

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱 Name of the Phase of the Development	天璽・海發展項目的第2A期 Phase 2A of Cullinan Harbour Development	期數 (如有) Phase No. (if any)	第2A期^ Phase 2A^
發展項目期數位置 Location of the Phase of the Development	承豐道26號 26 Shing Fung 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的關於該項目的交易資料，以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 (PASP) 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.

^ 備註:

[^]期數中住宅發展項目的第7座稱為「天璽·海」。

^ Remarks:

Tower 7 of the residential development in the Phase is called "Cullinan Harbour".

(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)				
			屋號 (House number) / 屋名 (Name of the house)							
26-03-2025	02-04-2025		第7座 TOWER 7	21	A		\$41,643,000		靈活付款計劃（TE1） Flexible Payment Plan (TE1) • 見備註/See Remarks 7.1(c)(i)(b) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(e)(i) • 見備註/See Remarks 7.1(e)(ii) • 見備註/See Remarks 7.1(e)(iii) • 見備註/See Remarks 7.1(e)(iv) • 見備註/See Remarks 7.1(f)(i)	
26-03-2025	02-04-2025		第7座 TOWER 7	19	A		\$40,950,000		180日現金付款計劃（TD1） 180 Days Cash Payment Plan (TD1) • 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(e)(i) • 見備註/See Remarks 7.1(e)(ii) • 見備註/See Remarks 7.1(e)(iii) • 見備註/See Remarks 7.1(f)(i)	
26-03-2025	02-04-2025		第7座 TOWER 7	21	B		\$39,600,000		180日現金付款計劃（TD1） 180 Days Cash Payment Plan (TD1) • 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(e)(i) • 見備註/See Remarks 7.1(e)(ii) • 見備註/See Remarks 7.1(e)(iii) • 見備註/See Remarks 7.1(f)(i)	
29-04-2025	08-05-2025		第7座 TOWER 7	16	A		\$40,000,000		180日現金付款計劃（TD1） 180 Days Cash Payment Plan (TD1) • 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(e)(i) • 見備註/See Remarks 7.1(e)(ii) • 見備註/See Remarks 7.1(e)(iii) • 見備註/See Remarks 7.1(f)(i)	
23-06-2025	30-06-2025		第7座 TOWER 7	20	A		\$42,975,000		180日現金付款計劃（TD1） 180 Days Cash Payment Plan (TD1) • 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(e)(i) • 見備註/See Remarks 7.1(e)(ii) • 見備註/See Remarks 7.1(e)(iii) • 見備註/See Remarks 7.1(f)(i)	

- 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.
- 7.1. (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7.1內，『樓價』指臨時買賣合約中訂明的住宅物業的實際售價及（E）欄所指的『成交金額』。
In this Remark 7.1, "Purchase Price" means the actual price of the residential property stated in the Preliminary Agreement for Sale and Purchase and the "Transaction Price" stated in column (E).

(c) 支付條款及付款計劃優惠
Terms of Payment and Payment Plan Benefit

(i) 支付條款（只適用於以投標方式購買的物業）
The Terms of Payment (Applicable for properties purchased by way of tender only)

(a) 180日現金付款計劃（TD1）

180 Days Cash Payment Plan (TD1)

1. 臨時訂金即樓價 5%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. 加付訂金即樓價5%於接納書的日期後120日內繳付，或於賣方就其有能力將期數中的指明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日內繳付，以較早者為準。
A further deposit equivalent to 5% of the Purchase Price shall be paid within 120 days after the date of the Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
3. 樓價90%（樓價餘額）於接納書的日期後180日內繳付，或於賣方就其有能力將期數中的指明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日內繳付，以較早者為準。
90% of the Purchase Price (the balance of the Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.

(b)靈活付款計劃（TE1）

Flexible Payment Plan (TE1)

1. 臨時訂金即樓價 5%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. 加付訂金即樓價5%於接納書的日期後120日內繳付，或於賣方就其有能力將期數中的指明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日內繳付，以較早者為準。
A further deposit equivalent to 5% of the Purchase Price shall be paid within 120 days after the date of the Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
3. 樓價90%（樓價餘額）於賣方就其有能力將期數中的指明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日內繳付。
90% of the Purchase Price (balance of Purchase Price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

(c)靈活付款計劃（TE1）

Flexible Payment Plan (TE1)

1. 臨時訂金即樓價 5%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. 加付訂金即樓價5%於接納書的日期後120日內繳付，或於賣方就其有能力將期數中的指明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日內繳付，以較早者為準。
A further deposit equivalent to 5% of the Purchase Price shall be paid within 120 days after the date of the Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
3. 樓價5%於接納書的日期後180日內繳付，或於賣方就其有能力將期數中的指明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日內繳付，以較早者為準。
5% of the Purchase Price shall be paid within 180 days after the date of the Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
4. 樓價85%（樓價餘額）於賣方就其有能力將期數中的指明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日內繳付。
85% of the Purchase Price (balance of Purchase Price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

(d) 可就購買發展項日期數中的指定住宅物業而連帶獲得的財務優惠

Financial advantages to be made available in connection with the purchase of a specified residential property in the Phase of the Development

(i) 「印花稅直送」- 金額相等於樓價的4.25%

'Stamp Duty Express' - equal to 4.25% of the Purchase Price

- 如「印花稅直送」的金額大於AVD的金額，在買方按買賣合約付清樓價餘額的情況下，賣方會將「印花稅直送」的剩餘金額（作為現金回贈）直接用於支付住宅物業的部份樓價餘額。

If the amount of the Stamp Duty Express exceeds the amount of the AVD, subject to settlement of the balance of the Purchase Price in accordance with the agreement for sale and purchase, the Vendor will apply the remaining amount of the Stamp Duty Express (as a cash rebate) for part payment of the balance of the Purchase Price of the residential property directly.

(ii) 「貸款優惠」- 『「備用第二按揭貸款」（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）（買方須就申請備用第二按揭貸款支付港幣\$5,000不可退還的申請手續費）』或『「備用第一按揭貸款」（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）（買方須就申請備用第一按揭貸款支付港幣\$5,000不可退還的申請手續費）』或『「King's Key 120」（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）及「延續貸款」（只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人）（買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費）』

'Loan Offer' - "'Standby Second Mortgage Loan' (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Standby Second Mortgage Loan)"

OR "'Standby First Mortgage Loan' (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Standby First Mortgage Loan)" OR

"'King's Key 120' (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))" AND "'Extended Loan' (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan)"

(e) 可就購買發展項日期數中的指定住宅物業而連帶獲得的利益

Benefit to be made available in connection with the purchase of a specified residential property in the Phase of the Development

(i) 「家庭購買現金回贈」- 金額相等於樓價的1%（只適用於實用面積少於 1,500 平方呎的住宅物業之買方及買方為個人或香港註冊成立的有限公司及其所有股東均為個人）

'Family Purchase Cash Rebate' - equal to 1% of the Purchase Price (only applicable to the Purchaser (who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) being individual(s)) of a residential property with saleable area of less than 1,500 square feet)

(ii) 「新地會會員現金回贈」- 買方為新地會會員，可獲港幣\$10,000現金回贈

'SHKP Club Member Cash Rebate' - SHKP Club Member Cash Rebate amount: HK\$10,000 for Purchaser who is a SHKP Club member

(iii) 「首 3 年保修優惠」

'First 3 Years Warranty Offer'

(iv) 「提前付清樓價現金回贈」- 如買方於以下列表指明的期間內付清樓價餘額（早於正式合約訂明的付款限期日），可根據以下列表獲賣方送出提前付清樓價現金回贈

'Early Settlement Cash Rebate' - If the Purchaser settles the balance of the Purchase Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the Agreement), the Purchaser shall be entitled to an Early Settlement Cash Rebate offered by the Vendor according to the table below

付清樓價餘額日期	提前付清樓價現金回贈的金額
Date of settlement of the balance of the Purchase Price	The amount of the Early Settlement Cash Rebate
接納書的日期後180日內	樓價的1.25%
Within 180 days after the date of the Letter of Acceptance	1.25% of the Purchase Price

(f) 可就購買發展項日期數中的指定住宅物業而連帶獲得的贈品

Gift to be made available in connection with the purchase of a specified residential property in the Phase of the Development.

- (i) 「住戶停車位優惠」- 可享有認購該期數或發展項目其他（地政總署署長已發出預售樓花同意書的）期數內一個住戶停車位的權利
'Offer of Residential Car Parking Space(s)' - An option to purchase one residential car parking space in the Phase or other phase(s) of the Development in respect of which presale consent(s) has/have been issued by the Director of Lands
- (ii) 「住戶停車位優惠」- 可享有認購該期數或發展項目其他（地政總署署長已發出預售樓花同意書的）期數內不多於兩個住戶停車位的權利
'Offer of Residential Car Parking Space(s)' - An option to purchase not more than two residential car parking spaces in the Phase or other phase(s) of the Development in respect of which presale consent(s) has/have been issued by the Director of Lands

8. 下述互聯網可連結到此發展項目的價單: <https://www.cullinanharbour2a.com.hk>
The price list(s) of the development can be found in the following website : <https://www.cullinanharbour2a.com.hk>

更新日期及時間: 4:53 PM,2-07-2025
(日-月-年)

Date & Time of Update:
(DD-MM-YYYY)