



(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)							
19-10-2025			第1座 (Sky Tower) Tower 1 (Sky Tower)	38	A	R253	\$93,208,400		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
19-10-2025			第1座 (Sky Tower) Tower 1 (Sky Tower)	32	A	R316	\$88,072,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
19-10-2025			第1座 (Sky Tower) Tower 1 (Sky Tower)	43	B	R328, R329	\$81,118,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
19-10-2025			第1座 (Sky Tower) Tower 1 (Sky Tower)	46	C	R046	\$54,350,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
19-10-2025			第1座 (Sky Tower) Tower 1 (Sky Tower)	43	C	R048	\$52,300,800		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	

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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)				
			屋號 (House number) / 屋名 (Name of the house)							
19-10-2025			第2座 (Summit Tower) Tower 2 (Summit Tower)	46	C	R119	\$48,238,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
19-10-2025			第2座 (Summit Tower) Tower 2 (Summit Tower)	43	C	R121	\$43,300,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
19-10-2025			第2座 (Elite Zone) Tower 2 (Elite Zone)	23	A1	R091	\$35,448,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
19-10-2025			第2座 (Elite Zone) Tower 2 (Elite Zone)	18	A1	R089	\$33,351,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
19-10-2025			第2座 (Elite Zone) Tower 2 (Elite Zone)	8	A1	R081	\$30,328,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	

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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)				
			屋號 (House number) / 屋名 (Name of the house)							
22-10-2025			第1座 (Sky Tower) Tower 1 (Sky Tower)	36	A	R249	\$92,280,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
22-10-2025			第1座 (Sky Tower) Tower 1 (Sky Tower)	32	C	R110	\$54,731,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
22-10-2025			第2座 (Summit Tower) Tower 2 (Summit Tower)	36	C	R128	\$44,500,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
22-10-2025			第2座 (Elite Zone) Tower 2 (Elite Zone)	21	A1	R062	\$36,052,100		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	
22-10-2025			第2座 (Elite Zone) Tower 2 (Elite Zone)	7	A1	R080	\$30,640,500		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)	

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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)
			屋號 (House number) / 屋名 (Name of the house)								
22-10-2025			第2座 (Elite Zone) Tower 2 (Elite Zone)	6	A1	R079	\$30,120,000		招標文件支付辦法(BT1) Payment Plan (BT1) of Tender Document • 見備註/See Remarks 7(c)(i)(a) • 見備註/See Remarks 7(d)(i)(a) • 見備註/See Remarks 7(d)(ii)(a) • 見備註/See Remarks 7(d)(iii)(a) • 見備註/See Remarks 7(d)(iv)(a) • 見備註/See Remarks 7(d)(v)(a) • 見備註/See Remarks 7(d)(vi)		

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, 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，直至期數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 phase 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』指有關住宅物業的價單。因應相關折扣（如有）按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價（即臨時買賣合約(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及（E）欄所指的『成交金額』）。  
In this Remark 7, "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 down to the nearest hundred to determine the Purchase Price (i.e. the actual price of the residential property stated in the Preliminary Agreement for Sale and Purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase) and the "Transaction Price" as stated in column (E)).
- (c) 支付條款及付款計劃優惠  
Terms of Payment and Payment Plan Benefit
- (i) 支付條款（只適用於以投標方式購買的物業）  
Terms of Payment (Applicable to properties purchased by way of tender only)
- (a) 360日付款計劃BT1  
360 Days Payment Plan BT1  
1. 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付  
2. 加付訂金即樓價5%於接納書的日期後60日內繳付  
3. 樓價 5%於接納書的日期後180日內繳付  
4. 樓價85%(樓價餘額)於接納書的日期後360日內繳付  
1. 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)  
2. A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance

3. 5% of the Purchase Price shall be paid within 180 days after the date of Letter of Acceptance
4. 85% of the Purchase Price (balance of the Purchase Price) shall be paid within 360 days after the date of Letter of Acceptance

(d) 相關價單或招標文件中可就購買該期數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 available with the purchase of a specified residential property in the Phase under the price list or Tender Document concerned

(i) 新地會會員現金回贈  
SHKP Club Member Cash Rebate

(a) 新地會會員現金回贈金額：港幣\$10,000  
SHKP Club Member Cash Rebate amount：HK\$10,000

(ii) 提前成交優惠  
Early Completion Benefit

(a) 如買方於以下列表訂明的任何期限內繳付樓價全數及完成該物業的買賣交易，可根據以下列表獲賣方送出提前成交優惠(『提前成交優惠』)。  
Where the Purchaser fully pays the Purchase Price and completes the sale and purchase of the Property within any period specified in the table below, the Purchaser shall be entitled to an Early Completion Benefit (“Early Completion Benefit”) offered by the Vendor according to the table below.

完成該物業的買賣交易日期 Date of completion of the sale and purchase of the Property	提前成交優惠金額 Early Completion Benefit amount
於接納書的日期後180日內 Within 180 days after the date of the Letter of Acceptance	樓價2% 2% of the purchase price
於接納書的日期後181日至240日內 Within 181 days to 240 days after the date of the Letter of Acceptance	樓價1% 1% of the Purchase Price

(iii) 特別現金回贈  
Special Cash Rebate

(a) 如買方沒有使用Super第一按揭貸款；及按買賣合約付清樓價餘額，買方可獲賣方送出特別現金回贈(「特別現金回贈」)。  
If the Purchaser has not utilized the Super First Mortgage Loan；and settles the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to the Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 2% of the purchase price.

(iv) 貸款優惠  
Loan Offer

(a) 備用第二按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須支付港幣\$5,000不可退還的申請手續費。)或備用第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須支付港幣\$5,000不可退還的申請手續費。)或Super第一按揭貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須支付港幣\$5,000不可退還的申請手續費。)或Cullinan Sky 36 (只適用於個人名義買方)(買方須支付港幣\$5,000不可退還的申請手續費。)及延續貸款 (只適用於個人名義買方)(買方須支付港幣\$5,000不可退還的申請手續費。)或置尊 120 (只適用於個人名義買方)及延續貸款 (只適用於個人名義買方)(買方須支付港幣\$5,000不可退還的申請手續費。) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (the Purchaser shall pay HK\$5,000 being the non-refundable application fee) or Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (the Purchaser shall pay HK\$5,000 being the non-refundable application fee) or Super First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))(the Purchaser shall pay HK\$5,000 being the non-refundable application fee) or Cullinan Sky 36 (only applicable to the Purchaser who is an individual) (the Purchaser shall pay HK\$5,000 being the non-refundable application fee) and Extended Loan (only applicable to the Purchaser who is an individual) (the Purchaser shall pay HK\$5,000 being the non-refundable application fee) or Grand 120 (only applicable to the Purchaser who is an individual) and Extended Loan (only applicable to the Purchaser who is an individual) (the Purchaser shall pay HK\$5,000 being the non-refundable application fee)

(v) 設備/禮品優惠  
Appliance / Gift Benefit

(a) 如買方按買賣合約付清樓價餘額及完成住宅物業的買賣交易，買方可免費獲贈一部iPad (品牌名稱：Apple)及一部HomePod mini (品牌名稱：Apple)作為禮品。  
Where the Purchaser settles the balance of the purchase price in accordance with the agreement for sale and purchase and completes the sale and purchase of the residential property, the Purchaser will be provided with an iPad (Brand Name: Apple) and a HomePod mini (Brand Name: Apple) free of charge.

(vi) 首3年保修優惠  
First 3 Years Warranty Offer

8. 下述互聯網可連結到此發展項目的價單: www.cullinansky.com.hk/p2  
The price list(s) of the development can be found in the following website：www.cullinansky.com.hk/p2

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Date & Time of Update:  
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