

# 會地康城盤首輪168伙 周六推售

## 朗賢峯今日開價 高臨周內開放示位本月賣

新一波鐵路新盤戰一觸即發。會地夥港鐵(00066)的日出康城PARK SEASONS，市場反應踴躍，累收2500票，發展商昨加推78伙，落實周六首輪推售168伙，折實平均呎價14632元；另鷹君(00041)夥港鐵的何文田站朗賢峯進入參戰狀態，預告今日開價，首批不少於115伙；資策(00497)旗下鄰近佐敦彌敦道高臨，極大機會周內開價及開放示範單位，月內開賣。

大公報記者 梁穎賢



新盤	動態	發展商
日出康城 PARK SEASONS	周六首推168伙	會地夥港鐵
何文田朗賢峯	今日開價首批不少於115伙	鷹君夥港鐵
彌敦道高臨	有機會周內開價及收票	資策
屯門凱和山	周六現樓開賣150伙	路勁

▲梁志堅(左二)、黃光耀(右)及余麗珠，公布PARK SEASONS周六首輪銷售。



▲梁淑儀表示，朗賢峯會於24小時內開價。

會德豐地產副主席兼常務董事黃光耀昨表示，PARK SEASONS展銷廳上周六對外開放後，反應熾熱，暫已收約2500票，入票人士約50%為SEASONS PLACE向隅客，大手客逾100拾。

有見反應理想，即日加推價單第2號，原價加推78伙，分佈於第2A座20個1房及58個2房，實用面積322至496方呎，折實478.3萬至773.3萬元，折實呎價14552至15591元，折實平均呎價15039元。

### 康城盤76%單位不足700萬

發展商同時公布銷售安排，落實周六首輪推售168伙，包括40伙1房及128伙2房。分A及B兩組揀樓，A組須購買2至6伙或指定2房樓廚單位；B組可買最多2伙。該批單位實用面積322至496方呎，折實454.1萬至770.3萬元，折實呎價13969至15530元，折實均呎14632元。約76%單位折實低於700萬元。

黃光耀續指，168個單位定價市值約11.98億元，折實約值10.54億元。整批單位均屬上一期最受歡迎、市場大熱的1房及2房戶，將吸引一眾向隅客、年輕用家及投資客。

鐵路盤摩拳擦掌。鷹君旗下朗賢峯亦擺好擂台準備迎戰。鷹君地產代理銷售及市務總經理梁淑儀表示，項目示範單位昨日率先向傳媒開放，意味銷售進入直路，預告24小時內開價，可望隨即開放示範單位及收票，有機會月內開售。其中II B期會以價單形式發售，首批不少於115伙，售價參考九龍區豪宅；II A期傾向招標推售。

項目示範單位昨日曝光，其中3房一套連工

作間的無改動示範單位，以第II A期1座7樓A室作藍圖，實用面積998方呎。單位層與層之間的高度達3.3米，客飯廳呈長方形布局，間隔方正實用及易於擺放傢具，客飯廳長約25.2呎、闊10.2呎，面積逾250方呎，飯廳亦設有對流窗，加強採光通風，而露台與冷氣機平台合併於同一空間。

華懋夥港鐵的何文田站上蓋瑜一·天海，於朗賢峯推出前夕錄得成交。售出單位為第1B座23樓A室，3房一套房連儲物室間隔，實用面積960方呎，作價3097.54萬元成交，呎價32266元。整個瑜一系列目前已累售457伙，套現逾79億元。

### 高臨擬內地路演拓客源

另外，資本策略地產執行董事何樂輝表示，旗下彌敦道新盤高臨，極有機會周內開價，周末正式開放示範單位及收票，可望月內開售，售價參考九龍站上蓋屋苑。由於項目接近高鐵站，計劃稍後展開內地路演以開拓內地客源。

該公司副常務董事(住宅銷售)畢子鴻稱，項目昨日上載樓書，提供259伙，標準戶實用面積269至707方呎，整體佔近80%為1房及2房間隔，特色戶面積232至1589方呎，預計一半單位可享海景。

路勁地產旗下屯門凱和山，日前已取得入伙紙，料於短期內開放現樓。昨日上載最新銷售安排第3號，將於周六以現樓形式推售150伙，當中136伙以價單形式發售，涵蓋開放式至3房一套間隔，折實333.9萬元至849萬元，折實呎價9688元至12711元。另外14伙則以招標形式發售，為開放式房至3房單位。

## 明雋最後6伙 大手客3817萬掃清

【大公報訊】納米單位於撒辣後成「西餅客」搶手貨，頻頻「一打一打」地掃貨。佳明旗下土瓜灣明雋最後6伙由一「西餅客」以3817萬元「埋齊」，全盤76伙清枱，吸金約4.1億元。

佳明集團營業及市務總監馮清平表示，明雋最後6伙單位，獲大手客以3817萬元買入，當中25樓A、B及D室更以呎價3.1萬創土瓜灣區新高。

昨日沽出的6伙單位，包括2伙分層戶及4伙特色戶，涵蓋開放式至1房戶，實用面積由207至259方呎不等，當中3樓D室連70方呎平台，另3伙25樓A、B及D室則連同111至197方呎天台，成交價由485萬至802.9萬元，呎價23430至3.1萬元。大手客人來自將軍澳區，睇中樓盤與土瓜灣港鐵站僅3分鐘路程，故連掃6伙作投資之用。

馮清平表示，同系青衣明翹匯1座19樓A室，3房1套連儲物室，昨日亦以1545.9萬售出，呎價19156元。



▲馮清平表示，明雋全盤76伙沽清。

## 居屋上月成交升穿400宗 近年最旺

【大公報訊】記者林惠芳報道：新一批白居二陸續取得購買證入市，帶動資助房價量齊升，上月未補價成交升穿400宗，為近年最多，青衣居屋青泰苑3房單位最新綠表造價412萬元，按月反彈逾8%。

據房委會最新資料，今年3月全月未補地價資助房二手買賣達402宗，較2月全月193宗增加209宗或1.08倍，屬2023年3月錄422宗以後，近1年按月最旺。至於4月上半月相關成交暫29宗，較3月同期55宗減少47%，反映低價盤源被消化，用家入市步伐放緩。

白居二及綠表客積極入市搶盤，帶動個別熱門居屋身價回升。利嘉閣地產區域董事彭錦添透露，青泰苑本月暫錄2宗未補價綠表成交，單位均屬實用面積554方呎的3房戶，造價均重上逾

400萬元，其中F座高層1室，本月7日以綠表價408萬元沽出後，相隔3天，同座低數層6室即獲綠表客以412萬承接。翻查資料，青泰苑D座高層6室同呎戶，3月中旬僅以380萬未補價易手，相隔不足1個月，同類單位造價回升32萬或8.4%。

利嘉閣地產助理分區經理黃肇雯表示，4月份天水圍居屋暫錄42宗二手買賣，主要受到白居二入市刺激，其中天盛苑C座中層10室3房戶，實用面積597方



呎，以445萬獲外區綠表公屋客承接，原業主24年前向房委會買入，賬面賺333萬。

旺角居屋王富榮花園本月暫錄3宗二手買賣。世紀21家天下物業分行經理黎振傑表示，該屋苑9座低層E室2房戶，實用面積431方呎，以398萬元未補價易手，實用呎價9234元。原業主持貨26年，賬面賺238萬元。他續說，富榮花園新近錄得罕有自由市場成交，造價逾800萬元，單位是9座中層D室3房戶，實用面積592方呎，透過自由市場以830萬元沽出，實用呎價14020元。據悉，單位由新買家負責補地價。

翻查資料，富榮花園去年只錄2宗3房單位連地價成交，其中2月份造價806萬元。

▲青衣青泰苑3房單位造價反彈逾8%。

## 凱旋門2房1300萬沽 創8年新低

【大公報訊】記者林惠芳報道：二手交投回落，個別業主降價求售，九龍站凱旋門有2房戶僅以1300萬元易手，創同類戶型8年新低價，原業主賬面蝕300萬離場。

多個九龍新盤部署出擊，個別業主加快出貨，昨日至少錄11宗蝕讓。消息指，凱旋門朝日閣低層D室，實用面積513方呎，僅以1300萬元易手，為屋苑2房戶2016年後新低價，實呎25341元。原業主於2017年底斥1600萬入市，持貨6年多賬蝕300萬或18.8%。

利嘉閣高級聯席董事邱家仁

稱，長沙灣一號，西九龍2座高層A室4房戶，實用面積973方呎，成交價1320萬元，原業主早於10年前入市，賬面仍蝕46.3萬元。

將軍澳連錄2宗損手，美聯物業營業經理羅定康表示，嘉悅2座中層C室1房戶，實用面積372方呎，造價540萬元，實呎14516元，原業主持貨4年，賬面虧蝕113萬元或17.3%。

利嘉閣首席聯席董事羅志雄稱，日出康城GRAND MARINI 2A座中層A室3房戶，實用面積730方呎，享海景，以1148萬元成交，原業主約5年賬蝕129.6萬

或10.1%。新界二手蝕不停，早前美聯物業高級分區營業經理鍾家豪表示，荃灣荃景花園4座低層E室，實用面積362方呎，劈價75萬以415萬售出，實呎11464元，原業主6年前以530萬入市，賬面蝕115萬，蝕幅達21.7%。

中原地產副區域營業經理王勤學表示，新盤蜂擁推售，加上二手筍盤消化，元朗區上半年只錄51宗二手買賣，按月削49%。其中，翠韻華庭2座低層G室，實用面積441方呎，以475萬元沽出，原業主持貨4年，賬面蝕91萬元或16%。

SHANGHAI YAOLIA PILKINGTON GLASS GROUP CO., LTD.  
Public Announcement on Abnormal Fluctuation in Stock Trading

The Board of the Company and all directors confirm that there are no false records, misleading statements or omission of material information of the public announcement, and will bear joint responsibility for the authenticity, accuracy and integrity of its content.

Important Prompts:  
● The cumulative decline on the closing price of the stock of Shanghai Yaolia Pilkington Glass Group Co., Ltd. (hereinafter referred to as the "Company") for the three consecutive trading days of April 12, April 15 and April 16, 2024 has deviated by over 20% from the rate of fluctuation in the corresponding sector index, which is abnormal fluctuation of stock trading according to the relevant provisions of the Trading Rules of Shanghai Stock Exchange.  
● Upon self-inspection by the Company and verification by letters sent to the controlling shareholders and de facto controllers of the Company, as of the date of disclosure of this announcement, there is no material information that should be disclosed but has not been disclosed, except for the matters disclosed by the Company.  
● The Company's stock price has fluctuated greatly in the short term. Please pay attention to the risk of trading in the securities market, make rational decisions, and invest prudently.  
● Specific circumstances of abnormal fluctuations in stock trading  
The decline in the closing price of A shares of the Company deviated by more than 20% for three consecutive trading days on April 12, April 15 and April 16, 2024, which is an abnormal fluctuation in stock trading according to the relevant provisions of the Shanghai Stock Exchange Trading Rules.  
II. Relevant information concerned and verified by the Company  
In view of the abnormal fluctuations in the trading of A shares of the Company, the Company conducted a self-inspection and sent a letter to inquire the controlling shareholders and actual controllers of the Company. The relevant information is described as follows:  
1. Production and operation  
After the Company's self-inspection, as of the announcement date, the Company's production and operation are normal. There are no major adjustments in the market environment and industrial policies, and there are no major matters affecting the abnormal fluctuation of stock prices that should be disclosed but not disclosed in the production and operation of the Company. The information disclosed by the Company in the early stage does not need to be corrected and supplemented.  
2. Information on major matters  
Upon self-inspection by the Company and verification with Shanghai Building Materials (Group) Co., Ltd., the controlling shareholder of the Company, as at the date of disclosure of this announcement, except for the matters disclosed by the Company, there are no material matters affecting the abnormal fluctuation in the trading of the Company's shares, and there are no other material information that should be disclosed but has not been disclosed. Including but not limited to major asset restructuring, share issuance, acquisition, debt restructuring, business restructuring, asset stripping, asset injection, share repurchase, equity incentive, bankruptcy reorganization, major business cooperation, introduction of strategic investors and other major issues.  
3. After the Company's self-inspection, the Company has not found any media reports or market rumors that may have a significant impact on the trading price of the Company's shares.  
4. Other price-sensitive information  
Upon verification by the Company, some of the directors, supervisors, senior management, controlling shareholders and persons acting in concert with them or actual controllers of the listed Company has traded the Company's shares during the period of unusual fluctuations in stock trading.  
III. Risk warning  
1. Since April 12, April 15 and April 16, 2024, the closing price of the Company's A shares has declined by more than 20% for three consecutive trading days, the actual fluctuation of the Company's shares is relatively large. Investors are advised to pay attention to the trading risks in securities market, make rational decisions and invest prudently.  
2. According to the China Securities Regulatory Commission industry classification, the Company's industry is building materials - non-metallic mineral products industry, through the inquiry of China Securities industry index, as of the announcement date, the industry P/E ratio was 14.66, the Company P/E ratio was -34.34, investors should pay attention to investment risk.  
The Company solemnly reminds all investors that the designated media for information disclosure of the Company are the website of the Shanghai Stock Exchange (www.sse.com.cn), Shanghai Securities News and Tsing King Pao. All information published by the Company on the above designated media shall prevail.  
IV. Statement of the Board of Directors and Commitments of Relevant Parties  
The board of directors of the Company confirms that (other than the disclosures referred to in Part II above) the Company does not have any matters which should be disclosed but have not been disclosed in accordance with the relevant provisions of the Rules Governing the Listing of Stocks on the Shanghai Stock Exchange or any planning, negotiation, intention or agreement relating to such matters. The Board is not aware of any information which should be disclosed but has not been disclosed pursuant to the Rules Governing the Listing of Stocks on the Shanghai Stock Exchange and may have a material impact on the trading prices of the shares of the Company and their derivatives. There is no information disclosed by the Company in the previous period that needs to be corrected or supplemented.  
Shanghai Yaolia Pilkington Glass Group Co., Ltd.  
17 April 2024

寻李广通

见字后请即致电内地电话:13268160986 或香港电话:(852)2835 7542 与香港国际社会服务社社工熊小姐联络,以商讨一个在香港出生孩子的抚养及福利事宜,孩子在2021年12月3日出生。

寻郑文普

见字后请即致电内地电话:13268160986 或香港电话:(852)2835 7560 与香港国际社会服务社社工孔小姐联络,以商讨在香港出生孩子的抚养及福利事宜,孩子在2023年8月7日出生。

申請新酒牌公告 悅廬

現特通告:鄒園園其地址為香港銅鑼灣渣甸街50號渣甸中心6樓,現向酒牌局申請位於香港銅鑼灣渣甸街50號渣甸中心6樓悅廬的新酒牌。凡反對是項申請者,請於此公告刊登之日起十四天內,將已簽署及申明理由之反對書,寄交香港灣仔軒尼詩道225號路政道市政大廈8字樓酒牌局秘書收。日期:2024年4月17日

申請新酒牌公告 KYRA LOUNGE

現特通告:陳曉紅其地址為香港大嶼山香港國際機場一號客運大樓中央客運廊5樓5Z522、5Z522A及5Z522B酒舖,現向酒牌局申請位於香港大嶼山香港國際機場一號客運大樓中央客運廊5樓5Z522、5Z522A及5Z522B酒舖KYRA LOUNGE的新酒牌。凡反對是項申請者,請於此公告刊登之日起十四天內,將已簽署及申明理由之反對書,寄交香港灣仔軒尼詩道225號路政道市政大廈8字樓酒牌局秘書收。日期:2024年4月17日

申請新酒牌公告 朱敏記大牌檔

現特通告:鄭婉芝其地址為九龍深水埗東京街29號睿峰地下08-14舖,現向酒牌局申請位於九龍深水埗東京街29號睿峰地下08-14舖朱敏記大牌檔的新酒牌。凡反對是項申請者,請於此公告刊登之日起十四天內,將已簽署及申明理由之反對書,寄交九龍深水埗基隆街333號北河街市政大廈4字樓酒牌局秘書收。日期:2024年4月17日