

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。
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)	(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 (元) 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
			樓層 Floor	單位 Flat	車位(如有) Car-parking space (if any)				

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.

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『何耀棣律師事務所』

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.

**(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.

**(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 paragraph 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).

(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:**

**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<sup>#</sup>)，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.

#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](http://WWW.THE-UPTOWN.HK)

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

更新日期及時間：[02-12-2023 11:00 am](#)

(日-月-年)

Date & Time of Update: [02-12-2023 11:00 am](#)

(DD-MM-YYYY)