

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	明寓 Cristallo	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	太子道西279號 279 Prince Edward Road West		

- 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，發展項目的成交紀錄冊的目的是向公眾人士提供列於成交紀錄冊的關於發展項目的交易資料，以使公眾人士了解香港的住宅物業市場狀況。成交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 of Transactions of the Development is to provide a member of the public with the transaction information relating to the Development, as set out in Register of Transactions for understanding the residential property market conditions in Hong Kong. The personal data in the Register of Transactions 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 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)				
08-04-2018	13-04-2018		明寓 Cristallo	5	B		\$48,081,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後的第5個工作日內支付； 售價的5%須於臨時合約日期後30日內支付； 售價的85%須於臨時合約日期後第360日或之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 5 working days after signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase; 85% of the Purchase Price shall be paid on or before the 360th days after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>印花稅優惠 Stamp Duty Benefit 提前付清樓價現金回贈 Early Settlement Cash Rebate 優先認購一個車位 Priority to Purchase One Parking Space</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</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)				
13-10-2018	22-10-2018		明寓 Cristallo	2	A		\$35,408,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第780日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 780 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>印花稅優惠 Stamp Duty Benefit 提前入住優惠 Early Move-In Benefit</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</p>		

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13-10-2018	22-10-2018		明寓 Cristallo	3	B		\$37,359,600	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第780日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 780 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>印花稅優惠 Stamp Duty Benefit 提前入住優惠 Early Move-In Benefit</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</p>		

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13-10-2018	22-10-2018		明寓 Cristallo	2	B		\$36,935,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第780日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 780 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>印花稅優惠 Stamp Duty Benefit 提前入住優惠 Early Move-In Benefit</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</p>		

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17-10-2018	24-10-2018		明寓 Cristallo	5	A		\$40,610,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第1080日("成交日期") 或之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 1080 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>印花稅優惠 Stamp Duty Benefit 提前入住優惠 Early Move-In Benefit</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</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)				
18-10-2018	25-10-2018	08-06-2021	明寓 Cristallo	3	A		\$37,153,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第780日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 780 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>印花稅優惠 Stamp Duty Benefit 提前入住優惠 Early Move-In Benefit</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</p>		

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
	21-01-2019		明寓 Cristallo	15&16	A		\$148,000,000	<p>港幣\$1,000,000的訂金於簽署正式買賣合約時支付； 售價餘額須於2019年3月31日或之前支付。 HK\$1,000,000 as deposit to be paid upon signing of the Formal Agreement for Sale and Purchase; Balance of Purchase Price shall be paid on or before 31 March 2019.</p> <p>優先認購一個車位 Priority to Purchase One Parking Space 備用第一按揭貸款安排 Arrangement of Standby First Mortgage Loan 傢俬贈品優惠 Gift Furniture Benefit</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</p>	✓	

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21-02-2019	28-02-2019		明寓 Cristallo	6	B		\$44,988,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第720日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 720 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>印花稅優惠 Stamp Duty Benefit 提前付清樓價現金回贈 Early Settlement Cash Rebate 優先認購一個車位 Priority to Purchase One Parking Space</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</p>		

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09-03-2019	15-03-2019		明寓 Cristallo	6	A		\$42,970,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第360日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 360 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>印花稅優惠 Stamp Duty Benefit 提前付清樓價現金回贈 Early Settlement Cash Rebate 優先認購一個車位 Priority to Purchase One Parking Space</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</p>		

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18-03-2019	25-03-2019		明寓 Cristallo	7	A		\$48,208,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第780日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 780 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>印花稅優惠 Stamp Duty Benefit 提前入住優惠 Early Move-In Benefit 優先認購一個車位 Priority to Purchase One Parking Space 傢俬贈品優惠 Gift Furniture Benefit</p> <p>(詳情請參閱招標文件 Details please refer to the Tender Document.)</p>		

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22-04-2019	29-04-2019		明寓 Cristallo	8	A		\$51,090,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第360日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 360 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>見備註/See Remarks 7(b)(i)(a) 見備註/See Remarks 7(b)(ii)(a)(i) 見備註/See Remarks 7(b)(iii)(a)(i) 見備註/See Remarks 7(b)(iv)</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)				
26-04-2019	06-05-2019		明寓 Cristallo	8	B		\$50,856,000		<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第360日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 360 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>見備註/See Remarks 7(b)(i)(a) 見備註/See Remarks 7(b)(ii)(a)(i) 見備註/See Remarks 7(b)(iii)(a)(i) 見備註/See Remarks 7(b)(iv)</p>	

(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 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)				
27-04-2019	簽訂臨時買賣 合約後交易 再未有進展 The PASP has not proceeded further		明寓 Cristallo	7	B		\$47,988,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第360日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 360 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>見備註/See Remarks 7(b)(i)(a) 見備註/See Remarks 7(b)(ii)(a)(i) 見備註/See Remarks 7(b)(iv)</p>		

(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 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)				
09-08-2019	16-08-2019		明寓 Cristallo	15&16	B		\$128,000,000	售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於簽署正式買賣合約時支付； 售價的20%須於臨時合約日期後60日內支付； 售價的5%須於臨時合約日期後90日內支付； 售價的5%須於臨時合約日期後120日內支付； 售價的5%須於臨時合約日期後150日內支付； 售價的5%須於臨時合約日期後180日內支付； 售價的5%須於臨時合約日期後210日內支付； 售價的5%須於臨時合約日期後240日內支付； 售價的5%須於臨時合約日期後270日內支付； 售價的5%須於臨時合約日期後300日內支付； 售價的5%須於臨時合約日期後330日內支付； 售價的25%須於臨時合約日期後第360日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid upon signing of the Formal Agreement for Sale and Purchase; 20% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 150 days after signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 210 days after		

(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 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)				
								signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 240 days after signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 270 days after signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 300 days after signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 330 days after signing of the Preliminary Agreement for Sale and Purchase; 25% of the Purchase Price shall be paid within 360 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.		
								見備註/See Remarks 7(b)(iv) 見備註/See Remarks 7(b)(v)		

(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 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)				
09-09-2019	16-09-2019		明寓 Cristallo	9&10	B		\$108,800,000		<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於須於簽署正式買賣合約時支付； 售價的90%須於臨時合約日期後第90日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid upon signing of the Formal Agreement for Sale & Purchase; 90% of the Purchase Price shall be paid within 90 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>見備註/See Remarks 7(b)(i)(a) 見備註/See Remarks 7(b)(ii)(a)(ii) 見備註/See Remarks 7(b)(iii)(a)(ii) 見備註/See Remarks 7(b)(iv)</p>	

(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 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)				
08-12-2019	13-12-2019		明寓 Cristallo	7	B		\$42,000,000		<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後的第5個工作日內支付； 售價的90%須於臨時合約日期後第40日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 5 working days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 40 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>見備註/See Remarks 7(b)(iv)</p>	

(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 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)				
14-06-2021	21-06-2021		明寓 Cristallo	3	A		\$41,000,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後60日內支付； 售價的90%須於臨時合約日期後第360日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 360 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>見備註/See Remarks 7(b)(i)(a) 見備註/See Remarks 7(b)(ii)(a)(i)</p>		

(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 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)				
01-11-2024	08-11-2024		明寓 Cristallo	11&12	A	No. 7, G/F	\$85,000,000	<p>售價的5%須於簽署臨時買賣合約時支付； 售價的5%須於臨時合約日期後30日內支付； 售價的90%須於臨時合約日期後第365日("成交日期")或 之前支付。 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase; 5% of the Purchase Price shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase; 90% of the Purchase Price shall be paid within 365 days ("Completion Date") after signing of the Preliminary Agreement for Sale and Purchase.</p> <p>見備註/See Remarks 7(b)(vi)</p>		

第三部份：備註 Part 3: Remarks

- (1) 關於臨時買賣合約的資料(即(A),(D),(E),(G)及(H)欄)須於擁有人訂立該等臨時買賣合約之後的24小時內填入此記錄冊。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 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-
 - (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 partnership, the person is -
- (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
 - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.
- (7) (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。
For column (G), the terms of payment include any discount on the price, any gift or any financial advantage or benefit, made available in connection with the purchase.
- (b) 相關招標文件中可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益：
Any gift, or any financial advantage or benefit available with the purchase of a specified residential property in the Development under the Tender Documents concerned :
- (i) 印花稅優惠
Stamp Duty Benefit
 - (a) 印花稅優惠，金額相等於樓價的4.25%
A Stamp Duty Benefit which amount shall be equal to 4.25% of the purchase price
 - (ii) 提前付清樓價現金回贈
Early Settlement Cash Rebate
 - (a) 提前付清樓價現金回贈：如買方於以下訂明的期限內繳付樓價餘額，可獲賣方送出提前付清樓價現金回贈
Early Settlement Cash Rebate: where the Purchaser settles the balance of the Purchase Price within the period(s) specified below, the Purchaser shall be entitled to an Early Settlement Cash Rebate
 - (i) 簽署臨時合約的日期後90日內，可獲樓價的3%
Within 90 days after the date of signing of the Preliminary Agreement, 3% of the Purchase Price of the Property
 - (ii) 簽署臨時合約的日期後40日內，可獲樓價的3%
Within 40 days after the date of signing of the Preliminary Agreement, 3% of the Purchase Price of the Property
 - (iii) 特別現金回贈
Special Cash Rebate
 - (a) 特別現金回贈：如買方於以下訂明的期限內繳付樓價餘額，可獲賣方送出特別現金回贈
Special Cash Rebate: where the Purchaser settles the balance of the Purchase Price within the period(s) specified below, the Purchaser shall be entitled to a Special Cash Rebate
 - (i) 簽署臨時合約的日期後90日內，可獲樓價的3.25%
Within 90 days after the date of signing of the Preliminary Agreement, 3.25% of the Purchase Price of the Property
 - (ii) 簽署臨時合約的日期後40日內，可獲樓價的4.88%
Within 40 days after the date of signing of the Preliminary Agreement, 4.88% of the Purchase Price of the Property

(iv) 優先認購一個車位
Priority to Purchase One Parking Space

(v) 提前入住優惠
Early Move-In Benefit

買方須根據正式買賣合約向賣方繳付不少於樓價 30%，並須向賣方另外繳付許可證費用、許可協議而產生的律師費及支出（包括印花稅）；許可期由臨時買賣合約後的第 60 天開始直至正式買賣合約訂定的成交日期為止；在許可佔用期內，賣方將負責支付該物業之管理費、地租及差餉。
The Purchaser is required to pay not less than 30% of the Purchase Price in accordance with the formal agreement for sale and purchase, and to pay the licence fee, all legal costs and expenses (including stamp duty) arising from the licence agreement; the licence period shall commence from the 60th days after the date of the preliminary agreement for sales and purchase until the completion date stipulated in the formal agreement for sales and purchase; during the licence period, vendor shall be responsible to pay for the management fees, government rent and government rates of the Property.

(vi) 先住後付優惠
Early Move-In Benefit

1. 在買方履行以下責任的前提下，買方可以與賣方簽訂許可協議，在住宅物業買賣交易完成前以被許可人身份入住所購物業：

Subject to the fulfillment of the obligations below by the Purchaser, the Purchaser may enter into a licence agreement with the Vendor to occupy the property purchased as licensee prior to the completion of sale and purchase:

(i) 買方須於簽署臨時合約5個工作日內簽署該物業的正式買賣合約；

The Purchaser shall execute the formal agreement for sale and purchase of the Property within 5 working days from the date of the PASP;

(ii) 買方須於簽署臨時合約的日期後 30 日內就其所購物業簽署許可協議（格式由賣方律師訂明，買方不得要求任何修改），其主要條款包括如下：

The Purchaser shall, within 30 days after the date of signing of the PASP, sign the licence agreement in the form prescribed by the Vendor's Solicitors (without amendment) in respect of the residential property purchased, the main terms and conditions of which include the followings:

(a) 許可佔用期的首日不得早於簽署臨時合約的日期後第65天（實際開始日期由雙方協議並於許可協議中訂明），而許可佔用期須隨相關買賣按正式合約完成交易或在簽署臨時合約所列的「成交日期」當日終止（以較早者為準）。

The licence period shall not commence earlier than 65th day after the date of signing of the PASP (actual commencement date to be agreed and set out in the Licence Agreement) and shall expire upon the completion of the relevant sale and purchase in accordance with the ASP or on the "Completion Date" stated in the PASP (whichever is the earlier).

(b) 買方須在簽署許可協議或之前已根據正式合約向賣方繳付不少於成交金額之10%。

The Purchaser shall have paid to the Vendor not less than 10% of the Transaction Price in accordance with the ASP on or before signing of the Licence Agreement;

(c) 買方須在許可佔用期開始前已繳付相當於成交金額5%之許可佔用費按金、相當於成交金額3%之保證按金及相當於成交金額2%之許可佔用費。

The Purchaser shall have paid to the Vendor a licence fee deposit equivalent to 5% of the Transaction Price, a security deposit equivalent to 3% of the Transaction Price and a licence fee equivalent to 2% of the Transaction Price before the commencement of the licence period;

(d) 在許可佔用期內，買方須負責相關物業之管理費、地租及差餉。買方亦須負責所有法律費用及開支(包括就許可協議而產生的裁定費及印花稅(如有))、及於許可佔用期內相關物業的公用事業服務收費、公用事業服務按金及其它開支等。

During the licence period, the Purchaser shall be responsible for management fees, Government rent and rates of the property concerned. The Purchaser shall also bear all the legal costs and expenses (including adjudication fee and stamp duty (if any) arising from the Licence Agreement), utilities charges, utilities deposits and all other outgoings, etc. of the property concerned during the licence period.

2. 前述提前入住的許可受限於由賣方訂明的相關許可協議之條款及條件，賣方有最終決定權決定是否准許買方提前入住。
The aforementioned licence for early occupancy is subject to the terms and conditions of the relevant Licence Agreement prescribed by the Vendor. The Vendor has absolute discretion to determine whether or not to grant the licence for early occupancy to the Purchaser.
3. 如買方 (i) 依照正式合約訂定的日期付清該物業的成交金額 (以賣方代表律師實際收到款項日期計算) 及完成住宅物業的買賣，及 (ii) 全面遵守許可協議內之所有條款和條件 (包括按時付清許可佔用費)，則賣方會在該物業買賣完成時將該物業許可佔用期中閣下已支付之許可佔用費及 (如獲得閣下之同意) 所有許可佔用費按金及保證按金的總數直接用於支付部份成交金額餘額。
If the Purchaser shall (i) fully settle the Transaction Price of the Property and complete the sale and purchase of the Property on the date(s) stipulated in the ASP (the date of settlement shall be the actual date on which payment is received by the Vendor's solicitors), and (ii) fully observe all terms and conditions in the Licence Agreement (including on time settlement of all licence fee), then the Vendor will apply the total sum of the licence fee and (subject to your agreement) all licence fee deposit and security deposit paid by you during the licence period towards to part of the balance of the Transaction Price.
4. 如買方欲提早全數付清剩餘成交金額餘款，買方可向賣方發出不少於 60 日書面通知要求付清剩餘成交金額餘款及終止許可協議。
Should the Purchaser wish to pay the remaining balance of Transaction Price earlier, the Purchaser may by at least 60 days written notice in advance to the Vendor in which case the Purchaser shall pay the remaining balance of Transaction Price and terminate the Licence Agreement.
5. 此優惠受其他條款及細則約束。
This benefit is subject to other terms and conditions.

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

更新日期及時間: 11-11-2024 09:00 a.m.
(日-月-年)

Date & Time of Update: 11-11-2024 09:00 a.m.
(DD-MM-YYYY)