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 the Development	嘉富海灣 GRANDVIEW OCEANIA	**期數（如有）** Phase No. (if any)	-
發展項目位置 Location of Development	青山公路汀九段368號 368 Castle Peak Road Ting Kau		

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)				
			屋號(House Number)							
11-08-2026			H座洋房 House H			停車位 27及28號 Car Parking Spaces Nos.27 & 28	HK$81,800,000		招標文件第 1 號 Tender Document No. 1 (1)支付條款 (A) 420天現金付款計劃（只適用於以投標方式購買的物業）(見備註 7 (i)) Term of Payment (A) 420 Days Cash Payment Plan (Only applicable for properties purchased by way of tender) (See Remark 7(i)) (2) 先住後付優惠（只適用採用420天現金付款計劃且以投標方式購買H座洋房的買方）(見備註 7(ii)) Early Occupation Benefit (Only applicable to purchaser who adopts 420 Days Cash Payment Plan for purchase of House H by way of tender) (See Remark 7(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, 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. 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
   The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.

6. 本記錄冊會在(H)欄以"√"標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士-
   (a) 該賣方屬法團，而該人是-
      (i) 該賣方的董事，或該董事的父母、配偶或子女；
      (ii) 該賣方的經理；
      (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
      (iv) 該賣方的有聯繫法團或控權公司；
      (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
      (vi) 上述有聯繫法團或控權公司的經理；
   (b) 該賣方屬個人，而該人是-
      (i) 該賣方的父母、配偶或子女；或
      (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
   (c) 該賣方屬合夥，而該人是-
      (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
      (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

   The transactions in which the purchaser is a related party to the vendor will be marked with"√"in column (H) in this register. A person is a related party to a vendor if -
   (a) where that vendor is a corporation, the person is -
      (i) a director of that vendor, or a parent, spouse or child of such a director;
      (ii) a manager of that vendor;
      (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
      (iv) an associate corporation or holding company of that vendor;
      (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
      (vi) a manager of such an associate corporation or holding company;
   (b) where that vendor is an individual, the person is -

(i) a parent, spouse or child of that vendor; or

(ii) a private company of which such a parent, spouse or child is a director or shareholder; or

(c) where that vendor is a partnership, the person is -

(i) a partner of that vendor, or a parent, spouse or child of such a partner; or

(ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

7. (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.

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『樓價』指臨時買賣合約中訂明的住宅物業的實際售價(即(E)欄)。因應相關支付條款及／或折扣(如有)按售價計算得出之價目，皆以向下進位方式換算至千位數作為樓價。『相關價單』指有關住宅物業的價單。『相關招標文件』指有關住宅物業的招標文件。
In this Remark 7, "The Price" means the price of the residential property set out in Part 2 of the relevant price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (i.e. column (E)). The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded down to the nearest thousand to determine the purchase price. The "relevant price list" means the price list in relation to the residential property concerned. The "relevant tender document" means the tender document in relation to the residential property concerned.

(i) (A) **420天現金付款計劃 420 Days Cash Payment Plan （只適用於以投標方式購買的物業）(Only applicable for properties purchased by way of tender)**

(1) 買方須於投標書獲賣方接納當日（即接納書的日期）繳付相等於樓價5%之金額作為臨時訂金。買方須於接納書的日期後5個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser within 5 working days after the date of the Letter of Acceptance.

(2) 買方須於接納書的日期後 30 天內繳付樓價 5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser within 30 days after the date of the Letter of Acceptance.

(3) 買方須於接納書的日期後 90 天內繳付樓價 10%作為加付訂金。
10% of the purchase price being further deposit shall be paid by the Purchaser within 90 days after the date of the Letter of Acceptance.

(4) 買方須於接納書的日期後 420天內繳付樓價80%作為樓價餘款。
80% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 420 days after the date of the Letter of Acceptance.

(ii) (A) **先住後付優惠 Early Occupation Benefit**
（只適用採用420天現金付款計劃且以投標方式購買H座洋房的買方）(Only applicable to purchaser who adopts 420 Days Cash Payment Plan for purchase of House H by way of tender)

(1) 買方可使用先住後付優惠(「該優惠」)於相關物業的買賣成交前佔用該相關物業。買方須於許可佔用期開始前不少於30 天向賣方遞交該優惠的申請表格(「該申請」)。買方已向賣方繳付不少於該相關物業樓價之 20%。買方須簽署一份該相關物業之許可協議(「許可協議」)，格式及內容由賣方律師訂明，買方不得要求任何修改。
The Purchaser may utilize the Early Occupation Benefit (the "Benefit") to occupy the relevant property before completion of the sale and purchase of such relevant property. The Purchaser shall submit the application form for the Benefit (the "Application") to the Vendor at least 30 days before the commencement of the licence period. The Purchaser has paid to the Vendor not less than 20% of the Purchase Price of such relevant property. The Purchaser shall execute a licence agreement of such relevant property (the "Licence Agreement") in the form and content prescribed by the Vendor's solicitors without amendment.

(2) 許可期由賣方收到該申請後的第31日(或賣方按其酌情權決定的其他日子)開始，及必須在該相關物業的正式買賣合約內訂明的完成該相關物業之買賣交易日或實際完成該物業之買賣交易日終止，以較早日期為準。
The licence period shall commence on the 31st day (or such other day as may be determined by the Vendor in its absolute discretion) after the receipt of the Application by the Vendor and shall end upon the date of completion of sale and purchase of such relevant property as specified in the agreement for sale and purchase of such relevant property or the actual date of completion of the sale and purchase of such relevant property, whichever is the earlier.

(3) 賣方有絕對酌情權決定所有有關該優惠的事項。如有任何爭議，賣方之決定為最終並對買方有約束力。詳情請參閱發展項目相關招標文件內有關「先住後付優惠」之條款及細則。
The Vendor has absolute discretion in deciding all relevant matters in relation to the Benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser. For details, please refer to the terms and conditions regarding the "Early Occupation Benefit " as set out in the relevant tender document of the Development.

8. 下述互聯網可連結到此發展項目的成交紀錄冊及(如有)價單：https://www.grandviewoceania.com.hk
The register of transactions and (if any) price list(s) of the development can be found in the following website: https://www.grandviewoceania.com.hk

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