

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	EIGHT STAR STREET	期數(如有) Phase No. (if any)	
發展項目位置 Location of Development	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 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	28/02/2023	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) 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)				
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)	

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			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	27/04/2021		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)	
24/04/2021	30/04/2021		EIGHT STAR STREET	16	B		\$16,765,000		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) 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)				
27/04/2021	04/05/2021		EIGHT STAR STREET	8	B		\$17,427,000		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)	
29/04/2021	06/05/2021		EIGHT STAR STREET	6	A		\$20,259,000		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)	
30/04/2021	07/05/2021		EIGHT STAR STREET	3	A		\$17,377,000		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)	
04/05/2021	11/05/2021		EIGHT STAR STREET	5	B		\$15,557,000		價單第1A號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1A - 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.(iv)	

(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)				
08/05/2021	14/05/2021		EIGHT STAR STREET	7	A		\$20,394,000		價單第1A號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1A - 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.(iv)	
30/05/2021	04/06/2021		EIGHT STAR STREET	5	A		\$17,180,000		價單第1A號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1A - 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.(iv)	
06/06/2021	11/06/2021		EIGHT STAR STREET	9	A		\$20,619,000		價單第1B號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1B - 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.(v)	
06/06/2021	11/06/2021		EIGHT STAR STREET	9	B		\$17,848,000		價單第1B號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1B - 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.(v)	

(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)				
17/06/2021	24/06/2021		EIGHT STAR STREET	20	A		\$48,500,000		招標文件第2號 - 建築期付款計劃 Stage Payment Plan of Tender Document No.2 - 見備註 / See Remarks 7 c.(i)(a) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii)	
06/07/2021	13/07/2021		EIGHT STAR STREET	15	A		\$19,169,000		價單第1C號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1C - 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.(vi)	
12/07/2021	19/07/2021		EIGHT STAR STREET	13	A		\$18,941,000		價單第1C號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1C - 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.(vi)	
14/07/2021	21/07/2021		EIGHT STAR STREET	3	C		\$17,142,000		價單第1C號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1C - 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.(vi)	

(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)				
22/07/2021	29/07/2021		EIGHT STAR STREET	13	B		\$16,803,000		價單第1C號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1C - 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.(vi)	
29/07/2021	05/08/2021		EIGHT STAR STREET	12	B		\$16,604,000		價單第1C號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1C - 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.(vi)	
21/09/2021	29/09/2021		EIGHT STAR STREET	7	B		\$18,014,000		價單第1D號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1D - 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.(vii)	
24/11/2021	01/12/2021		EIGHT STAR STREET	5	C		\$17,282,000		價單第1E號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1E - 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.(viii)	

(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)				
16/08/2022	23/08/2022		EIGHT STAR STREET	15	B		\$17,538,000		價單第1H號 - 建築期付款計劃 Stage Payment Plan of Price List No. 1H - 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.(ix)	
18/01/2023	30/01/2023		EIGHT STAR STREET	3	B		\$16,503,000		價單第1K號 - 90天付款計劃 90-day Payment Plan of Price List No. 1K - 見備註 / See Remarks 7 c.(i)(c) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(x)	
01/02/2023	08/02/2023		EIGHT STAR STREET	2	C		\$23,765,000		價單第1L號 - 90天付款計劃 90-day Payment Plan of Price List No. 1L - 見備註 / See Remarks 7 c.(i)(c) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(xi)	
04/05/2023	11/05/2023		EIGHT STAR STREET	21	A		\$43,500,000		招標文件第5號 - 90天付款計劃 90-day Payment Plan of Tender Document No.5 - 見備註 / See Remarks 7 c.(i)(d) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii)	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)				
11/06/2023	16/06/2023		EIGHT STAR STREET	2	B		\$16,564,000		價單第1N號 - 90天付款計劃 90-day Payment Plan of Price List No. 1N - 見備註 / See Remarks 7 c.(i)(c) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(xii)	
06/07/2023	12/07/2023		EIGHT STAR STREET	11	B		\$16,920,000		價單第1N號 - 90天付款計劃 90-day Payment Plan of Price List No. 1N - 見備註 / See Remarks 7 c.(i)(c) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(xii)	
04/11/2023	09/11/2023		EIGHT STAR STREET	22	A		\$46,000,000		價單第2C號 - 90天付款計劃 90-day Payment Plan of Price List No. 2C - 見備註 / See Remarks 7 c.(i)(c) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(xiii) - 見備註 / See Remarks 7 d.(xiv)	
12/03/2024	19/03/2024		EIGHT STAR STREET	18	A		\$41,930,000		價單第1S號 - 90天付款計劃 90-day Payment Plan of Price List No. 1S - 見備註 / See Remarks 7 c.(i)(c) - 見備註 / See Remarks 7 d.(i) - 見備註 / See Remarks 7 d.(ii) - 見備註 / See Remarks 7 d.(xv) - 見備註 / See Remarks 7 d.(xvi) - 見備註 / See Remarks 7 d.(xvii)	

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“√”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 (適用於以投標方式購買的物業)

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

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)

買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).

(c) 90天付款計劃 (適用於以價單方式購買的物業)

90-day Payment Plan (Applicable for properties purchased by way of price list)

買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。其中HK\$200,000之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「孖士打律師行」或「Mayer Brown」。

Upon signing the Preliminary Agreement for Sale and Purchase, purchasers should pay an initial deposit equivalent to 5% of the purchase price. Part of the initial deposit in the sum of HK\$200,000 must be paid by cashier order and the balance of the initial deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown" or 「孖士打律師行」.

加付訂金相等於樓價5%於簽署正式買賣合約當日繳付。

The Formal Agreement for Sale and Purchase must be executed within 5 working days after the date of the signing of the Preliminary Agreement for Sale and Purchase.

樓價90% (樓價餘款) 於簽署臨時買賣合約後90日內繳付。

90% of the purchase price (balance of the purchase price) shall be paid within 90 days after the date of signing of the Preliminary Agreement for Sale and Purchase.

(d) 90天付款計劃 (適用於以投標方式購買的物業)

90-day Payment Plan (Applicable for properties purchased by way of tender)

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.

樓價90% (樓價餘款) 於接納書的日期後90日內繳付。

90% of the purchase price (balance of the purchase price) shall be paid within 90 days after the date of the Letter of Acceptance.

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).

(iv) 特別優惠

Special Discount

於2021年5月4日起至2021年5月31日(包括首尾兩日)內簽署臨時買賣合約，買方可獲5%的售價折扣優惠。(只適用於2樓、3樓、5樓單位)

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 4 May 2021 to 31 May 2021 (both days inclusive). (Only applicable to Units of 2nd, 3rd and 5th Floor)

於2021年5月4日起至2021年5月31日(包括首尾兩日)內簽署臨時買賣合約，買方可獲3%的售價折扣優惠。(只適用於6樓-9樓、11樓-13樓、15樓-17樓單位)

A 3% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from 4 May 2021 to 31 May 2021 (both days inclusive). (Only applicable to Units of 6th - 9th, 11th - 13th and 15th - 17th Floor)

(v) 特別優惠

Special Discount

於2021年6月6日起至2021年6月30日(包括首尾兩日)內簽署臨時買賣合約，買方可獲3%的售價折扣優惠。

A 3% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from 6 June 2021 to 30 June 2021 (both days inclusive).

(vi) 特別優惠

Special Discount

於2021年7月6日起至2021年8月31日(包括首尾兩日)內簽署臨時買賣合約，買方可獲2%的售價折扣優惠。

A 2% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from 6 July 2021 to 31 August 2021 (both days inclusive).

(vii) 特別優惠

Special Discount

於2021年9月11日起至2021年9月30日(包括首尾兩日)內簽署臨時買賣合約，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 11 September 2021 to 30 September 2021 (both days inclusive).

(viii) 特別優惠
Special Discount

於2021年10月4日起至2021年12月31日(包括首尾兩日)內簽署臨時買賣合約，買方可獲4%的售價折扣優惠。

A 4% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from 4 October 2021 to 31 December 2021 (both days inclusive).

(ix) 特別優惠
Special Discount

於2022年7月1日起至2022年9月30日(包括首尾兩日)內簽署臨時買賣合約，買方可獲3%的售價折扣優惠。

A 3% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from 1 July 2022 to 30 September 2022 (both days inclusive).

(x) 特別優惠
Special Discount

於2022年11月26日起至2023年1月31日(包括首尾兩日)內簽署臨時買賣合約，買方可獲3%的售價折扣優惠。

A 3% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from 26 November 2022 to 31 January 2023 (both days inclusive).

(xi) 特別優惠
Special Discount

於2023年02月01日起至2023年04月30日(包括首尾兩日)內簽署臨時買賣合約，買方可獲3%的售價折扣優惠。

A 3% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from 01 February 2023 to 30 April 2023 (both days inclusive).

(xii) 特別優惠
Special Discount

於2023年5月6日起至2023年7月31日(包括首尾兩日)內簽署2樓B單位及11樓B單位的臨時買賣合約，買方可獲3%的售價折扣優惠。

3% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed for Unit B on 2/F and Unit B on 11/F during the period from 6 May 2023 to 31 July 2023 (both days inclusive).

於2023年5月6日起至2023年7月31日(包括首尾兩日)內簽署18樓A單位的臨時買賣合約，買方可獲5%的售價折扣優惠。

5% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed for Unit A on 18/F during the period from 6 May 2023 to 31 July 2023 (both days inclusive).

(xiii) 特別優惠
Special Discount

於2023年11月4日起至2023年12月31日(包括首尾兩日)內簽署臨時買賣合約，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 4 November 2023 to 31 December 2023 (both days inclusive).

(xiv) 連傢具、裝置和其他實產發售之單位
Unit Sold with Furniture, Fittings and other Chattels

購買22樓A單位或23&25樓A單位之買方，可於買賣完成時免費獲贈該單位內現有之傢具、裝置和其他實產(“實產”)，有關實產的項目將由賣方全權決定，買方沒有權利就實產的項目提出任何反對。實產將於完成有關住宅物業之買賣時以「現狀」交予買方，「現狀」指實產於完成買賣當天之狀況。賣方或其代表不會就實產作出任何保證或陳述，更不會就實產之實際狀況、品質或適用性或任何實產是否有良好的效能作出任何保證或陳述。

Purchaser of each of Unit A on 22/F or Unit A on 23/F&25/F is entitled to have the furniture, fittings and other chattels (“Chattels”) currently displayed at the unit on completion of the sale and purchase at no extra consideration. The items of the Chattels will be determined by the Vendor solely and the Purchaser shall not be entitled to raise any objection thereto. The Chattels will be handed over to the Purchaser on completion of the sale and purchase of the relevant residential property in an “as is” condition, meaning, the condition of the Chattels is or will be as at the date of completion. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or fitness of any of the Chattels or as to whether any of the Chattels is or will be in good working condition.

(xv) 特別優惠
Special Discount

於2024年3月1日起至2024年3月31日(包括首尾兩日)內簽署臨時買賣合約，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 1 March 2024 to 31 March 2024 (both days inclusive).

(xvi) 連傢具、裝置和其他資產發售之單位
Unit Sold with Furniture, Fittings and other Chattels

購買18樓A單位之買方，可於買賣完成時免費獲贈該單位內現有之傢具、裝置和其他資產(“資產”)，有關資產的項目將由賣方全權決定，買方沒有權利就資產的項目提出任何反對。資產將於完成有關住宅物業之買賣時以「現狀」交予買方，「現狀」指資產於完成買賣當天之狀況。賣方或其代表不會就資產作出任何保證或陳述，更不會就資產之實際狀況、品質或適用性或任何資產是否有良好的效能作出任何保證或陳述。

Purchaser of Unit A on 18/F is entitled to have the furniture, fittings and other chattels (“Chattels”) currently displayed at the unit on completion of the sale and purchase at no extra consideration. The items of the Chattels will be determined by the Vendor solely and the Purchaser shall not be entitled to raise any objection thereto. The Chattels will be handed over to the Purchaser on completion of the sale and purchase of the relevant residential property in an “as is” condition, meaning, the condition of the Chattels is or will be as at the date of completion. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or fitness of any of the Chattels or as to whether any of the Chattels is or will be in good working condition.

(xvii) 港島香格里拉水療健身俱樂部YUN WELLNESS會籍優惠 (「康體會籍優惠」)
Island Shangri La, Hong Kong YUN WELLNESS Membership Offer (“Wellness Membership Offer”)

買方在按買賣合約完成住宅物業的買賣交易的情況下，可獲提供兩個YUN WELLNESS康體會籍。會籍為期12個日曆月(價值約港幣\$196,000)。有關YUN WELLNESS康體會籍詳情，請向港島香格里拉查詢。
Subject to the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser will be offered with two memberships at YUN WELLNESS. Each membership shall be valid for a period of twelve (12) calendar months (valued at approximately HK\$196,000). For details of the YUN WELLNESS membership, please enquire with Island Shangri-La, Hong Kong.

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
www.eightstarstreet.hk

更新日期及時間：
(日-月-年) **19/03/2024 5:00 PM**
Date & Time of Update:
(DD-MM-YYYY)