

Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

根據《一手住宅物業銷售條例》第 60 條所備存的成交記錄冊

Part 1: Basic Information

第一部份：基本資料

Name of Development 發展項目名稱	Altamira 尚環	Phase No. (if any) 期數（如有）	--
Location of Development 發展項目位置	18 Po Shan Road, Hong Kong 香港寶珊道 18 號		

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 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.

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。

Part 2: Information on Transactions

第二部份：交易資料

(A) Date of PASP (DD/MM/YYYY) 臨時買賣合約的日期 (日 / 月 / 年)	(B) Date of ASP (DD/MM/YYYY) 買賣合約的日期 (日 / 月 / 年)	(C) Date of termination of ASP (if applicable) (DD/MM/YYYY) 終止買賣合約的日期 (如適用) (日 / 月 / 年)	(D) Description of Residential Property (if parking space is included, please also provide details of the parking space) 住宅物業的描述 (如包括車位, 請一併提供 有關車位的資料)				(E) Transaction Price (HK\$) 成交金額 (港幣)	(F) Details and date (DD/MM/YYYY) of any revision of price 售價修改的細節 及日期 (日 / 月 / 年)	(G) Terms of Payment 支付條款	(H) The purchaser is a related party to the vendor 買方是賣方 的有關連人 士
			Block Name 大廈名稱	Floor 樓層	Unit 單位	Car-parking space (if any) 車位 (如有)				
-	13/03/2017			21 22 23	A,B A, B A, B	No. 1, 2, 3, 4, 5, 6 and Motor Cycle Parking Space No. M1 on the 3 rd Floor 位於 3 樓樓層 的停車位 1, 2, 3, 4, 5, 6 及電 單車停車位 M1	\$758,800,000		<p>- 5% of the Purchase price has been paid on or prior to the signing of the formal Agreement for Sale and Purchase; 售價 5% 的臨時訂金於簽署正式買賣合約時或之前已繳付;</p> <p>- 5% of the Purchase price shall be paid within 5 business days from the date of formal Agreement for Sale and Purchase; 售價 5% 的加付訂金於簽署正式買賣合約後的 5 個工作天內繳付;</p> <p>- 90% of the Purchase price to be paid on or before completion of the sale and purchase of the Property which shall take place on or before 28th June 2017; 售價 90% 的售價餘額須於完成交易之時或之前, 即 2017 年 6 月 28 日或之前繳付;</p> <p>- Flat B of 21/F will be sold to the Purchaser with all existing furniture and chattels provided in this property. 21 樓 B 單位該單位內現有之傢俱及物件將一併出售予買方。</p>	-

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			Block Name 大廈名稱	Floor 樓層	Unit 單位	Car-parking space (if any) 車位 (如有)				
-	14/06/2017			20	B	No. 7 on the 3 rd Floor 位於 3 樓樓層 的停車位 7	\$131,680,000		<p>- 5% of the Purchase price as initial deposit has been paid upon signing of the Agreement for Sale and Purchase ; 售價 5% 的臨時訂金於簽署買賣合約時繳付 ;</p> <p>- 5% of the Purchase price as further deposit shall be paid within 5 business days from the date of the Agreement for Sale and Purchase ; 售價 5% 的加付訂金於簽署買賣合約後的 5 個辦工日內繳付 ;</p> <p>- 5% of the Purchase price being further part payment shall be paid within 90 days from the date of the Agreement for Sale and Purchase ; 售價 5% 的再期樓款於簽署買賣合約後的 90 日內繳付 ;</p> <p>- 5% of the Purchase price being further part payment shall be paid within 120 days from the date of the Agreement for Sale and Purchase ; 售價 5% 的再期樓款於簽署買賣合約後的 120 日內繳付 ;</p> <p>- 10% of the Purchase price being further part payment shall be paid within 180 days from the date of the Agreement for Sale and Purchase ; 售價 10% 的再期樓款於簽署買賣合約後的 180 日內繳付 ;</p> <p>- 70% of the Purchase price being balance of Purchase price to be paid within 420 days from the date of the Agreement for Sale and Purchase ; 售價 70% 的售價餘額須於簽署買賣合約後的 420 日內繳付。</p>	-

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-									<p>Purchaser may enjoy the benefit of early possession before completion of the sale and purchase upon paying to the Vendor not less than 30% of the purchase price within 180 days from the date of the Agreement for Sale and Purchase and signing a licence agreement in the prescribed form of the Vendor which shall contain, inter alia, the terms that the Purchaser shall pay to the Vendor HK\$1000 per month as the monthly licence fee and a security deposit equivalent to 3 months' management fee.</p> <p>買方可享受買賣交易完成前提早入住優惠如買方於買賣合約日期起計的180日內向賣方繳付不少於該物業的買價之30%及買方須簽署一份經由賣方訂明的許可協議,內容包括但不限於每月向賣方繳付港幣1,000元的許可佔用費及向賣方繳付一筆按金相當於該物業的三個月的管理費。</p>	-
-	30/06/2017			18	A	Accessible (Disabled) Parking Space No. 6 on the 2 nd Floor 位於2樓樓層 的無障礙(傷健 人士)停車位6 號	\$120,000,000		<ul style="list-style-type: none"> - 5% of the Purchase price has been paid on or prior to the signing of the Agreement for Sale and Purchase ; 售價 5%的臨時訂金於簽署買賣合約時或之前已繳付 ; - 5% of the Purchase price shall be paid within 5 business days from the date of Agreement for Sale and Purchase; 售價 5%的加付訂金於簽署買賣合約後的 5 個辦工日內繳付 ; - 90% of the Purchase price to be paid within 120 days from the date of the Agreement for Sale and Purchase ; 售價 90%的售價餘額須於簽署買賣合約後的 120 日內繳付。 	-

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			Block Name 大廈名稱	Floor 樓層	Unit 單位	Car-parking space (if any) 車位(如有)				
-	19/07/2017			19	A	No. 13 on the 3 rd Floor 位於3樓樓層 的私家車停車 位13號	\$128,590,000		<p>- 5% of the Purchase price has been paid on or prior to the signing of the Agreement for Sale and Purchase ; 售價 5% 的臨時訂金於簽署買賣合約時或之前已繳付 ;</p> <p>- 5% of the Purchase price shall be paid within 5 business days from the date of Agreement for Sale and Purchase; 售價 5% 的加付訂金於簽署買賣合約後的 5 個辦工日內繳付 ;</p> <p>- 90% of the Purchase price to be paid within 150 days from the date of the Agreement for Sale and Purchase ; 售價 90% 的售價餘額須於簽署買賣合約後的 150 日內繳付。</p> <p>- “Multiple Units” Cash Discount : The “Multiple Units” Cash Discount shall be a cash rebate equivalent to 4.25% of the purchase price of each residential property provided that the Purchaser of this property together with a purchaser of another residential property in this Development make a joint application to the Vendor within 30 days after their full payment of the balance of the purchase price and their completion of the purchases of their properties and adduce proof to the satisfaction of the Vendor of their relationship as “Related Person”. 「多單位」現金折扣優惠: “多單位”現金折扣優惠會以現金回贈相等於住宅物業樓價的 4.25%, 而這個住宅物業的買方必須與在此發展項目中的另一個住宅物業的買方在付清全部樓價餘額及完成購買全部物業之後的 30 天內向賣方聯合申請此“多單位”現金折扣及提交證明給賣方的滿意度的「關連人仕」的證明文件。</p>	

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-	19/07/2017			19	B	No. 14 on the 3 rd Floor 位於3樓樓層 的私家車停車 位14號	\$135,210,000		<p>- 5% of the Purchase price has been paid on or prior to the signing of the Agreement for Sale and Purchase ; 售價 5% 的臨時訂金於簽署買賣合約時或之前已繳付 ;</p> <p>- 5% of the Purchase price shall be paid within 5 business days from the date of Agreement for Sale and Purchase; 售價 5% 的加付訂金於簽署買賣合約後的 5 個辦工日內繳付 ;</p> <p>- 90% of the Purchase price to be paid within 150 days from the date of the Agreement for Sale and Purchase ; 售價 90% 的售價餘額須於簽署買賣合約後的 150 日內繳付。</p> <p>- “Multiple Units” Cash Discount : The “Multiple Units” Cash Discount shall be a cash rebate equivalent to 4.25% of the purchase price of each residential property provided that the Purchaser of this property together with a purchaser of another residential property in this Development make a joint application to the Vendor within 30 days after their full payment of the balance of the purchase price and their completion of the purchases of their properties and adduce proof to the satisfaction of the Vendor of their relationship as “Related Person”. 「多單位」現金折扣優惠: “多單位”現金折扣優惠會以現金回贈相等於住宅物業樓價的 4.25%, 而這個住宅物業的買方必須與在此發展項目中的另一個住宅物業的買方在付清全部樓價餘額及完成購買全部物業之後的 30 天內向賣方聯合申請此“多單位”現金折扣及提交證明給賣方的滿意度的「關連人仕」的證明文件。</p>	-

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			Block Name 大廈名稱	Floor 樓層	Unit 單位	Car-parking space (if any) 車位 (如有)				
01/08/2017	08/08/2017			16	A	No. 11 on the 3 rd Floor 位於 3 樓樓層 的私家車停車 位 11 號	\$115,600,000		<p>- Preliminary deposit equals to 5% of the Purchase price has been paid on signing the Preliminary Agreement for Sale and Purchase ("PASP"); 售價 5% 的臨時訂金於簽署臨時合約時繳付;</p> <p>- further deposit equals to 5% of the Purchase price shall be paid on or before the 5th working day after the date on which the PASP is made; 售價 5% 的進一步訂金於臨時合約訂立日期後的第 5 個工作日或之前繳付;</p> <p>- balance of purchase price equals to 90% of the Purchase price to be paid on or before the 120th day after the date on which the PASP is made; 售價 90% 的售價餘額須於臨時合約訂立的日期後的第 120 日或之前繳付。</p>	-
-	04/09/2017			17	A	No. 9 on the 3 rd Floor 位於 3 樓樓層 的私家車停車 位 9 號	\$118,000,000		<p>- 5% of the Purchase price as initial deposit has been paid on or prior to the signing of the Agreement for Sale and Purchase; 售價 5% 的臨時訂金於簽署買賣合約時或之前已繳付;</p> <p>- 5% of the Purchase price being further deposit shall be paid within 5 business days from the date of Agreement for Sale and Purchase; 售價 5% 的加付訂金於簽署買賣合約後的 5 個辦工日內繳付;</p> <p>- 90% of the Purchase price being balance of purchase price to be paid on or before completion of the sale and purchase of the Property which shall take place on or before 11th January 2018; 售價 90% 的售價餘額須於完成交易</p>	

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-	09/02/2018			20	A	No. 8 on the 3 rd Floor 位於 3 樓樓層 的私家車停車 位 8 號	\$123,800,000		<p>- 之時或之前, 即 2018 年 1 月 11 日或之前繳付。</p>	-
-	31/12/2021	31/03/2022		16	B	No. 12 on the 3 rd Floor 位於 3 樓樓層 的私家車停車 位 12 號	\$133,000,000		<p>- 10% of the Purchase price as deposit has been paid on the signing of the Agreement for Sale and Purchase ; 售價 10% 的訂金於簽署買賣合約時已繳付 ;</p> <p>- 10% of the Purchase price being part payment on or before 8th March 2018; 售價的 10% 須於 2018 年 3 月 8 日或之前支付作為部份買價 ;</p> <p>- 10% of the Purchase price being further part payment on or before 11th April 2018; 售價的 10% 須於 2018 年 4 月 11 日或之前支付作為進一步部份買價 ;</p> <p>- 70% of the Purchase price being balance of purchase price to be paid on or before completion of the sale and purchase of the Property which shall take place on or before 31st August 2018; 售價的 70% 即售價餘額須於完成交易日或之前, 即 2018 年 8 月 31 日或之前繳付。</p>	
-	31/12/2021	31/03/2022		16	B	No. 12 on the 3 rd Floor 位於 3 樓樓層 的私家車停車 位 12 號	\$133,000,000		<p>- 5% of the purchase price as initial deposit has been paid on or prior to the signing of the Agreement for Sale and Purchase ; 售價 5% 的臨時訂金於簽署買賣合約時或之前已繳付 ;</p> <p>- 5% of the purchase price being further deposit on or before 21st January 2022 ; 售價的 5% 須於 2022 年 1 月 21 日或之前支付作為加付訂金 ;</p>	

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								- 90% of the purchase price being balance of purchase price to be paid on or before completion of the sale and purchase of the Property which shall take place on or before 31 st March 2022. 售價 90% 的售價餘額須於完成交易 日或之前, 即 2022 年 3 月 31 日或 之前繳付。		
-	7/2/2024			6	A	No. 7 on the 1 st Floor 位於 1 樓樓層 的私家車停車 位 7 號	\$91,260,000		<p>- 5% of the purchase price being the initial deposit has been paid on or prior to the signing of the Agreement for Sale and Purchase ; 售價 5% 的臨時訂金於簽署買賣合約 時或之前已繳付 ;</p> <p>- 5% of the purchase price being the further deposit shall be paid on or before 20 February 2024; 售價 5% 的加付訂金於 2024 年 2 月 20 日或 之前繳付 ;</p> <p>- 5% of the purchase price being the further deposit shall be paid on or before 28 February 2025; 售價 5% 的加付訂金於 2025 年 2 月 28 日或 之前繳付 ;</p> <p>- 5% of the purchase price being the further deposit shall be paid on or before 25 February 2026; 售價 5% 的加付訂金於 2026 年 2 月 25 日或 之前繳付 ;</p> <p>- 5% of the purchase price being the further deposit shall be paid on or before 19 February 2027; 售價 5% 的加付訂金於 2027 年 2 月 19 日或 之前繳付 ;</p> <p>- balance of purchase price equals to 75% of the purchase price to be paid on or before completion of the sale and purchase of the Property which shall take place on or before 19 August</p>	

(A) Date of PASP (DD/MM/YYYY) 臨時買賣合約的日期 (日/月/年)	(B) Date of ASP (DD/MM/YYYY) 買賣合約的日期 (日/月/年)	(C) Date of termination of ASP (if applicable) (DD/MM/YYYY) 終止買賣合約的日期 (如適用) (日/月/年)	(D) Description of Residential Property (if parking space is included, please also provide details of the parking space) 住宅物業的描述 (如包括車位, 請一併提供 有關車位的資料)				(E) Transaction Price (HK\$) 成交金額 (港幣)	(F) Details and date (DD/MM/YYYY) of any revision of price 售價修改的細節 及日期 (日/月/年)	(G) Terms of Payment 支付條款	(H) The purchaser is a related party to the vendor 買方是賣方 的有關連人 士
			Block Name 大廈名稱	Floor 樓層	Unit 單位	Car-parking space (if any) 車位 (如有)				
								<p>- 2027 ; 售價 75%即售價餘額須於完成交易日或之前, 即2027年8月19日或之前繳付。</p> <p>- Occupation Before Completion Benefit: Subject to contract, the Vendor agrees to grant a licence to the Purchaser to occupy the Property before completion as licensee, upon the condition that the Purchaser has already paid 10% of the purchase price to the Vendor provided that the commencement date of the licence period shall not be earlier than 15 days after the date of the Letter of Acceptance. 先住後付優惠: 受制於合約, 如買方已向賣方支付樓價之10%, 賣方同意給予買方准許證, 准許買方在成交前以獲准許可人身份佔用該物業, 惟該准許期的開始日期不可早於接納書的日期後15 天。</p>		
-	05/03/2024			15	B	No. 09 on the 1 st Floor 位於 1 樓樓層 的私家車停車位 09 號	\$115,800,000		<p>- 5% of the purchase price being the initial deposit has been paid on or prior to the signing of the Agreement for Sale and Purchase ; 售價 5%的臨時訂金於簽署買賣合約時或之前已繳付 ;</p> <p>- 5% of the purchase price being the further deposit shall be paid on or before 19 March 2024; 售價 5%的加付訂金於2024年3月19日或之前繳付 ;</p> <p>- 90% of the purchase price being balance of the purchase price to be paid on or before 6 May 2024 ; 售價 90% 即售價餘額須於2024年5月6日或之前繳付。</p>	

Part 3: Remarks

第三部份：備註

1. Information on the PAsPs (i.e. columns (A), (D), (C), (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).
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。
2. 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.
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。
3. 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.
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。
4. 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.
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。
5. 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.
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。
6. The transactions in which the purchaser is a related party to the vendor will be marked with "P", in column (H) in this register. A person is a related party to a vendor if –
本記錄冊會在 (H) 欄以 "P"，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) where that vendor is a corporation, the person is –
該賣方屬法團，而該人是 –
 - i. a director of that vendor, or a parent, spouse or child of such a director;
該賣方的董事，或該董事的父母、配偶或子女；
 - ii. a manager of that vendor;
該賣方的經理；
 - iii. a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
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. an associate corporation or holding company of that vendor;
該賣方的有聯繫法團或控股公司；
 - v. a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
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
 - vi. a manager of such an associate corporation or holding company;
上述有聯繫法團或控股公司的經理；
 - b) where that vendor is an individual, the person is –
該賣方屬個人，而該人是 –
 - i. a parent, spouse or child of that vendor; or
該賣方的父母、配偶或子女；或
 - ii. a private company of which such a parent, spouse or child is a director or shareholder; or
上述父母、配偶或子女屬其董事或股東的私人公司；或
 - c) where that vendor is a partnership, the person is –
該賣方屬合夥，而該人是 –
 - i. a partner of that vendor, or a parent, spouse, child of such a partner; or
該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - ii. a private company of which such a partner, parent, spouse or child is a director or shareholder.
其董事或股東為上述合夥人、父母、配偶或子女的私人公司。
7. 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.

(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。

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

Date & Time of Update 更新日期及時間:

(DD-MM-YYYY) (日-月-年)

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