

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	城軒 The Uptown	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	美善同道 8 號 No. 8 Maidstone Road		

重要告示：

1. 閱讀這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。
2. 根據《一手住宅物業銷售條例》第 61 條，成交記錄冊的目的是向公眾人士提供列於記錄冊內關於該項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。記錄冊內的個人資料除供指定用途使用外，不得作其他用途。

Important Note:

1. 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.
2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the Development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

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

(A) 臨時買賣合約 的日期 (日/月/年) Date of PASP (DD/MM/YYYY)	(B) 買賣合約 的日期 (日/月/年) Date of ASP (DD/MM/YY YY)	(C) 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)	(D) 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)			(E) 成交金額 (元) Transaction Price (\$)	(F) 售價修改的細節及 日期 (日/月/年) Details and Date (DD/MM/YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 買方是賣 方的 有關連人士 The purchaser is a related party to the vendor
			樓層 Floor	單位 Flat	車位(如有) Car-parking space (if any)				
02/12/2023	08/12/2023		9	A	--	8,731,800	在31/1/2024, 基於 價單第一號, 第三 部份第(4)段, 因應 相關折扣(如有)按 售價計算得出之價 目, 皆以向下捨入 方式換算至百位數 作為樓價的原因, 售價改為 \$8,731,700。 On 31/1/2024, the purchase price adjusted to \$8,731,700 due to the reason of paragraph (4) of Part 3 of Price List No.1 that the Price obtained after applying the relevant discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the purchase price.	價單第一號 Price list No.1 見備註7.c(i)(A) See Remarks 7.c.(i)(A) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(iii) (a) See Remarks 7.c.(iii) (a)	
09/12/2023	14/12/2023		19	A	-	9,305,800		價單第一號 Price list No.1 見備註7.c.(i)(A) See Remarks 7.c.(i)(A) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(iii) (a) See Remarks 7.c.(iii) (a)	
17/02/2024	23/02/2024		21	A	-	8,914,200		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)	
27/02/2024	05/03/2024		17	A	-	8,240,800		價單第一B號 Price list No.1B 見備註7.c.(i)(A1) See Remarks 7.c.(i)(A1) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b)	

29/02/2024	07/03/2024		7	A	-	8,020,200		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
29/02/2024	07/03/2024		8	A	-	8,081,700		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
29/02/2024	07/03/2024		10	A	-	8,206,200		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
29/02/2024	07/03/2024		10	B	-	11,566,800		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
29/02/2024	07/03/2024		11	A	-	8,271,700		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
29/02/2024	07/03/2024		11	B	-	11,662,300		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
29/02/2024	07/03/2024		12	A	-	8,339,000		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)

29/02/2024	07/03/2024		12	B	-	11,755,200		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)	
29/02/2024	07/03/2024		15	A	-	8,405,400	在24/4/2024, 基於價單第1B號, 買方轉用支付條款(A1), 因應相關折扣之差別, 售價更改為 \$8,101,600 On24/4/2024, the purchase price adjusted to \$8,101,600 due to the reason of adjustment in purchase price in accordance with price list 1B the purchaser changes the terms of payment from Plan(D) to Plan (A1).	價單第一B號 Price list No.1B 見備註7.c.(i)(DA1) See Remarks 7.c.(i)(DA1) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)	
29/02/2024	07/03/2024		16	A	-	8,478,400	在24/4/2024, 基於價單第1B號, 買方轉用支付條款(A1), 因應相關折扣之差別, 售價更改為 \$8,172,000 On24/4/2024, the purchase price adjusted to \$8,172,000 due to the reason of adjustment in purchase price in accordance with price list 1B the purchaser changes the terms of payment from Plan(D) to Plan (A1).	價單第一B號 Price list No.1B 見備註7.c.(i)(DA1) See Remarks 7.c.(i)(DA1) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)	
29/02/2024	07/03/2024		20	A	-	8,796,300	在24/4/2024, 基於價單第1B號, 買方轉用支付條款(A1), 因應相關折扣之差別, 售價更改為 \$8,478,400 On24/4/2024, the purchase price adjusted to \$8,478,400 due to the reason of adjustment in purchase price in accordance with price list 1B the purchaser changes the terms of payment from Plan(D) to Plan (A1).	價單第一B號 Price list No.1B 見備註7.c.(i)(DA1) See Remarks 7.c.(i)(DA1) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)	

29/02/2024	07/03/2024		23	A	-	9,155,700		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
29/02/2024	07/03/2024		27	A	-	9,187,200		價單第二A號 Price list No.2A 見備註7.c.(i)(A1) See Remarks 7.c.(i)(A1) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b)
29/02/2024	07/03/2024		22	A	-	9,032,800		價單第一B號 Price list No.1B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
01/03/2024	08/03/2024		7	B	-	11,306,200		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
01/03/2024	08/03/2024		22	B	-	12,734,600		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
01/03/2024	08/03/2024		25	A	-	9,279,400		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b)
01/03/2024	08/03/2024		6	A	-	7,969,600		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)

01/03/2024	08/03/2024		28	A	-	9,660,300		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		6	B	-	11,235,700		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		8	B	-	11,393,400		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		9	B	-	11,479,700		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		15	B	-	11,850,700		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		16	B	-	11,951,100		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		17	B	-	12,052,400		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)

02/03/2024	08/03/2024	02/04/2024	20	B	-	12,400,200		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		21	B	-	12,114,400		價單第一C號 Price list No.1C 見備註7.c.(i)(A1) See Remarks 7.c.(i)(A1) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b)
02/03/2024	08/03/2024		23	B	-	12,908,100		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		25	B	-	13,082,400		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		28	B	-	13,618,600		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
02/03/2024	08/03/2024		29	A	-	9,788,100		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
03/03/2024	08/03/2024		19	B	-	12,234,200		價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)

03/03/2024	08/03/2024		27	B	-	13,437,700		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
03/03/2024	08/03/2024		29	B	-	13,800,400		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
03/03/2024	08/03/2024		30	A	-	9,922,600		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
03/03/2024	08/03/2024		30	B	-	13,988,800		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
03/03/2024	08/03/2024	02/07/2024	31	A	-	10,057,100		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
03/03/2024	08/03/2024		31	B	-	14,177,200		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)
03/03/2024	08/03/2024	02/05/2024	32	A	-	10,189,000		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)

04/03/2024	11/03/2024		26	A	-	10,233,000		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)	
04/03/2024	11/03/2024		26	B	-	14,086,700		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)	
04/03/2024	11/03/2024		32	B	-	13,846,400		價單第二A號 Price list No.2A 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(c) See Remarks 7.c.(ii)(c) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)	買方是賣方公司員工 The purchaser is a staff of the Vendor's company
15/03/2024	22/03/2024		33	A	-	\$12,450,000		招標文件第1號 簽署本合約時支付臨時訂金(即售價的5%) 13/5/2024 付樓價1% 12/7/2024 付樓價1% 10/9/2024 付樓價1% 9/11/2024 付樓價1% 8/1/2025 付樓價1% 4/3/2026 付樓價尾數90% Tender Document No. 1 5% of the purchase price shall be paid upon signing of this Preliminary Agreement. A further deposit equivalent to 1% of the purchase price shall be paid on 13 May 2024; A further deposit equivalent to 1% of the purchase price shall be paid on 12 July 2024; A further deposit equivalent to 1% of the purchase price shall be paid on 10 September 2024; A further deposit equivalent to 1% of the purchase price shall be paid on 9 November 2024; A further deposit equivalent to 1% of the purchase price shall be paid on 8 January 2025; 90% of the purchase price (balance of purchase price) shall be paid on 4 March 2026. 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)	

22/03/2024	03/04/2024		33	B	-	\$16,360,000		<p>招標文件第1號 簽署本合約時支付臨時訂金(即售價的5%) 20/5/2024 付樓價1% 19/7/2024 付樓價1% 17/9/2024 付樓價1% 16/11/2024 付樓價1% 15/1/2025 付樓價1% 11/3/2026 付樓價尾數90% Tender Document No. 1 5% of the purchase price shall be paid upon signing of this Preliminary Agreement. A further deposit equivalent to 1% of the purchase price shall be paid on 20 May 2024; A further deposit equivalent to 1% of the purchase price shall be paid on 19 July 2024; A further deposit equivalent to 1% of the purchase price shall be paid on 17 September 2024; A further deposit equivalent to 1% of the purchase price shall be paid on 16 November 2024; A further deposit equivalent to 1% of the purchase price shall be paid on 15 January 2025; 90% of the purchase price (balance of purchase price) shall be paid on 11 March 2026. 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)</p>
02/04/2024	10/04/2024		20	B	-	\$12,400,200		<p>價單第一C號 Price list No.1C 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(d) See Remarks 7.c.(ii)(d) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)</p>
10/05/2024	20/05/2024		32	A	-	10,189,000		<p>價單第二B號 Price list No.2B 見備註7.c.(i)(D) See Remarks 7.c.(i)(D) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(e) See Remarks 7.c.(ii)(e) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (c) See Remarks 7.c.(iii) (c)</p>
08/07/2024	15/07/2024		31	A	-	10,057,100		<p>價單第二C號 Price list No.2C 見備註7.c.(i)(E) See Remarks 7.c.(i)(E) 見備註7.c.(ii)(b) See Remarks 7.c.(ii)(b) 見備註7.c.(ii)(f) See Remarks 7.c.(ii)(f) 見備註7.c.(iii) (b) See Remarks 7.c.(iii) (b) 見備註7.c.(iii) (d) See Remarks 7.c.(iii) (d)</p>

第三部份：備註 Part 3: Remarks

- 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 小時內填入此紀錄冊。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).
- 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.
- 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.
- 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.
- 賣方須一直提供此紀錄冊，直至發展項目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 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中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣（如有）按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。

In this Remark 7, "Price" means the price of the residential property set out in Part 2 of the relevant price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price.

- c. 相關價單中支付條款及付款計劃優惠

Terms of Payment and Payment Plan Benefit under the relevant price list.

(i) **支付條款**

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金。請帶備港幣\$100,000的銀行本票以支付部份臨時訂金。請另備支票以繳付臨時訂金之餘額。本票及支票抬頭請寫『**何耀棟律師事務所**』

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$100,000 for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit. The cashier order and cheque should be made payable to "GALLANT".

(A) **120天現金優惠付款計劃 (照售價減 10%) 120-day Cash Payment Method (10% discount on the Price)**

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 樓價95%(樓價餘額)於簽署臨時買賣合約的日期後120日內繳付。

95% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

(A1) 120天現金優惠付款計劃 (照售價減 13%) 120-day Cash Payment Method (13% discount on the Price)

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價95%(樓價餘額)於簽署臨時買賣合約的日期後120日內繳付。
95% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

(B) 售價二成二按付款計劃 (照售價減 5%) 20% Second Mortgage Loan Payment Method (5% discount on the Price)

只提供予臨時買賣合約上列明的個人買方

This method is only available to individual purchasers as stated on the preliminary agreement for sale and purchase

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價95%(樓價餘額)於簽署臨時買賣合約的日期後120日內繳付。
95% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

(C) 九成按揭即供付款計劃 (照訂價) 90% Mortgage Loan Cash Payment Method (List Price)

只提供予臨時買賣合約上列明的個人買方

***This method is only available to individual purchasers as stated on the preliminary agreement for sale and purchase ***

1. 臨時訂金即樓價5% (『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後60日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後120日內繳付。
90% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

(D) 720天先住後付付款計劃 (照售價減10%) 720-day Early Move-in Payment Plan (10% discount on the Price)

1. 臨時訂金即樓價5%(『臨時訂金』)於簽署臨時買賣合約時繳付,買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價1%於簽署臨時買賣合約的日期後60日內繳付。
A further deposit equivalent to 1% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 加付訂金即樓價1%於簽署臨時買賣合約的日期後120日內繳付。

- A further deposit equivalent to 1% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 加付訂金即樓價1%於簽署臨時買賣合約的日期後180日內繳付。
- A further deposit equivalent to 1% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
5. 加付訂金即樓價1%於簽署臨時買賣合約的日期後240日內繳付。
- A further deposit equivalent to 1% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
6. 加付訂金即樓價1%於簽署臨時買賣合約的日期後300日內繳付。
- A further deposit equivalent to 1% of the purchase price shall be paid within 300 days after the date of signing of the preliminary agreement for sale and purchase.
7. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後720日內繳付。
- 90% of the purchase price (balance of purchase price) shall be paid within 720 days after the date of signing of the preliminary agreement for sale and purchase.

(E) **先住後付付款計劃(照售價減10%) Early Move-in Payment Plan (10% discount on the Price)**

1. 臨時訂金即樓價5%(『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。
- A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價1%於簽署臨時買賣合約的日期後60日內繳付。
- A further deposit equivalent to 1% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 加付訂金即樓價1%於簽署臨時買賣合約的日期後120日內繳付。
- A further deposit equivalent to 1% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 加付訂金即樓價1%於簽署臨時買賣合約的日期後180日內繳付。
- A further deposit equivalent to 1% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
5. 加付訂金即樓價1%於簽署臨時買賣合約的日期後240日內繳付。
- A further deposit equivalent to 1% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
6. 加付訂金即樓價1%於簽署臨時買賣合約的日期後300日內繳付。
- A further deposit equivalent to 1% of the purchase price shall be paid within 300 days after the date of signing of the preliminary agreement for sale and purchase.
7. 樓價90%(樓價餘額)於2026年4月30日或之前繳付。
- 90% of the purchase price (balance of purchase price) shall be paid on or before 30 April 2026.

(ii) **售價獲得折扣的基礎**

The basis on which any discount on the Price is made available

- (a) 請參閱上述第7c(i)段。

Please refer to remarks 7c(i) above.

(b) **「文化村Friends Club」會員折扣 Privilege for “Culture Homes Friends Club” Member**

在簽署臨時買賣合約當日，買方如屬「文化村Friends Club」會員，可獲額外1%售價折扣優惠。所有個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須在簽署臨時買賣合約當日為「文化村Friends Club」會員，方可享此折扣優惠。

An extra 1% discount on the Price would be offered to the purchaser(s) who is a “Culture Homes Friends Club” member on the date of signing of the preliminary agreement for sale and purchase (the “PASP”). All individual purchaser(s) (if the purchaser(s) is an individual) or at least one director of the purchaser(s) (if the purchaser(s) is a corporation) should be a “Culture Home Friends Club” member on the date of signing of the PASP in order to enjoy the discount offer.

(c) **員工置業折扣 Staff Purchasing Discount**

如買方 (或構成買方之任何人士) 屬「合資格人士」，並且沒有委任地產代理就購入住宅物業代其行事，可獲額外 3% 售價折扣優惠。

If the purchaser(s) (or any person comprising the purchaser(s)) is a “Qualified Person”, provided that the purchaser(s) did not appoint any estate agent to act for him/her in the purchase of the residential property(ies), an extra 3% discount on the Price would be offered.

「合資格人士」指裕泰興有限公司、文化科技有限公司、文化村生活及復康產品有限公司、同發食品有限公司或任何上述公司之附屬公司之任何董事或員工或該董事或員工之直系親屬 (任何個人的配偶、父母、子女為該個人之「直系親屬」，惟須提供令賣方滿意的有關證明文件以證明有關關係)。

“Qualified Person” means any director or employee or close family member (a spouse, parent, child of a person is a “close family member” of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned) of that director or employee of any of Yu Tai Hing Company Limited, Culture Tech. Limited, Culture Homes Healthcare Company Limited and Tung Fat Fine Food Limited or a subsidiary of any such companies.

買方須在遞交購樓意向登記表格時或前提供令賣方滿意的證據證明其為合資格人士，賣方對買方是否符合本折扣優惠資格保留最終決定權，而賣方之決定為最終及對買方具有約束力。

The purchaser(s) shall on or before submission of the Registration of Intent form provide evidence for proof of being a “Qualified Person” to the satisfaction of the Vendor. The Vendor reserves the final right to decide whether or not the purchaser(s) is eligible for this discount and the Vendor’s decision shall be final and binding on the purchaser(s).

(d) **新春優惠 Chinese New Year Benefit**

買方於2024年2月14日至2024年4月6日期間 (包括首尾兩日) 簽署臨時買賣合約購買發展項目的任何指明住宅物業，均可獲額外6%售價折扣優惠。

Purchaser(s) who signs the preliminary agreement for sale and purchase between 14 February 2024 and 6 April 2024 (both dates inclusive) to purchase any of the designated residential properties of the Development would be offered an extra 6% discount on the Price.

(e) **佛誕優惠 Benefit for the Birthday of the Buddha**

買方於2024年5月10日至2024年5月31日期間 (包括首尾兩日) 簽署臨時買賣合約購買發展項目的任何指明住宅物業，均可獲額外6%售價折扣優惠。

Purchaser(s) who signs the preliminary agreement for sale and purchase between 10 May 2024 and 31 May 2024 (both dates inclusive) to purchase any of the designated residential properties of the Development would be offered an extra 6% discount on the Price.

(f) **特別優惠 Special Benefit**

買方於2024年12月31日前簽署臨時買賣合約購買發展項目的任何指明住宅物業，均可獲額外6%售價折扣優惠。

Purchaser(s) who signs the preliminary agreement for sale and purchase on or before 31 December 2024 to purchase any of the designated residential properties of the Development would be offered an extra 6% discount on the Price.

Commented [G1]: Please clarify if designated residential property or “指明住宅物業” covers all units offered under this Price List.

Commented [IK2R1]:

(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) 減辣印花稅優惠

Stamp Duty Alleviation Benefit

受限於相關交易文件條款及條件（包括但不限於買方須依照買賣合約訂定的日期付清所購之住宅物業每一期樓價及樓價餘款*），賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅（上限為樓價的7.5%）。如買方所購之住宅物業所須就買賣合約繳付的從價印花稅少於樓價的7.5%，賣方祇會代付買方實際需繳付的從價印花稅。如買方需繳付的從價印花稅高於樓價的7.5%，則餘額需由買方自行負責。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the purchase price* according to the respective dates stipulated in the Agreement for Sale and Purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the Agreement for Sale and Purchase for the Purchaser (subject however to a cap of 7.5% of the purchase price). Where the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property under the Agreement for Sale and Purchase is less than 7.5% of the purchase price, the Vendor will only responsible for the payment of the actual Ad Valorem Stamp Duty payable by the Purchaser. Whereas if the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property under the Agreement for Sale and Purchase is higher than 7.5% of the purchase price, the shortfall of the Ad Valorem Stamp Duty shall be payable by the Purchaser absolutely.

b) 減辣印花稅優惠

Stamp Duty Alleviation Benefit

受限於相關交易文件條款及條件（包括但不限於買方須依照買賣合約訂定的日期付清所購之住宅物業每一期樓價及樓價餘款*），賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅（上限為樓價的3.75%）。如買方所購之住宅物業所須就買賣合約繳付的從價印花稅少於樓價的3.75%，賣方祇會代付買方實際需繳付的從價印花稅。如買方需繳付的從價印花稅高於樓價的3.75%，則餘額需由買方自行負責。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the purchase price* according to the respective dates stipulated in the Agreement for Sale and Purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the Agreement for Sale and Purchase for the Purchaser (subject however to a cap of 3.75% of the purchase price). Where the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property under the Agreement for Sale and Purchase is less than 3.75% of the purchase price, the Vendor will only responsible for the payment of the actual Ad Valorem Stamp Duty payable by the Purchaser. Whereas if the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property under the Agreement for Sale and Purchase is higher than 3.75% of the purchase price, the shortfall of the Ad Valorem Stamp Duty shall be payable by the Purchaser absolutely.

c) 720天先住後付優惠 (只適用於選擇備註第 7.c.(i)段中付款計劃(D)之買方)

720-day Early Move-in Benefit (only applicable to the Purchaser(s) who has selected Payment plan (D) in remarks 7.c.(i))

1. 在買方滿足以下先決條件的前提下，買方可以與賣方簽訂許可協議，在買賣交易完成前以被許可人身份入住所購物業（「該物業」）：

Subject to the conditions precedents below being satisfied by the Purchaser(s), the Purchaser(s) may enter into a licence agreement with the Vendor to occupy the property purchased as licensee (the "Property") prior to the completion of sale and purchase:

- i. 買方須於簽署臨時買賣合約5個工作日內簽署該物業的買賣合約；

The Purchaser(s) shall execute the agreement for sale and purchase of the Property within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

- ii. 買方須於簽署臨時買賣合約的日期後7日內向賣方提出選用本優惠的書面申請並於簽署臨時買賣合約的日期後30日內就該物業簽署許可協議 (格式由賣方律師訂明，買方不得要求任何修改)，其主要條款包括但不限於如下：

The Purchaser(s) shall, within 7 days after the date of signing of the preliminary agreement for sale and purchase, apply to the Vendor for this benefit in writing and shall, within 30 days after the date of signing of the preliminary agreement for sale and purchase, sign the licence agreement in the form prescribed by the Vendor's Solicitors (without amendment) in respect of the Property, the main terms and conditions of which include, but not limited to the following:

- (a) 許可佔用期的首日為簽署臨時買賣合約的日期後第60日，而許可佔用期須隨相關買賣按買賣合約完成交易或在簽署臨時買賣合約的日期後第720日終止(以較早者為準)。

The licence period shall commence on the 60th day after the date of signing of the preliminary agreement for sale and purchase and shall expire upon the completion of the relevant sale and purchase in accordance with the agreement for sale and purchase of the Property or on the 720th day after the date of signing of the preliminary agreement for sale and purchase (whichever is the earlier).

- (b) 買方須在許可佔用期開始前已根據買賣合約向賣方繳付不少於樓價之6%。

The Purchaser(s) shall have paid to the Vendor not less than 6% of the purchase price in accordance with the agreement for sale and purchase of the Property before the commencement of the licence period.

- (c) 買方須按下表預先繳付佔用許可費：

Licence fee shall be payable in advance in accordance with the table below:

須於每個下列日期支付相當於樓價 1%之金額： 臨時買賣合約的日期後第 360 天，420 天及 480 天 A sum equal to 1% of the purchase price is payable on each of the dates below: 360 th , 420 th and 480 th days after the date of signing of the preliminary agreement for sale and purchase

- (d) 許可佔用期內，買方須負責該物業之管理費、地租及差餉。買方亦須負責所有法律費用及開支 (包括就許可協議而產生的裁定費及印花稅 (如有))，及於許可佔用期內該物業的公用事業服務收費、公用事業服務按金及其它開支等。

During the licence period, the Purchaser(s) shall be responsible for management fees, Government rent and rates of the Property. The Purchaser(s) shall also bear all the legal costs and expenses (including adjudication fee and stamp duty (if any) arising from the licence agreement), utilities charges, utilities deposits and all other outgoings, etc. of the Property during the licence period.

- (e) 如 (i) 買方未能按正式合約繳付任何款項及/或完成住宅物業的買賣；(ii) 買方違反許可協議的任何條款；或 (iii) 該等情況發生導致許可協議按其條款終止，賣方將有權利終止許可協議。

The Vendor shall be entitled to terminate the licence agreement if (i) the Purchaser(s) fails to make any payment and/or fails to complete the sale and purchase of the Property in accordance with the agreement for sale and purchase; (ii) the Purchaser(s) breaches any terms under the licence agreement; or (iii) the occurrence of such circumstances resulting in termination of the licence agreement pursuant to the provisions of the licence agreement.

- (f) [許可只適用於買方個人，於許可期間，買方不可將該物業或其任何部份轉讓、分租或再授許可予他人。

The licence is personal to the Purchaser(s) and the Purchaser(s) shall not assign, underlet or sub-licence the Property or any part thereof to anyone during the licence period.]

(g) 任何其他由賣方施加的條款及細則。

any other terms and conditions as shall be imposed by the Vendor.

2. 前述提前入住的許可受限於由賣方訂明的相關許可協議之條款及條件，賣方有最終決定權決定是否准許買方提前入住。

The aforementioned licence for early occupancy is subject to the terms and conditions of the relevant licence agreement prescribed by the Vendor. The Vendor has absolute discretion to determine whether or not to grant the licence for early occupancy to the Purchaser(s).

3. 如買方 (i) 依照買賣合約訂定的日期付清該物業的樓價*及完成該物業的買賣，及 (ii) 全面遵守許可協議及買賣合約內之所有條款和條件 (包括按時付清佔用許可費)，則賣方會在該物業買賣完成時將該物業許可佔用期中買方已支付之佔用許可費的總數直接用於支付部份樓價餘款。在其他任何情況下，佔用許可費將不獲退還。

If the Purchaser shall (i) fully settle the purchase price of the Property and complete the sale and purchase of the Property on the date(s) stipulated in the agreement for sale and purchase of the Property*, and (ii) fully observe all terms and conditions in the licence agreement (including on time settlement of all licence fees) and the agreement for sale and purchase, then the Vendor will apply the total sum of the licence fee paid by the Purchaser(s) during the licence period towards part of the balance of the purchase price. The licence fee shall be non-refundable in any other circumstances.

4. 如買方欲早於買賣合約訂明的付款限期日全數付清剩餘樓價餘款，買方可向賣方發出不少於60日書面通知要求付清剩餘樓價餘款及終止許可協議。

Should the Purchaser(s) wish to settle the remaining balance of purchase price earlier than the due date of payment specified in the agreement for sale and purchase in full, the Purchaser(s) may by at least 60 days written notice in advance to the Vendor in which case the Purchaser(s) shall settle the remaining balance of purchase price and terminate the licence agreement.

5. 提前付清樓價現金回贈：如買方於買賣合約訂明的付款限期日之前付清剩餘樓價餘款及全面履行和遵守該物業之臨時買賣合約及其後之正式合約內一切的條款及條件(必須嚴格遵守所有時間限制)，則賣方可根據以下列表送出提前付清樓價現金回贈(「提前付清樓價現金回贈」)予買方：

Early Settlement Cash Rebate : If the Purchaser(s) shall settle the remaining balance of the purchase price earlier than due date of payment as specified in the agreement for sale and purchase in full and perform and comply with in all respects the terms and conditions of the preliminary agreement for sale and purchase and the agreement for sale and purchase (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate ("Early Settlement Cash Rebate") to the Purchaser(s) in the amount according to the table below:-

提前付清樓價現金回贈列表	
Early Settlement Cash Rebate Table	
付清剩餘樓價餘款日*	提前付清樓價現金回贈金額
Date of settlement of the remaining balance of the purchase price*	Early Settlement Cash Rebate Amount
簽署臨時買賣合約的日期後第 360 日或之前	樓價 2%
On or before the 360 th day after the date of the signing of the preliminary agreement for sale and purchase	2% of purchase price

買方須於提前付清全數剩餘樓價餘額日前最少60日，以書面方式向賣方申請提前付清樓價現金回贈。賣方會於收到申請並確認有關資料無誤後，將提前付清樓價現金回贈直接用於支付部分樓價餘款。

The Purchaser(s) shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 60 days before the date of early settlement of the remaining balance of the purchase price in full.

After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

付清樓價日期以賣方代表律師收到扣除提前付清樓價現金回贈後的所有樓價款項日期為準。如提前付清樓價現金回贈列表中訂明的提早付清樓價的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price (after deducting the Early Settlement Cash Rebate) is received by the Vendor's solicitors. If the last day of the period as set out in the Early Settlement Cash Rebate Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

d) 先住後付優惠 (只適用於選擇備註第7.c.(i)段中付款計劃(E)之買方)

Early Move-in Benefit (only applicable to the Purchaser(s) who has selected Payment plan (E) in remarks 7.c. (i))

1. 在買方滿足以下先決條件的前提下，買方可以與賣方簽訂許可協議，在買賣交易完成前以被許可人身份入住所購物業(「該物業」)：

Subject to the conditions precedents below being satisfied by the Purchaser(s), the Purchaser(s) may enter into a licence agreement with the Vendor to occupy the property purchased as licensee (the “Property”) prior to the completion of sale and purchase:

- i. 買方須於簽署臨時買賣合約5個工作日內簽署該物業的買賣合約；

The Purchaser(s) shall execute the agreement for sale and purchase of the Property within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

- ii. 買方須於簽署臨時買賣合約的日期後7日內向賣方提出選用本優惠的書面申請並於簽署臨時買賣合約的日期後30日內就該物業簽署許可協議(格式由賣方律師訂明，買方不得要求任何修改)，其主要條款包括但不限於如下：

The Purchaser(s) shall, within 7 days after the date of signing of the preliminary agreement for sale and purchase, apply to the Vendor for this benefit in writing and shall, within 30 days after the date of signing of the preliminary agreement for sale and purchase, sign the licence agreement in the form prescribed by the Vendor’s Solicitors (without amendment) in respect of the Property, the main terms and conditions of which include, but not limited to the following:

- (a) 許可佔用期的首日為簽署臨時買賣合約的日期後第60日，而許可佔用期須隨相關買賣按買賣合約完成交易或終止買賣合約而終止(以較早者為準)。

The licence period shall commence on the 60th day after the date of signing of the preliminary agreement for sale and purchase and shall expire upon the completion of the relevant sale and purchase in accordance with the agreement for sale and purchase of the Property or termination of the sale and purchase agreement (whichever is the earlier).

- (b) 買方須在許可佔用期開始前已根據買賣合約向賣方繳付不少於樓價之6%。

The Purchaser(s) shall have paid to the Vendor not less than 6% of the purchase price in accordance with the agreement for sale and purchase of the Property before the commencement of the licence period.

- (c) 買方須按下表預先繳付佔用許可費：

Licence fee shall be payable in advance in accordance with the table below:

須於每個下列日期支付相當於樓價 1%之金額：

臨時買賣合約的日期後第 330 天，390 天及 450 天

A sum equal to 1% of the purchase price is payable on each of the dates below:

330th, 390th and 450th days after the date of signing of the preliminary agreement for sale and purchase

- (d) 許可佔用期內，買方須負責該物業之管理費、地租及差餉。買方亦須負責所有法律費用及開支(包括就許可協議而產生的裁定費及印花稅(如有))，及於許可佔用期內該物業的公用事業服務收費、公用事業服務按金及其它開支等。

During the licence period, the Purchaser(s) shall be responsible for management fees, Government rent and rates of the Property. The Purchaser(s) shall also bear all the legal costs and expenses (including adjudication fee and stamp duty (if any) arising from the licence agreement), utilities charges, utilities deposits and all other outgoings, etc. of the Property during the licence period.

- (e) 如(i)買方未能按正式合約繳付任何款項及/或完成住宅物業的買賣；(ii)買方違反許可協議的任何條款；或(iii)該等情況發生導致許可協議按其條款終止，賣方將有權利終止許可協議。

The Vendor shall be entitled to terminate the licence agreement if (i) the Purchaser(s) fails to make any payment and/or fails to complete the sale and purchase of the Property in accordance with the agreement for sale and purchase; (ii) the Purchaser(s) breaches any terms under the licence agreement; or (iii) the occurrence of such circumstances resulting in termination of the licence agreement pursuant to the provisions of the licence agreement.

(f) 許可只適用於買方個人，於許可期間，買方不可將該物業或其任何部份轉讓、分租或再授許可予他人。

The licence is personal to the Purchaser(s) and the Purchaser(s) shall not assign, underlet or sub-licence the Property or any part thereof to anyone during the licence period.

(g) 任何其他由賣方施加的條款及細則。

any other terms and conditions as shall be imposed by the Vendor.

2. 前述提前入住的許可受限於由賣方訂明的相關許可協議之條款及條件，賣方有最終決定權決定是否准許買方提前入住。

The aforementioned licence for early occupancy is subject to the terms and conditions of the relevant licence agreement prescribed by the Vendor. The Vendor has absolute discretion to determine whether or not to grant the licence for early occupancy to the Purchaser(s).

3. 如買方 (i) 依照買賣合約訂定的日期付清該物業的樓價*及完成該物業的買賣，及 (ii) 全面遵守許可協議及買賣合約內之所有條款和條件 (包括按時付清佔用許可費)，則賣方會在該物業買賣完成時將該物業許可佔用期中買方已支付之佔用許可費的總數直接用於支付部份樓價餘款。在其他任何情況下，佔用許可費將不獲退還。

If the Purchaser shall (i) fully settle the purchase price of the Property and complete the sale and purchase of the Property on the date(s) stipulated in the agreement for sale and purchase of the Property*, and (ii) fully observe all terms and conditions in the licence agreement (including on time settlement of all licence fees) and the agreement for sale and purchase, then the Vendor will apply the total sum of the licence fee paid by the Purchaser(s) during the licence period towards part of the balance of the purchase price. The licence fee shall be non-refundable in any other circumstances.

4. 如買方欲早於買賣合約訂明的付款限期日全數付清剩餘樓價餘款，買方可向賣方發出不少於60日書面通知要求付清剩餘樓價餘款及終止許可協議。

Should the Purchaser(s) wish to settle the remaining balance of purchase price earlier than the due date of payment specified in the agreement for sale and purchase in full, the Purchaser(s) may by at least 60 days written notice in advance to the Vendor in which case the Purchaser(s) shall settle the remaining balance of purchase price and terminate the licence agreement.

5. 提前付清樓價現金回贈：如買方於買賣合約訂明的付款限期日之前付清剩餘樓價餘款及全面履行和遵守該物業之臨時買賣合約及其後之正式合約內一切的條款及條件(必須嚴格遵守所有時間限制)，則賣方可根據以下列表送出提前付清樓價現金回贈(「提前付清樓價現金回贈」)予買方：

Early Settlement Cash Rebate : If the Purchaser(s) shall settle the remaining balance of the purchase price earlier than due date of payment as specified in the agreement for sale and purchase in full and perform and comply with in all respects the terms and conditions of the preliminary agreement for sale and purchase and the agreement for sale and purchase (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate ("Early Settlement Cash Rebate") to the Purchaser(s) in the amount according to the table below:-

提前付清樓價現金回贈列表 Early Settlement Cash Rebate Table	
付清剩餘樓價餘款日* Date of settlement of the remaining balance of the purchase price*	提前付清樓價現金回贈金額 Early Settlement Cash Rebate Amount
簽署臨時買賣合約的日期後第 330 日或之前 On or before the 330 th day after the date of the signing of the preliminary agreement for sale and purchase	樓價 2% 2% of purchase price

買方須於提前付清全數剩餘樓價餘額日前最少60日，以書面方式向賣方申請提前付清樓價現金回贈。賣方會於收到申請並確認有關資料無誤後，將提前付清樓價現金回贈直接用於支付部分樓價餘款。

The Purchaser(s) shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 60 days before the date of early settlement of the remaining balance of the purchase price in full.

After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

Commented [G3]: Please consider whether the licensee is allowed to sublet the Property during the licence period.

付清樓價日期以賣方代表律師收到扣除提前付清樓價現金回贈後的所有樓價款項日期為準。如提前付清樓價現金回贈列表中訂明的提早付清樓價的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price (after deducting the Early Settlement Cash Rebate) is received by the Vendor's solicitors. If the last day of the period as set out in the Early Settlement Cash Rebate Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

此優惠受其他條款及細則約束。

This benefit is subject to other terms and conditions.

*以賣方代表律師實際收到款項日期為準

* determined in reference to the actual date of receipt of payment(s) by the Vendor's solicitors

8. 下述互聯網可連結到此發展項目的價單：WWW.THE-UPTOWN.HK

The price list(s) of the Development can be found in the following website : WWW.THE-UPTOWN.HK

更新日期及時間：[16-07-2024 3:30 pm](#)

(日-月-年)

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