

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	上嵐 SkyeHi	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	景秀里 2 號 (此臨時門牌號數有待發展項目建成時確認) 2 King Sau Lane (the provisional street number is subject to confirmation when the Development is completed)		

- 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，成交紀錄冊的目的是向公眾人士提供列於紀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。紀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.

## 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 of any revision of price (DD-MM-YYYY)	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)				
25-07-2021			SkyeHi 上嵐	11	B		\$4,848,000		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	10	B		\$5,178,700		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	9	B		\$5,163,300		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	8	B		\$4,804,700		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	7	B		\$5,132,500		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	6	B		\$5,065,900		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	5	B		\$4,936,900		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	

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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)				
25-07-2021			SkyeHi 上嵐	3	B		\$4,823,400		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	18	C		\$5,743,200		價單第2號 Price List No. 2 見以下備註 See the following remark(s): 7(c)(iii), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	15	C		\$5,581,600		價單第2號 Price List No. 2 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	12	C		\$5,893,200		價單第2號 Price List No. 2 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	11	C		\$5,371,700		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	10	C		\$5,355,600		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	8	C		\$5,323,600		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	

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## Part 2: Information on Transactions

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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)				
25-07-2021			SkyeHi 上嵐	7	C		\$5,370,800		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(iii), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	5	C		\$5,276,000		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	3	C		\$5,628,700		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	9	D		\$5,687,900		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	7	D		\$5,339,700		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(iii), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	6	D		\$5,261,200		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	9	E		\$5,321,000		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	

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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)				
25-07-2021			SkyeHi 上嵐	9	F		\$5,380,700		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	8	F		\$5,356,400		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	6	F		\$5,387,800		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(iii), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	3	G		\$5,513,700		價單第2號 Price List No. 2 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	19	H		\$5,474,700		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	18	H		\$5,094,500		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	17	H		\$5,442,100		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	

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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)				
25-07-2021			SkyeHi 上嵐	16	H		\$5,124,300		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(iii), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	15	H		\$5,048,900		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	12	H		\$5,033,800		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	11	H		\$5,018,700		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	10	H		\$5,361,200		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	9	H		\$5,345,100		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	8	H		\$4,973,800		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	

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## Part 2: Information on Transactions

(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)				
25-07-2021			SkyeHi 上嵐	7	H		\$4,959,000		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	6	H		\$5,003,000		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(iii), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	5	H		\$5,281,400		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
25-07-2021			SkyeHi 上嵐	3	H		\$5,258,900		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	
26-07-2021			SkyeHi 上嵐	9	C		\$5,721,000		價單第1號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(v), 7(d)(i), 7(d)(ii), 7(d)(iii), 7(e)(ii)	

### 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』指有關住宅物業的價單，該價單在(G)欄列出。而『成交金額』指臨時買賣合約中訂明的住宅物業的價錢(即售價經計算相關支付條款及/或適用折扣(如有)後計算得出而以向下捨入方式換算至百位數之價目)。  
 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 purchase price of the residential property set out in the PASP, i.e. the purchase price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the "price" and rounded down to the nearest hundred.
- (c) 相關價單中支付條款及相關售價折扣  
 Terms of Payment and relevant discount on the price under the price list concerned
- (i) 「180 即供付款」- 照售價減 7%  
 “180 Immediate Mortgage Payment” - 7% discount from the price
1. 買方須於簽署臨時合約時繳付相等於樓價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
 The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
  2. 買方簽署臨時合約後 60 天內須再付樓價 5%作為加付訂金。  
 A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
  3. 樓價 90%即樓價餘款於買方簽署臨時合約後 180 天內或於賣方就其有能力將有關住宅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 日內(以較早者為準)須由買方付清。  
 90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the relevant residential property to the Purchaser(s), whichever is earlier.
- (ii) 「180 輕鬆即供付款」- 照售價減 5%  
 “180 Easy Immediate Mortgage Payment” - 5% discount from the price
1. 買方須於簽署臨時合約時繳付相等於樓價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
 The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
  2. 買方簽署臨時合約後 60 天內須再付樓價 5%作為加付訂金。  
 A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
  3. 樓價 90%即樓價餘款於買方簽署臨時合約後 180 天內或於賣方就其有能力將有關住宅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 日內(以較早者為準)須由買方付清。  
 90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or within 14 days after

the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the relevant residential property to the Purchaser(s), whichever is earlier.

(iii) 「360 即供付款」 - 照售價減 6%

“360 Immediate Mortgage Payment” - 6% discount from the price

1. 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 60 天內須再付樓價 5%作為加付訂金。  
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
3. 樓價 90%即樓價餘款於買方簽署臨時合約後 360 天內或於賣方就其有能力將有關住宅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 日內(以較早者為準) 須由買方付清。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 360 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the relevant residential property to the Purchaser(s), whichever is earlier.

(iv) 「360 輕鬆即供付款」 - 照售價減 4%

“360 Easy Immediate Mortgage Payment” - 4% discount from the price

1. 買方須於簽署臨時合約時繳付相等於樓價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 60 天內須再付樓價 5%作為加付訂金。  
A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
3. 樓價 90%即樓價餘款於買方簽署臨時合約後 360 天內或於賣方就其有能力將有關住宅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 日內(以較早者為準) 須由買方付清。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 360 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the relevant residential property to the Purchaser(s), whichever is earlier.

(v) 「建築期付款」 - 照售價減 1%

“Stage Payment” - 1% discount from the price

1. 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。  
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 60 天內須再付樓價 5%作為加付訂金。  
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
3. 樓價 90%即樓價餘款於賣方就其有能力將有關住宅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 天內須由買方付清。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position validly to assign the relevant residential property to the Purchaser(s).

(d) 售價獲得折扣的基礎

The basis on which any discount on the price is available

- (i) 「K&K Club 會員折扣」 - 受制於相關條款和條件，買方可獲 3%售價折扣優惠。

“K&K Club Member Discount” - Subject to relevant terms and conditions, the Purchaser(s) will be offered 3% discount on the price.

如在簽署臨時合約當日，最少一位個人買方（如買方是以個人名義購買）或最少一位買方之董事（如買方是以公司名義購買）為 K&K Club 會員，在買方提供令賣方滿意的證據證明其為 K&K Club 會員的前提下，買方（不論以其 K&K Club 會員名義單獨購買或與其他 K&K Club 會員或非會員聯名購買）可獲 3% 售價折扣優惠。如有爭議，以賣方決定為最終決定及對買方有約束力。

If there is at least one individual Purchaser (if the Purchaser(s) is/are individual(s)) or at least one director of the Purchaser(s) (if the Purchaser(s) is a corporation) being a K&K Club member as of the date of signing the PASP, the Purchaser(s) (whether purchasing in the K&K Club member's sole name or in joint names with other member(s) or non-member(s)) will be offered 3% discount on the Price, subject to the Purchaser(s)' production of evidence satisfactory to the Vendor proving membership of K&K Club. In case of dispute, the Vendor's decision is final and is binding on the Purchaser(s).

- (ii) 「限時折扣」 - 凡於相關日期或之前簽署臨時買賣合約，買方可獲 3% 售價折扣作為限時折扣。

“Time Limit Discount” - Where the PASP is signed on or before the relevant date, the Purchaser(s) will be offered 3% discount on the price as the Time Limit Discount.

凡於 2021 年 8 月 31 日或之前簽署臨時合約，買方可獲 3% 售價折扣作為限時折扣。

Where the PASP is signed on or before 31 August 2021, the Purchaser(s) will be offered 3% discount on the Price as the Time Limit Discount.

- (iii) 「屯馬綫通車折扣」 - 受制於相關條款和條件，買方可獲 3% 售價折扣優惠。

“Full Opening of Tuen Ma Line Discount” - Subject to relevant terms and conditions, the Purchaser(s) will be offered 3% discount on the price.

買方可獲 3% 售價折扣作為屯馬綫通車折扣。

The Purchaser(s) will be offered 3% discount on the Price as the Full Opening of Tuen Ma Line Discount.

- (e) 可就購買發展項目中的指定住宅物業而連帶獲得的贈品、財務優惠及/或利益

Gift, financial advantage and/or benefit, to be made available in connection with the purchase of a specified residential property in the Development

- (i) 「備用第二按揭貸款」

“Standby Second Mortgage Loan”

買方可向賣方指定財務機構（「指定財務機構」）申請備用第二按揭貸款。

The Purchaser(s) may apply for Standby Second Mortgage Loan from the Vendor's designated financing company ("designated financing company").

備用第二按揭貸款的最高金額為淨樓價的 25%，惟第一按揭貸款（由第一按揭銀行提供）及由指定財務機構提供的備用第二按揭貸款總金額不可超過淨樓價的 85% 或應繳付之樓價餘額，以較低者為準。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan offered by the designated financing company shall not exceed 85% of the net purchase price, or the balance of purchase price payable, whichever is lower.

- (I) 買方必須於付清樓價餘額之日或（如適用）正式合約內訂明的發展項目的預計關鍵日期（以較早者為準）前最少 90 日以書面向指定財務機構申請第二按揭貸款。

The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 90 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Development as specified in the ASP (whichever is earlier).

「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。

“Material date” means the date on which the conditions of the land grant are complied with in respect of the Development.

- (II) 第二按揭貸款以該住宅物業之第二衡平法按揭及/或第二法定按揭作抵押。  
The Second Mortgage Loan shall be secured by a second equitable mortgage and/or second legal mortgage over the residential property.
- (III) 第二按揭貸款年期最長為 30 年或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。  
The maximum tenor of Second Mortgage Loan shall be up to 30 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (IV) 第二按揭貸款首 48 個月之按揭利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率(「港元最優惠利率」)減 2.5% p.a.計算，其後之按揭利率為港元最優惠利率加 1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。  
Interest rate of the Second Mortgage Loan for the first 48 months shall be calculated at the Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a., thereafter at the Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (V) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (VI) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (VII) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。有關第二按揭貸款的申請需要進行壓力測試。  
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently. Stress test will also be applied on the application for the Second Mortgage Loan.
- (VIII) 所有第二按揭貸款法律文件須由賣方代表律師辦理，買方須負責全部有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。  
All legal documents of the Second Mortgage Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors’ costs and disbursements relating to the Second Mortgage Loan.
- (IX) 買方須就申請第二按揭貸款向有關指定財務機構支付港幣 \$5,000 的申請手續費。申請手續費不可退還。  
The Purchaser shall pay to the relevant designated financing company a sum of HK\$5,000 being the application fee for the Second Mortgage Loan. The application fee is non-refundable.
- (X) 如已獲批的第二按揭貸款未有於到期日前提取，則買方須向指定財務機構繳付相當於第二按揭貸款額 1.5%的承諾費。  
In the event the Second Mortgage Loan facility has been approved but not disbursed by the end of its availability period, a commitment fee equivalent to 1.5% of the Second Mortgage Loan amount would be payable by the Purchaser to the designated financing company.
- (XI) 買方敬請向指定財務機構查詢有關第二按揭貸款條款及詳情。就第二按揭貸款批出與否及其條款，指定財務機構有最終決定權，與賣方無關。不論第二按揭貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the terms and conditions and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms and conditions thereof are subject to the final decision of the designated financing company and are not related to the Vendor. Irrespective of whether the Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP.

(XII) 此第二按揭貸款受有關指定財務機構所訂之其他條款及細則約束。

This Second Mortgage Loan is subject to other terms and conditions as may be stipulated by the designated financing company.

(XIII) 賣方無給予及不應被視之為已給予任何就第二按揭貸款之批核及/或條款及細節的陳述或保證。

No representation or warranty is given, nor shall be deemed to have been given by the Vendor as to the approval and/or the terms and conditions and the details of the Second Mortgage Loan.

(ii) 「首 1 年保修優惠」  
“First 1 Year Warranty Offer”

在不減損買方於正式合約下之權利的前提下，凡住宅物業(但不包括任何位於住宅物業內或連同住宅物業一併出售的花草植物或園藝設計(如有)或任何在住宅物業買賣完成後所增置、安裝、構建的裝置、裝修物料、設備或資產)有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於發展項目的滿意紙或包括相關住宅物業之有關發展項目部份之轉讓同意書發出日(以較早者計)起計 1 年內向賣方發出書面通知，賣方將在收到買方書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 1 年保修優惠以相關交易文件條款及條件為準。

Without prejudice to the Purchaser(s)' rights under the ASP, the Vendor is prepared to at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser(s) within 1 year from the date of issuance of the certificate of compliance in respect of the Development or consent to assign in respect of the relevant part of Development in which the residential property forms part (whichever is earlier) remedy any defects (fair wear and tear excepted) to the residential property (excluding any plants or landscaping in or sold with the residential property (if any) or any fittings, finishes, appliances or chattels added, installed or built to or at the residential property after the completion of its sale and purchase) caused otherwise than by any act or neglect of any person. The First 1 Year Warranty Offer 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.skyehi.com.hk](http://www.skyehi.com.hk)

The price list(s) of the development can be found in the following website: [www.skyehi.com.hk](http://www.skyehi.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發展項目的交易資料，以便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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