

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	Upper Central	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	堅道48號 48 Caine Road		

重要告示： 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。

Important Note: 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.

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 (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)				
27-09-2024	07-10-2024		Upper Central	12	B		\$3,988,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	
02-10-2024	09-10-2024		Upper Central	16	B		\$4,068,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	
21-10-2024	28-10-2024		Upper Central	18	B		\$4,170,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	
31-10-2024	07-11-2024		Upper Central	6	D		\$5,475,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	

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(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)				
25-11-2024	02-12-2024		Upper Central	9	A		\$4,636,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	
30-12-2024	07-01-2025		Upper Central	21	D		\$6,249,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	
7-2-2025	14-2-2025		Upper Central	20	B		\$4,232,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	
17-2-2025	24-2-2025		Upper Central	22	B		\$4,316,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	

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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 (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)				
11-3-2025	18-3-2025		Upper Central	23	B		\$4,359,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	
12-3-2025	19-3-2025		Upper Central	6	A		\$4,504,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(iii)	
14-4-2025	23-4-2025		Upper Central	25	B		\$4,704,000		價單第1號 Price List No. 1 (A)120 天現金付款計劃 (A)120 Days Cash Payment Plan - 見備註7(c)(i) See Remark 7(c)(i) - 見備註7(d)(i),(ii),(iii) See Remarks 7(d)(i),(ii),(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股公司；
 - (v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控股公司的經理；
 - (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表中所列之價錢，而「相關價單」指有關住宅物業之價單，該價單在(G)欄列出。因應不同支付條款及 / 或折扣按售價計算得出之價目，皆以四捨五入到最接近千位數作為成交金額。

In this Remark 7, "Price" means the price set out in the schedule 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). The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded off to the nearest thousand to determine the Transaction Price.

- (c) (i) 相關價單中支付條款(A) 120 天現金付款計劃

Terms of Payment (A) under the price list concerned - 120 Days Cash Payment Plan

1. 相等於樓價 5%之臨時訂金須於買方簽署臨時買賣合約(「臨時合約」)時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署正式買賣合約(「買賣合約」)。

A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase ("PASP"). The agreement for sale and purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

2. 相等於樓價 5%之加付訂金須於買方簽署臨時合約後 30 天內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.

3. 樓價 90%即樓價餘款須於買方簽署臨時合約後 120 天內繳付。

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.

- (d) 售價獲得折扣的基礎

The basis on which any discount on the Price is made available

- (i)120 天現金付款計劃優惠

120 Days Cash Payment Plan Benefit

選擇第7(c)(i)段所述的付款計劃之買方，可獲 6%售價折扣優惠。

A 6% discount on the Price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph 7(c)(i).

- (ii)中環CBD核心人才及專業人士優惠

Core Central CBD Talent Discount

買方可獲 3%售價折扣優惠。

The Purchaser will be offered 3% discount on the Price.

- (iii)印花稅折扣優惠

Stamp Duty Discount

買方可獲 3%售價折扣優惠。

The Purchaser will be offered 3% discount on the Price.

- (e) 可就購買該發展項目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, to be made available in connection with the purchase of a specified residential property in the Development

請參閱第7(d)。

Please refer to Paragraph 7(d).

8. 下述互聯網可連結到此發展項目的價單:

<http://www.uppercentralhk.com>

The price list(s) of the development can be found in the following website:

<http://www.uppercentralhk.com>

更新日期及時間:

24-04-2025 12:00 AM

(日-月-年)

Date & Time of Update:

24-04-2025 12:00 AM

(DD-MM-YYYY)