

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 <b>Name of Development</b>	Terra 隆紋	期數(如有) <b>Phase No. (if any)</b>	N/A
發展項目位置 <b>Location of Development</b>	296 Prince Edward Road West 太子道西296號		

**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出現變化。
2. 根據《一手住宅物業銷售條例》第 61條，成交記錄冊的目的是向公眾人士提供列於記錄冊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。記錄冊內的個人資料除供指定用途使用外，不得作其他用途。

**Important Note:**

1. Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (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) 臨時買賣合約的日期 (日/月/年) Date of PASP (DD/MM/YYYY)	(B) 買賣合約的日期 (日/月/年) Date of ASP (DD/MM/YYYY)	(C) 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)	(D) 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)				(E) 成交金額 (元) Transaction Price (\$)	(F) 售價修改的細節及日期 (日/月/年) Details and date (DD/MM/YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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)				

### 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 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.
- 賣方須一直提供此紀錄冊，直至發展項目中的每一住宅物業的首份轉讓契約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-
  - 該賣方屬法團，而該人是-  
where that vendor is a corporation, the person is-
    - 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;
    - 該賣方的經理;  
a manager of that vendor;
    - 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;
    - 該賣方的有聯繫法團或控權公司;  
an associate corporation or holding company of that vendor;
    - 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  
a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
    - 上述有聯繫法團或控權公司的經理;  
a manager of such an associate corporation or holding company;
  - 該賣方屬個人，而該人是-  
where that vendor is an individual, the person is-
    - 該賣方的父母、配偶或子女; 或  
a parent, spouse or child of that vendor; or
    - 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
  - 該賣方屬合夥，而該人是-  
where that vendor is a partnership, the person is-
    - 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
    - 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. 支付條款及付款計劃優惠

Terms of Payment and Payment Plan Benefit

(i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須支付相等於樓價的5%之金額作為臨時訂金。其中港幣\$500,000之部份臨時訂金以銀行本票，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「Lo, Wong & Tsui, Solicitors」或「盧王徐律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay a preliminary deposit equivalent to 5% of the purchase price. Part of the preliminary deposit in the sum of HK\$500,000 shall be paid by cashier order and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Lo, Wong & Tsui, Solicitors" or "盧王徐律師事務所".

<b>a)</b>	<b>60-day Cash Payment Plan</b>  <b><u>Terms of Payment</u></b> <ul style="list-style-type: none"><li>• A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</li><li>• A further deposit equivalent to 5% of the Purchase Price shall be paid within 5 days after the date of the Letter of Acceptance.</li><li>• 90% of the Purchase Price (the balance of the Purchase Price) shall be paid within 60 days after the date of the Letter of Acceptance.</li></ul> <b>60 天現金優惠付款計劃</b> <b><u>支付條款</u></b> <ul style="list-style-type: none"><li>• 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。</li><li>• 加付訂金即樓價 5%於接納書的日期後 5 日內繳付。</li><li>• 樓價 90%（樓價餘額）於接納書的日期後 60 日內繳付。</li></ul>
<b>b)</b>	<b>90-day Cash Payment Plan</b>  <b><u>Terms of Payment</u></b> <ul style="list-style-type: none"><li>• A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</li><li>• A further deposit equivalent to 5% of the Purchase Price shall be paid within 5 days after the date of the Letter of Acceptance.</li><li>• 90% of the Purchase Price (the balance of the Purchase Price) shall be paid within 90 days after the date of the Letter of Acceptance.</li></ul> <b>90 天現金優惠付款計劃</b> <b><u>支付條款</u></b> <ul style="list-style-type: none"><li>• 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。</li><li>• 加付訂金即樓價 5%於接納書的日期後 5 日內繳付。</li><li>• 樓價 90%（樓價餘額）於接納書的日期後 90 日內繳付。</li></ul>

(ii) 裝置、裝修物料及設備 Fittings, Finishes And Appliances

買方在按買賣合約完成買賣交易的情況下，可免費獲贈售樓說明書”裝置、裝修物料及設備”段落所列明的適用於其購買的住宅物業之裝置、裝修物料及設備。

Subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase, the Purchaser will be provided with the Fittings, Finishes and Appliances applicable to the residential property purchased by the Purchaser as listed in the Fittings, Finishes And Appliances” section of the Sale Brochure free of charge.

買方須付清住宅物業之樓價及按買賣合約完成住宅物業買賣，不管：

The Purchaser shall settle the full amount of the purchase price of the residential property and complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase irrespective of whether:

(a) 就裝置、裝修物料及設備有否引起任何爭議。

there is any dispute arising from the Fittings, Finishes And Appliances.

賣方或其代表不會就裝置、裝修物料及設備提供保養或作出任何保證或陳述，更不會就裝置、裝修物料及設備狀況、狀態、品質、性能或任何該家具是否或會否在可運作狀態作出任何保證及陳述。

The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Fittings, Finishes And Appliances. In particular, no warranty or representation whatsoever is given as to the Fittings, Finishes And Appliance's condition, state, quality, fitness or as to whether any of the Fittings, Finishes And Appliances is or will be in working condition.

裝置、裝修物料及設備受其他條款及細則約束。賣方不會就裝置、裝修物料及設備導致任何直接或間接的損失承擔任何責任。

The Fittings, Finishes And Appliances is subject to other terms and conditions. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Fittings, Finishes And Appliances.

- 8. 下述互聯網可連結到此發展項目的價單: 不適用  
The price list(s) of the development can be found in the following website: Not Applicable

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