

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	銀景峯 Serenity Point	期數 (如有) Phase No. (if any)	
發展項目位置 Location of Development	安寧徑 2 號 2 Serenity Path		

重要告示： 閱讀這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)							
屋號(House Number) / 屋名(Name of the House)										
30-11-2018	10-12-2018		獨立屋 C House C				\$188,000,000		招標文件第 3-Z 號 Tender Document No. 3-Z 支付條款(見備註 7(c)(iv)) Term of Payment (See Remark 7(c)(iv)) - 延長保養欠妥之處優惠 (見備註 7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) - 備用按揭貸款 (見備註 7(e)) Standby Mortgage Loan (See Remark 7(e))	
12-07-2019	22-07-2019		獨立屋 B House B				\$133,800,000		招標文件第 6-AM 號 Tender Document No. 6-AM 支付條款 B(見備註 7(c)(ii)) Term of Payment B (See Remark 7(c)(ii)) - 延長保養欠妥之處優惠 (見備註 7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) - 備用按揭貸款 (見備註 7(e)) Standby Mortgage Loan (See Remark 7(e))	
04-09-2019	13-09-2019		獨立屋 A House A				\$157,500,000		招標文件第 7-AF 號 Tender Document No. 7-AF 支付條款 B(見備註 7(c)(v)) Term of Payment B (See Remark 7(c)(v)) - 延長保養欠妥之處優惠 (見備註 7(d)) Extended Defect Maintenance Offer (See Remark 7(d)) - 備用按揭貸款 (見備註 7(e)) Standby Mortgage Loan (See Remark 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, 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“v”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“v”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(如有)，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 (if any), 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」是指買方在相關招標文件第 2 部份：要約表格(「相關要約表格」)內訂明的樓價以向賣方要約購買指明住宅物業的樓價(即(E) 欄所指的「成交金額」，亦即於臨時買賣合約(「臨時合約」)及買賣合約(「買賣合約」)中所載列之樓價)，而「相關招標文件」是指發展項目之招標文件，該招標文件在(G) 欄內列出。  
In this Remark 7, “Purchase Price” means the purchase price specified by the purchaser in Part 2: Offer Form of the relevant Tender Documents (“relevant Offer Form”) for the purchase of the specified residential property from the Vendor (i.e., the “Transaction Price” as set out in column (E) and also the purchase price of the specified residential property as stated in the PASP (preliminary agreement for sale and purchase) (“Preliminary Agreement”) and the ASP (agreement for sale and purchase) (“Agreement”); and “relevant Tender Documents” means the tender documents in relation to the relevant specified residential property of the Development.
- (c) (i) 在相關要約表格內經買方所揀選的支付條款 A Term of Payment A opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
  - (2) 樓價 5% 在賣方接納投標書的書面通知(「接納書」)的日期之後的 30 日內支付作為進一步訂金；及  
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Vendor’s letter regarding acceptance of the tender (“Letter of Acceptance”); and
  - (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 120 日內支付。  
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 120 days after the date of the Letter of Acceptance.
- (ii) 在相關要約表格內經買方所揀選的支付條款 B Term of Payment B opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
  - (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；  
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance;
  - (3) 樓價 5% 在接納書的日期之後的 60 日內支付作為部份樓價；及  
5% of the Purchase Price as part payment of Purchase Price shall be paid within 60 days after the date of the Letter of Acceptance; and
  - (4) 樓價 85% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 180 日內支付。  
85% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 180 days after the date of the Letter of Acceptance.
- (iii) 在相關要約表格內經買方所揀選的支付條款 C Term of Payment C opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
  - (2) 樓價 5% 在接納書的日期之後的 30 日內支付作為進一步訂金；  
5% of the Purchase Price as further deposit shall be paid within 30 days after the date of the Letter of Acceptance;
  - (3) 樓價 5% 在接納書的日期之後的 60 日內支付作為部份樓價；及  
5% of the Purchase Price as part payment of Purchase Price shall be paid within 60 days after the date of the Letter of Acceptance; and
  - (4) 樓價 85% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 180 日內支付。  
85% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 180 days after the date of the Letter of Acceptance.
- (iv) 在相關要約表格內經買方所揀選的支付條款 Term of Payment opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;

- (2) 樓價 5% 在賣方接納投標書的書面通知(「接納書」)的日期之後的 120 日內支付作為進一步訂金；及  
5% of the Purchase Price as further deposit shall be paid within 120 days after the date of the Vendor's letter regarding acceptance of the tender ("Letter of Acceptance"); and
- (3) 樓價 90% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 365 日內支付。  
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 365 days after the date of the Letter of Acceptance.

(v) 在相關要約表格內經買方所揀選的支付條款 B Term of Payment B opted by the Purchaser under the relevant Offer Form

- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；  
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
- (2) 樓價 5% 在接納書的日期之後的 60 日內支付作為進一步訂金；  
5% of the Purchase Price as further deposit shall be paid within 60 days after the date of the Letter of Acceptance;
- (3) 樓價 5% 在接納書的日期之後的 180 日內支付作為部份樓價；及  
5% of the Purchase Price as part payment of Purchase Price shall be paid within 180 days after the date of the Letter of Acceptance; and
- (4) 樓價 85% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 360 日內支付。  
85% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 360 days after the date of the Letter of Acceptance.

(d) 延長保養欠妥之處優惠 Extended Defect Maintenance Offer

在不損害臨時合約及正式合約的條款的原則下，凡相關的指明住宅物業或裝置、裝修物料及設備(定義見正式合約)有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，買方可於該指明住宅物業買賣成交日期起計 12 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救(「延長保養欠妥之處優惠」)。如有任何爭議，賣方有最終決定權。惟此延長保養欠妥之處優惠僅屬於有關買方，並僅供買方享用及獲得。此延長保養欠妥之處優惠不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the provisions of the Preliminary Agreement and the Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 12 months after the date of completion of the sale and purchase of the relevant specified residential property remedy any defects to the specified residential property or the fittings, finishes and appliances (as mentioned in the Agreement) caused otherwise than by the act or neglect of the Purchaser ("Extended Defect Maintenance Offer"). In case of any dispute, the decision of the Vendor shall be final. However, this Extended Defect Maintenance Offer is personal to the Purchaser and is to be enjoyed by the Purchaser only. This Extended Defect Maintenance Offer is non-assignable, non-transferable and subject to other terms and conditions.

(e) 備用按揭貸款(只適用於在相關要約表格內揀選了上文第 7(c)(ii)、7(c)(iv)及 7(c)(v)段支付條款的買方) Standby Mortgage Loan (Applicable to Purchaser who has opted Terms of Payment under paragraph 7(c)(ii), 7(c)(iv) and 7(c)(v) above under the relevant Offer Form only)

買方可向賣方指定的貸款公司(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，物業按揭貸款申請須經由貸款人批核。申請批核與否，貸款人有最終決定權。不論物業按揭貸款批核與否，買方仍須按正式合約完成指明住宅物業之買賣及支付全數樓價。物業按揭貸款受下列主要條款及條件限制：

The Purchaser may apply for a first mortgage loan ("mortgage loan") from a lender company designated by the Vendor (the "Lender"), such mortgage loan application shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. Irrespective of whether such mortgage loan is granted or not, the Purchaser shall complete the sale and purchase of the specified residential property in accordance with the Agreement and pay the Purchase Price in full. This mortgage loan is subject to the following main terms and conditions: -

- (1) 買方必須不遲於擬提取物業按揭貸款日前 30 日向貸款人以指定表格作出申請。  
The Purchaser shall make an application to the Lender in the prescribed written form not less than 30 days before the intended date of drawdown of the mortgage loan.
- (2) 所有物業按揭貸款的法律文件必須於貸款人指定之律師樓辦理及簽署。  
All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the Lender.
- (3) 所有有關的法律文件之費用及雜費由買方負責。  
All costs and disbursements for the legal documentation shall be paid by the Purchaser.
- (4) 物業按揭貸款金額最高不超過樓價 70%，還款期最長不超過 360 月供款。  
The maximum amount of the mortgage loan shall not exceed 70% of the Purchase Price with a maximum re-payment term of 360 monthly instalments.
- (5) 物業按揭貸款及利息以每月相同供款及下列方式償還：  
The mortgage loan together with interest shall be repaid by equal monthly instalments in the following manner :-
  - (a) 首 36 個月利息以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率(「最優惠利率」)減 2.5%計算，按利率浮動而計算；及  
the interest for the first 36 months shall be calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time (the "Best Lending Rate"), subject to fluctuation in interest rate; and
  - (b) 由第 37 個月起，利息以最優惠利率計算，按利率浮動而計算。  
from the 37th month onwards, the interest shall be calculated at the Best Lending Rate, subject to fluctuation in interest rate.
- (6) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費：  
Any early repayment (full or partial) of the mortgage loan shall be subject to an early prepayment fee which is calculated as follows:-
  - (a) 如在物業按揭貸款日起計 36 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，不須支付提前還款費；  
if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documentations is made within 36 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;

(b) 如在前分段(a)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率，按利率浮動而計算)之金額作為提前還款費。  
any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to fluctuation in interest rate) on the sum early repaid.

8. 下述互聯網可連結到此發展項目的價單：<http://www.serenitypoint.com.hk>  
The price list(s) of the development can be found in the following website：<http://www.serenitypoint.com.hk>

更新日期及時間：  
(日-月-年)

Date & Time of Update: 13-09-2019 06:00 PM  
(DD-MM-YYYY)

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