

根據《一手住宅物業銷售條例》第 60 條所備存的成交記錄冊

Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

第一部份：基本資料

Part 1 : Basic Information

發展項目名稱 Name of Development	逸南 The Upper South	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	鴨脷洲大街71號 No. 71 Ap Lei Chau Main Street		

- 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 (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.
2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

第二部份：交易資料

Part 2 : Information on Transactions

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 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)							
30-05-2021	02-06-2021			3	A		\$5,998,140		價單第2號(A)付款辦法 Payment method (A) of Price List No. 2 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			3	C		\$4,388,860		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	簽訂臨時 買賣合約後交易 再未有進展 The PASP has not proceeded further			3	D		\$4,336,220		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	03-06-2021			3	E		\$4,321,550	在16-08-2021，基於法例第35(2)(b)條所容許的原因，售價更改為\$4,276,060 On 16-08-2021, the price adjusted to \$4,276,060 due to the reason allowed under section 35(2)(b) of the ordinance	價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer 在2021年8月16日，支付條款更改為 On 16-08-2021, the term of payment adjusted to 價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	03-06-2021			3	F		\$5,807,320		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	

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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)				
30-05-2021	04-06-2021			5	A		\$6,123,700		價單第2號(B)付款辦法 Payment method (B) of Price List No. 2 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	02-06-2021			5	F		\$5,926,100		價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			6	A		\$6,120,340		價單第2號(A)付款辦法 Payment method (A) of Price List No. 2 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			6	C		\$4,725,270		價單第1號(C)付款辦法 Payment method (C) of Price List No. 1 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	01-06-2021			6	D		\$4,434,920		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			6	E		\$4,643,100		價單第1號(C)付款辦法 Payment method (C) of Price List No. 1 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	

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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)				
30-05-2021	04-06-2021			6	F		\$5,923,880		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			7	A		\$6,226,300		價單第2號(B)付款辦法 Payment method (B) of Price List No. 2 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	02-06-2021			7	C		\$4,514,820		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			7	D		\$4,509,650		價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			7	E		\$4,503,950		價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	03-06-2021			7	F		\$5,963,360		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	

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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)				
30-05-2021	04-06-2021			8	F		\$6,007,540		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			9	F		\$6,347,880		價單第1號(C)付款辦法 Payment method (C) of Price List No. 1 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	03-06-2021			10	A		\$6,260,400		價單第2號(A)付款辦法 Payment method (A) of Price List No. 2 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			10	C		\$4,647,400		價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			10	D		\$4,788,630		價單第1號(C)付款辦法 Payment method (C) of Price List No. 1 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	

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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)				
30-05-2021	04-06-2021			10	E		\$4,608,820		價單第2號(A)付款辦法 Payment method (A) of Price List No. 2 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer 「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業（並非經由其他地產代理公司中介成交），於簽契入伙後可獲贈24個月管理費。（如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。） Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given management fees for the period of 24 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)	
30-05-2021	04-06-2021			10	F		\$6,390,450		價單第1號(C)付款辦法 Payment method (C) of Price List No. 1 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	03-06-2021			11	A		\$6,387,800		價單第2號(B)付款辦法 Payment method (B) of Price List No. 2 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			11	F		\$6,107,180		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			12	A		\$6,360,040		價單第2號(A)付款辦法 Payment method (A) of Price List No. 2 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	

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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)							
30-05-2021	04-06-2021			12	C		\$4,746,200	在01-06-2021，基於法例第35(2)(b)條所容許的原因，售價更改為\$4,696,240 On 01-06-2021, the price adjusted to \$4,696,240 due to the reason allowed under section 35(2)(b) of the ordinance	價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer 在2021年6月1日，支付條款更改為 On 01-06-2021, the term of payment adjusted to 價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			12	D		\$4,644,540		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			12	E		\$4,678,380		價單第2號(A)付款辦法 Payment method (A) of Price List No. 2 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			12	F		\$6,474,600		價單第1號(C)付款辦法 Payment method (C) of Price List No. 1 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			15	F		\$6,517,170		價單第2號(C)付款辦法 Payment method (C) of Price List No. 2 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	

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30-05-2021	04-06-2021			16	A		\$6,976,530		價單第2號(C)付款辦法 Payment method (C) of Price List No. 2 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	03-06-2021			16	B		\$5,226,000		價單第1號(D)付款辦法 Payment method (D) of Price List No. 1 依照售價(100%) in accordance with the price (100%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			17	A		\$6,664,600		價單第2號(A)付款辦法 Payment method (A) of Price List No. 2 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			17	B		\$4,995,100		價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			17	C		\$5,035,140		價單第1號(C)付款辦法 Payment method (C) of Price List No. 1 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	03-06-2021			17	D		\$4,728,200		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	

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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)				
30-05-2021	03-06-2021			18	F		\$6,549,300		價單第2號(B)付款辦法 Payment method (B) of Price List No. 2 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			20	A		\$6,784,920		價單第2號(A)付款辦法 Payment method (A) of Price List No. 2 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer 「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業（並非經由其他地產代理公司中介成交），於簽契入伙後可獲贈24個月管理費。（如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。） Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given management fees for the period of 24 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)	
30-05-2021	04-06-2021			20	B		\$5,300,460		價單第1號(C)付款辦法 Payment method (C) of Price List No. 1 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			20	F		\$6,548,040		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	04-06-2021			21	F		\$6,656,650		價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	

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 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)				
30-05-2021	03-06-2021			22	F		\$6,624,180		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-05-2021	02-06-2021			25	F		\$6,719,120		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
04-06-2021	11-06-2021			7	B		\$4,707,250		價單第3號(B)付款辦法 Payment method (B) of Price List No. 3 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
04-06-2021	11-06-2021			16	D		\$4,700,000		價單第1A號(A)付款辦法 Payment method (A) of Price List No. 1A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
04-06-2021	10-06-2021			16	E		\$4,758,280		價單第3號(A)付款辦法 Payment method (A) of Price List No. 3 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
04-06-2021	10-06-2021			18	A		\$6,873,280		價單第3號(A)付款辦法 Payment method (A) of Price List No. 3 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	

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 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)				
04-06-2021	11-06-2021			19	A		\$7,282,440		價單第3號(C)付款辦法 Payment method (C) of Price List No. 3 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
04-06-2021	11-06-2021			20	E		\$4,870,140		價單第3號(A)付款辦法 Payment method (A) of Price List No. 3 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
04-06-2021	11-06-2021			22	A		\$7,036,840		價單第2A號(A)付款辦法 Payment method (A) of Price List No. 2A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
04-06-2021	11-06-2021			22	B		\$5,092,920		價單第1A號(A)付款辦法 Payment method (A) of Price List No. 1A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
04-06-2021	11-06-2021			23	A		\$7,077,260		價單第3號(A)付款辦法 Payment method (A) of Price List No. 3 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
05-06-2021	11-06-2021	13-02-2023		16	F		\$6,913,170		價單第3號(C)付款辦法 Payment method (C) of Price List No. 3 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	

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 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)							
13-06-2021	21-06-2021	14-03-2023		26	A		\$7,583,400		價單第3號(C)付款辦法 Payment method (C) of Price List No. 3 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
29-06-2021	06-07-2021			10	B		\$4,797,500	在01-11-2021，基於法例第35(2)(b)條所容許的原因，售價更改為\$4,747,000 On 01-11-2021, the price adjusted to \$4,747,000 due to the reason allowed under section 35(2)(b) of the ordinance	價單第1A號(B)付款辦法 Payment method (B) of Price List No. 1A 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer 在2021年11月1日，支付條款更改為 On 01-11-2021, the term of payment adjusted to 價單第1A號(A)付款辦法 Payment method (A) of Price List No. 1A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
29-06-2021	02-07-2021			17	F		\$6,673,750		價單第3號(B)付款辦法 Payment method (B) of Price List No. 3 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer 「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業（並非經由其他地產代理公司中介成交），於簽署入伙後可獲贈24個月管理費。（如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。） Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given management fees for the period of 24 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)	
04-07-2021	09-07-2021			22	E		\$4,927,480		價單第3號(A)付款辦法 Payment method (A) of Price List No. 3 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	

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 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)				
18-07-2021	23-07-2021			25	A		\$7,138,360		價單第3A號(A)付款辦法 Payment method (A) of Price List No. 3A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
21-07-2021	27-07-2021			12	B		\$4,852,280		價單第1B號(A)付款辦法 Payment method (A) of Price List No. 1B 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
26-07-2021	02-08-2021			11	D		\$4,847,040		價單第1B號(C)付款辦法 Payment method (C) of Price List No. 1B 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
30-07-2021	06-08-2021			11	C		\$4,704,400		價單第1B號(B)付款辦法 Payment method (B) of Price List No. 1B 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
01-08-2021	06-08-2021			5	C		\$4,444,320		價單第1B號(A)付款辦法 Payment method (A) of Price List No. 1B 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
05-08-2021	12-08-2021			21	B		\$5,386,000		價單第1B號(D)付款辦法 Payment method (D) of Price List No. 1B 依照售價(100%) in accordance with the price (100%) 首3年保修優惠 First 3 Years Warranty Offer	

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 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)				
28-08-2021	03-09-2021			15	D		\$4,672,740		價單第3A號(A)付款辦法 Payment method (A) of Price List No. 3A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
29-08-2021	03-09-2021			5	E		\$4,437,450		價單第1B號(B)付款辦法 Payment method (B) of Price List No. 1B 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
03-09-2021	09-09-2021			21	A		\$7,069,900		價單第2B號(B)付款辦法 Payment method (B) of Price List No. 2B 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer 「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業（並非經由其他地產代理公司中介成交），於簽署入伙後可獲贈24個月管理費。（如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。） Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given management fees for the period of 24 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)	
07-09-2021	14-09-2021			20	C		\$4,864,500		價單第1B號(A)付款辦法 Payment method (A) of Price List No. 1B 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
07-09-2021	10-09-2021			25	B		\$5,152,140		價單第3A號(A)付款辦法 Payment method (A) of Price List No. 3A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	

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 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)				
10-09-2021	17-09-2021			19	F		\$6,749,750		價單第2B號(B)付款辦法 Payment method (B) of Price List No. 2B 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
14-09-2021	21-09-2021			15	A		\$6,631,000		價單第3A號(B)付款辦法 Payment method (B) of Price List No. 3A 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
14-09-2021	20-09-2021			15	B		\$4,934,300		價單第3A號(B)付款辦法 Payment method (B) of Price List No. 3A 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
15-09-2021	23-09-2021			5	D		\$4,392,620		價單第1B號(A)付款辦法 Payment method (A) of Price List No. 1B 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
18-09-2021	27-09-2021			11	B		\$4,807,160		價單第1B號(A)付款辦法 Payment method (A) of Price List No. 1B 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
19-09-2021	24-09-2021			3	B		\$4,522,340		價單第3A號(A)付款辦法 Payment method (A) of Price List No. 3A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	

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 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)							
22-09-2021	29-09-2021			15	C		\$4,774,700		價單第3A號(B)付款辦法 Payment method (B) of Price List No. 3A 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
26-09-2021	04-10-2021			9	B		\$4,702,820		價單第4號(A)付款辦法 Payment method (A) of Price List No. 4 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-09-2021	08-10-2021			9	C		\$4,556,180		價單第4號(A)付款辦法 Payment method (A) of Price List No. 4 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
25-10-2021	29-10-2021			27	A		\$7,261,500		價單第3A號(A)付款辦法 Payment method (A) of Price List No. 3A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
30-10-2021	04-11-2021			3	D		\$4,382,350		價單第1B號(B)付款辦法 Payment method (B) of Price List No. 1B 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
06-11-2021	12-11-2021			8	B		\$4,937,130		價單第4號(C)付款辦法 Payment method (C) of Price List No. 4 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	

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 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)				
02-12-2021	08-12-2021			19	B		\$5,055,900		價單第4A號(B)付款辦法 Payment method (B) of Price List No. 4A 依照售價減5%(95%) 5% discount from the price (95%) 首3年保修優惠 First 3 Years Warranty Offer	
09-12-2021	16-12-2021			9	A		\$6,376,020		價單第3B號(A)付款辦法 Payment method (A) of Price List No. 3B 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
10-12-2021	17-12-2021			16	C		\$5,056,000		價單第1C號(D)付款辦法 Payment method (D) of Price List No. 1C 依照售價(100%) in accordance with the price (100%) 首3年保修優惠 First 3 Years Warranty Offer	
18-12-2021	24-12-2021	09-05-2023		22	C		\$5,182,650		價單第1C號(C)付款辦法 Payment method (C) of Price List No. 1C 依照售價減1%(99%) 1% discount from the price (99%) 首3年保修優惠 First 3 Years Warranty Offer	
22-12-2021	30-12-2021			18	B		\$4,972,600		價單第4A號(A)付款辦法 Payment method (A) of Price List No. 4A 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	

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 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)				
29-01-2022	09-02-2022			23	B		\$5,122,060		<p>價單第4B號(A)付款辦法 Payment method (A) of Price List No. 4B 依照售價減6%(94%) 6% discount from the price (94%)</p> <p>「新春大利是」優惠 "Chinese New Year Red Packet Money" Benefit 買方於2022年1月29日至2022年2月28日期間就購買的每個指明住宅物業 可獲此優惠： Any purchaser who purchases any specified residential property of the development from 29 January 2022 to 28 February 2022 will be offered this benefit: 買方付清全數樓款後30天內，可獲賣方送贈下列固定金額之現金回贈： (a) 每個單位 B, C, D, E 住宅物業：港幣\$12,888; 或 (b) 每個單位 A, F 住宅物業：港幣\$16,888 Within 30 days after full payment of purchase price of the residential property by the Purchaser, the Vendor will give the purchaser a fixed sum cash rebate as listed below: (a) For each residential Unit B, C, D, E purchased : HK\$12,888 ; or (b) For each residential Unit A, F purchased : HK\$16,888</p> <p>首3年保修優惠 First 3 Years Warranty Offer</p>	
05-02-2022	11-02-2022			8	A		\$6,355,340		<p>價單第4B號(A)付款辦法 Payment method (A) of Price List No. 4B 依照售價減6%(94%) 6% discount from the price (94%)</p> <p>「新春大利是」優惠 "Chinese New Year Red Packet Money" Benefit 買方於2022年1月29日至2022年2月28日期間就購買的每個指明住宅物業 可獲此優惠： Any purchaser who purchases any specified residential property of the development from 29 January 2022 to 28 February 2022 will be offered this benefit: 買方付清全數樓款後30天內，可獲賣方送贈下列固定金額之現金回贈： (a) 每個單位 B, C, D, E 住宅物業：港幣\$12,888; 或 (b) 每個單位 A, F 住宅物業：港幣\$16,888 Within 30 days after full payment of purchase price of the residential property by the Purchaser, the Vendor will give the purchaser a fixed sum cash rebate as listed below: (a) For each residential Unit B, C, D, E purchased : HK\$12,888 ; or (b) For each residential Unit A, F purchased : HK\$16,888</p> <p>首3年保修優惠 First 3 Years Warranty Offer</p>	
25-06-2022	04-07-2022			19	E		\$4,842,880		<p>價單第4F號(A)付款辦法 Payment method (A) of Price List No. 4F 依照售價減6%(94%) 6% discount from the price (94%)</p> <p>首3年保修優惠 First 3 Years Warranty Offer</p>	

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 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)							
24-07-2022	29-07-2022			15	E		\$4,730,080		價單第3G號(A)付款辦法 Payment method (A) of Price List No. 3G 依照售價減6%(94%) 6% discount from the price (94%) 首3年保修優惠 First 3 Years Warranty Offer	
07-03-2023	14-03-2023			28	A		\$7,364,900		價單第4H號(A)付款辦法 Payment method (A) of Price List No. 4H 依照售價減6%(94%) 6% discount on the price (94%) 「入伙現金回贈」優惠 "New Home Cash Rebate" Benefit 「提前成交現金回贈」優惠 "Early Completion Cash Rebate" Benefit 首3年保修優惠 First 3 Years Warranty Offer	
09-03-2023	16-03-2023			28	F		\$7,160,900		價單第4H號(A)付款辦法 Payment method (A) of Price List No. 4H 依照售價減6%(94%) 6% discount on the price (94%) 「入伙現金回贈」優惠 "New Home Cash Rebate" Benefit 「提前成交現金回贈」優惠 "Early Completion Cash Rebate" Benefit 首3年保修優惠 First 3 Years Warranty Offer	
17-04-2023	24-04-2023			25	D		\$4,924,600		價單第31號(A)付款辦法 Payment method (A) of Price List No. 31 依照售價減6%(94%) 6% discount on the price (94%) 「入伙現金回贈」優惠 "New Home Cash Rebate" Benefit 「提前成交現金回贈」優惠 "Early Completion Cash Rebate" Benefit 首3年保修優惠 First 3 Years Warranty Offer	

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 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)				
23-04-2023	28-04-2023			26	A		\$7,200,400		價單第31號(A)付款辦法 Payment method (A) of Price List No. 31 依照售價減6%(94%) 6% discount on the price (94%) 「入伙現金回贈」優惠 "New Home Cash Rebate" Benefit 「提前成交現金回贈」優惠 "Early Completion Cash Rebate" Benefit 首3年保修優惠 First 3 Years Warranty Offer	

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, 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. (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.

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

更新日期及時間：11:00AM, 10-05-2023
(日-月-年)

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