

根據《一手住宅物業銷售條例》第 60 條所備存的成交紀錄冊

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	泓碧 Altissimo	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	耀沙路11號 11 Yiu Sha Road		

重要告示：

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。

Important Note:

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.

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)							
26/11/2018	29/11/2018		Tower 2 第2座	G	B		\$8,398,000		招標文件支付辦法 (1) Manner of payment (1) of Tender Document -樓價5%於買方簽署臨時合約時支付； -樓價5%於買方簽署臨時合約後30天內支付； -樓價90%於買方簽署臨時合約後120天內支付。 -5% of purchase price shall be paid by the Purchaser upon signing of the Preliminary Agreement; -5% of purchase price shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement -90% of purchase price shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement.	

(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)				
26/11/2018	29/11/2018		Tower 2 第2座	G	E		\$9,614,000		招標文件支付辦法 (1) Manner of Payment (1) of Tender Document - 樓價5%於買方簽署臨時合約時支 付； - 樓價5%於買方簽署臨時合約後30天 內支付； - 樓價90%於買方簽署臨時合約後120 天內支付。 - 5% of purchase price shall be paid by the Purchaser upon signing of the Preliminary Agreement; - 5% of purchase price shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement; - 90% of purchase price shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement.	

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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)				
26/11/2018	03/12/2018		Tower 2 第 2 座	10	E		\$8,404,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(ii) 7(d), 7(e)	
26/11/2018	03/12/2018		Tower 2 第 2 座	11	E		\$8,482,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(ii) 7(d), 7(e)	
26/11/2018	30/11/2018		Tower 2 第 2 座	16	E		\$8,985,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	
26/11/2018	30/11/2018		Tower 2 第 2 座	5	H		\$5,402,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	

(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)				
26/11/2018	03/12/2018		Tower 2 第 2 座	6	C		\$6,877,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	
26/11/2018	03/12/2018		Tower 2 第 2 座	6	H		\$5,450,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	
26/11/2018	03/12/2018		Tower 2 第 2 座	9	C		\$7,036,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	
26/11/2018	03/12/2018		Tower 2 第 2 座	9	E		\$8,176,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
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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)				
26/11/2018	03/12/2018		Tower 5 第 5 座	10	H		\$9,341,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(v) 7(e)	
26/11/2018	03/12/2018		Tower 5 第 5 座	11	H		\$8,955,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	
26/11/2018	簽訂臨時買賣合約後交易再未有進展 The PASP has not proceeded further		Tower 5 第 5 座	3	K		\$5,271,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	
26/11/2018	30/11/2018		Tower 5 第 5 座	5	G		\$5,385,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(ii) 7(d), 7(e)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
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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)				
26/11/2018	03/12/2018		Tower 5 第5座	6	C		\$5,558,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(ii) 7(d), 7(e)	
26/11/2018	03/12/2018		Tower 5 第5座	7	C		\$5,475,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	
26/11/2018	03/12/2018		Tower 5 第5座	7	K		\$5,345,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	
28/11/2018	05/12/2018		Tower 2 第2座	6	E		\$8,033,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	

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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)				
02/12/2018	07/12/2018		Tower 2 第2座	5	C		\$7,009,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(ii) 7(d), 7(e)	
09/12/2018			Tower 2 第2座	12	E		\$8,662,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	
10/12/2018			Tower 5 第5座	5	C		\$5,410,000		價單第 1A 號 Pricelist No. 1A 見以下備註 See the following remark(s): 7(c)(i) 7(d), 7(e)	

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, the 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. (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，「售價」指相關價單第二部份中所列之住宅物業的售價，而「相關價單」指有關住宅物業之價單，該價單在 (G) 欄列出。「成交金額」指於臨時買賣合約（「臨時合約」）中訂明的住宅物業的實際售價。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。

In this Remark 7, “**price**” means the price of the residential property set out in Part 2 of the price list concerned, and “**price list concerned**” means the price list in relation to the residential property concerned, which said price list is set out in column (G). “**Transaction Price**” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (“**PASP**”). The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded up to the nearest thousand to determine the Transaction Price.

- (c) (i) 相關價單中支付條款(A) 120 現金優惠付款計劃 (照售價減 10%)
Terms of Payment (A) under the price list concerned – 120-day Cash Payment Plan (10% discount from the price)
- (ii) 相關價單中支付條款(A1) 500 天輕鬆付款計劃 (照售價減 8%)
Terms of Payment (A1) under the price list concerned – 500-day Easy Payment Plan (8% discount from the price)
- (iii) 相關價單中支付條款(A2) 150 天優越按揭付款計劃 (照售價減 6%)
Terms of Payment (A2) under the price list concerned – 150-day Prestige Mortgage Payment Plan (6% discount from the price)
- (iv) 相關價單中支付條款(B) 建築期付款計劃 (照售價)

Terms of Payment (B) under the price list concerned –Stage Payment Plan (according to the price)

- (v) 相關價單中支付條款(C) 輕鬆建築期付款計劃 (照售價減 7%)

Terms of Payment (C) under the price list concerned –Relax Stage Payment Plan (7% discount from the price)

- (d) 「置業售價折扣」- 可獲 2% 售價折扣優惠。(只適用於相關價單中支付條款(A)120 天現金優惠付款計劃、(A1) 500 天輕鬆付款計劃及 (A2) 150 天優越按揭付款計劃)

“Home Purchase Price Discount” – A 2% discount from the price (Only applicable to Terms of Payment (A) under the price list concerned 120-day Cash Payment Plan, (A1) 500-day Easy Payment Plan and (A2)150-day Prestige Mortgage Payment Plan).

- (e) 「泓碧至尊優惠」- 可獲2%售價折扣優惠。

“ALTISSIMO Premium Benefit” - A 2% discount from the price.

- (f) 「員工置業折扣」- 可獲 5% 售價折扣優惠，折扣優惠受相關公司內部條款約束。

“Staff Purchasing Discount” - A 5% discount from the price, subject to the internal regulation of Respective Related Parties.

- (g) 「特別現金回贈」- 如買方沒有使用相關價單中支付條款第(4)(iii)(b) 段所述的「成交金額 75%第一按揭」，可獲賣方送出特別現金回贈(『特別現金回贈』)。特別現金回贈的金額相等於成交金額3%。

“Special Cash Rebate” - If the purchaser has not utilized “First Mortgage for 75% of the transaction price” as set out in paragraph (4)(iii)(b) under the price list concerned, the purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 3% of the transaction price.

- (h) 「提前付清樓價現金回贈」(只適用於相關價單中支付條款(B)建築期付款計劃)

“Early Settlement Cash Rebate” (Only applicable to Terms of Payment (B) under the price list concerned –Stage Payment Plan)

- (i) 「成交金額 75%第一按揭」“First Mortgage for 75% of the transaction price”

只適用於相關價單中第(4)(i)(A2)段之付款計劃。

Only applicable to the payment plan under paragraphs (4)(i)(A2) under the price list concerned.

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第一承按人」)申請最高達成交金額之 75%之第一按揭(「第一按揭貸款」)。第一按揭貸款及其申請受相關價單條款及條件規限。

The purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 75% of the transaction price (the “First Mortgage Loan”). The First Mortgage and its application are subject to the terms and conditions under the price list concerned.

- (j) 「優先邀請認購住宅車位」- 將於賣方首次發售發展項目的住客停車位 (各稱「住客停車位」) 時獲賣方優先邀請申請認購 (受制於合約) 一個住客停車位。

The Benefit of “Car Parking Space Purchase Priority” - upon the first launch of sale of the residential parking spaces (each of which a “Residential Parking

Space”) in the development by the vendor, enjoy the benefit of being first invited to apply for the purchase (subject to contract) of ONE (1) Residential Parking Space.

8. 下述互聯網可連結到此發展項目的價單: www.altissimo.hk
The price list(s) of the development can be found in the following website: www.altissimo.hk
9. 此發展項目的成交紀錄冊的目的是向公眾人士提供列於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。此紀錄冊內容或包含個人資料，讀者不應在未得賣方或此紀錄冊內提及的相關人士同意下，使用該等資料作任何與此紀錄冊無關的用途。
The purpose of this register is to provide member of the public with the transaction information relating to the development, as set out in this register, for understanding the residential property market conditions in Hong Kong. The contents of this register may contain personal data and readers should not use the information for any unrelated purpose without having first obtained the consent from the vendor and the relevant persons referred to in this register.
10. 此紀錄冊內的資料不得用作任何與此紀錄冊無關的用途。此等資料的使用受個人資料(私隱)條例(第 486 章)規管。
The information contained in this register shall not be used for purposes that are not related to the purposes of this register and the use of information provided in this register is subject to the provisions in the Personal Data (Privacy) Ordinance (Cap. 486).

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04:00 p.m. 11-12-2018

(日-月-年)

Date & Time of Update:

(DD-MM-YYYY)