

**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	EIGHT KWAI FONG HAPPY VALLEY	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	桂芳街8號 8 KWAI FONG STREET		

- 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，期數的成交紀錄冊的目的是向公眾人士提供列於成交紀錄冊的關於該項目的交易資料，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 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
  - 2 According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register of Transactions of the Development is to provide a member of the public with the transaction information relating to the Phase, as set out in the Register of Transactions for understanding the residential property market conditions in Hong Kong. The personal data in the Register of Transactions 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
			樓層 Floor	單位 Unit				
26/10/2020	2/11/2020		3	F	11,832,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		5	A	12,739,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		5	B	12,802,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		6	A	12,930,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		6	B	12,989,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		6	F	12,424,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		7	F	12,788,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		9	A	13,493,000	在06-01-2021, 基於法例第35(2)(b) 條所容許的原因, 售價調整為 \$12,683,000。 On 06-01-2021, the price adjusted to \$12,683,000 due to the reason allowed under section 35(2)(b) of the Ordinance.	價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii) 價單第1B號 (A)付款辦法 Payment Plan (A) of Price List No.1B 見備註/See Remarks 7(c)(i)	
26/10/2020	2/11/2020		9	B	12,732,000		價單第1B號 (A)付款辦法 Payment Plan (A) of Price List No.1B 見備註/See Remarks 7(c)(i)	
26/10/2020	2/11/2020		10	A	13,695,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		11	A	13,901,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		15	A	14,321,000		價單第2A號 (C)付款辦法 Payment Plan (C) of Price List No.2A 見備註/See Remarks 7(c)(iii)	

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
			樓層 Floor	單位 Unit				
26/10/2020	2/11/2020		16	A	14,535,000		價單第2A號 (C)付款辦法 Payment Plan (C) of Price List No.2A 見備註/See Remarks 7(c)(iii)	
26/10/2020	2/11/2020		22	A	14,940,000		價單第2A號 (A)付款辦法 Payment Plan (A) of Price List No.2A 見備註/See Remarks 7(c)(i)	
31/10/2020	6/11/2020		3	B	11,757,000		價單第1B號 (A)付款辦法 Payment Plan (A) of Price List No.1B 見備註/See Remarks 7(c)(i)	
4/11/2020	11/11/2020		7	B	12,387,000		價單第1B號 (A)付款辦法 Payment Plan (A) of Price List No.1B 見備註/See Remarks 7(c)(i)	
4/11/2020	11/11/2020		7	A	13,124,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
4/11/2020	11/11/2020		11	F	13,761,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
16/11/2020	23/11/2020		5	F	12,060,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
16/11/2020	23/11/2020		10	F	13,584,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
27/11/2020	4/12/2020		8	A	13,293,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
27/11/2020	4/12/2020		8	B	13,345,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
31/12/2020	08/01/2021		3	E	11,543,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	
03/01/2021	08/01/2021		8	F	13,238,000		價單第1B號 (C)付款辦法 Payment Plan (C) of Price List No.1B 見備註/See Remarks 7(c)(iii)	

### 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 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 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，「售價」指相關價單第二部份中所列之價錢，而「相關價單」指有關住宅物業之價單，該價單在(G)欄列出。因應不同支付條款及／或折扣（如有）按售價計算得出之價目，皆以向下入方式換算至千位數作為成交金額。

In this Remark 7, "Price" means the price 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). The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded down to the nearest thousand to determine the Transaction Price.

c) (i) 120天成交計劃 (照售價減6%)

120 Days Completion Plan (6% Discount from the Price)

1) 樓價 5% (臨時訂金)於買方簽署臨時買賣合約時繳付，正式買賣合約須於買方簽署臨時買賣合約後5個工作日內簽署。

5% of the Purchase Price (preliminary deposit) shall be paid upon the Purchaser's signing of the preliminary agreement for sale and purchase, the formal agreement for sale and purchase must be signed within 5 working days after the Purchaser's signing of the preliminary agreement for sale and purchase.

2) 樓價 5% (加付訂金)於買方簽署臨時買賣合約後30天內支付。

5% of the Purchase Price (further deposit) shall be paid within 30 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

3) 樓價 90% (樓價餘額)於買方簽署臨時買賣合約後120天內成交時支付。

90% of the Purchase Price (balance of purchase price) shall be paid upon completion within 120 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

(ii) 360天成交計劃 (照售價減3%)

360 Days Completion Plan (3% Discount from the Price)

1) 樓價 5% (臨時訂金)於買方簽署臨時買賣合約時繳付，正式買賣合約須於買方簽署臨時買賣合約後5個工作日內簽署。

5% of the Purchase Price (preliminary deposit) shall be paid upon the Purchaser's signing of the preliminary agreement for sale and purchase, the formal agreement for sale and purchase must be signed within 5 working days after the Purchaser's signing of the preliminary agreement for sale and purchase.

2) 樓價 5% (加付訂金)於買方簽署臨時買賣合約後30天內支付。

5% of the Purchase Price (further deposit) shall be paid within 30 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

3) 樓價 5% (加付訂金)於買方簽署臨時買賣合約後90天內支付。

5% of the Purchase Price (further deposit) shall be paid within 90 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

4) 樓價 85% (樓價餘額)於買方簽署臨時買賣合約後 360天內成交時支付。

85% of the Purchase Price (balance of purchase price) shall be paid upon completion within 360 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

(iii) 「1440 GO」先住後付付款計劃 (只適用於個人買家) (照售價)

"1440 GO" Early Occupation Payment Plan (Only applicable to the individual Purchaser) (at the Price)

1) 樓價 5% (臨時訂金)於買方簽署臨時買賣合約時繳付，正式買賣合約須於買方簽署臨時買賣合約後5個工作日內簽署。

5% of the Purchase Price (preliminary deposit) shall be paid upon the Purchaser's signing of the preliminary agreement for sale and purchase, the formal agreement for sale and purchase must be signed within 5 working days after the Purchaser's signing of the preliminary agreement for sale and purchase.

2) 樓價 5% (加付訂金)於買方簽署臨時買賣合約後30天內支付。

5% of the Purchase Price (further deposit) shall be paid within 30 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

3) 樓價 90% (樓價餘額)於買方簽署臨時買賣合約後1440天內成交時支付。

90% of the Purchase Price (balance of purchase price) shall be paid upon completion within 1440 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

4) 在買方滿足以下先決條件的前提下，賣方同意買方由簽署臨時買賣合約後120天(或在買賣雙方同意下的一個較早的日期)起至簽署臨時買賣合約後1440天內佔用該物業：

Subject to the conditions precedent below being satisfied by the Purchaser, the Vendor agrees the Purchaser to occupy the Property from 120 days (or an earlier date to be mutually agreed by the Vendor and the Purchaser) after the date of signing of the preliminary agreement for sale and purchase to 1440 days after the date of signing of the preliminary agreement for sale and purchase

i) 買方須簽署該物業的准用許可證，格式由賣方律師訂明，買方不得要求任何修改；

The Purchaser shall execute a licence agreement in respect of the Property in the form prescribed by the Vendor's solicitors without amendment;

ii) 買方向賣方另外支付相等於樓價 5%作為准用許可費用及買方須每年向賣方支付相等於樓價3%作為佔用物業金，佔用物業金以上期形式每年繳交。在買方未有違反准用許可協議的任何條款及按買賣合約條款完成交易為前提下，佔用期內所付之准用許可費用及佔用物業金全數以回贈形式回贈並用以支付部份樓價餘額。

The Purchaser shall separately pay to the Vendor a licence fee equivalent to 5% of the Purchase Price and an occupation property fee equivalent to 3% of the Purchase Price per year. The occupation property fee shall be payable in advance. Subject to there being no breach of any terms and conditions under the licence agreement and the Purchaser completing the sale and purchase in accordance with the terms and conditions of the agreement for sale and purchase, the licence fee and the occupation property fee shall be refunded in full as a rebate and applied as part payment of the balance of the purchase price

iii) 買方必須負責繳付准用許可證之印花稅裁定費、印花稅(如有)及註冊費、簽訂准用許可證所需之律師費及於佔用期內該物業之管理費、差餉、地租及其他開支等。

The Purchaser shall be responsible to pay for the stamp duty adjudication fee, stamp duty (if any) and registration fee on the licence agreement, the legal costs for the preparation and execution of the licence agreement and the management fees, government rates and rents and all other outgoings, etc. of the property within the licence period.

iv) 買方在受限於准用許可證的前提下可按下列條款分許可佔用該物業予第三者(“分許可佔用人”)：

The Purchaser may (subject to the licence agreement) grant sub-licence to use the Property to a third party (“Sub-Licensee”) subject to the following conditions:

a) 買方須獲得賣方之事先書面同意；

The Purchaser shall obtain prior written consent from the Vendor;

b) 買方須安排分許可佔用人簽署該物業的分許可佔用證，格式由賣方律師訂明，買方及/或分許可佔用人不得要求任何修改；

The Purchaser shall procure the Sub-Licensee to execute a sub-licence agreement in respect of the Property in the form prescribed by the Vendor's solicitors without amendment;

c) 買方須安排分許可佔用人簽署確認書，以確認及同意一旦分許可佔用證不論因任何原因而被中止(包括但不限於買方未能按正式合約條款完成交易及付清部份樓價、樓價餘額及其他款項)，分許可佔用證即同時中止，分許可佔用人即再無權利佔用及使用該物業並須即時將該物業交吉予賣方。確認書之格式由賣方律師訂明，買方及/或分許可佔用人不得要求任何修改；及

The Purchaser shall procure the Sub-Licensee to execute an acknowledgement letter so that the Sub-Licensee shall acknowledge and agree that, in the event that the sub-licence agreement shall have been terminated by whatever reasons (including, without limitation, the Purchaser failing to complete the purchase and pay the part payment of the Purchase Price, the balance of the Purchase Price and other payments in accordance with the terms and conditions of the Formal Agreement), the sub-licence agreement shall be simultaneously terminated, and the Sub-Licensee shall have no further right to occupy and use the Property and shall deliver vacant possession of the Property to the Vendor immediately. The acknowledgement letter shall be in the form prescribed by the Vendor's solicitors without amendment; and

d) 買方須負責繳付擬備及簽署分許可佔用證所需之印花稅裁定費及印花稅(如有)、律師費及雜費及於佔用期該物業之一切開支，並須於簽訂分許可佔用證時支付。

The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the sub-licence agreement, the legal costs and disbursements for the preparation and execution of the sub-licence agreement and all outgoings of the Property during the Term and be paid upon the signing of the sub-licence agreement.

v) 准用許可證及分許可佔用證受其他條款及細則約束。

The licence agreement and sub-licence agreement are subject to other terms and conditions.

5) 受制於合約，如買方選擇提前按買賣合約條款完成交易及付清樓價，買方可根據以下列表獲樓價餘額回贈「回贈」。惟買方須於成交之前不少於30天以書面通知賣方代表律師，賣方會於收到申請並證實有關資料無誤後將回贈直接用於支付部份樓價餘額。

Subject to contract, if the Purchaser who chooses to complete the sale and purchase in advance in accordance with the terms of the agreement for sale and purchase and full payment of the Purchase Price, the Purchaser shall be entitled to have a rebate of balance of purchase price according to the table below (“Rebate”) provided that the Purchaser shall give not less than 30 days prior written notice to the Vendor’s Solicitors before completion. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Rebate for part payment of the balance of the purchase price directly.

回贈列表:

**Rebate Table:**

提前完成交易日期 <b>Date of the Completion in advance</b>	回贈金額 <b>Amount of Rebate</b>
簽署臨時買賣合約後的240天內 <b>Within 240 days after the signing of the Preliminary Agreement for Sale and Purchase</b>	樓價餘額之5% <b>5% of balance of purchase price</b>
簽署臨時買賣合約後的480天內 <b>Within 480 days after the signing of the Preliminary Agreement for Sale and Purchase</b>	樓價餘額之4% <b>4% of balance of purchase price</b>
簽署臨時買賣合約後的720天內 <b>Within 720 days after the signing of the Preliminary Agreement for Sale and Purchase</b>	樓價餘額之3% <b>3% of balance of purchase price</b>
簽署臨時買賣合約後的960天內 <b>Within 960 days after the signing of the Preliminary Agreement for Sale and Purchase</b>	樓價餘額之2% <b>2% of balance of purchase price</b>
簽署臨時買賣合約後的1200天內 <b>Within 1200 days after the signing of the Preliminary Agreement for Sale and Purchase</b>	樓價餘額之1% <b>1% of balance of purchase price</b>

8 下述互聯網可連結到此期數的價單：<https://www.8kwaifong.com.hk>

The price list(s) of the Phase can be found in the following website: <https://www.8kwaifong.com.hk>

更新日期及時間：  
(12:15pm 08-01-2021)

Date & Time of Update:  
(12:15pm 08-01-2021)