

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	雲端 St Moritz	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	麗坪路88號 88 Lai Ping Road		

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.

(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)				
			屋號 (House number) / 屋名 (Name of the house)							
18-04-2018			Premier 5 洋房 House Premier 5				\$112,000,000		招標文件支付辦法(ST2) Payment Plan (ST2) of Tender Document • 見備註/See Remarks 7(c)(i)(a)(i) • 見備註/See Remarks 7(d)(ii) • 見備註/See Remarks 7(d)(iv) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii) • 見備註/See Remarks 7(d)(viii)	
18-04-2018			Premier 7 洋房 House Premier 7				\$159,000,000		招標文件支付辦法(ST2) Payment Plan (ST2) of Tender Document • 見備註/See Remarks 7(c)(i)(a)(ii) • 見備註/See Remarks 7(d)(ii) • 見備註/See Remarks 7(d)(iv) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii) • 見備註/See Remarks 7(d)(viii)	

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, the Vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that

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 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. (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，『樓價』指臨時買賣合約中訂明的住宅物業的實際售價及（E）欄所指的『成交金額』。

In this Remark 7, "Purchase Price" means the actual price of the residential property stated in the Preliminary Agreement for Sale and Purchase and the "Transaction Price" stated in column (E).

- (c) 支付條款 (只適用於以投標方式購買的物業)

The Terms of Payment (Applicable for properties purchased by way of tender only)

(i)(a)(i) 付款辦法ST2

Payment Plan ST2

1. 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
2. 樓價5%於接納書的日期後30日內繳付
3. 樓價5%於接納書的日期後60日內繳付
4. 樓價5%於接納書的日期後90日內繳付
5. 樓價80%(樓價餘額)於接納書的日期後450日內繳付(可根據備註7(d)(v) 的Signature 380 提前入住及延後交易優惠的條款延期)
 1. 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)
 2. 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance
 3. 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance
 4. 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance
 5. 80% of the Purchase Price (balance of the Purchase Price) shall be paid within 450 days (which may be extended in accordance with the terms of the Signature 380 Early Move-in and Defer Completion Offer under Remark (7)(d)(v)) after the date of the Letter of Acceptance

(i)(a)(ii)付款辦法ST2

Payment Plan ST2

- 1. 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
- 2. 樓價5%於接納書的日期後60日內繳付
- 3. 樓價5%於接納書的日期後90日內繳付
- 4. 樓價5%於接納書的日期後180日內繳付
- 5. 樓價80%(樓價餘額)於接納書的日期後450日內繳付(可根據備註7(d)(v) 的Signature 380 提前入住及延後交易優惠的條款延期)
 - 1. 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)
 - 2. 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance
 - 3. 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance
 - 4. 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance
 - 5. 80% of the Purchase Price (balance of the Purchase Price) shall be paid within 450 days (which may be extended in accordance with the terms of the Signature 380 Early Move-in and Defer Completion Offer under Remark (7)(d)(v)) after the date of the Letter of Acceptance

(d) 就購買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 specified residential property

(i) 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈:金額相等於樓價的10.5%或2.975%

Stamp Duty Cash Rebate: The amount shall be equal to 10.5% or 2.975% of the Purchase Price

印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)，印花稅過渡性貸款的最高金額為買方就正式合約應付的從價印花稅的70%或印花稅現金回贈金額(以較低者為準)； 或港幣\$5,000 現金回贈

Stamp Duty Transitional Loan (only applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)), the maximum Stamp Duty Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the Agreement or the amount of the Stamp Duty Cash Rebate, whichever is lower; or “HK\$5,000 Cash Rebate”

(b) 印花稅現金回贈:金額相等於樓價的21%

Stamp Duty Cash Rebate: The amount shall be equal to 21% of the Purchase Price

印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)，印花稅過渡性貸款的最高金額為買方就正式合約應付的從價印花稅的70%及(如適用)買家印花稅的70%的總和，上限為樓價的15%；或港幣\$5,000 現金回贈。

Stamp Duty Transitional Loan (only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)). The maximum Stamp Duty Transitional Loan amount shall be the total amount of 70% of the ad valorem stamp duty and (if applicable) 70% of the buyer’s stamp duty chargeable on the Agreement, subject to a cap of 15% of the Purchase Price; or "HK\$5,000 Cash Rebate".

(c) 印花稅現金回贈:金額相等於樓價的21%或10.5%或2.975%

Stamp Duty Cash Rebate: The amount shall be equal to 21% or 10.5% or 2.975% of the Purchase Price

印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)，印花稅過渡性貸款的最高金額為買方就正式合約應付的從價印花稅的70%及(如適用)買家印花稅的70%的總和，或印花稅現金回贈金額(以較低者為準)； 或港幣\$5,000 現金回贈

Stamp Duty Transitional Loan (only applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)), the maximum Stamp Duty Transitional Loan amount shall be 70% of the ad valorem stamp duty and (if applicable) 70% of the buyer's stamp duty chargeable on the Agreement or the amount of the Stamp Duty Cash Rebate, whichever is lower; or “HK\$5,000 Cash Rebate”

(ii) 新地會會員現金回贈: 港幣\$288,000

SHKP Club Member Cash Rebate: HK\$288,000

(iii) 成交優惠: 如買方於以下訂明的任何期限內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出成交優惠(『成交優惠』)

(i) 接納書的日期後180 日內，可獲樓價的5%

(ii) 接納書的日期後181 日至270 日期間內，可獲樓價的3%

(iii) (只適用於已使用Signature 380 提前入住及延後交易優惠的買方)接納書的日期後271 日至360 日期間內，可獲樓價的1.5%

(iv) (只適用於已使用Signature 380 提前入住及延後交易優惠的買方)接納書的日期後361 日至400 日期間內，可獲樓價的0.5%

Completion Benefit: where the Purchaser fully pays the Purchase Price and completes the sale and purchase of the Property within any period specified below, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”)

(i) Within 180 days after the date of the Letter of Acceptance, 5% of the Purchase Price of the Property

(ii) Within the period from 181 days to 270 days after the date of the Letter of Acceptance, 3% of the Purchase Price of the Property

(iii) (Only applicable to the Purchaser who has utilized Signature 380 Early Move-in and Defer Completion Offer) Within the period from 271 days to 360 days after the date of the Letter of Acceptance, 1.5% of the Purchase Price of the Property

(iv) (Only applicable to the Purchaser who has utilized Signature 660 Early Move-in and Defer Completion Offer) Within the period from 361 days to 400 days after the date of the Letter of Acceptance, 0.5% of the Purchase Price of the Property

(iv) 成交優惠: 如買方於以下訂明的任何期限內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出成交優惠(『成交優惠』)

(i) 接納書的日期後180 日內，可獲樓價的5%

(ii) 接納書的日期後181 日至270 日期間內，可獲樓價的3%

(iii) 接納書的日期後271 日至360 日期間內，可獲樓價的1.5%

(iv) 接納書的日期後361 日至400 日期間內，可獲樓價的0.5%

Completion Benefit: Where the Purchaser fully pays the Purchase Price and completes the sale and purchase of the Property within any period specified below, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”)

(i) Within 180 days after the date of the Letter of Acceptance, 5% of the Purchase Price of the Property

(ii) Within the period from 181 days to 270 days after the date of the Letter of Acceptance, 3% of the Purchase Price of the Property

(iii) Within the period from 271 days to 360 days after the date of the Letter of Acceptance, 1.5% of the Purchase Price of the Property

(iv) Within the period from 361 days to 400 days after the date of the Letter of Acceptance, 0.5% of the Purchase Price of the Property

(v) Signature 380 提前入住及延後交易優惠 (只適用於個人名義買方)

Signature 380 Early Move-in and Defer Completion Offer (Applicable only to the Purchaser who is individual)

(vi) 貸款優惠:

(a) 首24個月P-2.85% p.a.備用第一按揭貸款 ；或

(b) 備用第二按揭貸款

- Loan Offer:

(a) First 24 months P-2.85% p.a. Standby First Mortgage Loan; or

(b) Standby Second Mortgage Loan
- (vii)

首3年保修優惠

First 3 Years Maintenance Offer
- (viii)

送贈傢俱優惠

Free Furniture Offer
8.

下述互聯網可連結到此發展項目的價單: <http://www.stmoritz.com.hk/>

The price list(s) of the development can be found in the following website : <http://www.stmoritz.com.hk/>

更新日期及時間:

4:29 PM,18-04-2018

(日-月-年)

Date & Time of Update:

(DD-MM-YYYY)