

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	42 Tung St. 42 Tung St.	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	東街42號 42 Tung 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，成交記錄冊的目的是向公眾人士提供列於記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。記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 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)				
			屋號(House number) / 屋名(Name of the house)							
25/8/2023	4/9/2023		42 Tung St.	15	單層單位 Simplex		\$24,238,000		價單第 1L 號 - 360 日付款計劃 Price List No. 1L - 360 Days Payment Plan - 見備註 / See Remark 7(c)(iii) - 見備註 / See Remark 7(d)(i)	
11/11/2024	18/11/2024		42 Tung St.	5	單層單位 Simplex		\$15,393,000		招標文件第 1G 號(5 樓) Tender Document No.1G (5/F) - 見備註 / See Remark 7(c)(iv) - 見備註 / See Remark 7(d)(ii)	
12/11/2024	19/11/2024		42 Tung St.	8	單層單位 Simplex		\$16,330,000		價單第 1M 號 - 60 日付款計劃 Price List No. 1M - 60 Days Payment Plan - 見備註 / See Remark 7(c)(i)	
14/3/2025			42 Tung St.	6	單層單位 Simplex		\$15,393,000		價單第 1N 號 - 60 日付款計劃 Price List No. 1N - 60 Days Payment Plan - 見備註 / See Remark 7(c)(i)	

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 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-
- (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, any gift or any financial advantage or benefit, made available in connection with the purchase.

(b) 於本備註7內，「售價」指本有關價單第二部份表中所列之住宅物業的售價，而「樓價」指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以四捨五入方式換算至千位數作為樓價。

In this Remark 7, "Price" means the price of the residential property set out in the schedule in Part 2 of the relevant price list, and "Purchase Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded to the nearest thousand to determine the Purchase Price.

(c) 支付條款(包括售價的任何折扣):

Terms of payment (including any discount on Price) :

(i) 60 日付款計劃 – 照售價減 10%

- 1) 臨時訂金即樓價 5% 於簽署臨時買賣合約時繳付。
- 2) 樓價5% 於買方簽署正式買賣合約時繳付。
- 3) 樓價90% (即樓價餘額)於買方簽署臨時買賣合約後 60天內繳付。

60 Days Payment Plan – 10% discount on the Price

- 1) A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 5% of the Purchase Price shall be paid upon signing of the agreement for sale and purchase.
- 3) 90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 60 days after signing of the preliminary agreement for sale and purchase.

(ii) 150 日付款計劃 – 照售價減 8%

- 1) 臨時訂金即樓價 5% 於簽署臨時買賣合約時繳付。

- 2) 樓價5% 於買方簽署正式買賣合約時繳付。
- 3) 樓價90% (即樓價餘額)於買方簽署臨時買賣合約後 150天內繳付。

150 Days Payment Plan – 8% discount on the Price

- 1) A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 5% of the Purchase Price shall be paid upon signing of the agreement for sale and purchase.
- 3) 90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 150 days after signing of the preliminary agreement for sale and purchase.

(iii) 360 日付款計劃 – 照售價減 5% (只適用於15樓單層單位的買家)

- 1) 臨時訂金即樓價 5% 於簽署臨時買賣合約時繳付。
- 2) 樓價5% 於買方簽署正式買賣合約時繳付。
- 3) 樓價90% (即樓價餘額)於買方簽署臨時買賣合約後 360天內繳付。

360 Days Payment Plan – 5% discount on the Price (only applicable to the Purchaser of Simplex on 15/F)

- 1) A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 5% of the Purchase Price shall be paid upon signing of the agreement for sale and purchase.
- 3) 90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 360 days after signing of the preliminary agreement for sale and purchase.

(iv)

- 1) 樓價 5% 於簽署要約表格時支付，如投標獲接納，將用作臨時訂金。
 - 2) 樓價 5% 於買方簽署正式買賣合約後 30 天內繳付。
 - 3) 樓價 90% (即樓價餘額)於接納書的日期後的 60 天內繳付。
- 1) 5 % of the purchase price shall be paid upon signing of the Offer Form which, if the tender is accepted, shall be applied as preliminary deposit.
 - 2) 5% of the purchase price shall be paid within 30 days after signing of the agreement for sale and purchase.
 - 3) 90% of the purchase price being balance of the purchase price shall be paid within 60 days after the date of the Letter of Acceptance.

(d) 可就購買該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, to be made available in connection with the purchase of a specified residential property in the development:

(i) 購買發展項目15樓單層單位之買方，將可免費獲贈下表所列之裝飾、傢俱和物品(「傢俱」)，傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。賣方或其代表不會就傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。任何情況下，買方不得就傢俱提出任何異議或質詢。賣方保留權利以品質相若的傢俱代替全部或部分傢俱。為免疑問，售樓說明書內所註明有關指明住宅單位及其內裝置、裝修物料及設備之『欠妥之處的保養責任期』將不適用於該傢俱。本優惠受條款及條件約束。詳情請參閱相關交易文件。

The Purchaser of the Simplex on 15/F of the Development will be provided with the decoration, furniture and chattels listed in the table below (the "Furniture") free of charge. The Furniture will be delivered to the purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. In any event, no objection or requisition whatsoever shall be raised by the purchaser in respect of the Furniture. The Vendor reserves the right to replace all or any Furniture by furniture of comparable quality. For the avoidance of doubt, the Defect Liability Warranty Period for the specified residential property and the fitting, finishes and appliance as set out in the sales brochure does not apply to the Furniture. This offer is subject to other terms and conditions. Please refer to the relevant transaction documents for details.

Description 描述	Quantity 數量	Description 描述	Quantity 數量
LIVING ROOM AND DINING ROOM 客飯廳			
Area Rug 地毯	1	Hanging Lamp 吊燈	1
Bath Towel 浴巾	6	Mug 杯	2
Blanket 毯	2	Painting 掛畫	2
Bowl 碗	2	Pot with Artificial Plant 花盆連人造植物	1
Book 書	8	Rattan Basket 藤籃	4
Candle 蠟燭	1	Sofa with Ottoman 沙發連腳凳	1
Cushion with Cover 靠枕連套	3	Table Lamp 檯燈	1
Coffee Table 茶几	1	TV Cabinet 電視櫃	1
Dining Chair 餐椅	4	Vase with Artificial Plant 花瓶連人造植物	2
Dining Table 餐桌	1	Washcloth 面巾	6
Drape Curtain 垂式窗簾	2		
OPEN KITCHEN 開放式廚房			
Artificial Fruit 人造水果	6	Glass Holder 玻璃杯架	1
Chopping Board 切菜板	1	Hand Wash 洗手液	1
Coffee Beans Container with Coffee Beans 咖啡豆容器連咖啡豆	1	Pot with Lid 煲連蓋	1
Coffee Pot 咖啡壺	1	Vase 花瓶	1
Glass 玻璃杯	4	Tray 托盤	2
BATHROOM 浴室			
Candle Holder 蠟燭台	1	Sponge 海綿	1
Diffuser 香薰	1	Toilet Paper Roll 廁紙卷	1
Glass Jar with Lid with Cotton 玻璃瓶連蓋連棉花	2	Toothbrush 牙刷	1
Glass Jar with Lid 玻璃瓶連蓋	1	Toothpaste 牙膏	1
Perfume Bottle 香水樽	1	Tray 托盤	1
Shampoo and Conditioner Set 洗髮護髮套裝	1	Vase with Artificial Plant 花瓶連人造植物	2
Soap 番皂	7	Vase 花瓶	2
BEDROOM 睡房			
Area Rug 地毯	1	Mattress with Bed Sheet 床褥及床套	1
Bed Frame 床架	1	Open Clothing Rack 開放式衣架	1
Bedside Cabinet 床頭櫃	1	Overshirt 外套	1

Blanket 毯	1	Painting 掛畫	1
Blazer 西裝褸	1	Pillow with Cover 枕頭連枕套	4
Book 書	4	Quilt with Cover 被連被套	1
Drape Curtain 垂式窗簾	1	Shirt 恤衫	2
Hanger 衣架	4	Sneakers 運動鞋 (in pairs 對)	2
Hat 帽	1	Table Lamp 檯燈	1
MASTER BEDROOM 主人睡房			
Bed Frame 床架	1	Jacket 外套	2
Bedside Cabinet 床頭櫃	2	Mattress with Bed Sheet 床褥及床套	1
Blanket 毯	1	Painting 掛畫	3
Blazer 西裝褸	1	Pillow with Cover 枕頭連枕套	4
Book 書	4	Quilt with Cover 被連被套	1
Candle 蠟燭	1	Shirt 恤衫	2
Cushion with Cover 靠枕連套	1	Sweater 衛衣	1
Drape Curtain 垂式窗簾	1	Table Lamp 檯燈	1
Glass Bowl 玻璃碗	1	Vase with Artificial Plant 花瓶連人造植物	1
Hanger 衣架	9	Vase 花瓶	2
Hanging Lamp 吊燈	1	Vest 背心	3
Headboard 床頭板	1		

(ii) 購買發展項目5樓單層單位之買方，將可免費獲贈下表所列之裝飾、傢俱和物品(「傢俱」)，傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。賣方或其代表不會就傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。任何情況下，買方不得就傢俱提出任何異議或質詢。賣方保留權利以品質相若的傢俱代替全部或部分傢俱。為免疑問，售樓說明書內所註明有關指明住宅單位及其內裝置、裝修物料及設備之『欠妥之處的保養責任期』將不適用於該傢俱。本優惠受條款及條件約束。詳情請參閱相關交易文件。

The Purchaser of the Simplex on 5/F of the Development will be provided with the decoration, furniture and chattels listed in the table below (the "Furniture") free of charge. The Furniture will be delivered to the purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. In any event, no objection or requisition whatsoever shall be raised by the purchaser in respect of the Furniture. The Vendor reserves the right to replace all or any Furniture by furniture of comparable quality. For the avoidance of doubt, the Defect Liability Warranty Period for the specified residential property and the fitting, finishes and appliance as set out in the sales brochure does not apply to the Furniture. This offer is subject to other terms and conditions. Please refer to the relevant transaction documents for details.

Description 描述	Quantity 數量	Description 描述	Quantity 數量
LIVING ROOM AND DINING ROOM 客飯廳			
Drape Curtain 垂式窗簾	2		

MASTER BEDROOM 主人睡房			
Drape Curtain 垂式窗簾	1		
BEDROOM 睡房			
Drape Curtain 垂式窗簾	1		
FLAT ROOF 平台			
BBQ Grill 戶外燒烤爐	1	Outdoor Umbrella 戶外太陽傘	1
Chair 餐椅	3	Pot with Plant 花盆連植物	10
Dining Table 餐桌	1	Sink Cabinet 水槽櫃	1

(8) 下述互聯網可連結到此發展項目的價單: 42tungst.hk

The price list(s) of the development can be found in the following website: 42tungst.hk

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