

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<br><b>Name of Development</b>     | 帝滙豪庭<br>WELLESLEY              | 期數(如有)<br><b>Phase No. (if any)</b> | -- |
| 發展項目位置<br><b>Location of Development</b> | 羅便臣道23號<br>No.23 Robinson 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，成交紀錄冊的目的是向公眾人士提供列於紀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。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 (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.

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<br>(日-月-年)<br><br>Date of PASP<br>(DD-MM-YYYY) | 買賣合約的日期<br>(日-月-年)<br><br>Date of ASP<br>(DD-MM-YYYY)                 | 終止買賣合約的日期<br>(如適用)<br>(日-月-年)<br><br>Date of termination of<br>ASP (if applicable)<br>(DD-MM-YYYY) | 住宅物業的描述<br>(如包括車位，請一併提供有關車位的資料)<br>Description of Residential Property<br>(if parking space is included, please also<br>provide details of the parking space) |             |            |   | 成交金額<br><br>Transaction Price | 售價修改的細節及日期<br>(日-月-年)<br><br>Details and date (DD-MM-YYYY)<br>of any revision of price | 支付條款<br><br>Terms of Payment  | 買方是賣方的<br>有關連人士<br><br>The purchaser is a related<br>party to the vendor |
|  |   |  | 大廈名稱<br>Block Name  | 樓層<br>Floor | 單位<br>Unit | 車位(如有)<br>Car-parking space<br>(if any) |                               |  |   |  |
| 24-01-2016   | 29-01-2016  |  |   | 5           | C          |   | \$30,483,000                  |  | 價單第1號 (B)付款辦法<br>Payment Method (B) of Price List No.1<br>依照售價(100%)<br>in accordance with the price (100%)   |  |
| 24-01-2016   | 29-01-2016  |  |   | 5           | D          |   | \$41,052,330                  |  | 價單第1號 (A)付款辦法<br>Payment Method (A) of Price List No.1<br>依照售價減 1%(99%)<br>1% discount from the price (99%)   |  |
| 24-01-2016   | 27-01-2016  |  |   | 8           | C          |   | \$26,495,370                  |  | 價單第1號 (A)付款辦法<br>Payment Method (A) of Price List No.1<br>依照售價減 1%(99%)<br>1% discount from the price (99%)   |  |
| 24-01-2016   | 26-01-2016  |  |   | 9           | B          |   | \$24,347,000                  |  | 價單第1號 (B)付款辦法<br>Payment Method (B) of Price List No.1<br>依照售價(100%)<br>in accordance with the price (100%)   |  |
| 24-01-2016   | 29-01-2016  |  |   | 9           | C          |   | \$26,881,000                  |  | 價單第1號 (B)付款辦法<br>Payment Method (B) of Price List No.1<br>依照售價(100%)<br>in accordance with the price (100%)   |  |
| 24-01-2016   | 29-01-2016  |  |   | 12          | C          |   | \$27,235,000                  |  | 價單第1號 (B)付款辦法<br>Payment Method (B) of Price List No.1<br>依照售價(100%)<br>in accordance with the price (100%)   |  |
| 24-01-2016   | 26-01-2016  |  |   | 15          | A          |   | \$39,905,000                  |  | 價單第1號 (B)付款辦法<br>Payment Method (B) of Price List No.1<br>依照售價(100%)<br>in accordance with the price (100%)   |  |
| 24-01-2016   | 簽訂臨時<br>買賣合約後交易<br>再未有進展<br><br>The PASP has not<br>proceeded further |  |   | 15          | C          |   | \$27,353,000                  |  | 價單第1號 (B)付款辦法<br>Payment Method (B) of Price List No.1<br>依照售價(100%)<br>in accordance with the price (100%)<br><br>買方如直接經由「恒基物業代理有限公司」購入價單內住宅物業<br>(並非經由其他地產代理公司中介成交)，<br>於簽契人伙後可獲贈36個月管理費。<br>Any purchaser who purchases any specified residential property in the price list<br>of the development directly through Henderson Property Agency Limited (but<br>not through the other estate agents) will be given management fees for the period<br>of 36 months after the execution of the assignment of the residential property by<br>the purchaser. |  |

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<br>(日-月-年)<br><br>Date of PASP<br>(DD-MM-YYYY) | 買賣合約的日期<br>(日-月-年)<br><br>Date of ASP<br>(DD-MM-YYYY) | 終止買賣合約的日期<br>(如適用)<br>(日-月-年)<br><br>Date of termination of<br>ASP (if applicable)<br>(DD-MM-YYYY) | 住宅物業的描述<br>(如包括車位，請一併提供有關車位的資料)<br>Description of Residential Property<br>(if parking space is included, please also<br>provide details of the parking space) |             |            |   | 成交金額<br><br>Transaction Price | 售價修改的細節及日期<br>(日-月-年)<br><br>Details and date (DD-MM-YYYY)<br>of any revision of price   | 支付條款<br><br>Terms of Payment   | 買方是賣方的<br>有關連人士<br><br>The purchaser is a related<br>party to the vendor |
|  |   |  | 大廈名稱<br>Block Name  | 樓層<br>Floor | 單位<br>Unit | 車位(如有)<br>Car-parking space<br>(if any) |                               |  |  |  |
| 24-01-2016   | 29-01-2016  |  |   | 16          | B          |   | \$24,610,410                  | 在27-1-2016，基於法例第35<br>(2)(b)條所容許的原因，售價更改<br>為\$24,859,000<br>On 27-1-2016, the price adjusted to<br>\$24,859,000 due to the reason<br>allowed under section 35(2)(b) of<br>the Ordinance | 價單第1號 (A)付款辦法<br>Payment Method (A) of Price List No.1<br>依照售價減 1%(99%)<br>1% discount from the price (99%)<br><br>在27-1-2016，支付條款更改為<br>On 27-1-2016, the terms of payment adjusted to<br><br>價單第1號 (B)付款辦法<br>Payment Method (B) of Price List No.1<br>依照售價(100%)<br>in accordance with the price (100%) |  |
| 24-01-2016   | 25-01-2016  |  |   | 16          | C          |   | \$27,196,290                  |  | 價單第1號 (A)付款辦法<br>Payment Method (A) of Price List No.1<br>依照售價減 1%(99%)<br>1% discount from the price (99%)  |  |
| 26-01-2016   | 29-01-2016  |  |   | 12          | A          |   | \$39,334,680                  |  | 價單第1號 (A)付款辦法<br>Payment Method (A) of Price List No.1<br>依照售價減 1%(99%)<br>1% discount from the price (99%)  |  |
| 30-01-2016   | 04-02-2016  |  |   | 8           | B          |   | \$24,245,000                  |  | 價單第1號 (B)付款辦法<br>Payment Method (B) of Price List No.1<br>依照售價(100%)<br>in accordance with the price (100%)  |  |
| 04-02-2016   | 16-02-2016  |  |   | 15          | C          |   | \$28,414,000                  |  | 價單第1A號 (B)付款辦法<br>Payment Method (B) of Price List No.1A<br>依照售價(100%)<br>in accordance with the price (100%)  |  |
| 29-02-2016   | 03-03-2016  |  |   | 6           | C          |   | \$27,200,000                  |  | (B)付款辦法<br>Payment Method (B)<br>依照售價(100%)<br>in accordance with the price (100%)   |  |
| 13-03-2016   | 17-03-2016  |  |   | 22          | C          |   | \$29,880,180                  |  | 價單第2號 (A)付款辦法<br>Payment Method (A) of Price List No.2<br>依照售價減 1%(99%)<br>1% discount from the price (99%)  |  |
| 06-04-2016   | 13-04-2016  |  |   | 8           | A          |   | \$39,038,000                  |  | 價單第1A號 (B)付款辦法<br>Payment Method (B) of Price List No.1A<br>依照售價(100%)<br>in accordance with the price (100%)  |  |
| 14-05-2016   | 20-05-2016  |  |   | 20          | C          |   | \$29,711,000                  |  | 價單第2B號 (B)付款辦法<br>Payment Method (B) of Price List No.2B<br>依照售價(100%)<br>in accordance with the price (100%)  |  |

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<br>(日-月-年)<br><br>Date of PASP<br>(DD-MM-YYYY) | 買賣合約的日期<br>(日-月-年)<br><br>Date of ASP<br>(DD-MM-YYYY) | 終止買賣合約的日期<br>(如適用)<br>(日-月-年)<br><br>Date of termination of<br>ASP (if applicable)<br>(DD-MM-YYYY) | 住宅物業的描述<br>(如包括車位，請一併提供有關車位的資料)<br>Description of Residential Property<br>(if parking space is included, please also<br>provide details of the parking space) |             |            |   | 成交金額<br><br>Transaction Price | 售價修改的細節及日期<br>(日-月-年)<br><br>Details and date (DD-MM-YYYY)<br>of any revision of price | 支付條款<br><br>Terms of Payment  | 買方是賣方的<br>有關連人士<br><br>The purchaser is a related<br>party to the vendor |
|  |   |  | 大廈名稱<br>Block Name  | 樓層<br>Floor | 單位<br>Unit | 車位(如有)<br>Car-parking space<br>(if any) |                               |  |   |  |
| 14-05-2016   | 18-05-2016  |  |   | 21          | B          |   | \$26,598,000                  |  | 價單第2B號 (B)付款辦法<br>Payment Method (B) of Price List No.2B<br>依照售價(100%)<br>in accordance with the price (100%)                     |  |
| 14-05-2016   | 20-05-2016  |  |   | 21          | C          |   | \$29,947,000                  |  | 價單第2B號 (C)付款辦法<br>Payment Method (C) of Price List No.2B<br>依照售價(100%)<br>in accordance with the price (100%)                     |  |
| 15-05-2016   | 19-05-2016  |  |   | 17          | B          |   | \$25,677,000                  |  | 價單第2B號 (C)付款辦法<br>Payment Method (C) of Price List No.2B<br>依照售價(100%)<br>in accordance with the price (100%)                     |  |
| 24-05-2016   | 31-05-2016  |  |   | 6           | D          |   | \$36,423,000                  |  | 價單第2B號 (C)付款辦法<br>Payment Method (C) of Price List No.2B<br>依照售價(100%)<br>in accordance with the price (100%)                     |  |
| 28-05-2016   | 03-06-2016  |  |   | 23          | C          |   | \$30,418,200                  |  | (B)付款辦法<br>Payment Method (B)   |  |
| 16-06-2016   | 17-06-2016  |  |   | 21          | D          |   | \$39,997,000                  |  | 價單第2B號 (B)付款辦法<br>Payment Method (B) of Price List No.2B<br>依照售價(100%)<br>in accordance with the price (100%)                     |  |
| 11-10-2022   | 18-10-2022  |  |   | 25          | A          |   | \$66,797,500                  |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(i)  |  |
| 25-04-2023   | 03-05-2023  |  |   | 17          | A          |   | \$60,000,000                  |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(ii) |  |
| 25-03-2024   | 03-04-2024  |  |   | 7           | B          |   | \$30,383,100                  |  | 價單第1F號 (A1)付款辦法<br>Payment Method (A1) of Price List No.1F<br>依照售價減 1%(99%)<br>1% discount from the price (99%)                   |  |
| 10-04-2024   | 17-04-2024  |  |   | 12          | B          |   | \$32,408,600                  |  | 價單第1F號 (A1)付款辦法<br>Payment Method (A1) of Price List No.1F<br>依照售價減 1%(99%)<br>1% discount from the price (99%)                   |  |

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<br>(日-月-年)<br><br>Date of PASP<br>(DD-MM-YYYY) | 買賣合約的日期<br>(日-月-年)<br><br>Date of ASP<br>(DD-MM-YYYY) | 終止買賣合約的日期<br>(如適用)<br>(日-月-年)<br><br>Date of termination of<br>ASP (if applicable)<br>(DD-MM-YYYY) | 住宅物業的描述<br>(如包括車位，請一併提供有關車位的資料)<br>Description of Residential Property<br>(if parking space is included, please also<br>provide details of the parking space) |             |            |   | 成交金額<br><br>Transation Price | 售價修改的細節及日期<br>(日-月-年)<br><br>Details and date (DD-MM-YYYY)<br>of any revision of price | 支付條款<br><br>Terms of Payment  | 買方是賣方的<br>有關連人士<br><br>The purchaser is a related<br>party to the vendor |
|  |   |  | 大廈名稱<br>Block Name  | 樓層<br>Floor | 單位<br>Unit | 車位(如有)<br>Car-parking space<br>(if any) |                              |  |   |  |
| 30-04-2024   | 08-05-2024  |  |   | 15          | B          |   | \$33,218,800                 |  | 價單第1H號 (A1)付款辦法<br>Payment Method (A1) of Price List No.1H<br>依照售價減 1%(99%)<br>1% discount from the price (99%)   |  |
| 20-06-2024   | 26-06-2024  |  |   | 16          | A          |   | \$58,500,000                 |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(iii)                                |  |
| 25-09-2024   | 26-09-2024  |  |   | 11          | B          |   | \$31,902,700                 |  | 價單第1H號 (A1)付款辦法<br>Payment Method (A1) of Price List No.1H<br>依照售價減 1%(99%)<br>1% discount from the price (99%)   |  |
| 07-10-2024   | 15-10-2024  |  |   | 9           | A          |   | \$51,480,000                 |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(iv)                                 |  |
| 10-10-2024   | 18-10-2024  |  |   | 26          | A          |   | \$69,500,000                 |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(vii)                                |  |
| 10-10-2024   | 18-10-2024  |  |   | 26          | B          |   | \$41,800,000                 |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(vii)                                |  |
| 18-10-2024   | 25-10-2024  |  |   | 10          | A          |   | \$52,800,000                 |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(vii)                                |  |
| 31-10-2024   | 07-11-2024  |  |   | 23          | A          |   | \$65,200,000                 |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(iv)                                 |  |
| 11-02-2025   | 18-02-2025  |  |   | 22          | A          |   | \$65,187,000                 |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(ix)<br>· 見備註/See Remarks 7.(d)(i)1. |  |

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<br>(日-月-年)<br><br>Date of PASP<br>(DD-MM-YYYY) | 買賣合約的日期<br>(日-月-年)<br><br>Date of ASP<br>(DD-MM-YYYY) | 終止買賣合約的日期<br>(如適用)<br>(日-月-年)<br><br>Date of termination of<br>ASP (if applicable)<br>(DD-MM-YYYY) | 住宅物業的描述<br>(如包括車位，請一併提供有關車位的資料)<br>Description of Residential Property<br>(if parking space is included, please also<br>provide details of the parking space) |             |            |   | 成交金額<br><br>Transation Price | 售價修改的細節及日期<br>(日-月-年)<br><br>Details and date (DD-MM-YYYY)<br>of any revision of price | 支付條款<br><br>Terms of Payment   | 買方是賣方的<br>有關連人士<br><br>The purchaser is a related<br>party to the vendor |
|  |   |  | 大廈名稱<br>Block Name  | 樓層<br>Floor | 單位<br>Unit | 車位(如有)<br>Car-parking space<br>(if any) |                              |  |  |  |
| 09-06-2025   | 13-06-2025  |  |   | 29          | B          |   | \$157,000,000                |  | 招標文件支付條款<br>Payment Terms of Tender Document<br>· 見備註/See Remarks 7.(a)<br>· 見備註/See Remarks 7.(b)<br>· 見備註/See Remarks 7.(c)(x)<br>· 見備註/See Remarks 7.(d)(i)2.<br>· 見備註/See Remarks 7.(d)(ii)(a) |  |

## 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).
- 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.
- 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 —
  - 該賣方屬法團，而該人是 —
    - 該賣方的董事，或該董事的父母、配偶或子女；
    - 該賣方的經理；
    - 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；
    - 該賣方的有聯繫法團或控權公司；
    - 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
    - 上述有聯繫法團或控權公司的經理；
  - 該賣方屬個人，而該人是 —
    - 該賣方的父母、配偶或子女；或
    - 上述父母、配偶或子女屬其董事或股東的私人公司；或
  - 該賣方屬合夥，而該人是 —
    - 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
    - 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 -

- where that vendor is a corporation, the person is -
  - a director of that vendor, or a parent, spouse or child of such a director;
  - a manager of that vendor;
  - a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
  - an associate corporation or holding company of that vendor;
  - a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
  - a manager of such an associate corporation or holding company;
- where that vendor is an individual, the person is -
  - a parent, spouse or child of that vendor; or
  - a private company of which such a parent, spouse or child is a director or shareholder; or
- where that vendor is a partnership, the person is -
  - a partner of that vendor, or a parent, spouse or child of such a partner; or
  - 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，「臨時合約」指買方根據招標公告、投標表格及出售條款遞交的投標表格，以及賣方根據招標公告、投標表格及出售條款接受要約，並按照出售條款而訂立的協議。賣方接受投標書當日為臨時合約日期。

In this Remark 7, "Preliminary Agreement" means the agreement made hereunder by virtue of the submission of the Form of Tender by the Purchaser and the Acceptance of Offer by the Vendor in accordance with the Tender Notice, the Form of Tender and these Conditions. The date of the Vendor's acceptance of the Tender is the date of the Preliminary Agreement.

- (c) 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)

- (i) 付款計劃(A) – 120天現金付款計劃

Payment Method (A) – 120 Days Cash Payment Method

- 樓價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式合約。
- 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The Agreement shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
- 售價5%：於買方簽署正式買賣合約時支付作為訂金餘額。
- 5% of Purchase Price: being balance of deposit which shall be paid by the Purchaser upon signing of the formal Agreement for Sale and Purchase.
- 售價90%：於買方簽署臨時合約後120天內支付作為售價餘額。
- 90% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement.

- (ii) 付款計劃(B) – 180天現金付款計劃

Payment Method (B) – 180 Days Cash Payment Method

- 樓價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式合約。
- 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The Agreement shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
- 售價5%：於買方簽署正式買賣合約時支付作為訂金餘額。
- 5% of Purchase Price: being balance of deposit which shall be paid by the Purchaser upon signing of the formal Agreement for Sale and Purchase.
- 售價90%：於買方簽署臨時合約後180天內支付作為售價餘額。
- 90% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement.

- (iii) 付款計劃(A3) - 現金付款計劃 - 180天成交

Payment Method (A3) - Cash Payment Method - 180 days Completion

- 售價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式買賣合約。
- 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
- 售價5%：於買方簽署正式買賣合約時支付作為訂金餘額。
- 5% of Purchase Price: being balance of deposit which shall be paid by the Purchaser upon signing of the formal Agreement for Sale and Purchase.
- 售價90%：於買方簽署臨時合約後180天內支付作為售價餘額。
- 90% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement.

- (iv) 付款計劃(A1) - 現金付款計劃 - 100天成交

Payment Method (A1) - Cash Payment Method - 100 days Completion

- 售價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式買賣合約。
- 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
- 售價5%：於買方簽署正式買賣合約時支付作為訂金餘額。
- 5% of Purchase Price: being balance of deposit which shall be paid by the Purchaser upon signing of the formal Agreement for Sale and Purchase.
- 售價90%：於買方簽署臨時合約後100天內支付作為售價餘額。
- 90% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 100 days after signing of the Preliminary Agreement.

- (v) 付款計劃(A2) - 現金付款計劃 - 140天成交

Payment Method (A2) - Cash Payment Method - 140 days Completion

- 售價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式買賣合約。
- 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
- 售價5%：於買方簽署正式買賣合約時支付作為訂金餘額。
- 5% of Purchase Price: being balance of deposit which shall be paid by the Purchaser upon signing of the formal Agreement for Sale and Purchase.
- 售價90%：於買方簽署臨時合約後140天內支付作為售價餘額。
- 90% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 140 days after signing of the Preliminary Agreement.

- (vi) 付款計劃(A3) - 現金付款計劃 - 180天成交

Payment Method (A3) - Cash Payment Method - 180 days Completion

- 售價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式買賣合約。
- 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
- 售價5%：於買方簽署正式買賣合約時支付作為訂金餘額。
- 5% of Purchase Price: being balance of deposit which shall be paid by the Purchaser upon signing of the formal Agreement for Sale and Purchase.
- 售價90%：於買方簽署臨時合約後180天內支付作為售價餘額。
- 90% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement.



(vii) 付款計劃 (A1) - 現金付款計劃 - 100天成交

Payment Method (A1) - Cash Payment Method - 100 days Completion

- 售價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式買賣合約。
- 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
- 售價5%：於買方簽署臨時合約後14個工作日內支付作為訂金餘額。
- 5% of Purchase Price: being balance of deposit which shall be paid by the Purchaser within 14 working days after signing of the Preliminary Agreement.
- 售價90%：於買方簽署臨時合約後100天內支付作為售價餘額。
- 90% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 100 days after signing of the Preliminary Agreement.

(viii) 付款計劃 (A2)- 100天優惠按揭付款計劃

\*\*\*只提供予第一手買家\*\*\*

Payment Method (A2) - 100 Days Privilege Mortgage Payment Method

\*\*\*This method is only available to the first hand purchasers\*\*\*

- 售價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式買賣合約。
  - 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
  - 售價5%：進一步訂金於買方簽署臨時合約後14個工作日內支付。
  - 5% of Purchase Price: being further deposit which shall be paid by the Purchaser within 14 working days after signing of the Preliminary Agreement.
  - 售價90%：售價餘額於買方簽署臨時合約後100天內支付。
  - 90% of Purchase Price: being balance of the Purchase Price which shall be paid by the Purchaser within 100 days after signing of the Preliminary Agreement.
- (i) 「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭（第二按揭金額最高為售價四成，首按加二按合共提供不超過售價九成按揭），買方於簽署臨時合約後100天內於提款日起息供分期，第二按揭貸款首三十六個月之利率按香港上海滙豐銀行之港元最優惠利率（「優惠利率」）減2%（P - 2% p.a.）計算；第三十七個月至第六十個月之利率按優惠利率減1%（P - 1% p.a.）計算；其後全期按優惠利率加1%（P + 1% p.a.）計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或“designated bank” offer first mortgage loan, second mortgage loan will be offered by finance company(ies) arranged by the Vendor (the maximum amount of second mortgage loan offered shall not exceed 40% of the Purchase Price, and the total amount of first mortgage loan and second mortgage loan offered shall not exceed 90% of the Purchase Price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 100 days after signing of the Preliminary Agreement, and interest on the second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P - 2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited (“the Best Lending Rate”) from time to time for the first 36 months and at 1% below the Best Lending Rate (P - 1% p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation. The offer of second mortgage loan is subject to the “designated bank” offering the first mortgage loan mentioned above; or
- (ii) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過售價八成半，買方於簽署臨時合約後100天內於提款日起息供分期，首三十六個月之利率按優惠利率減2%（P - 2% p.a.）計算，第三十七個月至第六十個月之利率按優惠利率減1%（P - 1% p.a.）計算，其後全期按優惠利率加1%（P + 1% p.a.）計算，利率浮動。  
the Purchaser can apply to finance company(ies) arranged by the Vendor for mortgage loan, the loan amount shall not exceed 85% of the Purchase Price. The Purchaser will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 100 days after signing of the Preliminary Agreement and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P - 2% p.a.) from time to time for the first 36 months and at 1% below the Best Lending Rate (P - 1% p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation.

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

(ix) 付款計劃 (B1) – 靈活付款計劃

Payment Method (B1) - Flexible Payment Method

- 售價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式買賣合約。
- 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
- 售價5%：於買方簽署臨時合約後14天內支付作為進一步訂金。
- 5% of Purchase Price: being further deposit of Purchase Price which shall be paid by the Purchaser within 14 days after signing of the Preliminary Agreement.
- 售價90%：於買方簽署臨時合約後180天內支付作為售價餘額。
- 90% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement.

(x) 付款計劃 (A1) - 現金付款計劃 - 180天成交

Payment Method (A1) - Cash Payment Method - 180 days Completion

- 售價5%：於買方簽署臨時合約時支付，作為臨時訂金，並於5個工作日內到指定律師樓簽署正式買賣合約。
- 5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
- 售價5%：於買方簽署正式買賣合約時支付作為訂金餘額。
- 5% of Purchase Price: being balance of deposit which shall be paid by the Purchaser upon signing of the formal Agreement for Sale and Purchase.
- 售價15%：於買方簽署臨時合約後60天內支付作為售價餘額。
- 15% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement.
- 售價75%：於買方簽署臨時合約後180天內支付作為售價餘額。
- 75% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement.

- (d) 相關價單或招標文件中可就購買該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) 優惠提供  
Preferential Terms

1. 提前付清樓價優惠  
Early Settlement Benefit

如選擇上述7(c)(ix)段付款計劃(B1)之買方提前於買賣合約訂明的付款日期之前付清樓價，可根據以下列表獲賣方送出提前付清樓價優惠(「提前付清樓價優惠」)。

Where the Purchaser chooses paragraph 7(c)(ix) Payment Method (B1) and settles the purchase price in advance of the date of payment specified in the Agreement for Sale and Purchase, the Purchaser shall be entitled to an Early Settlement Benefit ("Early Settlement Benefit") offered by the Vendor according to the table below.

提前付清樓價優惠列表  
Early Settlement Benefit Table

| 付清樓價日期<br>Date(s) of settlement of the purchase price   | 提前付清樓價優惠金額<br>Early Settlement Benefit amount |
|---|---|
| 簽署臨時買賣合約的日期後100天內<br>Within 100 days after the date of signing of the Preliminary Agreement for Sale and Purchase | 樓價之1%<br>1% of the purchase price             |

- (a) 買方須於提前付清樓價後14天內，以書面向賣方提出申請提前付清樓價優惠。賣方會於收到通知並確認有關資料(包括買方付清所有樓價)無誤後的14天內將提前付清樓價優惠付予買方。  
The Purchaser shall apply to the Vendor in writing for the Early Settlement Benefit within 14 days after the early settlement of the purchase price. The Vendor will pay the Early Settlement Benefit to the Purchaser within 14 days after the Vendor has received the written application and duly verified the relevant information, including the payment by the Purchaser of the full amount of purchase price.
- (b) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如提前付清樓價優惠列表中訂明的每個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 is received by the Vendor's solicitors. If the last day of each of the periods as set out in the Early Settlement Benefit 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.

2. 提前付清樓價優惠  
Early Settlement Benefit

如選擇上述7(c)(x)段付款計劃(A1)之買方提前於買賣合約訂明的付款日期之前付清樓價，可根據以下列表獲賣方送出提前付清樓價優惠(「提前付清樓價優惠」)。

Where the Purchaser chooses paragraph 7(c)(x) Payment Method (A1) and settles the purchase price in advance of the date of payment specified in the Agreement for Sale and Purchase, the Purchaser shall be entitled to an Early Settlement Benefit ("Early Settlement Benefit") offered by the Vendor according to the table below.

提前付清樓價優惠列表  
Early Settlement Benefit Table

| 付清樓價日期<br>Date(s) of settlement of the purchase price   | 提前付清樓價優惠金額<br>Early Settlement Benefit amount |
|---|---|
| 簽署臨時買賣合約的日期後120天內<br>Within 120 days after the date of signing of the Preliminary Agreement for Sale and Purchase | 樓價之1%<br>1% of the purchase price             |

- (a) 買方須於提前付清樓價後14天內，以書面向賣方提出申請提前付清樓價優惠。賣方會於收到通知並確認有關資料(包括買方付清所有樓價)無誤後的14天內將提前付清樓價優惠付予買方。  
The Purchaser shall apply to the Vendor in writing for the Early Settlement Benefit within 14 days after the early settlement of the purchase price. The Vendor will pay the Early Settlement Benefit to the Purchaser within 14 days after the Vendor has received the written application and duly verified the relevant information, including the payment by the Purchaser of the full amount of purchase price.
- (b) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如提前付清樓價優惠列表中訂明的每個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 is received by the Vendor's solicitors. If the last day of each of the periods as set out in the Early Settlement Benefit 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.

(ii) 送贈傢俱優惠

Free Furniture Offer

買方可免費獲贈下列相關住宅物業之傢俱及擺設

the Purchaser will be provided with the following Furniture and Decoration of the relevant residential property free of charge

- (a) 只適用於29樓B單位  
Only applicable to Flat B on 29/F

| Location 位置          | Furniture and Chattels 傢俱和物件    |
|----------------------|---------------------------------|
| Foyer 玄關             | Pendant Light 吊燈 (Preciosa)     |
|                      | Chair 椅子 (Fendi)                |
|                      | Side Table 角几 (Fendi)           |
|                      | Cabinet 櫃子                      |
| Dining Room 飯廳       | Pendant Light 吊燈 (Preciosa)     |
|                      | Dining Table 餐桌                 |
|                      | Dining Chair 餐椅 (Fendi)         |
|                      | Curtain 窗簾                      |
|                      | Wine Cabinet 酒櫃 (Sensis)        |
| Living Room 客廳       | Table Lamp 座檯燈                  |
|                      | Sofa 梳化 (Fendi)                 |
|                      | Coffee Table 茶几 (Fendi)         |
|                      | Side Table 角几 (Fendi)           |
|                      | Rug 地毯                          |
|                      | Chair 椅子 (Fendi)                |
|                      | Bench 長椅 (Fendi)                |
|                      | Curtain 窗簾                      |
|                      | Console Table 桌子                |
|                      | Cabinet 櫃子                      |
| Bedroom 1 睡房一        | Pendant Lamp 吊燈                 |
|                      | Floor Lamp 地燈                   |
|                      | Table Lamp 座檯燈                  |
|                      | Bedside Table 床頭櫃               |
|                      | Double Bed with Mattress 雙人床連床褥 |
|                      | Wardrobe 衣櫃                     |
|                      | Cabinet 櫃子                      |
|                      | Bed end sofa 床尾梳化               |
|                      | Coffee Table 茶几                 |
|                      | Chair 椅子                        |
|                      | Study Desk 書檯                   |
|                      | Rug 地毯                          |
|                      | TV 電視                           |
|                      | Curtain 窗簾                      |
| Bedroom 2 睡房二        | Wall Lamp 壁燈                    |
|                      | Table Lamp 座檯燈                  |
|                      | Bedside Table 床頭櫃               |
|                      | Wardrobe 衣櫃                     |
|                      | Single Bed with Mattress 單人床連床褥 |
|                      | Rug 地毯                          |
|                      | TV 電視                           |
| Master Bed Room 主人房  | Curtain 窗簾                      |
|                      | Wall Lamp 壁燈                    |
|                      | Floor Lamp 地燈                   |
|                      | Bedside Table 床頭櫃 (Fendi)       |
|                      | Double Bed 雙人床連床褥 (Fendi)       |
|                      | Wardrobe 衣櫃                     |
|                      | Coffee Table 茶几 (Fendi)         |
|                      | Arm Chair 椅子 (Fendi)            |
|                      | Chair 椅子 (Fendi)                |
|                      | Study Desk 書檯                   |
|                      | TV 電視                           |
|                      | Curtain 窗簾                      |
|                      | Outdoor Chair 戶外椅子              |
| Master Bath Room 主人房 | Outdoor Coffee Table 戶外茶几       |
|                      | Pendant Light 吊燈 (Preciosa)     |

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

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