

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	傲玟 Grand Homm	期數(如有) PhaseNo. (if any)	--
發展項目位置 Location of Development	香港九龍何文田常盛街17號 17 Sheung Shing Street, Ho Man Tin, Kowloon, Hong Kong		

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)	買賣合約的日期 (日-月-年)	終止買賣合約的日期 (如適用) (日-月-年)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料)				成交金額 Transaction Price	售價修改的細節及日期 (日-月-年)	支付條款 Terms of Payment	買方是賣方的有關連人士
Date of PASP (DD-MM-YYYY)	Date of ASP (DD-MM-YYYY)	Date of termination of ASP (if applicable) (DD-MM-YYYY)	Description of Residential Property (if parking space is included, please also provide details of the parking space)					Details and date (DD - MM - YYYY) of any revision of price		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)				
15-11-2019			第2座 Tower 2	10	A		\$43,633,000		招標文件第1號 Tender Document No.1 建築期付款計劃 Stage Payment Plan 見以下備註 See the following remark(s): 7(c)(ii) 7(d)(i), 7(d)(iv)	

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股公司；
 - (v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控股公司的經理；
 - (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，「相關價單」指有關住宅物業之價單（該價單在 (G) 欄列出），而「相關招標文件」指有關住宅物業之招標文件（該招標文件在 (G) 欄列出）。「成交金額」指於臨時買賣合約中訂明的住宅物業的實際售價。
In this Remark 7, "Price" means the price of the residential property set out in Part 2 of the Price List Concerned, "Price List Concerned" means the price list in relation to the residential property concerned (which said price list is set out in column (G)), and "Tender Document Concerned" means the tender document in relation to the residential property concerned (which said tender document is set out in column (G)). "Transaction Price" means the actual price of the residential property set out in the PASP.

- (c) 相關支付條款

Terms of Payment:

- (i) 180 天現金付款計劃

180-day Cash Payment Plan:

- (A) 買方須於簽署臨時買賣合約時支付相等於成交金額5%的臨時訂金；

The Purchaser shall pay preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP;

- (B) 買方須於臨時買賣合約的簽署日期之後的60天內支付相等於成交金額5%的加付訂金；及

The Purchaser shall pay further deposit equivalent to 5% of the Transaction Price within 60 days after the date on which the PASP is signed; and

- (C) 買方須於臨時買賣合約的簽署日期之後的180天內支付相等於成交金額90%的樓價餘款。

The Purchaser shall pay balance of the Transaction Price equivalent to 90% of the Transaction Price within 180 days after the date on which the PASP is signed.

- (ii) 建築期付款計劃

Stage Payment Plan:

- (A) 買方須於簽署臨時買賣合約時支付相等於成交金額5%的臨時訂金；

The Purchaser shall pay preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP;

- (B) 買方須於臨時買賣合約的簽署日期之後的60天內支付相等於成交金額5%的加付訂金；及

The Purchaser shall pay further deposit equivalent to 5% of the Transaction Price within 60 days after the date on which the PASP is signed; and

- (C) 買方須於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內支付相等於成交金額90%的樓價餘款。

The Purchaser shall pay balance of the Transaction Price equivalent to 90% of the Transaction Price within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

- (d) 相關贈品、財務優惠及利益

Gifts, financial advantage and benefits

- (i) 延長欠妥之處保養

Extended Defect Maintenance

在買方按照臨時買賣合約及買賣合約完成買賣並完全遵守其條款直接從賣方買入物業及成為物業之註冊業主為前提下，賣方將在不減損買方於買賣合約下之權利下當收到買方由成交日起計的24個月內所送達的書面通知後，在合理地切實可行的範圍內盡快自費就物業或買賣合約所列的裝置、裝修物料及設備欠妥之處作出補救（買方或買方的代理人、承辦商或物業的任何住客、佔用人或訪客的行為或疏忽所導致除外）。優惠受其他條款及條件約束。

Subject to and conditional upon the Purchaser's completion of the purchase of the Property directly from the Vendor in all aspects in accordance and in compliance with the PASP and the ASP and becoming the registered owner of the Property, the Vendor is prepared to, but not in derogation from the Purchaser's rights under the ASP, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by the Purchaser within 24 months from the date of completion of the sale and purchase of the Property, remedy any defects to the Property or the Fittings, Finishes or Appliances set out in the ASP (caused otherwise than by any act or neglect of the Purchaser or the Purchaser's agent, contractor or any resident, occupier or visitor of the Property). The benefit is subject to other terms and conditions.

- (ii) 第一按揭貸款

First Mortgage Loan

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」）申請第一按揭貸款（「第一按揭貸款」）。主要條款如下：

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 loan (the "First Mortgage Loan"). Key terms are as follows:-

介紹之第一承按人為利星行信貸有限公司

The Referred First Mortgagee being Lei Shing Hong Credit Limited

- (A) 第一按揭貸款最高金額為物業售價的65%。

The maximum First Mortgage Loan amount shall be 65% of the purchase price of the Property.

(B) 第一按揭貸款年期最長可達5年。

The maximum tenor of the First Mortgage Loan is up to 5 years.

(C) 第一按揭貸款的年利率在首2年內按香港上海匯豐銀行不時報價之港元最優惠利率(P)減3%(P-3%)、其後P加2.25%(P+2.25%)計算。P隨利率浮動。惟第一按揭貸款的利率以介紹之第一承按人最終批核及決定為準。

The interest rate per annum of the First Mortgage Loan for the first 2 years shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 3% (P-3%), thereafter at P plus 2.25% (P+2.25%), subject to fluctuation. The interest rate of the First Mortgage Loan will be subject to final approval and decision by the Referred First Mortgagee.

(D) 於整個貸款年期，借款人只須支付利息，無需償還第一按揭貸款之本金。

During the whole tenor of the First Mortgage Loan, the borrower(s) shall only be required to pay interest but not repayment of the First Mortgage Loan.

(E) 第一按揭貸款受介紹之第一承按人不時所訂之其他條款及條件約束。

The First Mortgage Loan is subject to other terms and conditions as may from time to time be stipulated by the Referred First Mortgagee.

(iii) 第二按揭貸款

Second Mortgage Loan

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第二承按人」)申請第二按揭貸款(「第二按揭貸款」)。主要條款如下：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred Second Mortgagee”) for second mortgage loan (the “Second Mortgage Loan”). Key terms are as follows:

(A) 第二按揭貸款最高金額為物業售價的30%，惟第一按揭貸款金額和第二按揭貸款金額之總和不得超過物業售價的80%。

The maximum Second Mortgage Loan amount shall be 30% of the purchase price of the Property Provided that the total amount of the First Mortgage Loan and the Second Mortgage Loan shall not exceed 80% of the purchase price of the Property.

(B) 第二按揭貸款年期最長可達30年或等同或不超過第一按揭貸款年期，以較短者為準。

The maximum tenor of the Second Mortgage Loan shall be up to 30 years or the same as or not exceeding the tenor of the First Mortgage Loan, whichever is shorter.

(C) 第二按揭貸款的年利率在首2年按香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減3%(P-3%)計算，其後P或與第一按揭貸款的年利率相同，以較高者為準。P隨利率浮動。第二按揭貸款的利率以介紹之第二承按人最終批核及決定為準。

The interest rate per annum of the Second Mortgage Loan for the first 2 years shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 3% (P-3%), thereafter at P or the interest rate per annum of the First Mortgage Loan, whichever is the higher. P is subject to fluctuation. The interest rate will be subject to final approval and decision by the Referred Second Mortgagee.

(D) 於提取第二按揭貸款時起計首2年內，借款人無需償還第二按揭貸款的本金或該2年內的累算利息。由提取第二按揭貸款時起計首2年內的累算利息須在該2年期屆滿後餘下的年期內支付。如買方在該2年期內完全清還第二按揭貸款，則毋須就第二按揭貸款支付任何利息。

During the first 2 years from the drawdown of the Second Mortgage Loan, the borrower(s) shall not be required to repay the Second Mortgage Loan or interest accrued thereon for the said 2 years. The interest accrued thereon for the first 2 years from the drawdown of the Second Mortgage Loan shall be paid during the residue of the tenor after expiration of the said 2 years' period. If the Purchaser shall fully repay the Second Mortgage Loan within the said 2 years' period, the Purchaser shall not be required to pay any interest on the Second Mortgage Loan.

(E) 第二按揭貸款受介紹之第二承按人不時所訂之其他條款及條件約束。

The Second Mortgage Loan is subject to other terms and conditions as may from time to time be stipulated by the Referred Second Mortgagee.

(iv) 住宅停車位認購權

Option to purchase a residential car parking space

購買三房單位或複式單位之買方同時可享有不可轉讓的認購發展項目內的一個住宅停車位的權利(「認購權」)，而賣方有完全及絕對酌情權決定住宅停車位的售價。買方須於賣方所設定之時限、方式及售價行使其認購權，否則其認購權將會自動失效，而買方將被視作放棄其認購權，買方並不會為此獲得任何補償。賣方有完全及絕對酌情權決定買方行使認購權時可供購買的住宅停車位及其銷售條款與細則並容後公布。此認購權僅屬於有關買方，並僅供該買方享用。

At the same time when the Purchaser of 3-bedroom unit or duplex unit purchases the relevant unit, the Purchaser shall have a non-transferable option to purchase (“option to purchase”) one residential parking space in the Development at the price to be determined by the Vendor at its sole and absolute discretion. The Purchaser is required to exercise his/her/its option to purchase one residential parking space within the time limit, in the manner and at the price as prescribed by the Vendor, failing which the option to purchase shall lapse automatically and be deemed to be waived by the Purchaser who shall not be entitled to any compensation therefor. The residential parking space(s) available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions of sale thereof shall be solely determined by and at the absolute discretion of the Vendor and will be announced later. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

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

The price list(s) of the development can be found in the following website: www.grandhomm.com

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 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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