# 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

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發展項目名稱	高爾夫・御苑	期數(如有)	
Name of Development	Eden Manor	Phase No. (if any)	
發展項目位置 Location of Development	青山公路古洞段88號 No. 88 Castle Peak Road Kwu Tung		

<u>重要告示</u>: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。

Important1. 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<br/>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)
		終止買賣合約的日期		住宅物業	的描述			售價修改的細節及日期		買方是賣方的
臨時買賣合約的日期	買賣合約的日期					關車位的資料)	成交金額	(日-月-年)	支付條款	有關連人士
(日-月-年)	(日-月-年)	(日-月-年)		tion of Re						
Date of PASP	Data of ACD	Detersfermineting				, please also	Transaction Price	Details and date (DD-MM-YYYY)	Terms of Payment	The purchaser is a related
(DD-MM-YYYY)	Date of ASP (DD-MM-YYYY)	Date of termination of ASP (if applicable)	provide	details of	the park	ing space)		of any revision of price		party to the vendor
(==	(	(DD-MM-YYYY)	大廈名稱	樓層	單位	車位(如有) Car-parking space				
		, , ,	Block Name	Floor	Unit	(if any)				
01-03-2017	08-03-2017		1	8	А		\$21,391,000		(A)付款辦法 Payment method (A)	
									買方可優先認購發展項目的一個停車位	
									可供買方認購停車位並不包括編號為R01至R50之停車位	
									The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking spaces number R01 to R50	
									(参考出售條款中第21條)	
									(as referred to in Condition 21 of the Conditions of Sale)	
01-03-2017	08-03-2017		2	17	В		\$18,370,000		(A)付款辦法 Payment method (A)	
									-	
									買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位	
									The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase	
									excludes car parking spaces number R01 to R50	
									(参考出售條款中第21條) (as referred to in Condition 21 of the Conditions of Sale)	
									(as referred to in Condition 21 of the Conditions of Sale)	
01-03-2017	08-03-2017		2	20	В		\$18,643,000		(A)付款辦法 Payment method (A)	
									買方可優先認購發展項目的一個停車位	
									可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the	
									Development. The car parking space which may be available for purchase excludes car parking spaces number R01 to R50	
									(参考出售條款中第21條)	
									(参考出皆陳秋中第21兩) (as referred to in Condition 21 of the Conditions of Sale)	
01-03-2017	08-03-2017		7	9	Е		\$6,558,780		(B)付款辦法	
									Payment method (B)	
01-03-2017	08-03-2017		1	8	В		\$24,828,140		(B)付款辦法 Payment method (B)	
									買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位	
									The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking spaces number R01 to R50	
									(參考出售條款中第21條)	
									(as referred to in Condition 21 of the Conditions of Sale)	
			7	18	Е				(B)付款辦法 Payment method (B)	
			/	10	E				i ayneiri inciroa (b)	
	I									

(A)	(B)	(C)		(1	D)		(E)	(F)	(G)	(H)
		終止買賣合約的日期		住宅物業	的描述			售價修改的細節及日期		買方是賣方的
臨時買賣合約的日期	買賣合約的日期	(如適用)		1,請一併	f提供有	關車位的資料)	成交金額	(日-月-年)	支付條款	有關連人士
(日-月-年) Date of PASP	(日-月-年) Date of ASP	(日-月-年) Date of termination of	(if parkin		included	Property , please also ing space)	Transaction Price	Details and date (DD-MM-YYYY) of any revision of price	Terms of Payment	The purchaser is a related party to the vendor
(DD-MM-YYYY)	(DD-MM-YYYY)	ASP (if applicable) (DD-MM-YYYY)	大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
04-03-2017	09-03-2017		2	16	В		\$18,257,760		(買單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減7%(93%) 7% discount from the price (93%) 印花稅優惠 - 印花稅過渡性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate 買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking spaces mumber R01 to R50	
04-03-2017	09-03-2017		3	9	A		\$14,679,980		信單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依限售價減6%(9%)) 6% discount from the price (94%) 印花稅優惠 - 印花稅過速性貢款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate 贾方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking spaces which may be available for purchase excludes car parking spaces mumber R01 to R50	
04-03-2017	09-03-2017		3	12	A		\$14,909,340		信單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依張管環滅6%(94%) 6% discount from the price (94%) 印花稅優惠 - 印花稅過渡性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate 贾方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking spaces which may be available for purchase excludes car parking spaces number R01 to R50	
04-03-2017	10-03-2017		3	18	A		\$15,053,910		信軍第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減7%(53%) 7% discount from the price (93%) 印花稅優惠 - 印花稅過速性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate 買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking spaces which may be available for purchase excludes car parking spaces number R01 to R50	

(A)	(B)	(C)		(I	D)		(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年)	買賣合約的日期 (日-月-年)	終止買賣合約的日期 (如適用) (日-月-年)	(如包括車位	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		成交金額	售價修改的細節及日期 (日-月-年)	支付條款	買方是賣方的 有關連人士	
Date of PASP (DD-MM-YYYY)	Date of ASP (DD-MM-YYYY)	Date of termination of ASP (if applicable)	(if parkin	g space is	included the park	l, please also ing space) 重位(加有)	Transaction Price	Details and date (DD-MM-YYYY) of any revision of price	Terms of Payment	The purchaser is a related party to the vendor
		(DD-MM-YYYY)	入厦石柟 Block Name	慢層 Floor	里位 Unit	Car-parking space (if any)				
04-03-2017	10-03-2017		7	7	F		\$8,195,860		價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照管價減6%(04%) 6% discount from the price (04%) 印花稅優惠 - 印花稅過還性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate	
04-03-2017	10-03-2017		7	8	Е		\$6,519,840		價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價源6%(94%) 6% discount from the price (94%) 印花稅優惠 - 印花稅過還性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate	
04-03-2017	08-03-2017		7	8	F		\$8,147,730		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減7%(93%) 7% discount from the price (93%) 印花稅優惠 - 印花稅過渡性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate	
04-03-2017	10-03-2017		7	12	Е		\$6,539,760		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減7%(93%) 7% discount from the price (93%) 印花稅優惠 - 印花稅過渡性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate	
04-03-2017	10-03-2017		9	20	В		\$15,450,090		(管軍第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減7%(93%) 7% discount from the price (93%) 印花稅優惠。印花稅過渡性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate 買方可優先認購發展項目的一個停車位 可供買力認購停車位並不包括總資本NOI SES0之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking space which may be available for purchase excludes car parking spaces number R01 to R50	

(A)	(B)	(C)		(1	D)		(E)	(F)	(G)	(H)			
臨時買賣合約的日期	買賣合約的日期	終止買賣合約的日期 (如適用)		住宅物業 1.請一併		關車位的資料)	成交金額	售價修改的細節及日期 (日-月-年)	支付條款	買方是賣方的 有關連人士			
(日-月-年) Date of PASP	(日-月-年) Date of ASP	(日-月-年) Date of termination of	Description of Residential Property (if parking space is included, please also provide details of the parking space)			, please also	Transaction Price	Details and date (DD-MM-YYYY) of any revision of price	Terms of Payment	The purchaser is a related party to the vendor			
(DD-MM-YYYY)	(DD-MM-YYYY)	ASP (if applicable) (DD-MM-YYYY)	大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)							
04-03-2017	10-03-2017		9	12	A		\$31,030,340		信軍第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價源6%(94%) 6% discount from the price (94%) 印花稅優惠,6 印花稅過渡性貸款或現金回贈				
									HIUDALWE HIUDARZETEAWACEALEINE Stamp Duty Offer(3) - Stamp Duty Transitional Loan or Cash Rebate 買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking space number R01 to R50				
			3	16	А				價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價減6%(04%) 6% discount from the price (94%)				
									印花稅優惠 - 印花稅過渡性貸款或現金回贈 Stamp Daty Offer(3) - Stamp Duty Transitional Loan or Cash Rebate 買方可優先認購發暖項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking space snumber R01 to R50				
04-03-2017	10-03-2017		3	21	A		\$30,402,420		(價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照普價讓後%(94%) 6% discount from the price (94%) 印花稅優惠・印花稅過渡性貸款或現金回贈				
		3	3	3	3	3	21	В				Stamp Duty Offer(3) - Stamp Duty Transitional Leano or Cash Rebate 買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R012至R50之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking space shich may be available for purchase excludes car parking space shich may be available for purchase mathematical and the state of the state of the state of the Development and the state of the state of the state of the Development and the state of the state of the state of the Development method (8) of Price List No. 1 依据曾儒演命(94%)	
									10.300 (1498) 10.300 (1498) 10.				

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
		終止買賣合約的日期		住宅物業	的描述			售價修改的細節及日期		買方是賣方的
臨時買賣合約的日期	買賣合約的日期	(如適用)	(如包括車位,請一併提供有關車位的資料)			關車位的資料)	成交金額	(日-月-年)	支付條款	有關連人士
(日-月-年)	(日-月-年)	(日-月-年)		tion of Re						
Date of PASP	Date of ASP	Date of termination of				, please also ing space)	Transaction Price	Details and date (DD-MM-YYYY) of any revision of price	Terms of Payment	The purchaser is a related party to the vendor
(DD-MM-YYYY)	(DD-MM-YYYY)	ASP (if applicable) (DD-MM-YYYY)	大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
04-03-2017	10-03-2017		9	10	А		\$30,775,600		(價單第1號(B)(付款辦法 Payment method (B) of Price List No. 1 依照售價減6%(94%) 6% discount from the price (94%)	
									印花稅優惠 - 印花稅過渡性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate	
									買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking space number R01 to R50	
			9	10	В				價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照借價運約(94%) 6% discount from the price (94%)	
									印花稅優惠 - 印花稅過渡性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate	
									買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchases shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking spaces number R01 to R50	
08-03-2017	14-03-2017		7	15	F		\$8,392,320		價單第1號(A)付款辦法 Payment method (A) of Price List No. 1 依照售價減7%(93%) 7% discount from the price (93%)	
									印花稅優惠 - 印花稅過渡性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate	
09-03-2017	16-03-2017		1	9	А		\$42,580,000		(C)付款辦法 Payment method (C)	
									買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R502停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking spaces number R01 to R50	
									(参考出售條款中第21條) (as referred to in Condition 21 of the Conditions of Sale)	
			1	9	В				(C)付款辦法 Payment method (C)	
									買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括編號為R01至R50之停車位 The Purchases shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking spaces number R01 to R50	
									(参考出售條款中第21條) (as referred to in Condition 21 of the Conditions of Sale)	

(A)	(B)	(C)		(D)				(F)	(G)	(H)					
臨時買賣合約的日期 (日-月-年) Date of PASP	買賣合約的日期 (日-月-年) Date of ASP		(日-月-年)	(如適用) (日-月-年)	(如適用) (日-月-年)	(如適用) (日-月-年)	(如適用) (日-月-年)	(如包括車位 Descrip (if parkin	tion of Re	并提供有 sidential included	關車位的資料) Property , please also ing 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
(DD-MM-YYYY)	(DD-MM-YYYY)	ASP (if applicable) (DD-MM-YYYY)	大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)									
17-03-2017	24-03-2017		7	10	Е		\$6,582,820		價單第1號(B)付款辦法 Payment method (B) of Price List No. 1 依照售價源6%(9%)) 6% discount from the price (94%) 印花稅優惠 - 印花稅過速性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate						
22-03-2017	28-03-2017		3	22	A		\$15,400,800		(A)付款辦法 Payment method (A) 買方可優先認購發展項目的一個停車位 可供買方認購停車位並不包括攝號為OI至RSO之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking space snumber R01 to R50 (參考出售條款中第21條) (as referred to in Condition 21 of the Conditions of Sale)						
25-03-2017	28-03-2017		3	6	A		\$14,450,620		信單第1號(B)(付款辦法 Payment method (B) of Price List No. 1 依照管理滅6%(94%) 6% discount from the price (94%) 印花稅優惠。印花稅過渡性貸款或現金回贈 Stamp Duty Offer(s) - Stamp Duty Transitional Loan or Cash Rebate 買方可優先認購發展項目的一個停車位 可供買方認購停在並不包括機識為K01至K90之停車位 The Purchaser shall have a priority to purchase ONE car parking space of the Development. The car parking space which may be available for purchase excludes car parking space snumber R01 to R50						

### 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 "\screw" 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.

# (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.

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

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

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