

根據《一手住宅物業銷售條例》第 60 條所備存的成交紀錄冊

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	Park College	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	衙前圍道57A號 57A Nga Tsin Wai 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，成交紀錄冊的目的是向公眾人士提供列於紀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。紀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 Transaction

(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)				
23/12/2025	2/1/2026		Park College	7-8	B (Duplex)	P01 & P02	\$150,000,000		-售價 5% 於買方簽署臨時合約時支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the PASP; -售價 5% 於買方簽署臨時合約後5天內支付。 -5% of purchase price shall be paid by the Purchaser within 5 days after signing of the PASP; -售價 20% 於買方簽署臨時合約後10天內支付。 -20% of purchase price shall be paid by the Purchaser within 10 days after signing of the PASP; -售價 70% 於買方簽署臨時合約後90天內支付。 - 70% of purchase price shall be paid by the Purchaser within 90 days after signing of the PASP; -見以下備註 7(c)(i) See the following remark 7(c)(i) -見以下備註 7(c)(ii) See the following remark 7(c)(ii) -見以下備註 7(c)(iii) See the following remark 7(c)(iii)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
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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)							
19/3/2026	26/3/2026		Park College	7-8	A (Duplex)	P03 & P05	\$128,000,000		<p>-售價 5% 於買方簽署臨時合約時支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the PASP;</p> <p>-售價 5% 於買方簽署臨時合約後30天內支付。 -5% of purchase price shall be paid by the Purchaser within 30 days after signing of the PASP;</p> <p>-售價 90% 於買方簽署臨時合約後180天內支付。 - 90% of purchase price shall be paid by the Purchaser within 180 days after signing of the PASP;</p>	

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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)				
12/5/2026	19/5/2026		Park College	6	A	P14	\$60,000,000	-售價 5% 於買方簽署臨時合約時支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the PASP; -售價 5% 於買方簽署臨時合約後14天 內支付。 -5% of purchase price shall be paid by the Purchaser within 14 days after signing of the PASP; -售價 5% 於買方簽署臨時合約後60天 內支付。 -5% of purchase price shall be paid by the Purchaser within 60 days after signing of the PASP; -售價 5% 於買方簽署臨時合約後90天 內支付。 -5% of purchase price shall be paid by the Purchaser within 90 days after signing of the PASP; -售價 80% 於買方簽署臨時合約後120天內支 付。 - 80% of purchase price shall be paid by the Purchaser within 120 days after signing of the PASP;		

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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)							
12/5/2026	19/5/2026		Park College	6	B	P15	\$60,000,000		-售價 5% 於買方簽署臨時合約時支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the PASP; -售價 5% 於買方簽署臨時合約後14天內支付。 -5% of purchase price shall be paid by the Purchaser within 14 days after signing of the PASP; -售價 5% 於買方簽署臨時合約後60天內支付。 -5% of purchase price shall be paid by the Purchaser within 60 days after signing of the PASP; -售價 5% 於買方簽署臨時合約後90天內支付。 -5% of purchase price shall be paid by the Purchaser within 90 days after signing of the PASP; -售價 80% 於買方簽署臨時合約後120天內支付。 - 80% of purchase price shall be paid by the Purchaser within 120 days after signing of the PASP;	

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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)							
20/5/2026	28/5/2026		Park College	2	A	P10	\$63,000,000		<p>-售價 5% 於買方簽署臨時合約時支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the PASP;</p> <p>-售價 5% 於買方簽署臨時合約後14天內支付。 -5% of purchase price shall be paid by the Purchaser within 14 days after signing of the PASP;</p> <p>-售價 90% 於買方簽署臨時合約後90天內支付。 - 90% of purchase price shall be paid by the Purchaser within 90 days after signing of the PASP.</p>	

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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)							
20/5/2026	28/5/2026		Park College	2	B	P11	\$60,000,000		<p>-售價 5% 於買方簽署臨時合約時支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the PASP;</p> <p>-售價 5% 於買方簽署臨時合約後14天內支付。 -5% of purchase price shall be paid by the Purchaser within 14 days after signing of the PASP;</p> <p>-售價 90% 於買方簽署臨時合約後90天內支付。 - 90% of purchase price shall be paid by the Purchaser within 90 days after signing of the PASP.</p>	

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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)							
21/5/2026	29/5/2026		Park College	5	A	P08	\$59,000,000		<p>-售價 5% 於買方簽署臨時合約時支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the PASP;</p> <p>-售價 5% 於買方簽署臨時合約後14天內支付。 -5% of purchase price shall be paid by the Purchaser within 14 days after signing of the PASP;</p> <p>-售價 90% 於買方簽署臨時合約後90天內支付。 - 90% of purchase price shall be paid by the Purchaser within 90 days after signing of the PASP.</p>	

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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)							
22/5/2026	29/5/2026		Park College	5	B	P09	\$59,000,000		<p>-售價 5% 於買方簽署臨時合約時支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the PASP;</p> <p>-售價 5% 於買方簽署臨時合約後14天內支付。 -5% of purchase price shall be paid by the Purchaser within 14 days after signing of the PASP;</p> <p>-售價 90% 於買方簽署臨時合約後90天內支付。 - 90% of purchase price shall be paid by the Purchaser within 90 days after signing of the PASP.</p>	

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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)							
27/5/2026			Park College	3	A	P06	\$60,000,000		<p>-售價 5% 於買方簽署臨時合約時支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the PASP;</p> <p>-售價 5% 於買方簽署臨時合約後14天內支付。 -5% of purchase price shall be paid by the Purchaser within 14 days after signing of the PASP;</p> <p>-售價 90% 於買方簽署臨時合約後90天內支付。 - 90% of purchase price shall be paid by the Purchaser within 90 days after signing of the PASP.</p>	

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).
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, the 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. 本紀錄冊會在(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，「**成交金額**」指於臨時買賣合約（「**臨時合約**」）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，皆以進位到最接近的千位數作為成交金額。
In this Remark 7, “**Transaction Price**” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (“**PASP**”). The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded up to the nearest thousand to determine the Transaction Price.
- (c) 相關價單或招標文件中可就購買發展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 available with the purchase of a specified residential property in the Development under the price list or Tender Document concerned:
- (i) 連傢俱發售之住宅物業 Residential Property Sold with Furniture
(只適用於7樓至8樓B (Duplex) 單位) (Only applicable to Unit B (Duplex), 7/F-8/F)
 - (1) 買方可於物業買賣完成時免費獲贈賣方指定傢俱與物件 (受正式合約及其他相關文件條款及條件限制，該等條款及條件包括但不限於買方確認及聲明特買方完全明白及接受傢俱與物件之現況、品質、狀態、性能及裝修物料並且沒有對傢俱與物件有任何質詢或反對。買方不得就傢俱與物件作出任何有關傢俱與物件之申索、賠償或／及補償亦不得終止正式合約。買方沒有為傢俱與物件的狀況、品質、狀態、性能或其是否或將會否在可運作狀況提供或作出任何保證或陳述，傢俱與物件將於成交日以「現狀」、「屆時之現狀」及所在位置給予買方)。
The Purchaser shall be provided with furniture and chattels designated by the Vendor at completion of the sale and purchase of the Property free of charge (subject to the terms and conditions of the Agreement and other relevant documentation, which said terms and conditions include (without limitation) the followings : The Purchaser confirms and declares that the Purchaser fully understands and accepts in all respects the existing state, quality, condition, fitness and finishes of the furniture and chattels without any requisition or objection whatsoever in respect of the same and shall not be entitled to any claim and/or compensation in relation to the furniture and chattels nor terminate the Agreement by reason of the aforesaid. No warranty or representation whatsoever has been given or is made by the Vendor on the state, condition, quality, fitness or finishes of the furniture and chattels or as to whether any of the furniture and chattels is/are or will be in working condition for any purpose. The furniture and chattels will be delivered to the Purchaser upon completion on an "as-is" condition and "the then as-is" and "where is" basis at completion of the sale and purchase of the Property.
 - (ii) 印花稅直送 Stamp Duty Express
 - (1) 在買方按正式合約付清樓價的情況下，買方可享有「印花稅直送」。賣方將應用「印花稅直送」直接代買方繳付正式合約的應繳的從價印花稅（「**AVD**」）（或其部份）。買方仍須負上繳付AVD的主要責任，及須負責繳付實際AVD的金額與「印花稅直送」的金額之間的差額（如有）、加蓋買賣合約副本及（如印花稅條例要求）臨時買賣合約的定額費用。
Subject to the settlement of the Purchase Price in accordance with the Agreement, the Purchaser shall be eligible for the Stamp Duty Express. The Stamp Duty Express will

be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty chargeable on the Agreement ("AVD") on behalf of the Purchaser. The Purchaser shall remain primarily liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the Stamp Duty Express, the fixed fee for stamping a counterpart of the Agreement and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase.

- (2) 賣方在繳付或應用「印花稅直送」後，賣方對買方關於此優惠的責任將完結。即使樓價日後有更改（不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因），「印花稅直送」的金額不會因樓價更改而調整，賣方亦無須向買方代繳任何進一步的印花稅。

After the Vendor has paid or applied the Stamp Duty Express as aforesaid, the Vendor's obligation to the Purchaser under this benefit will be discharged. Even if there is a change in the Purchase Price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the Stamp Duty Express will not be adjusted as a result of the change in the Purchase Price and the Vendor is no longer required to pay any additional stamp duty for the Purchaser.

- (3) 如買方沒有按正式合約完成購買該物業，「印花稅直送」的全額將須退還給賣方，即使政府沒有退還AVD。

If the Purchaser does not complete the purchase of the Property in accordance with the Agreement, the full amount of the Stamp Duty Express shall be refunded to the Vendor, notwithstanding that AVD has not been refunded by the Government.

- (4) 「印花稅直送」金額相當於樓價的4.25%。

The amount of the "Stamp Duty Express" shall be equal to 4.25% of the purchase price.

- (5) 若有爭議，賣方的決定為最終決定並對買方具有約束力。

In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.

- (6) 「印花稅直送」受其他條款及細則約束。

The Stamp Duty Express is subject to other terms and conditions.

- (iii) 先住後付優惠 Occupation Before Completion Benefit

賣方可給予買方許可，准許買方以獲許可人身份按下述條款及條件佔用該物業，自簽訂下述的許可協議訂定的許可佔用期開始日期起直至該物業的買賣成交日為止（「許可佔用期」）：

The Vendor may grant a licence to the Purchaser to occupy the Property as a licensee from the commencement date of the licence period as stipulated in the Licence Agreement hereinafter mentioned and expiring on the actual date of completion of the sale and purchase of the Property ("**Licence Period**") subject to the following terms and conditions:

- (1) 買方須於許可佔用期開始前不少於30天以書面通知賣方申請准許佔用該物業；

The Purchaser shall give not less than 30 days' prior written notice before the commencement of the Licence Period to the Vendor to apply for the licence of the Property;

- (2) 買方須已簽訂由賣方律師行據該物業的臨時合約所擬備的正式合約，且不作任何修改；

The Agreement to be made pursuant to the Preliminary Agreement in the form prepared by the Vendor's solicitors without any amendments shall have been signed by the Purchaser;

- (3) 買方已向賣方支付不少於該物業的樓價之30%；

Not less than 30% of the Purchase Price of the Property shall have been paid to the Vendor by the Purchaser;

- (4) 買方須就該物業簽署許可協議(「許可協議」), 格式由賣方律師訂明, 買方不得要求任何修改;
The Purchaser shall execute a licence agreement ("Licence Agreement") in the form prescribed by the Vendor's solicitors without amendment in respect of the Property;
- (5) 買方須負責繳付許可協議所需之印花稅裁定費及印花稅(如有)、擬備及簽署許可協議的律師費及雜費及於許可佔用期內該物業之其它開支等;
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs and disbursements for the preparation and execution of the Licence Agreement and all other outgoings, etc. of the Property during the Licence Period;
- (6) 在該物業的買賣成交之前, 買方不得轉售該物業或其任何部份, 亦不得轉讓許可協議的權益;
The Purchaser shall not sub-sell the Property, or any part thereof, or transfer the benefit of the Licence Agreement before completion of the sale and purchase of the Property;
- (7) 買方(作為許可人)須繳付港幣1元許可費;
The Purchaser (as licensee) shall pay the licence fee in the sum of HK\$1;
- (8) 買方必須負責繳付為該物業提供的任何公共事業服務的所有按金及在許可佔用期內該物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它年度或經常性性質的開支等;
The Purchaser shall be responsible to pay all deposits payable in respect of the supply of any utility to the Property and pay the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings of an annual or recurring nature during the Licence Period;
- (9) 買方僅以被許可人的身份佔用該物業, 而且不得將其再許可給任何其他人。
The Purchaser shall occupy the Property as licensee only, and shall not sub-license the same to any other person(s).

先住後付的優惠將受賣方訂立的其他條款及細則約束。

The Occupation before Completion benefit shall be subject to other terms and conditions imposed by the Vendor.

8. 下述互聯網可連結到此發展項目的價單: <http://www.parkcollege.com.hk/>
The price list(s) of the development can be found in the following website: <http://www.parkcollege.com.hk/>
9. 此發展項目的成交紀錄冊的目的是向公眾人士提供列於紀錄冊的關於發展項目的交易資料, 以使公眾人士了解香港的住宅物業市場狀況。此紀錄冊內容或包含個人資料, 讀者不應在未得賣方或此紀錄冊內提及的相關人士同意下, 使用該等資料作任何與此紀錄冊無關的用途。
The purpose of this register is to provide member of the public with the transaction information relating to the development, as set out in this register, for understanding the residential property market conditions in Hong Kong. The contents of this register may contain personal data and readers should not use the information for any unrelated purpose without having first obtained the consent from the vendor and the relevant persons referred to in this register.

10. 此紀錄冊內的資料不得用作任何與此紀錄冊無關的用途。此等資料的使用受個人資料(私隱)條例(第 486 章)規管。

The information contained in this register shall not be used for purposes that are not related to the purposes of this register and the use of information provided in this register is subject to the provisions in the Personal Data (Privacy) Ordinance (Cap. 486).

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(日-月-年)

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