2	A	55.493 (597) balcony 露台: 1.920 (21) utility platform 工作平台: 1.434 (15)	7,750,000	139,657 (12,982)	-	0.875 (9)	-	-	-	-	-	-	-	-
Lowrise 7 低座第七座	3	A	55.493 (597) balcony 露台: 1.920 (21) utility platform 工作平台: 1.434 (15)	7,943,000	143,135 (13,305)	-	0.875 (9)	-	-	-	-	-	-	-	-
Lowrise 7 低座第七座	1	B	58.421 (629) balcony 露台: 2.002 (22) utility platform 工作平台: 1.434 (15)	7,931,000	135,756 (12,609)	-	0.875 (9)	-	-	-	-	-	-	-	-
Lowrise 7 低座第七座	2	B	58.422 (629) balcony 露台: 2.002 (22) utility platform 工作平台: 1.434 (15)	8,089,000	138,458 (12,860)	-	0.875 (9)	-	-	-	-	-	-	-	-
Lowrise 7 低座第七座	3	B	58.422 (629) balcony 露台: 2.002 (22) utility platform 工作平台: 1.434 (15)	8,291,000	141,916 (13,181)	-	0.875 (9)	-	-	-	-	-	-	-	-
Lowrise 7 低座第七座	2	C	57.556 (620) balcony 露台: 2.005 (22) utility platform 工作平台: 2.005 (22)	8,307,000	144,329 (13,398)	-	-	-	-	-	-	-	-	-	-

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.
- (2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase - (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

- (3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
 - (4) 註：於本第4節內，「售價」指本價單第二部份表中所列之價目，而「成交金額」指臨時買賣合約及買賣合約所載之價目（即售價經計算適用支付條款及折扣後之價錢）。因應不同支付條款及折扣按售價計算得出之價目，皆向下捨入計至百位數作為成交金額。
Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable terms of payment discount(s) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts on the Price will be rounded down to the nearest hundred dollars to determine the Transaction Price.
- (4)(i) 支付條款 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於成交金額的5%作為臨時訂金。請備銀行本票港幣\$200,000.00以支付部份臨時訂金，抬頭請寫「胡關李羅律師行」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the Preliminary Deposit (which is equivalent to 5% of Transaction Price) upon signing of the Preliminary Agreement for Sale and Purchase. A cashier order of HK\$200,000.00 being part of the Preliminary Deposit shall be made payable to "Woo, Kwan, Lee & Lo". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

(A) 180天現金優惠付款 180-day Cash Payment (照售價減5%) (5% discount from Price)

- (1) 相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後30天內繳付。
5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額5%即部份成交金額於買方簽署臨時買賣合約後90天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額85%即成交金額餘款於買方簽署臨時合約後180天內繳付。
85% of Transaction Price being balance of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

(B) 270天現金優惠付款 270-day Cash Payment (照售價減3%) (3% discount from Price)

- (1) 相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後30天內繳付。
5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額5%即部份成交金額於買方簽署臨時買賣合約後90天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額85%即成交金額餘款於買方簽署臨時合約後270天內繳付。
85% of Transaction Price being balance of Transaction Price shall be paid within 270 days after signing of the preliminary agreement for sale and purchase.

(C)360天現金優惠付款 360-day Cash Payment (照售價減1%) (1% discount from Price)

- (1) 相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後30天內繳付。
5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額5%即部份成交金額於買方簽署臨時買賣合約後90天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額85%即成交金額餘款於買方簽署臨時合約後360天內繳付。
85% of Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the preliminary agreement for sale and purchase.

(D)建築期付款 Stage Payment Plan (照售價 Price)

- (1) 相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後30天內繳付。
5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額5%即部份成交金額於買方簽署臨時買賣合約後90天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額5%即部份成交金額於買方簽署臨時買賣合約後180天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.
- (5) 成交金額80%即成交金額餘款於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期後的14天內繳付。
80% of Transaction Price being balance of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(E)180天第二按揭計劃# 180-days Second Mortgage Payment Plan# (照售價減2%) (2% discount from Price)

- (1) 相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後30天內繳付。
5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- (3) 成交金額5%即部份成交金額於買方簽署臨時買賣合約後90天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額85%即成交金額餘款於買方簽署臨時合約後180天內繳付。
85% of Transaction Price being balance of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

#買方可向賣方指定之融資公司申請第二按揭，條款如下：

The Purchaser can apply second mortgage through Vendor's designated financing company, terms are as follows:

- (a) 買方須出示足夠文件證明每月還款(第一按揭加第二按揭及其他借貸的還款)不超過其每月總入息之半。
The Purchaser must provide sufficient documents to prove that the total amount of monthly instalment (instalment of the first mortgage plus instalment of the second mortgage plus any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.
- (b) 第一按揭銀行須為指定之融資公司指定及轉介之銀行，並且買方得到該銀行同意此物業作第二按揭。
First mortgagee bank shall be a bank specified and referred by the designated financing company. The Purchaser shall have obtained prior consent from the first mortgagee bank for the second mortgage.
- (c) 第二按揭金額最高為成交金額20%，但第一及第二按揭總金額不超過成交金額80%。第二按揭年期最長為20年，或第一按揭貸款之年期，以較低者為準。
The maximum second mortgage amount is 20% of Transaction Price, but the total mortgage amount of first plus second mortgage shall not exceed 80% of Transaction Price. The maximum tenure of second mortgage shall be 20 years or the tenure of first mortgage, whichever is shorter.
- (d) 第二按揭之按揭利率為指定融資公司選用最優惠利率(P)減1% (P-1%) (現時P=5%) 計算，利率浮動。最終利率視指定融資公司審批結果而定。最優惠利率選用指定融資公司之報價。
Mortgage rate of second mortgage shall be at the Prime Rate(P) minus 1% (P-1%) per annum (currently P=5%) and the rate is subject to fluctuation. The final rate is subject to the approval of the designated financing company. Prime Rate is quoted by the designated financing company.
- (e) 第二按揭首二年延期供款及豁免利息。
Deferment of repayment of principal and waiver of interest payment for the first 2 years of the second mortgage.
- (f) 第一及第二按揭需經有關按揭機構獨立審批。
First and second mortgage loan shall be approved by the relevant mortgagees independently.
- (g) 所有第二按揭之文件必須由賣方指定之律師樓辦理，並由買方負責一切有關費用。
All legal documents of the second mortgage must be prepared and executed at the solicitors' firm designated by the Vendor. All incurred expenses shall be paid by the Purchaser.
- (h) 買方於決定選用此付款辦法前，敬請先向賣方指定之融資公司查詢清楚第二按揭之按揭條款、批核條件及手續。以上所有優惠均受指定融資公司最後批出有關優惠安排之條款所規限。第二按揭貸款批出與否，指定融資公司有最終決定權。
The Purchaser is advised to enquire with the Vendor's designated financing company on details of terms & conditions and application procedures of the second mortgage before selecting this payment method. All the above offers are subject to final terms and conditions approved by the designated financing company. The approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company.

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

(a) 請參閱4(i)。

Please refer to 4(i).

(b) 買家如屬「信和之友」會員，可獲額外3%售價折扣優惠。

An extra 3% discount from the price would be offered to purchasers who are Sino Club members.

(c) 「買家印花稅津貼」優惠 "Subsidy of Buyer's Stamp Duty" Benefit :

買方可獲額外7.5%售價折扣優惠作為「買家印花稅津貼」優惠。(不論買家需付買家印花稅與否)

An extra 7.5% discount from the Price would be offered to the Purchasers as the "Subsidy of Buyer's Stamp Duty" Benefit . (Regardless of the Purchasers are applicable to pay Buyer's Stamp Duty or not)

(d) 「從價印花稅津貼」優惠 "Subsidy of Ad Valorem Stamp Duty" Benefit :

買方可獲額外3.75%售價折扣優惠作為「從價印花稅津貼」優惠。

An extra 3.75% discount from the Price would be offered to the purchasers as the "Subsidy of Ad Valorem Stamp Duty" Benefit .

(4)(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

(a) 住宅停車位優惠 Offer of Residential Parking Space:

如買方購買有關住宅物業於此價單第二部分標上"*"之單位，賣方首次發售發展項目住宅車位時將優先邀請所有該等買方按賣方公布之售價認購一個住宅車位。買方需於賣方作出認購邀請時按賣方所訂時限決定是否購買住宅車位及簽署相關買賣合約，逾時作棄權論。詳情以相關交易文件條款作準。

When the Vendor first launches the sale of the Residential Carparking Spaces in the Development, purchasers of those residential properties marked with a "*" in Part 2 of this price list will be invited to apply for the purchase of one such Residential Carparking Space (on such price as the Vendor prescribes) before the Residential Carparking Spaces in the Development are made available for purchase by other persons. Each such purchasers must decide whether to purchase one such Residential Carparking Space and must enter into a relevant agreement for sale and purchase within the period as prescribed the Vendor when the Vendor makes the invitation, failing which that purchaser will be deemed to have given up the benefit. The benefit is subject to the terms and conditions of the relevant transaction documents.

(4)(iv) 誰人負責支付買賣該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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其正式買賣合約、按揭及樓契等法律文件，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。

If the purchaser appoints the vendor's solicitors to act on his/her behalf of all legal documents in relation to the purchase, the vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其正式買賣合約、按揭及樓契等法律文件，買賣雙方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。

If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、「額外印花稅」(按《印花稅條例》所定義)、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)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the preliminary agreement for sale & purchase, the agreement for sale & purchase and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

(4)(v) 買方須為就買賣該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

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、附加合約(如有)及其他實際支出等，均由買方負責。

The Purchaser(s) shall solely bear and pay a 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, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the agreement for sale & purchase and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

See terms relating to second mortgage under Terms of payment (C) above.

見上文支付條款(C)關於第二按揭之條款。

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：
The vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

1. 中原地產代理有限公司 Centaline Property Agency Limited
2. 美聯物業代理有限公司 Midland Realty International Limited
3. 利嘉閣地產有限公司 Ricacorp Properties Limited
4. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
5. 置業18物業代理有限公司 18 Property Agency Limited
6. 世紀21測量行有限公司及旗下特許經營商 Century 21 Surveyors Limited and Franchisees
7. 中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Limited
8. 晉誠地產代理有限公司 Earnest Property Agency Limited
9. 億宏國際有限公司 Jumbo Billion International Limited
10. 第一太平戴維斯住宅代理有限公司 Savills Realty Limited
11. 富譽地產代理有限公司 Wealthy Realty Agency Limited
12. 領高地產代理有限公司 Leading Properties Agency Limited
13. 信和地產代理有限公司 Sino Real Estate Agency Limited

請注意: 任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事, 但亦可以不委任任何地產代理。
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目指定的互聯網站的網址為: www.mayfairbythesea.hk/two。
The address of the website designated by the vendor for the Development is: www.mayfairbythesea.hk/two.