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	南屏匯 La Aldea	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	屏柏里 8 號 8 Ping Pak Lane		

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 (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)				
14-09-2021	21-09-2021		大廈 Tower	1	A		$6,930,500		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	1	C		$5,801,700		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	1	G		$4,346,200		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	1	H		$5,798,700		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	2	B		$5,914,700		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	2	C		$5,917,700		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	2	H		$5,957,700		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(e)(ii)	

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)				
14-09-2021	21-09-2021		大廈 Tower	2	I		$5,954,700		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	2	J		$7,075,900		價單第 1 號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(ii), 7(d)(i), 7(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	3	A		$6,985,000		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	3	B		$5,962,000		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	3	C		$5,965,000		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	3	D		$4,468,600		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	3	F		$4,466,500		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(e)(ii)	

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)				
14-09-2021	21-09-2021		大廈 Tower	3	G		$4,468,600		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	3	H		$6,005,400		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(e)(ii)	
14-09-2021	21-09-2021		大廈 Tower	3	I		$6,002,300		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(e)(ii)`	
14-09-2021	21-09-2021		大廈 Tower	3	J		$7,071,100		價單第 1 號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(ii), 7(d)(i), 7(e)(ii)	
17-09-2021	27-09-2021		大廈 Tower	1	B		$5,798,700		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(e)(ii)	
18-09-2021	27-09-2021		大廈 Tower	5	A		$7,986,000		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(e)(ii)	
19-09-2021	27-09-2021		大廈 Tower	2	A		$6,950,200		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(e)(ii)	

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)				
25-09-2021	04-10-2021		大廈 Tower	3	E		$4,466,500		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(e)(ii)	
25-09-2021	04-10-2021		大廈 Tower	5	J		$8,347,100		價單第 1 號 Price List No. 1 見以下備註 See the following remark(s): 7(c)(iv), 7(d)(i), 7(e)(i), 7(e)(ii)	
27-09-2021	05-10-2021		大廈 Tower	5	G		$4,486,500		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(e)(ii)	
01-10-2021	08-10-2021		大廈 Tower	5	H		$6,739,000		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(e)(ii)	
02-10-2021	08-10-2021		大廈 Tower	5	D		$4,486,500		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(e)(ii)	
02-10-2021	08-10-2021		大廈 Tower	2	G		$4,433,100		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(e)(ii)	
03-10-2021	08-10-2021		大廈 Tower	5	C		$6,698 ,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(e)(ii)	

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)				
04-10-2021	11-10-2021		大廈 Tower	5	E		$4,484,400		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(e)(ii)	
05-10-2021	12-10-2021		大廈 Tower	5	F		$4,484,400		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(e)(ii)	
08-10-2021	18-10-2021		大廈 Tower	5	B		$6,712,000		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(e)(ii)	
10-10-2021	18-10-2021		大廈 Tower	1	D		$4,346,200		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(e)(ii)	
10-10-2021	18-10-2021		大廈 Tower	1	I		$6,811 ,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(e)(ii)	
11-10-2021	19-10-2021		大廈 Tower	2	D		$4,433,100		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(e)(ii)	
14-10-2021	21-10-2021		大廈 Tower	2	E		$4,497,500		價單第 1A 號 Price List No. 1A 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(e)(ii)	

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)				
15-10-2021	22-10-2021		大廈 Tower	2	F		$4,497,500		價單第 1A 號 Price List No. 1A 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(e)(ii)	
17-10-2021	22-10-2021		大廈 Tower	1	F		$4,409,400		價單第 1A 號 Price List No. 1A 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(e)(ii)	
17-10-2021	22-10-2021		大廈 Tower	1	E		$4,409,400		價單第 1A 號 Price List No. 1A 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(e)(ii)	
13-11-2021	19-11-2021		大廈 Tower	5	I		$6,880,000		價單第 1A 號 Price List No. 1A 見以下備註 See the following remark(s): 7(c)(i), 7(d)(i), 7(e)(ii)	
07-08-2025	08-08-2025	30-10-2025	洋房 8 號 House 8				$25,840,000		見以下備註 See the following remark(s): 8(c)(i), 8(d)(i), 8(e)(i)	
04-03-2026	11-03-2026		洋房 9 號 House 9				$21,348,800		見以下備註 See the following remark(s): 8(c)(ii), 8(d)(i), 8(e)(ii), 8(e)(iii)	
04-05-2026	11-05-2026		洋房 3 號 House 3				$21,700,000		見以下備註 See the following remark(s): 8(c)(iii), 8(d)(i)	

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)				
04-06-2026	11-06-2026		洋房 7 號 House 7				$19,880,000		見以下備註 See the following remark(s): 8(c)(iv), 8(d)(i), 8(e)(iv), 8(e)(v)	

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) 「90 天現金優惠付款計劃」- 照售價減 8%
"90-day Cash Payment Plan" - 8% discount from the price

1. 買方須於簽署臨時合約時繳付相等於成交金額 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 Transaction 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 30 天內須再付成交金額 5%作為加付訂金。
A further 5% of the Transaction price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 成交金額 90%即成交金額餘款於買方簽署臨時合約後 90 天內須由買方付清。
90% of the Transaction price being balance of the Transaction price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

(ii) 「120 天現金優惠付款計劃」 - 照售價減 7%
"120-day Cash Payment Plan" - 7% discount from the price

1. 買方須於簽署臨時合約時繳付相等於成交金額 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 Transaction 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 30 天內須再付成交金額 5%作為加付訂金。
A further 5% of the Transaction price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 成交金額 90%即成交金額餘款於買方簽署臨時合約後 120 天內須由買方付清。
90% of the Transaction price being balance of the Transaction price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.

(iii) 「120 天備用第一按貸款付款 C 計劃」 - 照售價減 3%
"120-day Standby First Mortgage Loan Payment Plan C" - 3% discount from the price

1. 買方須於簽署臨時合約時繳付相等於成交金額 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 Transaction 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 30 天內須再付成交金額 5%作為加付訂金。
5% of the Transaction price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 成交金額 90%即成交金額餘款於買方簽署臨時合約後 120 天內須由買方付清。
90% of the Transaction price being balance of the Transaction price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.

(iv) 「120 天備用第一按貸款付款 D 計劃」 - 照售價減 3%
"120-day Standby First Mortgage Loan Payment Plan D" - 3% discount from the price

1. 買方須於簽署臨時合約時繳付相等於成交金額 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 Transaction 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 30 天內須再付成交金額 5%作為加付訂金。
5% of the Transaction price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 成交金額 90%即成交金額餘款於買方簽署臨時合約後 120 天內須由買方付清。
90% of the Transaction price being balance of the Transaction price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.

(d) 售價獲得折扣的基礎
The basis on which any discount on the price is available

(i) 見第 7 (c)段。
See paragraph 7 (c).

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(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) 「貸款優惠 Loan Offer 備用第一按揭款貸 Standby First Mortgage Loan」
(只適用於選擇上述第(7)(c)段中支付條款(iii) 或(iv)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (iii) or (iv) in the above paragraph (7)(c))

買方可向賣方指定財務機構或賣方介紹之其它公司(「指定財務機構」)申請備用第一按揭貸款 (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)
The Purchaser(s) may apply for Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) from the Vendor's designated financing company or any other company referred by the Vendor ("designated financing company").

(I) 買方必須於付清樓價餘額之日前最少 90 日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 90 days before the date of settlement of the balance of the Transaction price . Late loan applications will not be processed by the designated financing company.

(II) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

(III) 第一按揭貸款年期最長為 25 年。
The maximum tenor of First Mortgage Loan shall be up to 25 years .

(IV) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的 75%，惟貸款金額不可超過應繳付之樓價餘額。
The maximum amount of the First Mortgage Loan shall be 75% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.

(V) 第一按揭貸款按揭利率
Interest rate of the First Mortgage Loan

計劃 C Plan C (只適用於選擇上述第(7)(c)段中支付條款(iii)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (iii) in the above paragraph (7)(c))
首 24 個月之按揭利率以 P 減 3.5% p.a.計算，其後之按揭利率為 P 加 0.75% 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 for the first 24 months shall be P minus 3.5% p.a., thereafter at P plus 0.75% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

計劃 D Plan D (只適用於選擇上述第(7)(c)段中支付條款(iv)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (iv) in the above paragraph (7)(c))
首 36 個月之按揭利率以 P 減 2.25% p.a.計算，其後之按揭利率為 P 加 0.75% 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 for the first 36 months shall be P minus 2.25% p.a., thereafter at P plus 0.75% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

註: P 為指定財務機構不時報價之港元最優惠利率(「最優惠利率」)，「最優惠利率」由指定財務機構決定， 現為年利率 5.5%
Note: P means the annual rate of interest as shall be determined and quoted by the designated financing company from time to time as its prime rate for lending Hong Kong dollars (The Best Lending Rate).
The Best Lending Rate is determined by the designated financing company. The current Best Lending Rate is 5.5% per annum.

(VI) 第一按揭貸款按揭償還
First Mortgage Loan Repayment

計劃 C Plan C (只適用於選擇上述第(7)(c)段中支付條款(iii)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (iii) in the above paragraph (7)(c))
買方於按揭首 24 個月只需就第一按揭貸款向指定財務機構繳付利息，其後則須照常連本帶息供款。
The purchaser shall only pay the interest of the First Mortgage Loan to the designated financing company in the first 24 months and shall repay the principal amount and interest as usual for the rest of the term of the First Mortgage Loan.

計劃 D Plan D (只適用於選擇上述第(7)(c)段中支付條款(iv)之買家) (Only applicable to the Purchaser who has selected Terms of Payment (iv) in the above paragraph (7)(c))
買方於按揭首 36 個月只需就第一按揭貸款向指定財務機構 繳付利息，其後則須照常連本帶息供款。
The purchaser shall only pay the interest of the First Mortgage Loan to the designated financing company in the first 36 months and shall repay the principal amount and interest as usual for the rest of the term of the First Mortgage Loan.

(VII) 買方須按月分期償還 第一按揭貸款。
The purchaser shall repay the First Mortgage Loan by monthly instalments

(VIII) 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。 買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
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. The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

(IX) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan application shall be approved by the designated financing company independently.

(X) 所有第一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一按揭貸款的律師費用及雜費。
All legal documents of the First 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 First Mortgage Loan.

(XI) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調 整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.

(XII) 買方敬請向指定財務機構查詢有關第一按揭貸款條款及詳情。就第一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。不論第一按揭貸款獲批與否，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 First Mortgage Loan. The approval or disapproval of the First 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 First 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.

(XIII) 此第一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 First Mortgage Loan is subject to other terms and conditions as may be stipulated by the designated financing company.

(XIV) 賣方無給予及不應被視之為已給予任何就第一按揭貸款之批核及/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 First 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、設備或實產)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. (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 8 內，『售價』指相關標書的要約表格中訂明並獲賣方接納為相關住宅物業成交金額之樓價。
In this Remark 8, "price" means the purchase price specified in the Offer Form of the relevant tender and accepted by the Vendor as transaction price of the relevant residential property.

(c) 相關標書的要約表格中支付條款及相關售價折扣
Terms of Payment and relevant discount on the price specified in the Offer Form of the relevant tender

(i) 「支付條款 A - 90 天現金付款計劃」
"Payment Plan A - 90-day Cash Payment Plan"

買方須於投標時連同標書的要約表格書繳付相等於成交金額 10%作為臨時訂金。買方並須於投標書獲賣方接納當日(即接納書的日期)其後 5 個工作天內簽署買賣合約。

The Purchaser(s) shall pay the preliminary deposit equivalent to 10% of the Transaction price along with the offer form of the relevant tender upon tender submission. The ASP shall be signed by the Purchaser(s) within 5 working days after the date of Letter of Acceptance (i.e. the date the tender being accepted by the Vendor).

成交金額 90%即成交金額餘款須於 投標書獲賣方接納當日(即接納書的日期)後 90 天內由買方付清。

90% of the Transaction price being balance of the Transaction price shall be paid by the Purchaser(s) within 90 days after the tender being accepted by of the Vender (i.e. the date of the Letter of Acceptance).

(ii) 「支付條款 A - 120 天現金付款計劃」
"Payment Plan A - 120-day Cash Payment Plan"

買方須於投標時連同標書的要約表格書繳付相等於成交金額 5%作為臨時訂金。買方並須於投標書獲賣方接納當日(即接納書的日期)其後 5 個工作天內簽署買賣合約。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction price along with the offer form of the relevant tender upon tender submission. The ASP shall be signed by the Purchaser(s) within 5 working days after the date of Letter of Acceptance (i.e. the date the tender being accepted by the Vendor).

買方須於投標書獲賣方接納當日(即接納書的日期)後 29 天內再付成交金額 45%作為加付訂金。

A further 45% of the Transaction price being further deposit shall be paid by the Purchaser(s) within 29 days after the date of the Notice of Acceptance.

成交金額 50%即成交金額餘款須於 投標書獲賣方接納當日(即接納書的日期)後 ~~120~~ 152 天內由買方付清。

50% of the Transaction price being balance of the Transaction price shall be paid by the Purchaser(s) within ~~120~~ 152 days after the tender being accepted by of the Vender (i.e. the date of the Letter of Acceptance).

(iii) 「支付條款 B - 90 天現金付款計劃」

"Payment Plan B - 90-day Cash Payment Plan"

買方須於投標時連同標書的要約表格書繳付相等於成交金額 5%作為臨時訂金。買方並須於投標書獲賣方接納當日(即接納書的日期)其後 5 個工作天內簽署買賣合約。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction price along with the offer form of the relevant tender upon tender submission. The ASP shall be signed by the Purchaser(s) within 5 working days after the date of Letter of Acceptance (i.e. the date the tender being accepted by the Vendor).

買方須於投標書獲賣方接納當日(即接納書的日期)後 60 天內再付成交金額 5%作為加付訂金。

A further 5% of the Transaction price being further deposit shall be paid by the Purchaser(s) within 60 days after the date of the Notice of Acceptance.

成交金額 90%即成交金額餘款須於 投標書獲賣方接納當日(即接納書的日期)後 90 天內由買方付清。

90% of the Transaction price being balance of the Transaction price shall be paid by the Purchaser(s) within 90 days after the tender being accepted by of the Vender (i.e. the date of the Letter of Acceptance).

(iv) 「支付條款 C - 90 天現金付款計劃」

"Payment Plan C - 90-day Cash Payment Plan"

買方須於投標時連同標書的要約表格書繳付相等於成交金額 5%作為臨時訂金。買方並須於投標書獲賣方接納當日(即接納書的日期)其後 5 個工作天內簽署買賣合約。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction price along with the offer form of the relevant tender upon tender submission. The ASP shall be signed by the Purchaser(s) within 5 working days after the date of Letter of Acceptance (i.e. the date the tender being accepted by the Vendor).

買方須於投標書獲賣方接納當日(即接納書的日期)後 30 天內再付成交金額 5%作為加付訂金。

A further 5% of the Transaction price being further deposit shall be paid by the Purchaser(s) within 30 days after the date of the Notice of Acceptance.

成交金額 90%即成交金額餘款須於 投標書獲賣方接納當日(即接納書的日期)後 90 天內由買方付清。

90% of the Transaction price being balance of the Transaction price shall be paid by the Purchaser(s) within 90 days after the tender being accepted by of the Vender (i.e. the date of the Letter of Acceptance).

(d) 售價獲得折扣的基礎

The basis on which any discount on the price is available

(i) 見第 8 (c)段。

See paragraph 8 (c).

.

(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) 「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、設備或實產)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

可於投標書獲賣方接納當日起計 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 the Notice of Acceptance 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.

(ii) 「先住後付優惠」(此安排只適用於以招標文件編號 6.1 招標形式出售單位之買家，優惠是受制於合約條款。)
"Early Possession Benefit" (This arrangement is only applicable to Purchasers of property through Tender number 6.1, offer is subject to contract terms.)

買方須已向賣方累計支付樓價不少於 50%，完成支付後買方有權要求提前入住該物業。
The Purchaser must have made payment of at least 50% of the purchase price to the Vendor. Upon completion of such the payment, the Purchaser is entitled to request early occupation of the Property.
~~買方將負責繳付佔用許可期內該物業之物業管理費、差餉及地租及其它開支等。~~
賣方將負責繳付佔用許可期內該物業之物業管理費、差餉及地租 ，買方將負責繳付佔用許可期內該物業之其它開支等。
~~The Purchaser shall be responsible to pay for the management fees, government rates and rents and all other outgoings, etc. of the Property within the early occupation period.~~
The Vendor shall be responsible to pay for the management fees, government rates and rents of the Property within the early occupation period, the Purchaser shall be responsible to pay for all other outgoings, etc.
佔用許可期至正式買賣合約訂明之成交日期為止，或如成交較早發生，則至成交發生日期為止。
The early occupation period shall last until the completion date as specified in formal Agreement for Sale and Purchase, or if completion occurs earlier, until the date of such completion.
詳情以相關交易文件條款作準。
Subject to the terms and conditions of the relevant transaction documents.

(iii) 「物業管理費補貼」優惠 (此安排只適用於以招標文件編號 6.1 招標形式出售單位之買家，優惠是受制於合約條款。)
"Property Management Fee Subsidy" Offer (This arrangement is only applicable to Purchasers of property through Tender number 6.1, offer is subject to contract terms.)

自買方佔用該物業首 24 個月，該物業的每月物業管理費由賣方負責支付。
For the first 24 months commencing from the purchaser's occupation of the Property, the monthly property management fee shall be borne by the Vendor
自買方佔用該物業第 25 個月起，買方就該物業的每月應付管理費上限為 12,130 港元，任何超額部份則由賣方負責支付。
From the 25th month commencing from the purchaser's occupation of the property, the purchaser's monthly payable management fee for the property shall be capped at HKD12,130. Any excess amount shall be borne by the Vendor.
上述管理費補貼優惠有效期直至該物業再次轉讓為止。(若受讓方是買方兒子或女兒則可獲豁免並繼續享受此補貼，但必須提供文件作為證明，並且此豁免只適用於該物業的第一次轉讓)
The aforementioned management fee subsidy offer shall remain valid until the subsequent ownership transfer of the property.(If the transferee is the purchaser's son or daughter, they are exempted and can continue to enjoy the subsidy, but documentation proof must be provided. This exemption only applies to the first transfer of the property.)

詳情以相關交易文件條款作準。
Subject to the terms and conditions of the relevant transaction documents.

(iv) 「物業管理費送贈」優惠 (此安排只適用於以招標文件編號 9.4 招標形式出售單位之買家，優惠是受制於合約條款。)

"Gift of Property Management Fee" Offer (This arrangement is only applicable to Purchasers of property through Tender number 9.4, offer is subject to contract terms.)

自正式買賣合約訂明之成交日期，或如成交較早發生，則成交發生日期起首 36 個月，該物業的每月物業管理費由賣方負責支付。
For the first 36 months commencing from the completion date specified in the formal Agreement for Sale and Purchase, or the actual date of completion, whichever is earlier, the monthly property management fee shall be borne by the Vendor.

詳情以相關交易文件條款作準。
Subject to the terms and conditions of the relevant transaction documents.

(v) 「首 1 月電器保修優惠」
"First 1 Month Electrical Appliances Warranty Offer"

自交樓日起一個月內，所有電器設備必須能正常運作；惟因人為所致之損壞，不在此限。
All electrical appliances and equipment must be in normal working order within one month from the handover date, except for any damage caused by human error or misuse.

詳情以相關交易文件條款作準。
Subject to the terms and conditions of the relevant transaction documents.

9. 下述互聯網可連結到此發展項目的價單：www.laaldea.hk
The price list(s) of the development can be found in the following website: www.laaldea.hk

10. 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.

11. 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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