

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	翠峰 Green Lodge	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	仔峰嶺路23號 No.23 Ma Fung Ling Road		

- 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 (PASP) 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)				
20-03-2017	27-03-2017		HOUSE	B&G	31		\$12,015,630		價單第1號 (B)付款辦法 Payment Method (B) of Price List No.1 依照售價減1%(99%) 1% discount from the price (99%) 七折優惠認購住宅停車位一個。 30% Discount in Purchase of One Residential Car Parking Space.	
03-05-2017	10-05-2017		HOUSE	B&G	30	4 - B/F	\$13,015,530		價單第1號 (B)付款辦法 Payment Method (B) of Price List No.1 依照售價減1%(99%) 1% discount from the price (99%) 七折優惠認購住宅停車位一個。 30% Discount in Purchase of One Residential Car Parking Space.	
06-05-2017	12-05-2017		HOUSE	B&G	32	2 - B/F	\$13,510,530		價單第1號 (B)付款辦法 Payment Method (B) of Price List No.1 依照售價減1%(99%) 1% discount from the price (99%) 七折優惠認購住宅停車位一個。 30% Discount in Purchase of One Residential Car Parking Space.	
14-05-2017	19-05-2017		HOUSE	B&G	33		\$13,359,060		價單第1號 (B)付款辦法 Payment Method (B) of Price List No.1 依照售價減1%(99%) 1% discount from the price (99%) 七折優惠認購住宅停車位一個。 30% Discount in Purchase of One Residential Car Parking Space.	
11-05-2020	18-05-2020		HOUSE		18	22 & 23 - B/F	\$36,000,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(i)	
26-05-2020	02-06-2020		HOUSE		8	45 & 46 - B/F	\$38,380,000		招標文件支付條款 Payment Terms of Tender Document · 見備註/See Remarks 7.(a) · 見備註/See Remarks 7.(b) · 見備註/See Remarks 7.(c)(ii) · 見備註/See Remarks 7.(d)(i) · 見備註/See Remarks 7.(d)(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
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,
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
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
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
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. (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，「臨時合約」指買方根據招標公告、投標表格及出售條款遞交的投標表格，以及賣方根據招標公告、投標表格及出售條款接受要約，並按照出售條款而訂立的協議。賣方接受投
In this Remark 7, "Preliminary Agreement" means the agreement made hereunder by virtue of the submission of the Form of Tender by the Purchaser and the Acceptance of Offer by the Vendor in accordance with the Tender Notice, the Form of Tender and these Conditions. The date of the Vendor's acceptance of the Tender is the date of the Preliminary Agreement.
- (c) 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)
- (i) -買價5%：在簽署臨時合約時支付作為臨時訂金；
-5% of Purchase Price: as preliminary deposit upon signing of the Preliminary Agreement;
-買價5%：於臨時合約日期後起計30日內支付作為進一步訂金；
-5% of Purchase Price: as further deposit payable within 30 days after the date of the Preliminary Agreement;
-買價90%：須於買賣物業的交易完成日(即臨時合約日期後起計90日)或之前支付作為買價餘款。
-90% of Purchase Price: as balance of the Purchase Price payable on or before completion of the sale and purchase of the Property which shall take place on a date which is 90 days after the date of the Vendor's acceptance of the Preliminary Agreement.
- (ii) -買價5%：在簽署臨時合約時支付作為臨時訂金；
-5% of Purchase Price: as preliminary deposit upon signing of the Preliminary Agreement;
-買價5%：於臨時合約日期後起計30日內支付作為進一步訂金；
-5% of Purchase Price: as further deposit payable within 30 days after the date of the Preliminary Agreement;
-買價90%：須於買賣物業的交易完成日(即臨時合約日期後起計210日)或之前支付作為買價餘款。
-90% of Purchase Price: as balance of the Purchase Price payable on or before completion of the sale and purchase of the Property which shall take place on a date which is 210 days after the date of the Vendor's acceptance of the Preliminary Agreement.
- (d) 相關價單或招標文件中可就購買該期數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 available with the purchase of a specified residential property in the Phase under the price list or Tender Document concerned
- (i) 買方可向由賣方安排的財務公司就買入該物業的融資申請以下其中一項：
The Purchaser can apply to finance company arranged by the Vendor for EITHER one of the followings:
- (a) 第一按揭貸款，貸款額不超過買價八成半。買方於成交提款日起息供分期，首三十六個月之利率按香港上海滙豐銀行有限公司之不時釐訂港元最優惠利率(「優惠利率」)減2%(P-2% p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1%(P-1% p.a.)計算，其後全期按優惠利率(P% p.a.)計算，利率浮動；或
first mortgage loan for financing of the purchase of the Property and the first mortgage loan amount shall not exceed 85% of the Purchase Price. The Purchaser will have to pay monthly instalments and interest will be accrued starting from the day of drawdown upon completion and interest on the first mortgage loan will be calculated at the interest rate at 2% below the Hong Kong Dollar Best Lending Rate (P-2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("the Best Lending Rate") for the first 36 months and at the interest rate at 1% below the Best Lending Rate (P-1% p.a.) from the 37th month to the 60th month; and thereafter at the interest rate at the Best Lending Rate (P% p.a.), subject to fluctuation; OR
- (b) 第二按揭貸款，貸款額不超過買價四成(第一按揭及第二按揭的總貸款額不可超過買價九成)。買方於成交提款日起息供分期，首二十四個月之利率按優惠利率減2%(P-2% p.a.)計算，其後全期按優惠利率(P% p.a.)計算，利率浮動。買方清楚明白第二按揭必須於買方獲「特約銀行」作為第一按揭貸款人同意承做第一按揭後方可成立。
the second mortgage loan for financing of the purchase of the Property and the second mortgage loan amount shall not exceed 40% of the Purchase Price (the total amount of the first mortgage loan and the second mortgage loan shall not exceed 90% of the Purchase Price). The Purchaser will have to pay monthly instalments and interest will be accrued starting from the day of drawdown upon completion and interest on the second mortgage loan will be calculated at the interest rate at 2% below the Best Lending Rate (P-2% p.a.) for the first 24 months; and thereafter at the interest rate at the Best Lending Rate (P% p.a.), subject to fluctuation. The Purchaser fully understands that the second mortgage loan is further subject to the "designated bank" as first mortgagee lender offering the first mortgage loan.

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。有關之按揭貸款申請須由財務公司獨立審批。財務公司保留最終批核有關按揭貸款的最終權利。

The Purchaser and his/her/their/its guarantor(s) (if any) shall upon request from the finance company arranged by the Vendor provide sufficient documents to prove his/her/their/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/their/its guarantor(s). The relevant mortgage loan shall be approved by the finance company independently. The finance company reserves the final decision of the approval of the relevant mortgage loan.

- (ii) (a) 於簽署正式合約後，買方有權於賣方自行指定之期間內由賣方發出書面通知日期後14天內，以列出車位售價的八折，認購屆時賣方指定的「車位價單」內所列並仍可供買方選擇的翠峰停車位不多於一個。惟倘若買方不於上述時限內行使認購所述停車位之權利，該權利將會自動失效，且不得於任何該時間之後行使。
After the signing of the Formal Agreement, the Purchaser shall have the right to purchase not more than one of any car parking spaces as listed in the "Price List of Parking Spaces" designated by the Vendor which is still available for selection at a 20% discount at the listed price(s) of the car parking space(s) of Green Lodge within 14 days after the date of issuance of the written notification by the Vendor, and such written notification shall be issued within the designated time period as the Vendor may decide. If the Purchaser fails to exercise the right to purchase the car parking space as stated above within such stipulated time limit, such right to purchase car parking space shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter.
- (b) 本條第7(d)(ii)(c)款限制的情況下，買方可向由賣方安排的財務公司就買入上述的停車位的融資申請第一按揭，條件及條款如下：
Subject to the condition in clause 7(d)(ii)(c) below, the Purchaser can apply to finance company arranged by the Vendor for a first mortgage for the above-mentioned car parking space on terms and conditions as more particularly stipulated below:
第一按揭貸款，貸款額不超過車位售價八成半。買方於成交提款日起息供分期，首三十六個月之利率按香港上海滙豐銀行有限公司之不時釐訂港元最優惠利率(「優惠利率」)減2%(P-2% p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減1%(P-1% p.a.)計算，其後全期按優惠利率(P% p.a.)計算，利率浮動。
The first mortgage loan amount shall not exceed 85% of the purchase price of the car parking space. The Purchaser will have to pay monthly instalments and interest will be accrued starting from the day of drawdown upon completion and interest on the first mortgage loan will be calculated at the interest rate at 2% below the Hong Kong Dollar Best Lending Rate (P-2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("the Best Lending Rate") for the first 36 months and at the interest rate at 1% below the Best Lending Rate (P-1% p.a.) from the 37th month to the 60th month; and thereafter at the interest rate at the Best Lending Rate (P% p.a.), subject to fluctuation.
買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以證明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。有關之按揭貸款申請須由財務公司獨立審批。財務公司保留最終批核有關按揭貸款的最終權利。
The Purchaser and his/her/their/its guarantor(s) (if any) shall upon request from the finance company arranged by the Vendor provide sufficient documents to prove his/her/their/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/their/its guarantor(s). The relevant mortgage loan shall be approved by the finance company independently. The finance company reserves the final decision of the approval of the relevant mortgage loan.
- (c) 買方必需成功申請並取得由賣方安排的財務公司有關該物業的第一按揭貸款(但不包括第二按揭貸款)，方可有資格向賣方安排的財務公司按上述第(7)(d)(ii)(b)款的條款申請上述停車位的第一按揭。該物業第一按揭的提款日必須早於上述停車位第一按揭的提款日或於同日提款。
The Purchaser is only eligible to apply for the first mortgage loan of the above-mentioned car parking space in accordance with sub-clause (7)(d)(ii)(b) above provided that the Purchaser shall have successfully applied for and obtained the first mortgage loan of the Property (but not including the second mortgage loan) from the finance company arranged by the Vendor. The date of drawdown of the first mortgage of the Property shall either be on or before the date of the drawdown of the first mortgage of the above-mentioned car parking space.

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

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

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(日-月-年)

Date & Time of Update:

(DD-MM-YYYY)