

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	大學閣 University Heights	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	旭龢道 42 號 No. 42 Kotewall Road		

重要告示： 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。

Important Note: 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.

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)				
20-10-2021	27-10-2021		第 1 座 Tower 1	9	A	地庫 1 層汽車停車位 P10 號 Car Parking Space No. P10 on the Basement 1 Floor	\$80,100,000		招標文件第1-A號 Tender Document No. 1-A (1) 支付條款 A (見備註 7(c)(i)) Term of Payment A (See Remark 7(c)(i)) (2) 延長保養欠妥之處優惠(見備註 7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
17-12-2021	24-12-2021		第 1 座 Tower 1	15	A	地庫 1 層汽車停車位 P2 號 Car Parking Space No. P2 on the Basement 1 Floor	\$95,220,000		招標文件第2-D號 Tender Document No. 2-D (1) 支付條款A1 (見備註7(c)(ii)) Term of Payment A1 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
17-12-2021	24-12-2021		第 1 座 Tower 1	15	B	地庫 1 層汽車停車位 P5 號 Car Parking Space No. P5 on the Basement 1 Floor	\$91,872,000		招標文件第2-D號 Tender Document No. 2-D (1) 支付條款A1 (見備註7(c)(ii)) Term of Payment A1 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
17-12-2021	24-12-2021		第 1 座 Tower 1	16	A	地庫 1 層汽車停車位 P3 號及 P4 號 Car Parking Spaces Nos. P3 and P4 on the Basement 1 Floor	\$258,054,000		招標文件第2-D號 Tender Document No. 2-D (1) 支付條款A1 (見備註7(c)(ii)) Term of Payment A1 (See Remark 7(c)(ii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	
17-12-2021	24-12-2021		第 1 座 Tower 1	9	B	地庫 1 層汽車停車位 P17 號 Car Parking Space No. P17 on the Basement 1 Floor	\$77,299,200		招標文件第3-A號 Tender Document No. 3-A (1) 支付條款A2 (見備註7(c)(iii)) Term of Payment A2 (See Remark 7(c)(iii)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))	

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 of any revision of price (DD-MM-YYYY)	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)				
14-01-2022			第 1 座 Tower 1	6	B	地庫 1 層汽車停車位 P28 號 Car Parking Space No. P28 on the Basement 1 Floor	\$69,500,000	招標文件第4-K號 Tender Document No. 4-K (1) 支付條款A3 (見備註7(c)(iv)) Term of Payment A3 (See Remark 7(c)(iv)) (2) 延長保養欠妥之處優惠(見備註7(d)) Extended Defect Maintenance Offer (See Remark 7(d))		

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 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“v”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 “v” 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(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.
- (b) 於本備註 7 內，「樓價」是指買方在相關招標文件第 2 部份：要約表格(「相關要約表格」)內訂明的樓價以向賣方要約購買指明住宅物業的樓價(即(E) 欄所指的「成交金額」，亦即於臨時買賣合約(「臨時合約」)及買賣合約(「買賣合約」)中所載列之樓價)，而「相關招標文件」是指發展項目之招標文件，該招標文件在(G) 欄內列出。
In this Remark 7, “Purchase Price” means the purchase price specified by the purchaser in Part 2: Offer Form of the relevant Tender Documents (“relevant Offer Form”) for the purchase of the specified residential property from the Vendor (i.e., the “Transaction Price” as set out in column (E) and also the purchase price of the specified residential property as stated in the PASP (preliminary agreement for sale and purchase) (“Preliminary Agreement”) and the ASP (agreement for sale and purchase) (“Agreement”); and “relevant Tender Documents” means the tender documents in relation to the relevant specified residential property of the Development.
- (c) (i) 在相關要約表格內經買方所揀選的支付條款 A Term of Payment A opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of the relevant Offer Form and, if the tender is accepted by the Vendor, shall be applied as the preliminary deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement;
 - (3) 樓價 5% 在接納書的日期之後的 120 日內支付作為部份樓價；及
5% of the Purchase Price as part payment of Purchase Price shall be paid within 120 days after the date of the Letter of Acceptance; and
 - (4) 樓價 85% 作為樓價的餘額，在成交時支付，成交日期為接納書的日期之後的 240 日內支付。
85% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before a date which is 240 days after the date of the Letter of Acceptance.
- (ii) 在相關要約表格內經買方所揀選的支付條款 A1 Term of Payment A1 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2022 年 3 月 31 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 31st March 2022.
- (iii) 在相關要約表格內經買方所揀選的支付條款 A2 Term of Payment A2 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署相關要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在接納書的日期之後的 60 日內支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid within 60 days after the date of the Letter of Acceptance; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2022 年 6 月 30 日或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 30th June 2022.
- (iv) 在相關要約表格內經買方所揀選的支付條款 A3 Term of Payment A3 opted by the Purchaser under the relevant Offer Form
- (1) 樓價 5% 於簽署本要約表格時支付作為臨時訂金（如招標被賣方接納）；
5% of the Purchase Price shall be paid upon signing of this Offer Form and, if the tender is accepted by the Vendor, shall be applied as the Preliminary Deposit;
 - (2) 樓價 5% 在簽署正式合約時支付作為進一步訂金；
5% of the Purchase Price as further deposit shall be paid upon signing of the Formal Agreement; and
 - (3) 樓價 90% 作為樓價的餘額，在成交時，即 2022 年 6 月 30 日(「成交日期」)或之前支付。
90% of the Purchase Price as balance of the Purchase Price shall be paid on completion which shall take place on or before 30th June 2022.

(d) 延長保養欠妥之處優惠 Extended Defect Maintenance Offer

在不損害出售條款及正式合約的條款的原則下，凡指明住宅物業或裝置、裝修物料及設備(定義見指明住宅物業之正式合約)有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，買方可於指明住宅物業買賣成交日期起計 12 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救(「延長保養欠妥之處優惠」)。如有任何爭議，賣方有最終決定權。惟此延長保養欠妥之處優惠僅屬於有關買方，並僅供買方享用及獲得。此延長保養欠妥之處優惠不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the provisions of the Conditions of Sale and the Formal Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 12 months after the date of completion of the sale and purchase of the specified residential property remedy any defects to the specified residential property or the fittings, finishes and appliances (as mentioned in the Formal Agreement) caused otherwise than by the act or neglect of the Purchaser ("Extended Defect Maintenance Offer"). In case of any dispute, the decision of the Vendor shall be final. However, this Extended Defect Maintenance Offer is personal to the Purchaser and is to be enjoyed by the Purchaser only. This Extended Defect Maintenance Offer is non-assignable, non-transferable and subject to other terms and conditions.

8. 下述互聯網可連結到此發展項目的價單：<https://www.universityheights.hk/>
The price list(s) of the development can be found in the following website: <https://www.universityheights.hk/>

更新日期及時間：
(日-月-年)

Date & Time of Update: 14-01-2022 06:30 PM
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