

**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**

<b>發展項目名稱</b> <b>Name of Development</b>	EIGHT STAR STREET	<b>期數(如有)</b> <b>Phase No. (if any)</b>	
<b>發展項目位置</b> <b>Location of Development</b>	星街8號 (此臨時門牌號數有待發展項 星街8號 (此臨時門牌號數有待發展項目建成時確認。)) 8 Star Street (The provisional street num 8 Star Street (The provisional street number is subject to confirmation when the Development is completed.))		

- 重要告示：**
1. 閱讀這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。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 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.

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)				
05-03-2021	12-03-2021		EIGHT STAR STREET	19	A		\$42,500,000		招標文件第1號 - 建築期付款計劃 Stage Payment Plan of Tender Document No.1 - 見備註 / See Remarks 7 c.(i)(a) - 見備註 / See Remarks 7 d.(i)	
05-03-2021	12-03-2021		EIGHT STAR STREET	6	B		\$19,020,000		招標文件第1號 - 建築期付款計劃 Stage Payment Plan of Tender Document No.1 - 見備註 / See Remarks 7 c.(i)(a) - 見備註 / See Remarks 7 d.(i)	
27-03-2021	07-04-2021		EIGHT STAR STREET	18	A		\$41,930,000		價單第1號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1 - 見備註 / See Remarks 7 c.(i)(b) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(iii)	
27-03-2021	07-04-2021		EIGHT STAR STREET	17	A		\$19,031,000		價單第1號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1 - 見備註 / See Remarks 7 c.(i)(b) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(iii)	

(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)				
27-03-2021	07-04-2021		EIGHT STAR STREET	16	A		\$18,805,000		價單第1號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1 - 見備註 / See Remarks 7 c.(i)(b) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(iii)	
27-03-2021	07-04-2021		EIGHT STAR STREET	11	A		\$17,929,000		價單第1號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1 - 見備註 / See Remarks 7 c.(i)(b) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(iii)	
27-03-2021	07-04-2021		EIGHT STAR STREET	8	A		\$20,134,000		價單第1號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1 - 見備註 / See Remarks 7 c.(i)(b) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(iii)	
27-03-2021	07-04-2021		EIGHT STAR STREET	2	A		\$20,768,000		價單第1號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1 - 見備註 / See Remarks 7 c.(i)(b) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(iii)	

(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)				
27-03-2021	07-04-2021		EIGHT STAR STREET	17	B		\$16,966,000		價單第1號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1 - 見備註 / See Remarks 7 c.(i)(b) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(iii)	
01-04-2021	13-04-2021		EIGHT STAR STREET	10	A		\$38,972,000		價單第1號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1 - 見備註 / See Remarks 7 c.(i)(b) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(iii)	
20-04-2021			EIGHT STAR STREET	12	A		\$18,144,000		價單第1號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1 - 見備註 / See Remarks 7 c.(i)(b) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(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, 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』指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」。「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」指有關住宅物業之價單。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最接近的千位數作為樓價。

In this Remark 7, “Purchase Price” or “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase and the “Transaction Price” stated in column (E). “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 discount(s) (if any) on the price will be rounded off to the nearest thousand to determine the purchase price.

- c. 支付條款及付款計劃優惠。

Terms of Payment and Payment Plan Benefit.

- (i) 支付條款

Terms of Payment and Payment Plan Benefit

- (a) 建築期付款計劃 (只適用於以投標方式購買的物業)

Stage Payment Plan (Applicable for properties purchased by way of tender only)

相等於樓價5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).

相等於樓價5%之加付訂金於簽署正式合約當日繳付。

A further deposit equivalent to 5% of the Purchase Price shall be paid upon signing of the Agreement.

相等於樓價5%之部份付款於接納書的日期後 90 天內繳付。

A further part payment equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of the Letter of Acceptance.

買方須於接納書的日期後於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內(以較早者為準)繳付樓價 85%作為樓價餘款。

85% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser(s) within 14 days after the date of the Vendors written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s).

(b) 建築期付款計劃 (適用於以價單方式購買的物業)

Stage Payment Plan (Applicable for properties purchased by way of price list)

賣方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金。

Upon signing the Preliminary Agreement for Sale and Purchase, purchasers should pay an initial deposit equivalent to 5% of the purchase price.

加付訂金相等於樓價5%於簽署正式買賣合約當日繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the Formal Agreement for Sale and Purchase.

部份付款相等於樓價5%於簽署臨時買賣合約的日期後90日內，或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付，以較早者為準。

A further part payment equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the Preliminary Agreement for Sale and Purchase or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is earlier.

樓價85% (樓價餘款) 在賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。

85% of the purchase price (balance of the purchase price) to be paid within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s).

d. 可就購買該項目中的指定住宅物業而連帶獲得的利益

Benefit to be made available in connection with the purchase of a specified residential property in the Development

(i) 管家服務優惠

Butler Service Benefit

買方可享有由賣方指定的第三方服務提供商提供的一次性家務管理/管家服務組合。該組合(a)為期六(6)個日曆月，每個日曆月提供8小時服務(“管家服務”)；及(b)價值約10,000港元。

The Purchaser will be offered with a one-off housekeeping/butler service package rendered by a third-party service provider appointed by the Vendor. The package shall be (a) valid for a period of six (6) calendar months, with eight (8) hours of service per each calendar month (the "Butler Service"); and (b) valued at approximately HK\$10,000.

(ii) 智能衣櫃服務優惠  
Smart Wardrobe Service Benefit

買方可享有由賣方指定的第三方服務提供商提供的一個智能衣櫃服務組合。該組合價值約8,000港元。  
The Purchaser will be offered with one smart wardrobe package rendered by a third-party service provider appointed by the Vendor. The package shall be valued at approximately HK\$8,000.

(iii) 特別優惠  
Special Discount

在價單編號1生效之日起至2021年4月30日(包括首尾兩日)或之前簽署臨時買賣合約，買方可獲5%的售價折扣優惠。  
A 5% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from the effective date of Price List No.1 to 30 April 2021 (both days inclusive).

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

[www.eightstarstreet.hk](http://www.eightstarstreet.hk)  
[www.eightstarstreet.hk](http://www.eightstarstreet.hk)

更新日期及時間:

(日-月-年)

20-04-2021 19:30

Date & Time of Update:

(DD-MM-YYYY)