

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	映居 foto+	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	九龍大角咀埃華街 3 號(此臨時門牌號數有待發展項目建成時確認) No. 3 Ivy Street, Tai Kok Tsui, Kowloon (the provisional street number is subject to confirmation when the Development is completed)		

- 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.

(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
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				

### 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，該價單在(G)欄列出。而『成交金額』指臨時買賣合約中訂明的住宅物業的價錢(即售價經計算相關支付條款及/或適用折扣(如有)後計算得出而以向下捨入方式換算至百位數之價目)。  
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, which said price list is set out in column (G). "Transaction price" means the purchase price of the residential property set out in the PASP, i.e. the purchase price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the "price" and rounded down to the nearest hundred.
- (c) 相關價單中支付條款及相關售價折扣  
Terms of Payment and relevant discount on the price under the price list concerned
- (i) 「建築期付款」 - 照售價減 2%  
“Stage Payment” - 2% discount from the price
1. 買方須於簽署臨時合約時繳付相等於樓價 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 天內須再付樓價 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. 樓價 90%即樓價餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 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 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 relevant residential property to the Purchaser(s).
- (d) 售價獲得折扣的基礎  
The basis on which any discount on the price is available
- (i) 「大西九南金融生活圈折扣」 - 受制於相關條款和條件，買方可獲 4%售價折扣優惠。  
“Great Kowloon Metropolitan Discount” - Subject to relevant terms and conditions, the Purchaser(s) will be offered 4% discount on the price.
- 買方可獲 4%售價折扣作為大西九南金融生活圈折扣。  
The Purchaser(s) will be offered 4% discount on the Price as the Great Kowloon Metropolitan Discount.
- (ii) 「兩站三線折扣」 - 受制於相關條款和條件，買方可獲 3%售價折扣優惠。  
“Double Convenience Discount” - Subject to relevant terms and conditions, the Purchaser(s) will be offered 3% discount on the price.

買方可獲 3%售價折扣作為兩站三線折扣。

The Purchaser(s) will be offered 3% discount on the Price as the Double Convenience Discount.

- (iii) 「一站高鐵路折扣」 - 受制於相關條款和條件，買方可獲 2%售價折扣優惠。

“Highspeed Railway Station Discount” - Subject to relevant terms and conditions, the Purchaser(s) will be offered 2% discount on the price.

買方可獲 2%售價折扣作為一站高鐵路折扣。

The Purchaser(s) will be offered 2% discount on the Price as the Highspeed Railway Station Discount.

- (iv) 「限時折扣」 - 受制於相關條款和條件，買方可獲 1%售價折扣優惠。

“Time Limited Discount” - Subject to relevant terms and conditions, the Purchaser(s) will be offered 1% discount on the price.

買方可獲 1%售價折扣作為限時折扣。

The Purchaser(s) will be offered 1% discount on the Price as the Time Limited Discount.

- (e) 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) 「大手客現金回贈優惠」

“Bulk Purchase Cash Rebate Benefit”

如符合以下所有條件，買方可獲「大手客現金回贈」（「現金回贈」）：

A Purchaser shall be entitled to a “Bulk Purchase Cash Rebate” (“Cash Rebate”) if all the following conditions have been satisfied:

買方及(如適用)連同一位或多於一位的買方的親屬(買方之配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫、外孫女、岳丈母、翁姑、女婿、媳婦、伯叔父、舅父、姑母、姨母、姪兒、姪女、外/姨甥、外/姨甥女、姊妹夫、大舅、小舅、大伯、小叔、兄嫂、弟媳、大姨、小姨、大姑及小姑(「親屬」)；如買方由多於一名個人組成，則構成買方的其中一人的親屬)同日購買發展項目內多於一個指明住宅物業(無論指明住宅物業是列於本價單內或其他價單內，但不超過十二(12)個指明住宅物業(統稱為「已購買物業」)；及

the Purchaser and (if applicable) together with one or more of the Purchaser’s relative(s) (i.e spouse, parent, child, brother, sister, grandparent, grandchild, parent-in-law or child-in-law uncle, aunt, nephew, niece, brother-in-law and sister-in-law of the Purchaser (“Relative(s)”); or any Relative(s) of one of individuals constituting the Purchaser in the event that the Purchaser comprises more than one individual) on the same date purchase more than one (1) specified residential property in the Development (whether the specified residential property(ies) are listed in this price list but not more than twelve (12) specified residential properties)(collectively, the “Purchased Properties”); and

買方及(如適用)買方親屬於相關買賣合約訂明的付款限期日或之前同時付清所有已購買物業之樓價餘款及在所有方面履行和遵守相關臨時買賣合約(「臨時合約」)及買賣合約內一切的條款及條件(必須嚴格遵行所有時間限制)。

the Purchaser and (if applicable) the Purchaser’s Relative(s) shall settle the full balance of the purchase price of all the Purchased Properties simultaneously on or before the due date as specified in the relevant Agreement(s) for Sale and Purchase (“ASP”) and perform and comply with in all respects the terms and conditions of the relevant Preliminary Agreement(s) for Sale and Purchase (“PASP”) and the relevant ASPs (in respect of which time shall be of the essence).

現金回贈金額詳列於下表。已購買物業之排序將由如此聘用的人根據相關買賣合約所載之已購買物業之樓價由高至低之順序排列，即最高樓價之物業為第一個已購買物業(不設任何現金回贈)，第二最高樓價之物業為第二個已購買物業，如此類推。

The amount of the Cash Rebate is set out in the table below. The order of the Purchased Properties shall be determined by the Person so Engaged based on the purchase price of the Purchase Properties stated in the relevant ASPs and arranged in descending order, such that the Purchased Property with the highest purchase price shall be the 1<sup>st</sup> Purchased Property (with no cash rebate), the Purchased Property with the second highest purchase price shall be the 2<sup>nd</sup> Purchased Property, and so on.

已購買物業之排序 Order of Purchased Property	現金回贈金額 Cash Rebate amount
第二個已購買物業 2 <sup>nd</sup> Purchased Property	樓價的 1.50% 1.50% of the purchase price
第三個已購買物業 3 <sup>rd</sup> Purchased Property	樓價的 2.00% 2.00% of the purchase price
第四個或之後的已購買物業(最多至第十二個已購買物業) 4 <sup>th</sup> or subsequent Purchased Property (up to the 12th Purchased Property)	樓價的 2.25% 2.25% of the purchase price

買方及(如適用)買方親屬必須於付清樓價餘額之日或(如適用)相關買賣合約內訂明的發展項目的預計關鍵日期 (以較早者為準)前最少 30 天，向如此聘用的人申請現金回贈。於核對資料後，如此聘用的人會將現金回贈直接用於支付部份買方及(如適用)買方親屬依相關買賣合約應付之樓價餘款。The Purchaser and (if applicable) the Purchaser's Relative(s) shall apply to the Person so Engaged for the Cash Rebate not less than 30 days before the due date of payment of balance of purchase price or (if applicable) the estimated material date for the Development as specified in the relevant ASPs of the Purchased Property (whichever is earlier). Subject to the verification of the information, the Person so Engaged will apply directly the Cash Rebate for part payment of the balance of purchase price payable by the Purchaser and (if applicable) the Purchaser's Relative(s) pursuant to the relevant ASPs.

每個指明住宅物業就現金回贈而言只可被計算一次。

Each specified residential property may only be counted once for the purpose of the Cash Rebate.

現金回贈為買方及(如適用)買方親屬個人所有，買方及(如適用)買方親屬無權轉讓或轉移現金回贈予任何第三方。無論如此聘用的人是否有支付現金回贈予買方及(如適用)買方親屬，買方及(如適用)買方親屬仍必須履行和遵守相關臨時合約及相關買賣合約內一切的條款與條件，並依其條款及條件完成已購買物業之買賣。

The Cash Rebate is personal and exclusive to the Purchaser and (if applicable) the Purchaser's Relative(s) who shall have no right to assign or transfer the Cash Rebate to any third party. Whether or not the Person so Engaged pays the Cash Rebate to the Purchaser and (if applicable) the Purchaser's Relative(s), the Purchaser and (if applicable) the Purchaser's Relative(s) shall still be obliged to perform and comply with all the terms and conditions of the relevant PASPs and the relevant ASPs and to complete the purchase of the Purchased Properties in accordance with the terms and condition contained therein.

如有任何爭議，如此聘用的人的決定須為最終局及對買方及(如適用)買方親屬具有約束力。

In case of dispute, the decision of the Person so Engaged shall be final and binding on the Purchasers and (if applicable) the Purchaser's Relative(s).

- (ii) 「首 2 年保修優惠」  
“First 2 Year Warranty Offer”

在不減損買方於正式合約下之權利的前提下，凡住宅物業(但不包括任何位於住宅物業內或連同住宅物業一併出售的花草植物、園藝設計、實產或傢具(如有)或任何該物業之損耗或任何在住宅物業買賣完成後買方所增置、安裝、構建的裝置、裝修物料、設備或實產)有欠妥之處，而該欠妥之處並非由任何蓄意、錯誤或疏忽或正常損耗造成，買方可於(a) 臨時合約及正式合約所定之該物業的成交日期起計的 2 年內或 (b) 在閣下簽署該物業轉讓契之日起計的 2 年內 (以較遲者為準)起計 2 年內向如此聘用的人發出書面通知，如此聘用的人將在收到買方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 2 年保修優惠以相關交易文件條款及條件為準。

Without prejudice to the Purchaser(s)' rights under the ASP, the Person so Engaged is prepared to at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser(s) within (a) 2 year from the date of completion of the sale and purchase of the Property as stipulated in the PASP and the ASP, or (b) 2

year from the date of your execution of the Assignment of the Property, whichever is later, remedy any defects to the residential property (excluding any plants, landscaping, chattels or furniture in or sold with the residential property, any wear and tear of the Property, or any fittings, finishes, appliances or chattels added, installed or built to or at the residential property by the Purchaser after the completion of its sale and purchase of the residential Property) caused otherwise than by vandalism, wrongful act or negligence or normal fair wear and tear. The First 2 Year Warranty Offer is subject to the terms and conditions of the relevant transaction documents.

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

更新日期及時間:

(日-月-年)

03:00 PM 16-03-2026

Date & Time of Update:

(DD-MM-YYYY)