

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	尚豪庭 ONE REGENT PLACE	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	寶業街18號 18 Po Yip Street		

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.

(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)							
19-04-2019	29-04-2019		-H-	-G-	-05-	\$30,920,000		招標文件支付辦法 TB1 Payment Plan TB1 of Tender Document 見備註/See Remarks 7(c)(i)(A) • 見備註/See Remarks 7(d)(ii) • 見備註/See Remarks 7(d)(iii) • 見備註/See Remarks 7(d)(v)(A)		
19-04-2019	29-04-2019		-H-	-G-	-06-	\$30,920,000		招標文件支付辦法 TB1 Payment Plan TB1 of Tender Document 見備註/See Remarks 7(c)(i)(A) • 見備註/See Remarks 7(d)(ii) • 見備註/See Remarks 7(d)(iii) • 見備註/See Remarks 7(d)(v)(B)		

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樓價的任何折扣，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 purchase 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” or “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.
 - (c) 支付條款及付款計劃優惠
Terms of Payment and Payment Plan Benefit
 - (i) 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)
 - (A) 支付辦法TB1
Payment Plan TB1
 - 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
 - 加付訂金即樓價5%於接納書的日期後90日內繳付
 - 樓價90%(樓價餘額)於接納書的日期後360日內繳付
 - 成交日期在任何情況下不得早於接納書的日期後60日
 - 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)
 - A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of Letter of Acceptance
 - 90% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of Letter of Acceptance
 - The date of completion shall not in any event be earlier than 60 days after the date of Letter of Acceptance
 - (B) 支付辦法TB2
Payment Plan TB2
 - 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
 - 加付訂金即樓價5%於接納書的日期後90日內繳付

- 樓價90%(樓價餘額)於接納書的日期後180日內繳付
- 成交日期在任何情況下不得早於接納書的日期後60日
- 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)
- A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of Letter of Acceptance
- 90% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of Letter of Acceptance
- The date of completion shall not in any event be earlier than 60 days after the date of Letter of Acceptance

(d) 相關投標文件中可就購買該發展項目中的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, to be made available in connection with the purchase of a specified residential property in the Development

(i) 印花稅優惠

Stamp Duty Offer(s)

(A) 印花稅現金回贈：金額相等於就正式買賣合約應付的從價印花稅的70%，上限為樓價的2.625%。

Stamp Duty Cash Rebate: The amount shall be equal to 70% of the ad valorem stamp duty chargeable on the formal sale and purchase agreement.

(B) 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): 買方可向指定財務機構申請印花稅過渡性貸款或(如買方享有印花稅現金回贈但沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈，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70%，上限為樓價的2.625%

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 Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be equal to 70% of the ad valorem stamp duty chargeable on the formal agreement for sale and purchase, subject to a cap of 2.625% of the purchase price.

(C) 印花稅現金回贈：金額相等於樓價的5%。

Stamp Duty Cash Rebate: The amount shall be equal to shall be equal to 5% of the purchase price.

(D) 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):買方可向指定財務機構申請印花稅過渡性貸款或(如買方享有印花稅現金回贈但沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈，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70%，上限為樓價的5%。

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 Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be equal to 70% of the ad valorem stamp duty chargeable on the formal agreement for sale and purchase, subject to a cap of 5% of the purchase price.

(ii) 貸款優惠

Loan Benefits

(A) 「貸款優惠」- 包括「備用第一按揭貸款」(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)(買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。)或「備用第二按揭貸款」((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)(買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。))或「Regency 120s延續貸款」(只適用於個人名義買方)(買方須就申請Regency 120s延續貸款支付港幣\$5,000不可退還的申請手續費。))

Loan Benefit' - Including 'Standby First Mortgage 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 Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan) OR 'Standby Second Mortgage 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 Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.) OR Regency 120s Extended Loan' (applicable only to the Purchaser(s) who is/are individual(s))(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Regency 120s Extended Loan.)

(iii) 首3年保修優惠

First 3 Years Warranty Offer

(iv) 住戶停車位優先認購權

Priority to Purchase Residential Car Parking Space

(A) 買方可享有認購該發展項目一(1)個住戶停車位的權利。

The Purchaser is entitled to have an option to purchase not more than one (1) residential car parking space of the Development.

(v) 更換設備

Replacement of Appliances

(A) 請見附件一第(A)項

See Item (A) of Annex 1

(B) 請見附件一第(B)項

See Item (B) of Annex 1

(C) 請見附件一第(C)項

See Item (C) of Annex 1

(D) 請見附件一第(D)項

See Item (D) of Annex 1

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

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

更新日期及時間: 11:45 AM,10-05-2019
(日-月-年)

Date & Time of Update:
(DD-MM-YYYY)

附件一 - 更換設備

Annex 1 - Replacement of Appliances

(A) 買方選擇以下列表第二行之新設備(或, 如賣方未能提供任何第二行指明的品牌名稱或產品型號的設備, 品質相若的設備) 取代以下列表第一行之現有設備。

The Purchaser has chosen to replace the existing appliances mentioned in Column 1 of the table below with those new appliances in Column 2 (or, if any appliance(s) of the specified brand name or model number as set out in Column 2 is/are not available, appliance(s) of comparable quality).

Location 位置	Appliances 設備	Column 1 第一行 Existing Items 現有物品		Column 2 第二行 New Items 新物品	
		Brand Name 品牌名稱	Model Number 產品型號	Brand Name 品牌名稱	Model Number 產品型號
Living Room & Dining Room 客廳/飯廳	Air-conditioner 變頻中央空調系統	General 珍寶	AR30UFAAR x 2 nos. & AJGA54LCLR	General 珍寶	AJH054LCLAH (OU) X1
					ARXB24LATH (IU) X2
Master Bedroom 1 主人睡房	Air-conditioner 變頻中央空調系統	General 珍寶	ARXA18LBLR & AJGA54LCLR	General 珍寶	AJH054LCLAH (OU) X1
					ASHA14LACH (IU) X2
Bedroom 2 睡房 2	Air-conditioner 變頻中央空調系統	General 珍寶	ASG14UFADR & AJGA54LCLR	General 珍寶	ARXB18LALH (IU) X1
Bedroom 3 睡房 3	Air-conditioner 變頻中央空調系統	General 珍寶	ASG14UFADR & AJGA54LCLR	General 珍寶	ASHA09GACH(IU) x1
Staircase 樓梯	Air-conditioner 變頻中央空調系統	General 珍寶	ASWA18J & AOWR18J	General 珍寶	ASWG18LFCB x1
Store Room 儲物房	Tumble dryer 乾衣機	Siemens 西門子	WT46S592AU	Siemens 西門子	WT46G401HK
	Washing machine 洗衣機	Siemens 西門子	WM16S890EU	Siemens 西門子	WM14W460HK
	Air-conditioner 變頻中央空調系統	General 珍寶	ASG09UFADR & AJGA54LCLR	General 珍寶	ARXB12LALH (IU) X1
Master Bathroom 主人房浴室	Exhaust Fan 抽氣扇	Ostberg	REF140B	Ostberg	RFE140A
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E-27 Sli	Stiebel Eltron 斯寶亞創	DHB-E-27 Sli
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E-27 Sli	Stiebel Eltron 斯寶亞創	DHB-E-27 Sli
	Exhaust Fan 抽氣扇	Ostberg	REF140B	Ostberg	RFE140A
Lavatory 化妝間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	Stiebel Eltron 斯寶亞創	DHB-E-27 SLi
	Exhaust Fan 抽氣扇	Ostberg	RFE140A	Ostberg	RFE140A
Kitchen 廚房	Gas cooker Hob 煤氣煮食爐	Gaggenau	VG232-322SG & VG231-311SG	Gaggenau	VG231-334HK & VG232-334SG
	Cooker Hood 抽油煙機	Gaggenau	AW200-120 & AD010-012	Gaggenau	AW240-120
	Exhaust Fan 抽氣扇	Ostberg	LPK200B	Ostberg	RFE140A
	Electric Oven 電焗爐	Gaggenau	BO210-130	Gaggenau	BOP211-131
	Microwave oven 微波爐	Gaggenau	BM220-130	Gaggenau	MP224-130
	Wine Cellar 酒櫃	Gaggenau	RW404-260	Gaggenau	RW464-261
	Refridgerator 雪櫃	Siemens 西門子	K134NP60 & K140FP60	Siemens 西門子	K134NP61HK

(B) 買方選擇以下列表第二行之新設備(或,如賣方未能提供任何第二行指明的品牌名稱或產品型號的設備,品質相若的設備)取代以下列表第一行之現有設備。
 The Purchaser has chosen to replace the existing appliances mentioned in Column 1 of the table below with those new appliances in Column 2 (or, if any appliance(s) of the specified brand name or model number as set out in Column 2 is/are not available, appliance(s) of comparable quality).

Location 位置	Appliances 設備	Column 1 第一行 Existing Items 現有物品		Column 2 第二行 New Items 新物品	
		Brand Name 品牌名稱	Model Number 產品型號	Brand Name 品牌名稱	Model Number 產品型號
Living / Dining Room 客廳/飯廳	VRV Air Conditioning Unit 變頻中央空調系統	General 珍寶	AR30UFAAR x 2 nos. & AJGA54LCLR	General 珍寶	AJH054LCLAH (OU) X1 ARXB24LATH (IU) X2 no.
Store 儲物房	Dryer 乾衣機	Siemens 西門子	WT46S592AU	Siemens 西門子	WM14W460HK
	Washer 洗衣機	Siemens 西門子	WM16S890EU	Siemens 西門子	WT46G401HK
Lavatory 洗手間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 Sli	Stiebel Eltron 斯寶亞創	DHB-E-27 Sli
Kitchen 廚房	Cooker Hood 抽油煙機	Gaggenau	AW200-120 & AD010-012	Gaggenau	AW240-120
	Electric Oven 電焗爐	Gaggenau	BO210-130	Gaggenau	BOP210-131
	Exhaust Fan 抽氣扇	Ostberg	LPK200B	Ostberg	RFE140A
	Gas Cooking Hob 煤氣煮食爐	Gaggenau	VG232-322SG & VG231-311SG	Gaggenau	VG231-334HK & VG232-334SG
	Microwave Oven 微波爐	Gaggenau	BM220-130	Gaggenau	BMP225-130
	Refrigerator 雪櫃	Siemens 西門子	KI34NP60 & KI40FP60	Siemens 西門子	K134NP61HK
	Wine Cellar 酒櫃	Gaggenau	RW404-260	Gaggenau	RW464-261
Master Bedroom 1 主人睡房 1	VRV Air Conditioning Unit 變頻中央空調系統	General 珍寶	ARXA18LBLR & AJGA54LCLR	General 三星	AJH054LCLAH (OU) X1 ASHA14LACH (IU)X2
Bedroom 2 睡房 2	VRV Air Conditioning Unit 變頻中央空調系統	General 珍寶	ASG14UFADR & AJGA54LCLR	General 三星	ARXB18LALH (IU)X1
Bedroom 3 睡房 3	VRV Air Conditioning Unit 變頻中央空調系統	General 珍寶	ASG14UFADR & AJGA54LCLR	General 三星	ASHA09GACH (IU)X1
Master Bathroom 主人房浴室	Exhaust Fan 抽氣扇	Ostberg	RFE140B	Ostberg	RFE140A
Bathroom 浴室	Exhaust Fan 抽氣扇	Ostberg	RFE140B	Ostberg	RFE140A