

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	峻源 The Entrance	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	落禾沙里1號（備註：此臨時門牌號數有待發展項目建成時確認） 1 Lok Wo Sha Lane (note: this provisional street number is subject to confirmation when the Development is completed)		

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 (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.

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)				
14-9-2019			第2座 Tower 2	8	A		HK\$19,180,500		價單第1A號 Price List No. 1A 見備註: 7(c)(ii) See Remarks : 7(c)(ii)	
14-9-2019			第2座 Tower 2	8	C		HK\$19,332,500		價單第1A號 Price List No. 1A 見備註: 7(c)(ii) See Remarks : 7(c)(ii)	
14-9-2019			第2座 Tower 2	9	A		HK\$18,776,700		價單第1A號 Price List No. 1A 見備註: 7(c)(i) See Remarks : 7(c)(i)	
14-9-2019			第2座 Tower 2	10	A		HK\$18,925,500		見備註: 7(c)(v) See Remarks : 7(c)(v)	
14-9-2019			第2座 Tower 2	11	A		HK\$19,912,400		見備註: 7(c)(viii), 7(g) See Remarks : 7(c)(viii), 7(g)	

(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)				
14-9-2019			第2座 Tower 2	12	B		HK\$17,337,600		見備註: 7(c)(viii), 7(g) See Remarks : 7(c)(viii), 7(g)	
14-9-2019			第3座 Tower 3	16	A		HK\$20,431,200		見備註: 7(c)(v) See Remarks : 7(c)(v)	
14-9-2019			第3座 Tower 3	17	A		HK\$20,574,400		見備註: 7(c)(v) See Remarks : 7(c)(v)	
14-9-2019			第3座 Tower 3	17	C		HK\$21,377,300		見備註: 7(c)(viii), 7(g) See Remarks : 7(c)(viii), 7(g)	
16-9-2019			第2座 Tower 2	12	A		HK\$20,205,600		見備註: 7(c)(vi) See Remarks : 7(c)(vi)	

(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)				
16-9-2019			第3座 Tower 3	16	C		HK\$21,007,400		見備註: 7(c)(vi) See Remarks : 7(c)(vi)	
18-9-2019			第2座 Tower 2	17	C		HK\$20,383,800		見備註: 7(c)(v) See Remarks : 7(c)(v)	
19-9-2019			第2座 Tower 2	17	A		HK\$20,665,400		見備註: 7(c)(vi) See Remarks : 7(c)(vi)	

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 ASP 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, 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。
 - (b) 於本備註7內，「售價」是指在價單上第二部份所指的住宅物業的售價，而「成交金額」是指臨時買賣合約及買賣合約中訂明的住宅物業的實際價錢（即售價經計算相關支付條款及/或適用折扣後之價錢，並上調至最接近的百位數）。
 - (c) 支付條款及付款計劃優惠

- (i) 支付條款（A）- 120天即供優惠付款計劃（照售價減7%）
買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。
買方須於簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付，以較早者為準。
- (ii) 支付條款（B）- 建築期付款計劃（照售價減5%）
買方須於簽署臨時合約時繳付相等於成交金額 5%之金額為臨時訂金。
買方須於簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
成交金額90%即成交金額餘款須於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付。
- (iii) 支付條款（C）- 120天—按付款計劃（照售價）
買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。
買方須於簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付，以較早者為準。
- (iv) 支付條款（D）- 靈活建築期付款計劃（照售價減4%）
買方須於簽署臨時合約時繳付相等於成交金額 5%之金額為臨時訂金。
成交金額95%即成交金額餘款須於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付。
- (v) 支付條款（A）- 120天即供優惠付款計劃
買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。
買方須於簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付，以較早者為準。
- (vi) 支付條款（B）- 建築期付款計劃
買方須於簽署臨時合約時繳付相等於成交金額 5%之金額為臨時訂金。
買方須於簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
成交金額90%即成交金額餘款須於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付。
- (vii) 支付條款（C）- 120天—按付款計劃
買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。
買方須於簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付，以較早者為準。
- (viii) 支付條款（D）-靈活建築期付款計劃
買方須於簽署臨時合約時繳付相等於成交金額 5%之金額為臨時訂金。
成交金額95%即成交金額餘款須於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期起的14天內繳付。

(d) 中信泰富員工置業折扣

如買方是或包括「中信泰富合資格人士」，並且沒有委任地產代理就購入相關指明住宅物業代其行事，可獲額外3%售價折扣優惠。「中信泰富合資格人士」指中信泰富有限公司（或其任何附屬公司）或中信國際電訊集團有限公司（或其任何附屬公司）之任何董事、高級人員、員工或任何上述者之任何「直系親屬」。一人士之「直系親屬」指該人士之配偶、父母或子女，惟必須已出示令賣方滿意之有效證明文件證明該關係，賣方就是否有該關係的決定為最終決定。賣方就一人士是否「中信泰富合資格人士」決定為最終決定。

(e) 第一按揭貸款

買方可向賣方指定的一按財務機構（「指定財務機構」）申請一按貸款。第一按揭貸款的最高金額為成交金額的75%（詳見如下），貸款金額不可超過應繳付之成交金額餘額。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。成交金額為港幣3,000 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的75%；成交金額為港幣3,000 萬以上的住宅物業的第一按揭貸款最高金額為成交金額的70%。第一按揭貸款年期最長為25 年。買方須按月分期償還第一按揭貸款。

第一按揭貸款利率為(以指定財務機構最終批核為準)：

貸款價值比率	年期的首24個月	其後
75%	P – 2% per annum	P + 2.375% per annum
70%	P – 2% per annum	P + 2.125% per annum

P為指定財務機構不時報價之港元最優惠利率，利率浮動，現為年利率5.375%。

(f) 現金回贈優惠

如買方於簽署臨時合約後 120 天內另外繳付成交金額5%作為部分成交金額餘款的付款，買方可獲賣方送出相等於該住宅物業售價的1%作為現金回贈。本優惠受相關交易文件條款及條件限制。

(g) 現金回贈優惠

如買方於簽署臨時合約後 120 天內另外繳付成交金額5%作為部分成交金額餘款的付款，買方可獲賣方送出相等於該住宅物業成交金額的1%作為現金回贈。本優惠受相關交易文件條款及條件限制。

- (a) 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) "Price" means the price of the residential property as stated in Part 2 of the Price List; and "Transaction Price" means the actual purchase price of the residential property set out in the PASP and ASP, i.e. the purchase price after applying the relevant terms of payment and/or the applicable discounts on Price and rounded up to the nearest hundred dollars.
- (c) Terms of Payment and Payment Plan Benefit
- (i) Terms of Payment (A) - 120-day Immediate Payment Plan (7% discount from the Price)
- The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.
- 5% of the Transaction Price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- 90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.
- (ii) Terms of Payment (B) - Stage Payment Plan (5% discount from the Price)
- The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.
- 5% of the Transaction Price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- 90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.
- (iii) Terms of Payment (C) - 120-day First Mortgage Loan Payment Plan (the Price)
- The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.
- 5% of the Transaction Price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- 90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.
- (iv) Terms of Payment (D) - Flexible Stage Payment Plan (4% discount from the Price)
- The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.
- 95% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.
- (v) Terms of Payment (A) - 120-day Immediate Payment Plan
- The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.
- 5% of the Transaction Price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- 90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.
- (vi) Terms of Payment (B) - Stage Payment Plan
- The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.
- 5% of the Transaction Price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- 90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.
- (vii) Terms of Payment (C) - 120-day First Mortgage Loan Payment Plan
- The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.
- 5% of the Transaction Price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.
- 90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.
- (viii) Terms of Payment (D) - Flexible Stage Payment Plan
- The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP.
- 95% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.
- (d) CITIC Pacific Staff Purchasing Discount
- If the purchaser is or includes a "Qualified Person of CITIC Pacific", provided that the purchaser did not appoint any estate agent to act for him/her in the purchase of the specified residential property concerned, an extra 3% discount on the Price would be offered. "Qualified Person of CITIC Pacific" means a director, officer or employee of CITIC Pacific Limited (or any of its subsidiaries) or CITIC Telecom International Holdings Limited (or any of its subsidiaries), or an "Immediate Family Member" of any of the foregoing. "Immediate Family Member" of person means a spouse, parent or child of that person. Provided That relevant supporting documents to the satisfaction of the Vendor to prove the relationship have been provided and the Vendor's determination as to whether there is such a relationship shall be final. The Vendor's determination as to whether a person is a "Qualified Person of CITIC Pacific" shall be final.
- (e) First Mortgage Loan
- Purchaser(s) can apply for First Mortgage Loan from the Vendor's designated first mortgage financing company ("designated financing company"). The maximum amount of the First Mortgage Loan shall be 75% of the Transaction Price (see below for details), provided that the loan amount shall not exceed the balance of the Transaction Price payable. The designated financing company will decide the loan amount to be granted to the purchaser(s) after considering the result of the credit assessment of the purchaser(s) and his/her/its/their guarantor(s) (if applicable). The maximum amount of First Mortgage Loan shall be 75% of the Transaction Price if the Transaction Price of the residential property is not more than HK\$30 million. The maximum amount of First Mortgage Loan shall be 70% of the Transaction Price if the Transaction Price of the residential property is over HK\$30 million. The maximum tenor of the First Mortgage Loan shall be 25 years. The purchaser(s) shall repay the First Mortgage Loan by monthly instalments.

The annual interest rate of the First Mortgage Loan shall be (subject to the final approval of the designated financing company):

Loan to Value Ratio	The first 24 months of the tenor	Thereafter
75%	P – 2% per annum	P + 2.375% per annum
70%	P – 2% per annum	P + 2.125% per annum

P shall be the Hong Kong Dollar Best Lending Rate as quoted by the designated financing company from time to time, subject to fluctuation. P currently is 5.375% per annum

(f) Cash Rebate Benefit

Where the purchaser settles a further 5% of the Transaction Price, being part payment of the balance of Transaction Price, within 120 days after the signing of the PASP, the purchaser shall be entitled to a cash rebate equivalent to 1% of the Price of that residential property offered by the vendor. This benefit is subject to the terms and conditions of the relevant transaction documents.

(g) Cash Rebate Benefit

Where the purchaser settles a further 5% of the Transaction Price, being part payment of the balance of Transaction Price, within 120 days after the signing of the PASP, the purchaser shall be entitled to a cash rebate equivalent to 1% of the Transaction Price of that residential property offered by the vendor. This benefit is subject to the terms and conditions of the relevant transaction documents.

8. 下述互聯網可連結到此發展項目的價單: www.theentrance.com.hk

The price list(s) of the development can be found in the following website: www.theentrance.com.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該項目的交易資料，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，讀者不應在未經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 a 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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