

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 (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 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>		

(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)				
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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			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	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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			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	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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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
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		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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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
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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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
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>		

### 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;

