

**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**

<b>發展項目名稱</b> <b>Name of Development</b>	KOKO HILLS 發展項目 KOKO HILLS DEVELOPMENT	<b>期數（如有）</b> <b>Phase No. (if any)</b>	第二期 (即KOKO RESERVE) Phase 2 (i.e., KOKO RESERVE)
<b>發展項目位置</b> <b>Location of Development</b>	高嶺道8號 No. 8 Ko Ling Road		

重要告示：

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出現變化。

Important Note:

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.

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	
			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								
17/11/2021	24/11/2021	10/10/2023	Tower 1 第1座	16	G		\$21,120,000		- 成交金額的5%須於賣方接受投標時繳付; 5% of the Purchase Price shall be paid upon the Vendor's acceptance of Tender; - 成交金額的5%須於賣方接受投標通知書後60天內再付; 5% of the Purchase Price shall be paid within 60 days after the date of the Notice of Acceptance accepting the Tender issued by the Vendor; - 成交金額的90%須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。 90% of the Purchase Price shall be paid within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.		
11/04/2022	20/04/2022		Tower 1 第1座	17 & 18	E		\$55,000,000		- 成交金額的5%須於賣方接受投標時繳付; 5% of the Purchase Price shall be paid upon the Vendor's acceptance of Tender; - 成交金額的5%須於賣方接受投標通知書後60天內再付; 5% of the Purchase Price shall be paid within 60 days after the date of the Notice of Acceptance accepting the Tender issued by the Vendor; - 成交金額的90%須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。 90% of the Purchase Price shall be paid within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.  被邀請納入享認購兩個住宅停車位較優惠安排的買家組別之資格。 Eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of two residential car parking space.		
24/04/2022	29/04/2022		Tower 1 第1座	16	A		\$26,500,000		- 成交金額的5%須於賣方接受投標時繳付; 5% of the Purchase Price shall be paid upon the Vendor's acceptance of Tender; - 成交金額的95%須於賣方接受投標通知書後150天內或賣方向買家通知其有能力將物業有效地轉讓予買家後14天內支付，以較早者為準。 95% of the Purchase Price shall be paid within 150 days after the date of the Notice of Acceptance accepting the Tender issued by the Vendor; or within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to Purchaser, whichever is earlier.  被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格。 Eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space.		

(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	
											大廈名稱 Block Name
			屋號 House Number								
02/05/2022	10/05/2022		Tower 1 第1座	17 & 18	A		\$51,500,000		<p>- 成交金額的5%須於賣方接受投標時繳付; 5% of the Purchase Price shall be paid upon the Vendor's acceptance of Tender;</p> <p>- 成交金額的95%須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。 95% of the Purchase Price shall be paid within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.</p> <p>被邀請納入享認購兩個住宅停車位較優惠安排的買家組別之資格。 Eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of two residential car parking space.</p>		
04/08/2023	11/08/2023		Tower 1 第1座	17 & 18	B	BR26	\$43,080,000		<p>- 成交金額的5%須於賣方接受投標時繳付; 5% of the Purchase Price shall be paid upon the Vendor's acceptance of Tender;</p> <p>- 成交金額95%的售價餘額, 須於本臨時合約的簽署日期之後的 45 天內支付。 Balance of Purchase Price, which is equal to 95% of the purchase price shall be paid within 45 days after the date on which this Preliminary Agreement is signed.</p> <p>- 優先認購一個住宅停車位。 Priority to purchase one residential car parking space.</p>		
06/11/2024	13/11/2024		Tower 1 第1座	17 & 18	C		\$35,650,000		<p>(1)買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。 The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale &amp; Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.</p> <p>(2)成交金額95%即成交金額之餘額須於買方簽署臨時合約後300天內由買方繳付 95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 300 days after signing of the PASP.</p> <p>-提前付清樓價現金回贈。 Early Settlement Cash Rebate</p> <p>- 優先認購一個住宅停車位。 Priority to purchase one residential car parking space.</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)				
			屋號 House Number							
N / A 不適用	01/12/2023		Tower 1 第1座	8	A		\$18,800,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	8	B		\$12,900,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	8	E		\$12,000,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	8	F		\$12,100,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	9	A		\$18,900,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	9	B		\$13,000,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	9	E		\$12,000,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	9	F		\$12,200,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓

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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)				
			屋號 House Number							
N / A 不適用	01/12/2023		Tower 1 第1座	10	A		\$19,000,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	10	B		\$13,000,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	10	E		\$12,100,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	10	F		\$12,200,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	11	A		\$19,000,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	11	B		\$13,100,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
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N / A 不適用	01/12/2023		Tower 1 第1座	11	F		\$12,300,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓

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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)				
			屋號 House Number							
N / A 不適用	01/12/2023		Tower 1 第1座	11	G		\$14,800,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	12	A		\$19,100,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	12	B		\$13,200,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
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N / A 不適用	01/12/2023		Tower 1 第1座	12	F		\$12,500,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	12	G		\$14,900,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	15	A		\$19,200,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	15	B		\$13,200,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓

(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
			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							
N / A 不適用	01/12/2023		Tower 1 第1座	15	E		\$12,300,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	15	F		\$12,800,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	15	G		\$14,900,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	16	B		\$13,300,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	16	E		\$12,300,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓
N / A 不適用	01/12/2023		Tower 1 第1座	16	F		\$13,100,000		成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓

(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
			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							
N / A 不適用	12/01/2024		Tower 1 第1座	1 & 2	B		\$28,600,000	成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓	
N / A 不適用	12/01/2024	06/11/2024	Tower 1 第1座	17 & 18	C		\$31,200,000	成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓	
N / A 不適用	12/01/2024		Tower 1 第1座	17 & 18	G		\$38,500,000	成交金額須於完成交易時或之前由買方付清。交易須在2024年9月2日或賣 方與買方共同協議的其他日期或之前完成。 The Transaction Price shall be paid by the Purchaser to the Vendor on or before completion. Completion shall take place on or before 2 September 2024, or such other date as mutually agreed by the Vendor and the Purchaser.	✓	



### 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，賣方須在此記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，須在此記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，在此記錄冊(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記錄冊(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-  
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. 該賣方屬法團，而該人是-  
where that vendor is a corporation, the person is -
    - i) 該賣方的董事，或該董事的父母、配偶或子女；  
a director of that vendor, or a parent, spouse or child of such a director;
    - ii) 該賣方的經理；  
a manager of that vendor;
    - 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；  
a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
    - iv) 該賣方的有聯繫法團或控股公司；  
an associate corporation or holding company of that vendor;
    - v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或  
a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
    - vi) 上述有聯繫法團或控股公司的經理；  
a manager of such an associate corporation or holding company;
  - b. 該賣方屬個人，而該人是-  
where that vendor is an individual, the person is -
    - i) 該賣方的父母、配偶或子女；或  
a parent, spouse or child of that vendor; or
    - ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或  
a private company of which such a parent, spouse or child is a director or shareholder; or
  - c. 該賣方屬合夥，而該人是-  
where that vendor is a partnership, the person is -
    - i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或  
a partner of that vendor, or a parent, spouse, child of such a partner; or
    - 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。  
a private company of which such a partner, parent, spouse or 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「相關價單」指有關住宅物業之價單，該價單在(G)欄列出。「成交金額」指於一份臨時買賣合約及一份買賣合約中訂明的住宅物業的售價。因應不同支付條款及／或折扣(如有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, "Price" means the price of the residential property set out in Part 2 of the price list concerned, and "price list concerned" means the price list in relation to the residential property concerned, which said price list is set out in column (G). "Transaction Price" means the purchase price set out in a PASP and a ASP. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the price will be rounded up to the nearest thousand to determine the Transaction 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 price list concerned.

(i) 置優越 1088 付款計劃 SMART Priority 1088 Payment Plan (照售價) (the Price)

- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 成交金額 5%於買方簽署臨時合約日期後第 30 天當日或之前由買方繳付作為加付訂金。  
5% of the transaction price shall be paid by the Purchaser on or before the 30th day after the date of signing of the PASP as further deposit.
- (3) 成交金額 90%即成交金額之餘款於簽署臨時合約日期後第1088天當日（「成交日期」）或之前由買方繳付。  
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser on or before the 1088th day after the date of signing of the PASP (the "Completion Date").

(d) 先住後付優惠 Occupation before Completion Benefit

買方可選擇獲取先住後付優惠（「該優惠」），如買方決定選擇獲取該優惠（買方須於簽署正式合約時決定是否選擇獲取該優惠），買方須於簽署正式合約時同時簽署在該物業買賣成交前租用該物業之租約（「租約」）（格式及內容由賣方訂明，買方不得要求任何修改），主要條款如下：  
The Purchaser may opt for obtaining the Occupation before Completion Benefit (the "Benefit"). If the Purchaser decides to opt for obtaining the Benefit (the Purchaser must decide whether to opt for obtaining the Benefit when the Purchaser executes the Agreement), the Purchaser shall execute a Tenancy Agreement of the Property (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto) for the pre-completion occupation of the Property (the "Tenancy Agreement") simultaneously when the Purchaser executes the Agreement, the principal terms of which are as follows:

1. 租期由買方簽署臨時合約日期後第 61 天至成交日期為止，或如成交較早發生，至實際成交發生日期為止（「租期」）；  
The term of tenancy shall commence from the 61st day after the date of signing of the PASP until the Completion Date, or if completion takes place earlier, until the date of which completion actually takes place (the "Term");
2. 租期之租金總金額為所購住宅物業之成交金額 10%，租金按金為HK\$60,000，均須於租期生效前全數繳付；及  
The total amount of rent for the Term shall be equal to 10% of the Transaction Price of the property purchased and the rental deposit shall be HK\$60,000, both of which shall be payable in full before commencement of the Term; and
3. 買方必須負責繳付租約之印花稅裁定費及印花稅（如有）、準備和簽署租約所需之所有律師費（包括賣方律師之費用）及於租期內該住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它開支等。  
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Tenancy Agreement, all legal costs for the preparation and execution of the Tenancy Agreement (including the costs of the Vendor's solicitors) and the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings, etc. of the residential property during the Term.

賣方確認，若買方已選擇獲取該優惠，如：(i) 住宅物業的每一期樓款及成交金額之餘款將依照正式合約訂定的日期付清（以賣方代表律師實際收到款項日期計算）；(ii) 住宅物業買賣將於正式合約訂定的日期或之前完成；(iii) 於住宅物業租期中租金均依照租約訂定的日期付清；及(iv) 臨時合約、正式合約及租約的條款和條件全面均已遵守，則賣方會在住宅物業買賣完成時將相等於該住宅物業租期中已支付之租金總數直接用於支付部份成交金額餘額。  
The Vendor confirms that if the Purchaser has opted for obtaining the Benefit, if: (i) each part payment and balance of the transaction price of the residential property shall be settled according to the respective dates stipulated in the ASP concerned (the date of settlement shall be the actual date on which payment is received by the Vendor's solicitors); (ii) the sale and purchase of the residential property shall be completed on or before to the date stipulated in the ASP concerned; (iii) the rent shall have been paid according to the respective dates stipulated in the Tenancy Agreement during the Term of the residential property; and (iv) the terms and conditions of the PASP, the ASP and the Tenancy Agreement shall have been complied with in all respects, the Vendor will, in respect of the relevant residential property purchased by that Purchaser, apply the total sum of the rent paid during the Term of the residential property towards settlement of part of the balance of transaction price upon completion of the sale and purchase of the residential property.

詳情以相關交易文件條款為準。  
Subject to the terms and conditions of the relevant transaction documents.

(e) 提前付清樓價現金回贈 Early Settlement Cash Rebate

如買方提前於正式合約訂明的付款限期日之前付清成交金額之餘款及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），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:-  
If the Purchaser shall settle the balance of the transaction price earlier than due date of payment as specified in the ASP in full and perform and comply with in all respects the terms and conditions of the PASP and the ASP (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 in the amount according to the table below:-

提前付清樓價現金回贈列表:  
(付清成交金額之餘款日期<sup>^</sup>及提前付清樓價現金回贈金額)  
簽署臨時合約日期後120日內: 成交金額 9%  
簽署臨時合約日期後121日至180日內: 成交金額 8%  
簽署臨時合約日期後181日至240日內: 成交金額 7%  
簽署臨時合約日期後241日至360日內: 成交金額 5.5%

Early Settlement Cash Rebate Table:  
(Date of settlement of the balance of the transaction price<sup>^</sup> and Early Settlement Cash Rebate amount)  
Within 120 days after the date of signing of the PASP: 9% of the transaction price  
Within 121 days to 180 days after the date of signing of the PASP: 8% of the transaction price  
Within 181 days to 240 days after the date of signing of the PASP: 7% of the transaction price  
Within 241 days to 360 days after the date of signing of the PASP: 5.5% of the transaction price

<sup>^</sup>以賣方代表律師實際收到款項日期計算。  
The date of settlement shall be the actual date on which payment is received by Vendor's solicitors.

詳情以相關交易文件條款為準。  
Subject to the terms and conditions of the relevant transaction documents.

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

更新日期及時間：  
(日-月-年)      13-11-2024 07:20 PM

Date & Time of Update:  
(DD-MM-YYYY)      13-11-2024 07:20 PM