

根據《一手住宅物業銷售條例》第 60 條所備存的成交紀錄冊

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	One Stanley	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	黃麻角道 128 號 128 Wong Ma Kok Road		

- 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。

- 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)	(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 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
			座數 Block	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			洋房編號 House Number							
19-04-2024	26-04-2024		Block 11	G/F and 1/F	A	3P-56	\$84,118,889		120天即供付款“120 Immediate Mortgage Payment” 見以下備註 See the following remark(s): 7(c)(i), 7(d)(v)	
19-04-2024	26-04-2024		Block 2	2/F and 3/F	A	P-52	\$60,830,700		120天即供付款“120 Immediate Mortgage Payment” 見以下備註 See the following remark(s): 7(c)(i), 7(d)(v)	
19-04-2024	26-04-2024		Block 1	G/F and 1/F	B	P-50	\$53,150,350		240天即供付款“240 Immediate Mortgage Payment” 見以下備註 See the following remark(s): 7(c)(ii), 7(d)(iv), 7(d)(v)	
19-04-2024	26-04-2024		HOUSE 35			3P-21, 3P-22	\$115,840,200		120天即供付款“120 Immediate Mortgage Payment” 見以下備註 See the following remark(s): 7(c)(i), 7(d)(v)	
23-04-2024	30-04-2024		Block 2	2/F and 3/F	B		\$61,088,000		240天即供付款“240 Immediate Mortgage Payment” 見以下備註 See the following remark(s): 7(c)(ii), 7(d)(iv), 7(d)(v)	
26-04-2024	06-05-2024		Block 1	2/F and 3/F	A	P-55	\$63,727,200		120天即供付款“120 Immediate Mortgage Payment” 見以下備註 See the following remark(s): 7(c)(i), 7(d)(v)	
26-04-2024	06-05-2024		HOUSE 33			3P-23, 3P-25	\$115,238,700		240天即供付款“240 Immediate Mortgage Payment” 見以下備註 See the following remark(s): 7(c)(ii), 7(d)(iv), 7(d)(v)	
30-04-2024	08-05-2024		Block 10	G/F and 1/F	A, B	3P-10, 3P-11	\$173,614,212		240天即供付款“240 Immediate Mortgage Payment” 見以下備註 See the following remark(s): 7(c)(ii), 7(d)(iv), 7(d)(v)	

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 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	
			座數 Block	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)					
			洋房編號 House Number								
02-05-2024	09-05-2024		Block 10	2/F and 3/F	D	3P-16	\$83,071,200	120天即供付款 “120 Immediate Mortgage Payment” 見以下備註 See the following remark(s): 7(c)(i), 7(d)(v)			

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 小時內填入此紀錄冊。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, the 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. 賣方須一直提供此紀錄冊，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. 本紀錄冊會在(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，『售價』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」。
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 (“PASP”) and the “Transaction Price” stated in column (E).
- (c) 支付條款
Terms of Payment
- (i) 「120 天即供付款計劃」
“120 Immediate Mortgage Payment”
 1. 買方須於簽署臨時合約時繳付相等於售價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署買賣合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
 2. 買方簽署臨時合約後 30 天內須再付售價 5%作為加付訂金。
A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
 3. 售價 90%即售價餘款於買方簽署臨時合約後 120 天內須由買方付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.
 - (ii) 「240 天即供付款計劃」
“240 Immediate Mortgage Payment”
 1. 買方須於簽署臨時合約時繳付相等於售價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署買賣合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
 2. 買方簽署臨時合約後 30 天內須再付售價 5%作為加付訂金。
A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
 3. 售價 90%即售價餘款於買方簽署臨時合約後 240 天內須由買方付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 240 days after signing of the PASP.
 - (iii) 「360 天即供付款計劃」
“360 Immediate Mortgage Payment”
 1. 買方須於簽署臨時合約時繳付相等於售價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

2. 買方簽署臨時合約後 30 天內須再付售價 5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 買方簽署臨時合約後 90 天內須再付售價 5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
4. 售價 85%即售價餘款於買方簽署臨時合約後 360 天內須由買方付清。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 360 days after signing of the PASP.

(iv) 「360 天先住後付付款計劃」

“360 Early Occupation Payment Plan”

1. 買方須於簽署臨時合約時繳付相等於售價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 30 天內須再付售價 5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 買方簽署臨時合約後 90 天內須再付售價 5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
4. 售價 85%即售價餘款於買方簽署臨時合約後 360 天內須由買方付清。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 360 days after signing of the PASP.

(d) 可就購買發展項目中的指定住宅物業而連帶獲得的贈品、財務優惠及/或利益

Gift, financial advantage and/or benefit, to be made available in connection with the purchase of a specified residential property in the Development

(i) 「從價印花稅」優惠

“Ad Valorem Stamp Duty” Benefit

從價印花稅優惠僅限於正式買賣合約所需繳付的從價印花稅的實際款額，及在任何情況下，上限為相等於本物業樓價的 4.25%的款額。若有爭議，賣方有權決定從價印花稅優惠之金額，有關決定為最終決定並對買方具有約束力。

The AVD Benefit shall be limited to the amount equivalent to the actual amount of the ad valorem stamp duty payable on the Agreement for Sale and Purchase and in any event, shall be capped at the amount equivalent to 4.25% of the purchase price of the Property. In case of dispute, the Vendor shall have the right to determine the amount of the AVD Benefit, and such determination shall be final and binding on the Purchaser.

(ii) 「備用第二按揭貸款」

Standby Second Mortgage Loan

1. 買方可向賣方的指定財務機構申請第二按揭貸款。
The Purchaser can apply to the Vendor's designated financing company for the Second Mortgage Loan.
2. 第二按揭貸款的最高金額為淨樓價的 25%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的 85%，或應繳付之樓價餘額，以較低者為準。
The maximum amount of the Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the

first mortgagee bank) and the Second Mortgage Loan shall not exceed 85% of the net purchase price, or the balance of purchase price payable, whichever is lower.

3. 買方須就申請第二按揭貸款支付港幣 10,000 不可退還的申請手續費。
The Purchaser shall pay HK\$10,000 being the non-refundable application fee for the Second Mortgage Loan.

(iii) 「先住後付優惠」
“Early Occupation Benefit”

1. The Purchaser shall pay a non-refundable licence fee equal to 15% of the purchase price.
買方須繳付不可退還的許可費用，金額為樓價 15%。
2. The Purchaser shall be responsible for payment of the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement and the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings, etc. of the Property during the licence period.
買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、準備和簽署許可協議所需之所有律師費及於許可佔用期內該物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它開支等。
3. Subject to (i) the purchase price has been fully settled according to the date(s) stipulated in the Agreement; (ii) the sale and purchase of the Property has been completed pursuant to the Agreement; (iii) each instalment of licence fee has been fully paid according to the respective dates stipulated in the Licence Agreement during the licence period; and (iv) the terms and conditions of the Licence Agreement have been complied with in all respects, the Vendor will apply the total sum of the licence fee paid during the licence period towards settlement of part of the balance of the purchase price upon completion of the sale and purchase of the Property.
賣方確認，若買方已使用該優惠，受限於以下為前提：(i) 樓價依照買賣合約訂定的日期付清；(ii) 已依照買賣合約完成該物業的買賣；(iii) 許可佔用期中每期許可費用均依照許可協議訂定的日期付清；及 (iv) 許可協議的條款和條件全面均已遵守，賣方會在該物業買賣完成時將許可期中已支付之許可費用的總數直接用於支付部份樓價餘額。

(iv) 「提前付清樓價現金回贈」
“Early Settlement Cash Rebate”

(Only applicable if selected Terms of Payment (B) (i.e., “240 Immediate Mortgage Payment Plan”)
只適用於選擇支付計劃(B)「240 天即供付款計劃」之買方)

Date of settlement of the balance of the purchase price 付清樓價餘額日期	Cash Rebate amount 現金回贈金額
Within 120 days after the date of signing of the PASP 簽署臨時合約日期後 120 日內	1.5 % of the purchase price 樓價的 1.5%
Within 180 days after the date of signing of the PASP 在簽署臨時合約日期後 180 日內	0.75 % of the purchase price 樓價的 0.75%

^ The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors.

^ 以賣方代表律師實際收到款項日期計算。

(Only applicable if selected Terms of Payment (C) or (D) (i.e., “360 Immediate Mortgage Payment Plan” or “360 Early Occupation Payment Plan”)
只適用於選擇支付計劃(C)「360天即供付款計劃」或(D)「360天先住後付付款計劃」之買方)

Date of settlement of the balance of the purchase price 付清樓價餘額日期	Cash Rebate amount 現金回贈金額
Within 180 days after the date of signing of the PASP 簽署臨時合約日期後 180 日內	2.25 % of the purchase price 樓價的 2.25%
Within 240 days after the date of signing of the PASP 在簽署臨時合約日期後 240 日內	1.5 % of the purchase price 樓價的 1.5%
Within 300 days after the date of signing of the PASP 在簽署臨時合約日期後 300 日內	0.75 % of the purchase price 樓價的 0.75%

^ The date of settlement shall be the actual date on which payment is received by Vendor’s solicitors.

^ 以賣方代表律師實際收到款項日期計算。

(v) 「首3年保修優惠」
First 3 Years Warranty Offer

在不影響買方於正式合約下之權利的前提下，凡住宅物業（但不包括園景及植物(如有)及『關於家具優惠的確認書』所述的該家具）有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業的成交日起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the 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 3 years from the date of completion of the sale and purchase of the Property remedy any defects to the Property (excluding the landscape area and plants (if any) and the Furniture as set out in the Acknowledgment Letter Regarding Furniture Offer) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

8. 下述互聯網可連結到此發展項目的價單：www.onestanley.com.hk
The price list(s) of the development can be found in the following website: www.onestanley.com.hk
9. 此發展項目的成交紀錄冊的目的是向公眾人士提供列於紀錄冊的關於發展項目的交易資料，以使公眾人士了解香港的住宅物業市場狀況。此紀錄冊內容或包含個人資料，讀者不應在未得賣方或此紀錄冊內提及的相關人士同意下，使用該等資料作任何與此紀錄冊無關的用途。
The purpose of this register is to provide member of the public with the transaction information relating to the development, as set out in this register, for understanding the residential property market conditions in Hong Kong. The contents of this register may contain personal data and readers should not use the information for any unrelated purpose without having first obtained the consent from the vendor and the relevant persons referred to in this register.
10. 此紀錄冊內的資料不得用作任何與此紀錄冊無關的用途。此等資料的使用受個人資料(私隱)條例(第 486 章)規管。

The information contained in this register shall not be used for purposes that are not related to the purposes of this register and the use of information provided in this register is subject to the provisions in the Personal Data (Privacy) Ordinance (Cap. 486).

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