

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

發展項目期數名稱 Name of the Phase of the Development	雲海發展項目第二期 PHASE 2 OF ST. BARTHS DEVELOPMENT	期數 (如有) Phase No. (if any)	第二期^ PHASE 2^
發展項目位置 Location of Development	耀沙路9號 9 YIU SHA 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.

^ 備註:

第二期中住宅發展項目的41座洋房及26座別墅稱為「雲海別墅」

^ Remarks:

41 Houses and 26 Villas of the residential development in Phase 2 are called “Crown of St. Barths”

(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)							
09-11-2019	15-11-2019		Lily Avenue1號別墅 Lily Avenue Villa 1				\$45,103,080		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
09-11-2019	15-11-2019		Lily Avenue2號別墅 Lily Avenue Villa 2				\$45,121,680		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
09-11-2019	15-11-2019		Lily Avenue5號別墅 Lily Avenue Villa 5				\$45,455,000		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
10-11-2019	15-11-2019		Jasmine Avenue5號別墅 Jasmine Avenue Villa 5				\$51,000,000		招標文件支付辦法(ST4a) Payment Plan (ST4a) of Tender Document • 見備註/See Remarks 7(c)(iii)(a) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
10-11-2019	15-11-2019		Violet Avenue2號別墅 Violet Avenue Villa 2				\$51,074,280		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	

(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)							
12-11-2019	19-11-2019		Jasmine Avenue3號別墅 Jasmine Avenue Villa 3				\$47,762,960		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
12-11-2019	19-11-2019		Jasmine Avenue10號別墅 Jasmine Avenue Villa 10				\$52,484,400		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
12-11-2019	19-11-2019		Violet Avenue5號別墅 Violet Avenue Villa 5				\$50,468,000		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(b)	
14-11-2019	21-11-2019		Jasmine Avenue9號別墅 Jasmine Avenue Villa 9				\$53,534,100		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
18-11-2019	25-11-2019		Jasmine Avenue11號別墅 Jasmine Avenue Villa 11				\$52,052,000		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	

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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)				
			屋號 (House number) / 屋名 (Name of the house)							
18-11-2019	25-11-2019		Jasmine Avenue12號別墅 Jasmine Avenue Villa 12				\$57,800,000		招標文件支付辦法(FT1a) Payment Plan (FT1a) of Tender Document • 見備註/See Remarks 7(c)(i) • 見備註/See Remarks 7(d)(ii)(b) • 見備註/See Remarks 7(d)(iii)(a) • 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)(a)	
20-11-2019	27-11-2019		Jasmine Avenue1號別墅 Jasmine Avenue Villa 1				\$54,512,080		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
20-11-2019	27-11-2019		Lily Avenue12號別墅 Lily Avenue Villa 12				\$47,042,370		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
22-11-2019	29-11-2019		Jasmine Avenue2號別墅 Jasmine Avenue Villa 2				\$51,621,840		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
22-11-2019	29-11-2019		Lily Avenue8號別墅 Lily Avenue Villa 8				\$50,836,097		招標文件支付辦法(FT1b) Payment Plan (FT1b) of Tender Document • 見備註/See Remarks 7(c)(iv) • 見備註/See Remarks 7(d)(i)(b) • 見備註/See Remarks 7(d)(ii)(e) • 見備註/See Remarks 7(d)(iii)(a) • 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)(a)	

(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)				
			屋號 (House number) / 屋名 (Name of the house)							
25-11-2019	02-12-2019		Lily Avenue3號別墅 Lily Avenue Villa 3				\$45,813,200		招標文件支付辦法(GT1a) Payment Plan (GT1a) of Tender Document • 見備註/See Remarks 7(c)(ii) • 見備註/See Remarks 7(d)(ii)(c) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
25-11-2019	02-12-2019		Lily Avenue7號別墅 Lily Avenue Villa 7				\$46,975,000		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
28-11-2019	05-12-2019		Lily Avenue6號別墅 Lily Avenue Villa 6				\$46,280,000		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
28-11-2019	05-12-2019		Lily Avenue9號別墅 Lily Avenue Villa 9				\$51,672,000		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
28-11-2019	05-12-2019		Lily Avenue10號別墅 Lily Avenue Villa 10				\$51,887,300		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	

(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)							
02-12-2019			Jasmine Avenue6號別墅 Jasmine Avenue Villa 6				\$55,323,000		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
02-12-2019			Lily Avenue11號別墅 Lily Avenue Villa 11				\$54,660,380		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(a)	
02-12-2019			Violet Avenue3號別墅 Violet Avenue Villa 3				\$53,650,000		招標文件支付辦法(GT1b) Payment Plan (GT1b) of Tender Document • 見備註/See Remarks 7(c)(v) • 見備註/See Remarks 7(d)(ii)(f) • 見備註/See Remarks 7(d)(v) • 見備註/See Remarks 7(d)(vi) • 見備註/See Remarks 7(d)(vii)(c)	

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 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;
  - (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) 付款辦法FT1a  
Payment Plan FT1a
      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8%於接納書的日期後150日內繳付
      3. 樓價1%於接納書的日期後360日內繳付
      4. 樓價1%於接納書的日期後720日內繳付
      5. 樓價85%(樓價餘額)於接納書的日期後1,100日內繳付
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. 8% of the Purchase Price shall be paid within 150 days after the date of Letter of Acceptance
  3. 1% of the Purchase Price shall be paid within 360 days after the date of Letter of Acceptance
  4. 1% of the Purchase Price shall be paid within 720 days after the date of Letter of Acceptance
  5. 85% of the Purchase Price (the balance of the Purchase Price) shall be paid within 1,100 days after the date of the Letter of Acceptance

(ii) 付款辦法GT1a

Payment Plan GT1a

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8%於接納書的日期後150日內繳付
  3. 樓價1%於接納書的日期後360日內繳付
  4. 樓價1%於接納書的日期後720日內繳付
  5. 樓價1%於接納書的日期後1,080日內繳付
  6. 樓價1%於接納書的日期後1,440日內繳付
  7. 樓價83%(樓價餘額)於接納書的日期後1,830日內繳付
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. 8% of the Purchase Price shall be paid within 150 days after the date of Letter of Acceptance
  3. 1% of the Purchase Price shall be paid within 360 days after the date of Letter of Acceptance
  4. 1% of the Purchase Price shall be paid within 720 days after the date of Letter of Acceptance
  5. 1% of the Purchase Price shall be paid within 1,080 days after the date of Letter of Acceptance
  6. 1% of the Purchase Price shall be paid within 1,440 days after the date of Letter of Acceptance
  7. 83% of the Purchase Price (the balance of the Purchase Price) shall be paid within 1,830 days after the date of the Letter of Acceptance

(iii)(a) 付款辦法ST4a

Payment Plan ST4a

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8%於接納書的日期後150日內繳付
  3. 樓價3%於接納書的日期後360日內繳付
  4. 樓價3%於接納書的日期後720日內繳付
  5. 樓價3%於接納書的日期後1,080日內繳付
  6. 樓價3%於接納書的日期後1,440日內繳付
  7. 樓價75%(樓價餘額)於接納書的日期後1,830日內繳付
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. 8% of the Purchase Price shall be paid within 150 days after the date of Letter of Acceptance
  3. 3% of the Purchase Price shall be paid within 360 days after the date of Letter of Acceptance
  4. 3% of the Purchase Price shall be paid within 720 days after the date of Letter of Acceptance
  5. 3% of the Purchase Price shall be paid within 1,080 days after the date of Letter of Acceptance
  6. 3% of the Purchase Price shall be paid within 1,440 days after the date of Letter of Acceptance
  7. 75% of the Purchase Price (the balance of the Purchase Price) shall be paid within 1,830 days after the date of the Letter of Acceptance

(iv) 付款辦法FT1b

Payment Plan FT1b

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8%於接納書的日期後150日內繳付
  3. 樓價1%於接納書的日期後360日內繳付
  4. 樓價1%於接納書的日期後720日內繳付
  5. 樓價85%(樓價餘額)於接納書的日期後1,100日內繳付
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. 8% of the Purchase Price shall be paid within 150 days after the date of Letter of Acceptance
  3. 1% of the Purchase Price shall be paid within 360 days after the date of Letter of Acceptance
  4. 1% of the Purchase Price shall be paid within 720 days after the date of Letter of Acceptance
  5. 85% of the Purchase Price (the balance of the Purchase Price) shall be paid within 1,100 days after the date of the Letter of Acceptance

(v) 付款辦法GT1b

Payment Plan GT1b

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8%於接納書的日期後150日內繳付
  3. 樓價1%於接納書的日期後360日內繳付
  4. 樓價1%於接納書的日期後720日內繳付
  5. 樓價1%於接納書的日期後1,080日內繳付
  6. 樓價1%於接納書的日期後1,440日內繳付
  7. 樓價83%(樓價餘額)於接納書的日期後1,830日內繳付
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. 8% of the Purchase Price shall be paid within 150 days after the date of Letter of Acceptance
  3. 1% of the Purchase Price shall be paid within 360 days after the date of Letter of Acceptance
  4. 1% of the Purchase Price shall be paid within 720 days after the date of Letter of Acceptance
  5. 1% of the Purchase Price shall be paid within 1,080 days after the date of Letter of Acceptance
  6. 1% of the Purchase Price shall be paid within 1,440 days after the date of Letter of Acceptance
  7. 83% of the Purchase Price (the balance of the Purchase Price) shall be paid within 1,830 days 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7.5%

Stamp Duty Cash Rebate: The amount shall be equal to 7.5% 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就正式合約應付的從價印花稅的50%及不可超過印花稅現金回贈的金額；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 50% of the ad valorem stamp duty chargeable on the Agreement and shall not exceed the amount of the Stamp Duty Cash Rebate; or “HK\$5,000 Cash Rebate”

(b) 印花稅現金回贈:金額相等於樓價的2.125%

Stamp Duty Cash Rebate: The amount shall be equal to 2.125% 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就正式合約應付的從價印花稅的50%及不可超過印花稅現金回贈的金額；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 50% of the ad valorem stamp duty chargeable on the Agreement and shall not exceed the amount of the Stamp Duty Cash Rebate; or “HK\$5,000 Cash Rebate”

(ii) 成交優惠

Completion Benefit

(a) 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

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

(i) 接納書的日期後720日內，可獲樓價2%

Within 720 days after the date of the Letter of Acceptance, 2% of the Purchase Price

(ii) 接納書的日期後721日至1,100日內，可獲樓價1.5%

Within 721 days to 1,100 days after the date of the Letter of Acceptance, 1.5% of the Purchase Price

(b) 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

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

(i) 接納書的日期後720日內，可獲樓價2%

Within 720 days after the date of the Letter of Acceptance, 2% of the Purchase Price

(ii) 接納書的日期後721日至1,100日內，可獲樓價1.5%

Within 721 days to 1,100 days after the date of the Letter of Acceptance, 1.5% of the Purchase Price

(iii) (只適用於已使用備用伸延交易優惠的買方) 接納書的日期後1,101日至1,440日內，可獲樓價1%

(Only applicable to the Purchaser who has utilized the Standby Completion Extension Benefit) Within 1,101 days to 1,440 days after the date of the Letter of Acceptance, 1% of the Purchase Price

(c) 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

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

(i) 接納書的日期後720日內，可獲樓價2%

Within 720 days after the date of the Letter of Acceptance, 2% of the Purchase Price

(ii) 接納書的日期後721日至1,080日內，可獲樓價1.5%

Within 721 days to 1,080 days after the date of the Letter of Acceptance, 1.5% of the Purchase Price

(iii) 接納書的日期後1,081日至1,440日內，可獲樓價1%

Within 1,081 days to 1,440 days after the date of the Letter of Acceptance, 1% of the Purchase Price

(d) 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

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

(i) 接納書的日期後720日內，可獲樓價3%

Within 720 days after the date of the Letter of Acceptance, 3% of the Purchase Price

(ii) 接納書的日期後721日至1,100日內，可獲樓價1.5%

Within 721 days to 1,100 days after the date of the Letter of Acceptance, 1.5% of the Purchase Price

(e) 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

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

(i) 接納書的日期後720日內，可獲樓價3%

Within 720 days after the date of the Letter of Acceptance, 3% of the Purchase Price

(ii) 接納書的日期後721日至1,100日內，可獲樓價1.5%

Within 721 days to 1,100 days after the date of the Letter of Acceptance, 1.5% of the Purchase Price

(iii) (只適用於已使用備用伸延交易優惠的買方) 接納書的日期後1,101日至1,440日內，可獲樓價1%

(Only applicable to the Purchaser who has utilized the Standby Completion Extension Benefit) Within 1,101 days to 1,440 days after the date of the Letter of Acceptance, 1% of the Purchase Price

(f) 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

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

(i) 接納書的日期後720日內，可獲樓價3%

Within 720 days after the date of the Letter of Acceptance, 3% of the Purchase Price

(ii) 接納書的日期後721日至1,080日內，可獲樓價1.5%

Within 721 days to 1,080 days after the date of the Letter of Acceptance, 1.5% of the Purchase Price

(iii) 接納書的日期後1,081日至1,440日內，可獲樓價1%

Within 1,081 days to 1,440 days after the date of the Letter of Acceptance, 1% of the Purchase Price

(iii) (a) Signature 提前入住優惠 (只適用於個人名義買方)

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

賣方可給予買方Signature許可證以准許買方以許可人的身份在該物業買賣交易完成前佔用該物業

the Vendor may grant a Signature licence to the Purchaser to occupy the Property as a licensee prior to the completion of sale and purchase of the Property

買方已向賣方繳付相等於樓價2%之首年許可證費用(不論同意許可期的長短，均須繳付首年許可證費用之全部)；及須就餘下的同意許可期向賣方繳付相等於樓價2%之年度許可證費用，該費用須在Signature許可證開始日期的週年日接著的下一個季度的第一日(即1月1日、4月1日、7月1日或10月1日)或之前繳付(不論餘下的同意許可期的長短，均須繳付年度許可證費用之全部)

the Purchaser has paid to the Vendor the first year licence fee equivalent to 2% of the Purchase Price upon signing of the Licence Agreement (a full first year licence fee is payable irrespective of the length of the licence period); and will be required to pay to the Vendor an annual licence fee equivalent to 2% of the Purchase Price for the remainder term of the licence period, payable on or before the first day of the quarter (i.e. 1 January, 1 April, 1 July or 1 October) after the anniversary date of the starting date of the Signature licence (a full annual licence fee is payable irrespective of the length of the remainder term of the licence period)

已使用Signature提前入住優惠之買方在按正式合約(如適用, 包括所有修改後的正式合約及補充合約)完成該物業買賣交易的前提下, 可獲相等於買方已向賣方繳付許可證費用的50%之現金回贈

subject to the Purchaser who has utilized the Signature Early Move-in Offer completing the sale and purchase of the Property in accordance with the Agreement (if applicable, including all revised Agreement and supplemental agreement(s)), the Purchaser will be entitled to a cash rebate equivalent to 50% of licence fee paid to the Vendor

(iv) 備用伸延交易優惠

Standby Completion Extension Benefit

賣方可容許買方將該物業之買賣交易伸延最多一年

the Vendor may allow the Purchaser to extend the completion of the sale and purchase of the Property for maximum 1 year

買方已簽署賣方指定格式及內容之補充合約及其他所需文件(包括但不限於正式合約的補充合約), 並向賣方繳付(不論伸延期的長短)相等於樓價3%之伸延費用

the Purchaser has signed the supplemental agreement and other required documents in the Vendor's prescribed form and content (including but not limited to a supplemental agreement to the Agreement), and paid to the Vendor an extension fee (irrespective of the length of the extension period) equivalent to 3% of the Purchase Price

已使用備用伸延交易優惠之買方在按正式合約(包括所有修改後的正式合約及補充合約)完成該物業買賣交易的前提下, 可獲相等於樓價1%之現金回贈

subject to the Purchaser who has utilized the Standby Completion Extension Benefit completing the sale and purchase of the Property in accordance with the Agreement (including all revised Agreement and supplemental agreement(s)), the Purchaser will be entitled to a cash rebate equivalent to 1% of the Purchase

(v) 貸款優惠

Loan Offer

(a) 備用第一按揭貸款 - 買方須就申請備用第一按揭貸款支付港幣\$5,000不可退還的申請手續費; 或

Standby First Mortgage Loan - the Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Standby First Mortgage Loan; or

(b) 備用第二按揭貸款 - 買方須就申請備用第二按揭貸款支付港幣\$5,000不可退還的申請手續費

Standby Second Mortgage Loan - the Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Standby Second Mortgage Loan

(vi) 首3年保修優惠

First 3 Years Warranty Offer

(vii) 送贈傢俱優惠

Free Furniture Offer

買方可免費獲贈下列相關住宅物業之裝飾、傢俱和物件

the Purchaser will be provided with the following decoration, furniture and chattels of the relevant residential property free of charge

Location 位置	Furniture and Chattels 傢俱和物件
Living Room 客廳	Curtain 窗簾
Master Bedroom 主人睡房	Curtain 窗簾
Ensuite 2 套房2	Curtain 窗簾
Ensuite 3 套房3	Curtain 窗簾
Kitchen 廚房	Curtain 窗簾

(b) Only applicable to Villa 5 Violet Avenue

只適用於Violet Avenue 5號別墅

Location 位置	Furniture and Chattels 傢俱和物件
Dining Room 飯廳	Pendant Light 吊燈
	Dining Table 餐桌
	Dining Chair 餐椅
	Storage Cabinet 貯物櫃
	Shoe Cabinet 鞋櫃
	Shelving Unit 層架組合
	Stool 凳子
Living Room 客廳	Sofa 梳化
	Coffee Table 茶几
	Side Table 角几
	Side Chair 椅子
	Pendant Light 吊燈
	Storage Cabinet 貯物櫃
	Rug 地毯
Master Bedroom 主人睡房	Curtain 窗簾
	Bedside Table 床頭櫃
	Double Bed with Mattress 雙人床連床褥
	Table Lamp 座檯燈
	Pendant Light 吊燈
	Coffee Table 茶几
	Side Table 角几
Chair 椅子	

	Bench 長凳
	Wardrobe 衣櫃
	Rug 地毯
	Curtain 窗簾
Ensuite 2 套房2	Double Bed with Mattress 雙人床連床褥
	Wardrobe with Study Desk and Shelving Unit 衣櫃連書櫃及層架組合
	Storage Cabinet 貯物櫃
	Bedside Table 床頭櫃
	Chair 椅子
	Wall Lamp 壁燈
	Table Lamp 座檯燈
	Rug 地毯
	Curtain 窗簾
Ensuite 3 套房3	Single Bed with Mattress 單人床連床褥
	Study Desk 書檯
	Chair 椅子
	Storage Cabinet with Shelving Unit 貯物櫃連層架組合
	Table Lamp 座檯燈
	Side Table 角几
	Rug 地毯
	Curtain 窗簾
Kitchen 廚房	Curtain 窗簾
Garden 花園	Sofa 梳化
	Dining Table 餐桌
	Chair 椅子
	Coffee Table 茶几
Roof 天台	Sofa 梳化
	Dining Table 餐桌
	Chair 椅子
	Coffee Table 茶几
Lobby 大堂	Pendant Light 吊燈
	Storage Cabinet 貯物櫃

- (c) Only applicable to Villa 3 Violet Avenue  
只適用於Violet Avenue 3號別墅

Location 位置	Furniture and Chattels 傢俱和物件
Dining Room 飯廳	Pendant Light 吊燈
	Dining Table 餐桌
	Dining Chair 餐椅
	Shelving Unit 層架組合
Living Room 客廳	Sofa 梳化
	Coffee Table 茶几
	Side Table 角几
	Side Chair 椅子
	Stool 凳子
	Table Lamp 座檯燈
	Floor Lamp 座地燈
	Storage Cabinet 貯物櫃
	Rug 地毯
	Curtain 窗簾
Master Bedroom 主人睡房	Bedside Table 床頭櫃
	Double Bed with Mattress 雙人床連床褥
	Table Lamp 座檯燈
	Dressing Table 梳妝檯
	Chair 椅子
	Bench 長凳
	Wardrobe with Shelving Unit 衣櫃連層架組合
	Rug 地毯
	Curtain 窗簾
Ensuite 2 套房2	Double Bed with Mattress 雙人床連床褥
	Wardrobe 衣櫃
	Storage Cabinet with Study Desk and Shelving Unit 貯物櫃連書櫃及層架組合

	Bedside Table 床頭櫃
	Chair 椅子
	Wall Lamp 壁燈
	Table Lamp 座檯燈
	Curtain 窗簾
Ensuite 3 套房3	Sofa Bed 梳化床
	Wardrobe with Study Desk 衣櫃連書檯
	Chair 椅子
	Storage Cabinet with Shelving Unit 貯物櫃連層架組合
	Table Lamp 座檯燈
	Wall Lamp 壁燈
	Curtain 窗簾
Kitchen 廚房	Curtain 窗簾
Garden 花園	Wood Deck 木地台
	Dining Table 餐桌
	Chair 椅子
Roof 天台	Sofa 梳化
	Glider 吊椅
	Dining Table 餐桌
	Chair 椅子
	Side Table 角几

8. 下述互聯網可連結到此期數的價單: [www.stbarths.com.hk/p2](http://www.stbarths.com.hk/p2)  
The price list(s) of the Phase can be found in the following website : [www.stbarths.com.hk/p2](http://www.stbarths.com.hk/p2)

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