

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	St. George's Mansions	期數 (如有) Phase No. (If any)	--
發展項目位置 Location of Development	何文田嘉道理道24A號 (此臨時門牌號數有待發展項目建成時確認。) 24A Kadoorie Avenue, Ho Man Tin (The provisional street number is subject to confirmation when the Development is completed.)		

- 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，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內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。成交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 Notes:

- (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 of Transactions 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) 臨時買賣 合約的 日期 (日-月-年) Date of PASP (DD-MM-YYYY)	(B) 買賣合約 的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	(C) 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)	(D) 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)				(E) 成交金額 Transaction Price	(F) 售價修改的 細節及日期 (日-月-年) Details and date (DD-MM-YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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)				
07/08/2020	14/08/2020		第2座 Tower 2	9	A	R047	\$86,000,000		-成交金額5%即臨時訂金已於簽署臨時買賣合約時繳付; 5% of the Transaction Price being preliminary deposit has been paid upon signing of the PASP; -成交金額5%即再付訂金於買方簽署買賣合約時繳付; 5% of the Transaction Price being further deposit shall be paid upon the Purchaser's signing of the Agreement for sale and purchase; -成交金額10%即部份售價於買方簽署臨時買賣合約後90日內繳付; 10% of the Transaction Price being part payment shall be paid within 90 days after signing of the PASP; -成交金額10%即部份售價於買方簽署臨時買賣合約後360日內繳付; 10% of the Transaction Price being part payment shall be paid within 360 days after signing of the PASP; -成交金額70%即成交金額餘款於買方簽署臨時買賣合約後540日內繳付; 70% of the Transaction Price being balance of Transaction Price shall be paid within 540 days after signing of the PASP; -見以下備註7(c)(i) See the following remark 7(c)(i)	
13/08/2020	20/08/2020		第1座 Tower 1	16	A		\$115,000,000		-成交金額5%即臨時訂金已於簽署臨時買賣合約時繳付; 5% of the Transaction Price being preliminary deposit has been paid upon signing of the PASP; -成交金額5%即再付訂金於買方簽署臨時買賣合約後60日內繳付; 5% of the Transaction Price being further deposit shall be paid within 60 days after signing of the PASP; -成交金額90%即成交金額餘款於買方簽署臨時買賣合約後180日內繳付; 90% of the Transaction Price being balance of Transaction Price shall be paid within 180 days after signing of the PASP; -見以下備註7(c)(i) See the following remark 7(c)(i) -見以下備註7(c)(ii) See the following remark 7(c)(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 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, 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 –

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) 該賣方屬法團，而該人是 –

where that vendor is a corporation, the person is -

- (i) 該賣方的董事，或該董事的父母、配偶或子女；

a director of that vendor, or a parent, spouse or child of such a director;

- (ii) 該賣方的經理；

a manager of that vendor;

- (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；

a private company of which such a director, parent, spouse, child or manager is a director or shareholder;

- (iv) 該賣方的有聯繫法團或控股公司；

an associate corporation or holding company of that vendor;

- (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

- a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
- (vi) 上述有聯繫法團或控權公司的經理；
a manager of such an associate corporation or holding company;
- (b) 該賣方屬個人，而該人是一
where that vendor is an individual, the person is -
- (i) 該賣方的父母、配偶或子女；或
a parent, spouse or child of that vendor; or
- (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) 該賣方屬個人，而該人是一
where that vendor is a partnership, the person is -
- (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
a partner of that vendor, or a parent, spouse or child of such a partner; or
- (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。
a private company of which such a partner, parent, spouse, child is a director or shareholder.
- (d) 為本紀錄冊的目的，「賣方」指：
For the purpose of this register, "vendor" means:
- (i) 中電地產投資有限公司（作為「擁有人」）*；及
CLP Property Investment Limited (as "Owner")*； and
- (ii) 寶勢有限公司（作為「如此聘用的人」）#。
Pacific Shine Limited (as "Person so Engaged")#.
- *「擁有人」指該物業法律上的擁有人或實益擁有人。
*"Owner" means the legal or beneficial owner of the Property.
- #「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、完成及銷售的過程的人士。
#"Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.
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。因應相關支付條款及／或折扣（如有）按售價計算得出之價目，皆以向下捨入方式換算至百位數作為成交金額（即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, "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. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the Transaction Price (i.e. the actual price of the residential property stated in the Preliminary Agreement for Sale and Purchase and the "Transaction Price" stated in column (E)).

- (c) 相關價單或招標文件中可就購買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 available with the purchase of a specified residential property in the Development under the price list or Tender Document concerned:

- (i) 三年保證修繕缺漏

3-Year Defects Warranty

- (ii) 買方可享有認購發展項目內的一個住宅停車位的權利。買方可根據賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其認購權認購一個住宅停車位。

The Purchaser is entitled to an option to purchase one residential parking space in the Development. The Purchaser can exercise his/her/its option to purchase one residential parking space in accordance with the time limit and manner prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor.

- (iii) 如買方或買方(或其中一位買方)的近親(按下文定義)已購買屬於同一座數及同一層數的A單位及B單位(「A及B單位買方」),於賣方其後以價單形式發售與該A單位及B單位為同一座數及同一層數的其他住宅物業時(「同層單位」),A及B單位買方或A及B單位買方(或其中一位A及B單位買方)的近親可優先認購該同層單位(除非該同層單位已出售則除外)。為免疑問,如果有一個以上的A及B單位買方,則A及B單位買方應共同提名一個符合上述資格並行使優先認購同層單位的買方(「獲提名買方」)。提名應根據賣方日後公佈有關同層單位之價單及銷售安排所規定的時限、條款及方法,以書面形式提交給賣方,並由構成A及B單位買方的所有人簽署。

If the Purchaser or the Close Relative (as defined below) of the Purchaser (or any one of the Purchasers) have already purchased Flat A and Flat B which are located on the same floor and in the same tower ("Flat A & B Purchaser"), the Flat A & B Purchaser or the Close Relative of the Flat A & B Purchaser (or any one of the Flat A & B Purchasers) shall have the priority to purchase the other property which is located on the same floor and in the same tower as such Flat A and Flat B (the "Neighboring Flat") when the Vendor later offers the Neighboring Flat for sale by way of Price List (unless the Neighboring Flat is sold). For avoidance of doubt, if there are more than one Flat A & B Purchasers, the Flat A & B Purchaser shall jointly nominate only one purchaser who satisfies the above criteria to exercise the priority to purchase the Neighboring Flat (the "Nominated Purchaser"). The nomination shall be submitted to the Vendor in writing and signed by all person(s) comprising the Flat A & B Purchaser in accordance with the time limit, terms and manner as prescribed by the sales arrangements of the Neighboring Flat to be announced by the Vendor.

「近親」指買方(或其中一位買方)或A及B單位買方(或其中一位A及B單位買方)(視乎情況而定)的配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫子及孫女。如有任何爭議,賣方之決定為最終並對買方有約束力。

"Close Relative" means a spouse, parent, child, sibling, grandparent or grandchild of the Purchaser (or any one of the Purchasers) or the Flat A & B Purchaser (or any one of the Flat A & B Purchasers) (as the case may be). In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

8. 下述互聯網可連結到發展項目的價單: <http://www.stgeorgesmansions.hk>

The price list(s) of the Development can be found in the following website : <http://www.stgeorgesmansions.hk>

Date & Time of Update 更新日期及時間:

4:00 p.m.

20/8/2020

(DD-MM-YYYY) (日-月-年)