

根據《一手住宅物業銷售條例》第60條所備存的成交記錄冊  
Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	何文田站物業發展項目的第II期(朗賢峯)的第IIA期 Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development	期數(如有) Phase No. (if any)	第IIA期 Phase IIA
發展項目位置 Location of Development	忠孝街1號 (此臨時門牌號數有待期數建成時確認) No. 1 Chung Hau Street (This provisional street number is subject to confirmation when the Phase is completed)		

**重要告示:** 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。

**Important Note:** Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.

第二部份：交易資料 Part 2: Information on Transactions

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期(如適用) (日-月-年) Date of termination of ASP(if applicable) (DD-MM-YYYY)	住宅物業的描述(如包括車位，請一併提供有關車位的資料) Description of Residential Property(if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and Date (DD-MM-YYYY)of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
29-04-2024	07-05-2024		Tower 1 第1座	11	A		\$24,785,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 1 第1座	12	A		\$25,278,800		<ul style="list-style-type: none"> <li>招標文件付款計劃B Tender Document Payment Plan B</li> <li>見備註/See Remarks 7(c) (vi)</li> <li>見備註/See Remarks 7(f)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 1 第1座	17	D		\$34,677,995		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 1 第1座	20	D		\$36,449,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	1	A		\$25,579,000		<ul style="list-style-type: none"> <li>招標文件付款計劃D Tender Document Payment Plan D</li> <li>見備註/See Remarks 7(c) (viii)</li> <li>見備註/See Remarks 7(f)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	1	C		\$23,588,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 2 第2座	19	E		\$25,297,000		<ul style="list-style-type: none"> <li>招標文件付款計劃D Tender Document Payment Plan D</li> <li>見備註/See Remarks 7(c) (viii)</li> <li>見備註/See Remarks 7(f)</li> <li>見備註/See Remarks 7(g)</li> </ul>	

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臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期(如適用) (日-月-年) Date of termination of ASP(if applicable) (DD-MM-YYYY)	住宅物業的描述(如包括車位, 請一併提供有關車位的資料) Description of Residential Property(if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and Date (DD-MM-YYYY)of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
29-04-2024	07-05-2024		Tower 3 第3座	6	C		\$20,256,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 2 第2座	20	E		\$24,520,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	7	C		\$20,358,800		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	8	C		\$20,149,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 2 第2座	21	C		\$24,023,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	11	A		\$21,944,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 2 第2座	21	E		\$25,300,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	12	A		\$21,620,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
29-04-2024	07-05-2024		Tower 3 第3座	15	A		\$22,163,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	25	C		\$21,495,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	15	C		\$20,978,888		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	06-05-2024		Tower 3 第3座	16	A		\$22,373,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 1 第1座	17	C		\$33,769,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	19	A		\$22,156,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	23	C		\$21,403,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	06-05-2024		Tower 3 第3座	20	C		\$21,186,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
29-04-2024	07-05-2024		Tower 3 第3座	23	A		\$22,617,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c)(v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
29-04-2024	07-05-2024		Tower 3 第3座	21	A		\$22,834,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c)(vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
01-05-2024	08-05-2024		Tower 3 第3座	9	A		\$21,291,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c)(v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
01-05-2024	08-05-2024		Tower 2 第2座	17	E		\$24,284,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c)(vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
01-05-2024	08-05-2024		Tower 3 第3座	18	A		\$22,255,200		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c)(v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
01-05-2024	08-05-2024		Tower 1 第1座	15	A		\$24,772,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c)(v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
01-05-2024	08-05-2024		Tower 3 第3座	10	A		\$21,834,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c)(vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
01-05-2024	08-05-2024		Tower 3 第3座	25	A		\$22,623,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c)(v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	

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臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期(如適用) (日-月-年) Date of termination of ASP(if applicable) (DD-MM-YYYY)	住宅物業的描述(如包括車位, 請一併提供有關車位的資料) Description of Residential Property(if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and Date (DD-MM-YYYY)of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
01-05-2024	08-05-2024		Tower 3 第3座	8	A		\$21,726,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
01-05-2024	08-05-2024		Tower 3 第3座	20	A		\$22,266,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
03-05-2024	10-05-2024		Tower 3 第3座	10	C		\$20,250,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
03-05-2024	10-05-2024		Tower 3 第3座	9	C		\$20,169,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
03-05-2024	10-05-2024		Tower 3 第3座	22	C		\$21,282,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
03-05-2024	10-05-2024		Tower 3 第3座	7	A		\$21,096,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
03-05-2024	10-05-2024		Tower 3 第3座	12	C		\$20,452,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
03-05-2024	10-05-2024		Tower 3 第3座	26	A		\$23,918,000		<ul style="list-style-type: none"> <li>招標文件付款計劃D Tender Document Payment Plan D</li> <li>見備註/See Remarks 7(c) (viii)</li> <li>見備註/See Remarks 7(f)</li> <li>見備註/See Remarks 7(g)</li> </ul>	

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臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期(如適用) (日-月-年) Date of termination of ASP(if applicable) (DD-MM-YYYY)	住宅物業的描述(如包括車位, 請一併提供有關車位的資料) Description of Residential Property(if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and Date (DD-MM-YYYY)of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
03-05-2024	10-05-2024		Tower 3 第3座	6	A		\$21,011,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
03-05-2024	09-05-2024		Tower 3 第3座	21	C		\$21,608,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
03-05-2024	10-05-2024		Tower 1 第1座	17	B		\$39,918,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
07-05-2024	15-05-2024		Tower 1 第1座	10	A		\$24,463,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
07-05-2024	15-05-2024		Tower 3 第3座	17	A		\$22,385,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
07-05-2024	15-05-2024		Tower 3 第3座	5	A		\$21,298,000		<ul style="list-style-type: none"> <li>招標文件付款計劃B Tender Document Payment Plan B</li> <li>見備註/See Remarks 7(c) (vi)</li> <li>見備註/See Remarks 7(f)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
07-05-2024	15-05-2024		Tower 3 第3座	5	C		\$19,800,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
07-05-2024	15-05-2024		Tower 3 第3座	22	A		\$22,501,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期(如適用) (日-月-年) Date of termination of ASP(if applicable) (DD-MM-YYYY)	住宅物業的描述(如包括車位, 請一併提供有關車位的資料) Description of Residential Property(if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的細節及日期(日-月-年) Details and Date (DD-MM-YYYY)of any revision of price	支付條款 Terms of Payment	買方是賣方的有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
07-05-2024	15-05-2024		Tower 3 第3座	19	C		\$20,967,000		<ul style="list-style-type: none"> <li>招標文件付款計劃 Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
10-05-2024			Tower 3 第3座	11	C		\$20,351,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
10-05-2024			Tower 1 第1座	9	A		\$24,348,000		<ul style="list-style-type: none"> <li>招標文件付款計劃 A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
10-05-2024			Tower 1 第1座	21	C		\$35,032,000		<ul style="list-style-type: none"> <li>招標文件付款計劃A Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
10-05-2024			Tower 3 第3座	3	C		\$20,056,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
14-05-2024			Tower 2 第2座	21	A		\$40,479,000		<ul style="list-style-type: none"> <li>招標文件付款計劃 Tender Document Payment Plan A</li> <li>見備註/See Remarks 7(c) (v)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
14-05-2024			Tower 3 第3座	3	A		\$21,210,000		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	
16-05-2024			Tower 1 第1座	16	D		\$35,033,200		<ul style="list-style-type: none"> <li>招標文件付款計劃C Tender Document Payment Plan C</li> <li>見備註/See Remarks 7(c) (vii)</li> <li>見備註/See Remarks 7(g)</li> </ul>	



第三部份：備註 Part 3: Remarks

1. 關於臨時買賣合約的資料(即(A), (D), (E), (G) 及 (H) 欄)須於擁有人訂立該等臨時買賣合約之後的24小時內填入此記錄冊。在擁有人訂立買賣合約之後的1個工作日之內，賣方須在此紀錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此紀錄冊中修改有關記項。  
Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止，賣方須在該日期後的1個工作日內，在此紀錄冊(C)欄記入該日期。  
If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的5個工作日內未有簽訂買賣合約，賣方可在該日期之後的第6個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。  
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1個工作日之內，賣方須將有關細節及該日期記入此紀錄冊(F)欄。  
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties(First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 賣方須一直提供此記錄冊，直至發展項目期數中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。  
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the Phase of the Development has been registered in the Land Registry
6. 本記錄冊會在(H)欄以“✓”標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士-
  - (a) 該賣方屬法團，而該人是-
    - (i) 該賣方的董事，或該董事的父母、配偶或子女；
    - (ii) 該賣方的經理；
    - (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
    - (iv) 該賣方的有聯繫法團或控權公司；
    - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
    - (vi) 上述有聯繫法團或控權公司的經理；
  - (b) 該賣方屬個人，而該人是-
    - (i) 該賣方的父母、配偶或子女；或
    - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
  - (c) 該賣方屬合夥，而該人是-
    - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
    - (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with “✓” in column (H) in this register. A person is a related party to a vendor if -

- (a) where that vendor is a corporation, the person is -
  - (i) a director of that vendor, or a parent, spouse or child of such a director;
  - (ii) a manager of that vendor;
  - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
  - (iv) an associate corporation or holding company of that vendor;
  - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
  - (vi) a manager of such an associate corporation or holding company;
- (b) where that vendor is an individual, the person is -
  - (i) a parent, spouse or child of that vendor; or
  - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) where that vendor is a partnership, the person is -
  - (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
  - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (a) (G) 欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。

For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

- (b) 於本備註7內，「售價」指相關價單第二部份表中所列之指明住宅物業的售價，而「相關價單」是指發展項目期數的住宅物業之價單，該價單在(G)欄內列出。(E)欄所指的「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。「樓價」指以投標方式購買的物業的投標價及(E)欄所指的「成交金額」。「擁有人」是指香港鐵路有限公司，即發展項目期數的法律上的擁有人或實益擁有人，而「如此聘用的人」是指妙能有限公司，即擁有人聘用以統籌和監管發展項目期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

In this Remark 7, "Price" means the price of the specified residential property as stated in Part 2 of the relevant Price List; and the "relevant Price List" means the price lists in relation to the relevant specified residential property of the Phase of the Development, which said "relevant Price List" is set out in column (G). "Transaction Price" is set out in column (E) means the actual price of the residential property set out in the Preliminary Agreement for Sale and Purchase. The Transaction Price is obtained by applying the relevant terms of payment and /or applicable discounts on the Price and rounded to the nearest thousand. "Purchase Price" means the Tender Price of properties purchased by way of tender and the "Transaction Price" stated in column (E). The "Owner" means MTR Corporation Limited (i.e., the legal or beneficial owner of the Phase of the Development) and the "Person so Engaged" means Magic Energy 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).

- (c) (i) 相關價單中的支付條款 A : 120 天現金付款計劃 (照售價減 5%)

Terms of Payment A of the relevant Price List : 120-Day Cash Payment Plan (5% discount on the Price)

- (1) 相等於成交金額 5% 之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 買方須於簽署臨時合約後 120 天內或於賣方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通知的日期後的 14 天內(以較早者為準)繳付成交金額 95% 作為成交金額餘款。

95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s), or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

- (ii) 相關價單中的支付條款 B : 120 天備用一按貸款付款計劃 (照售價減 3%)

Terms of Payment B of the relevant Price List : 120-Day Standby First Mortgage Payment Plan (3% discount on the Price)

- (1) 相等於成交金額 5% 之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 買方須於簽署臨時合約後 120 天內或於賣方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通知的日期後的 14 天內(以較早者為準)繳付成交金額 95% 作為成交金額餘款。

95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

- (iii) 相關價單中的支付條款 C : 建築期付款計劃 (照售價減 3%)

Terms of Payment C of the relevant Price List : Stage Payment Plan (3% discount on the Price)

- (1) 相等於成交金額 5% 之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 5% 之加付訂金於買方簽署臨時合約後 120 天內繳付或於賣方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通知的日期後的 14 天內(以較早者為準)繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 120 days after the date of the signing of the PASP by the purchaser(s), or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

- (3) 買方須於賣方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通知的日期後的 14 天內繳付成交金額 90% 作為成交金額餘款。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s).

- (iv) 相關價單中的支付條款 D: 建築期備用一按貸款付款計劃 (照售價減 1%)  
Terms of Payment D of the relevant Price List : Standby First Mortgage Stage Payment Plan (1% discount on the Price)
- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。  
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.
  - (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 120 天內繳付或於賣方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通知的日期後的 14 天內(以較早者為準)繳付。  
A further deposit equivalent to 5% of the Transaction Price shall be paid within 120 days after the date of the signing of the PASP by the purchaser(s), or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.
  - (3) 買方須於賣方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通知的日期後的 14 天內繳付成交金額 90%作為成交金額餘款。  
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s).
- (v) 付款計劃 A : 120 天現金付款計劃 (只適用於以投標方式購買的物業)  
Payment Plan A: 120-Day Cash Payment Plan (Applicable for properties purchased by way of tender only)
- (1) 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。  
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
  - (2) 買方須於接納書的日期後120天內或於賣方就其有能力將住宅物業有效地轉讓予買方發出通知的日期後的14天內(以較早者為準)繳付樓價 95%作為樓價餘款。  
95% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser(s) within 120 days after the date of the Letter of Acceptance or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.
- (vi) 付款計劃 B: 120 天備用一按貸款付款計劃 (只適用於以投標方式購買的物業)  
Payment Plan B: 120-Day Standby First Mortgage Payment Plan (Applicable for properties purchased by way of tender only)
- (1) 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。  
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
  - (2) 買方須於接納書的日期後120天內或於賣方就其有能力將住宅物業有效地轉讓予買方發出通知的日期後的14天內(以較早者為準)繳付樓價 95%作為樓價餘款。  
95% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser(s) within 120 days after the date of the Letter of Acceptance or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.
- (vii) 付款計劃 C : 建築期付款計劃 (只適用於以投標方式購買的物業)  
Payment Plan C: Stage Payment Plan (Applicable for properties purchased by way of tender only)
- (1) 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。  
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
  - (2) 相等於樓價5%之加付訂金於接納書的日期後120天內繳付或賣方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通知的日期後的14天內(以較早者為準)繳付。  
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid within 120 days after the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.
  - (3) 買方須於賣方就其有能力將住宅物業有效地轉讓予買方發出通知的日期後的14天內(以較早者為準)繳付樓價 90%作為樓價餘款。  
90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s)

(viii) 付款計劃 D: 建築期備用一按貸款付款計劃 (只適用於以投標方式購買的物業)

Payment Plan D: Standby First Mortgage Stage Payment Plan (Applicable for properties purchased by way of tender only)

(1) 相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).

(2) 相等於樓價5%之加付訂金於接納書的日期後120天內繳付或賣方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通知的日期後的14天內(以較早者為準)繳付。

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid within 120 days after the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

(3) 買方須於賣方就其有能力將住宅物業有效地轉讓予買方發出通知的日期後的14天內(以較早者為準)繳付樓價 90%作為樓價餘款。

90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s).

- (d) 「朗賢峯」環保建築設計優惠 “ONMANTIN” Green Architectural Benefit  
買方可獲額外售價 8% 折扣作為「朗賢峯」環保建築設計優惠，該優惠即時在售價上作折扣扣減。  
The Purchaser would be offered an extra 8% discount on the Price as the “ONMANTIN” Green Architectural Benefit. The “ONMANTIN” Green Architectural Benefit would be deducted from the Price directly
- (e) 「早鳥」優惠 “Early Bird” Benefit  
買方可獲額外售價 5% 折扣作為「早鳥」優惠，該優惠即時在售價上作折扣扣減。  
The Purchaser would be offered an extra 5% discount on the Price as the “Early Bird” Benefit. The “Early Bird” Benefit would be deducted from the Price directly.
- (f) 備用一按揭款計劃 (只適用於使用第(7)(c)段中之相關價單或以投標方式購買的物業的支付條款 B 或 D 的自然人買方(不適用於公司、機構或其他非個人買方))  
“Standby First Mortgage Plan (Only applicable to purchaser(s) who is/are natural person(s) using Terms of Payment Plan B or D of the relevant Price List or properties purchased by way of tender in paragraph (7)(c) (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s))  
買方可向如此聘用的人介紹之財務機構或如此聘用的人指定的其它公司(「介紹之第一承按人」)申請第一按揭貸款(「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：  
The Purchaser may apply to the financial institution referred by the Person so Engaged or any other company designated by the Person so Engaged (the “Referred First Mortgagee”) for first mortgage loan (the “First Mortgage Loan”). The First Mortgage Loan and its application are subject to the following terms and conditions:
- (1) 成交金額為港幣3,000 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的90%；成交金額為港幣3,000 萬以上但港幣3,500 萬或以下的住宅物業的第一按揭貸款最高金額為港幣 2,100 萬加成交金額的20%；成交金額為港幣3,500 萬以上的住宅物業的第一按揭貸款最高金額為成交金額的80%。  
The maximum amount of First Mortgage Loan shall be 90% of the Transaction Price if the Transaction Price of the residential property is or under HK\$30 million. The maximum amount of First Mortgage Loan shall be HK\$21 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$30 million but is or under HK\$35 million. The maximum amount of First Mortgage Loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is over HK\$35 million.
  - (2) 買方必須於付清成交金額餘款之日起計最少60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。  
The Purchaser shall make a written application by the prescribed form to the Referred First Mortgagee for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.
  - (3) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。  
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee
  - (4) 買方須以所購之期數的住宅物業之第一樓花按揭(如適用)及第一法定按揭作為第一按揭貸款的抵押。  
The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Phase purchased by the Purchaser.
  - (5) 第一按揭貸款年期最長為 25 年。  
The maximum tenor of the First Mortgage Loan shall be 25 years.
  - (6) 第一按揭貸款年利率以最優惠利率(P)減 2%(P-2%)計算。P 為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率 6.125%。最終按揭利率以介紹之第一承按人審批結果而定，賣方及如此聘用的人並無就其作出，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 Mortgage Loan shall be Prime Rate (P) minus 2% (P-2%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 6.125% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect thereof.

- (7) 買方須每月供款，而利息由提款日起計算。  
Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
- (8) 第一按揭貸款及其相關擔保（如要）之文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（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 in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
- (9) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。  
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.
- (10) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。  
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方及如此聘用的人無關，且於任何情況賣方及如此聘用的人均無需為此負責。賣方及如此聘用的人並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方及/或如此聘用的人提出任何申索。

The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor and the Person so Engaged (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

- (g) 認購一個住宅停車位的權利  
Option to Purchase one Residential Parking Space

於相關價單上設標誌“\*”的單位的買方或在相關招標文件中指定單位的買方可享有認購該發展項目第II期的第IIA期內一個住宅停車位的權利。買方可根據賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其認購一個住宅停車位的權利。買方需依照賣方所訂之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。認購權不得轉讓。發展項目第II期的第IIA期內的住宅停車位的價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The purchaser(s) of a unit that is marked with a sign "\*" in the relevant price list or the purchaser(s) of a specified unit under the relevant tender documents shall have an option to purchase one residential parking space in Phase IIA of Phase II of the Development. The purchaser(s) can exercise his/her/its/their option to purchase one residential parking space in accordance with the time limit and manner as prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor. Each such purchaser(s) must decide whether to purchase residential parking space and must enter into a relevant agreement for sale and purchase within the period as prescribed by the Vendor, failing which that purchaser(s) will be deemed to have given up the option. The option is non-transferrable. Price List and sales arrangement details of the residential parking spaces in Phase IIA of Phase II of the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later.

- (h) 認購兩個住宅停車位的權利  
Option to Purchase two Residential Parking Spaces

在相關招標文件中指定單位的買方可享有認購該發展項目第II期的第IIA期內兩個住宅停車位的權利。買方可根據賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其認購兩個住宅停車位的權利。買方需依照賣方所訂之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。認購權不得轉讓。發展項目第II期的第IIA期內的住宅停車位的價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The purchaser(s) of a specified unit under the relevant tender documents shall have an option to purchase two residential parking spaces in Phase IIA of Phase II of the Development. The purchaser(s) can exercise his/her/its/their option to purchase two residential parking spaces in accordance with the time limit and manner as prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor. Each such purchaser(s) must decide whether to purchase residential parking space and must enter into a relevant agreement for sale and purchase within the period as prescribed by the Vendor, failing which that purchaser(s) will be deemed to have given up the option. The option is non-transferrable. Price List and sales arrangement details of the residential parking spaces in Phase IIA of Phase II of the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later.

8. 下述互聯網可連結到此發展項目的價單: [www.onmantin.com.hk/phaseIIA](http://www.onmantin.com.hk/phaseIIA)  
The price list(s) of the development can be found in the following website: [www.onmantin.com.hk/phaseIIA](http://www.onmantin.com.hk/phaseIIA)

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