

(A) Browse Transacted Record –Source: Land Registry

1. Input [www.eprc.com.hk](http://www.eprc.com.hk) in the address location and go to EPRC homepage, click **【Login】** icon to login EPRC Online Program:

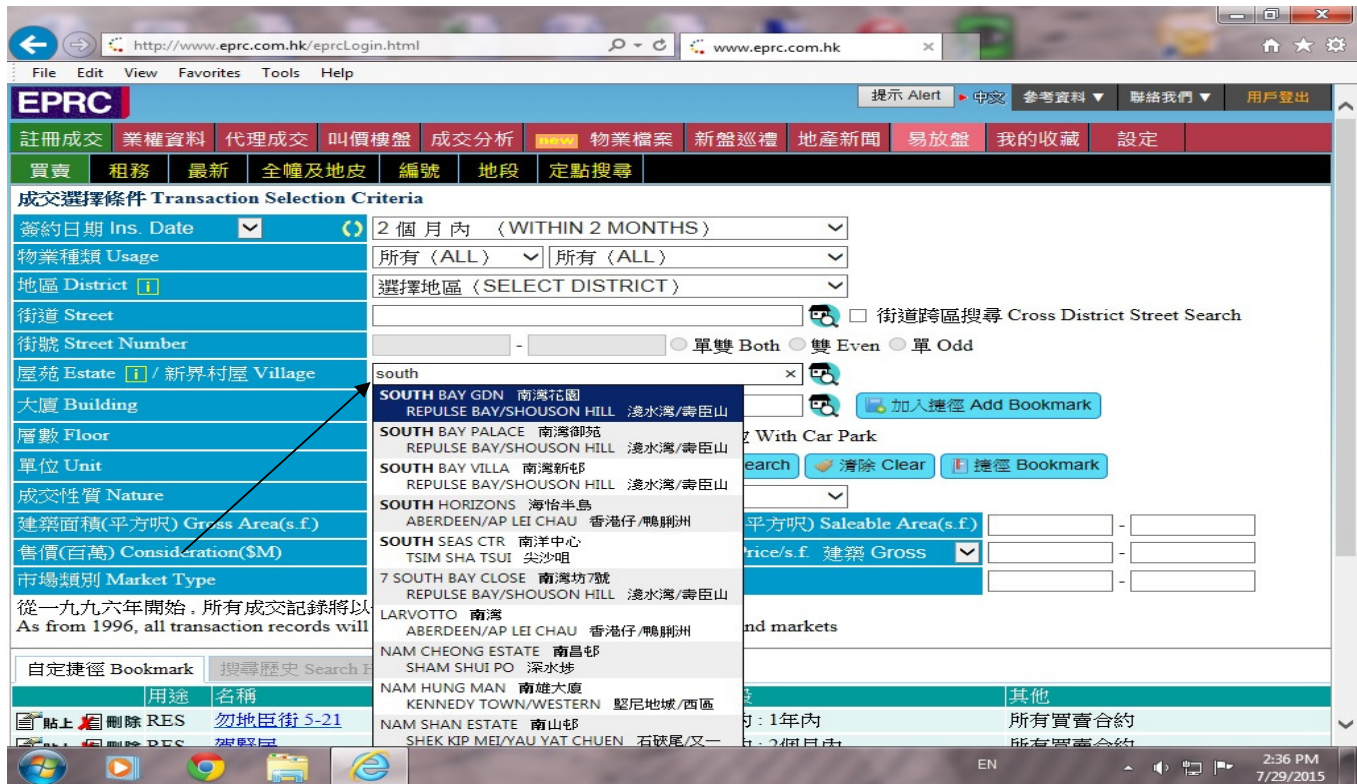
The screenshot shows the EPRC website homepage. The browser address bar displays 'http://www.eprc.com.hk/'. The page includes a navigation menu with '登入 Login' highlighted. A table titled '成交排行榜' (Transaction Ranking) is visible, showing transaction data for various districts. A hand cursor is pointing to the '登入 Login' button.

排名	屋苑名稱	地區	成交宗數	最高成交呎價(\$)	最低成交呎價(\$)	出租回報率(%)	平均呎租(\$)	放租數目	平均呎價(\$)	放盤數目
1#	帝景灣	將軍澳 坑口	514	27,721	12,262				14,077	
2#	峻峯	將軍澳 坑口	511	12,686	7,563				10,731	
3#	嘉湖山莊	元朗	87	9,119	6,761			20	7,740	1
4#	玖璠山	沙田	84	20,216	12,460				15,053	
5#	沙田第一城	沙田	69	14,785	10,304	3.4	36	2	13,228	2
6#	天籟	何文田	68	46,631	19,406				31,178	
7#	愉景灣	離島	65	20,488	7,486	5.0	39	2	10,437	6
8#	日出康城	將軍澳 坑口	55	11,368	8,240	3.0	24	2	9,376	7
9#	華孚新邨	荔枝角	42	13,609	9,077	3.6		1	11,130	7
10#	新都城	將軍澳 坑口	37	14,092	11,009	3.8	41	1	12,695	1

2. After input user name and password, Transaction Selection Criteria will be shown on the screen as below:

The screenshot shows the EPRC website's Transaction Selection Criteria form. The form includes fields for '簽約日期 Ins. Date' (2 months), '物業種類 Usage' (All), '地區 District' (Select District), '街號 Street Number', '屋苑 Estate / Village', '大廈 Building', '層數 Floor', '單位 Unit', '成交性質 Nature' (All ASP), '建築面積(平方呎) Gross Area(s.f.)', '售價(百萬) Consideration(\$M)', and '市場類別 Market Type' (All). The form also includes a search button and a bookmark button.

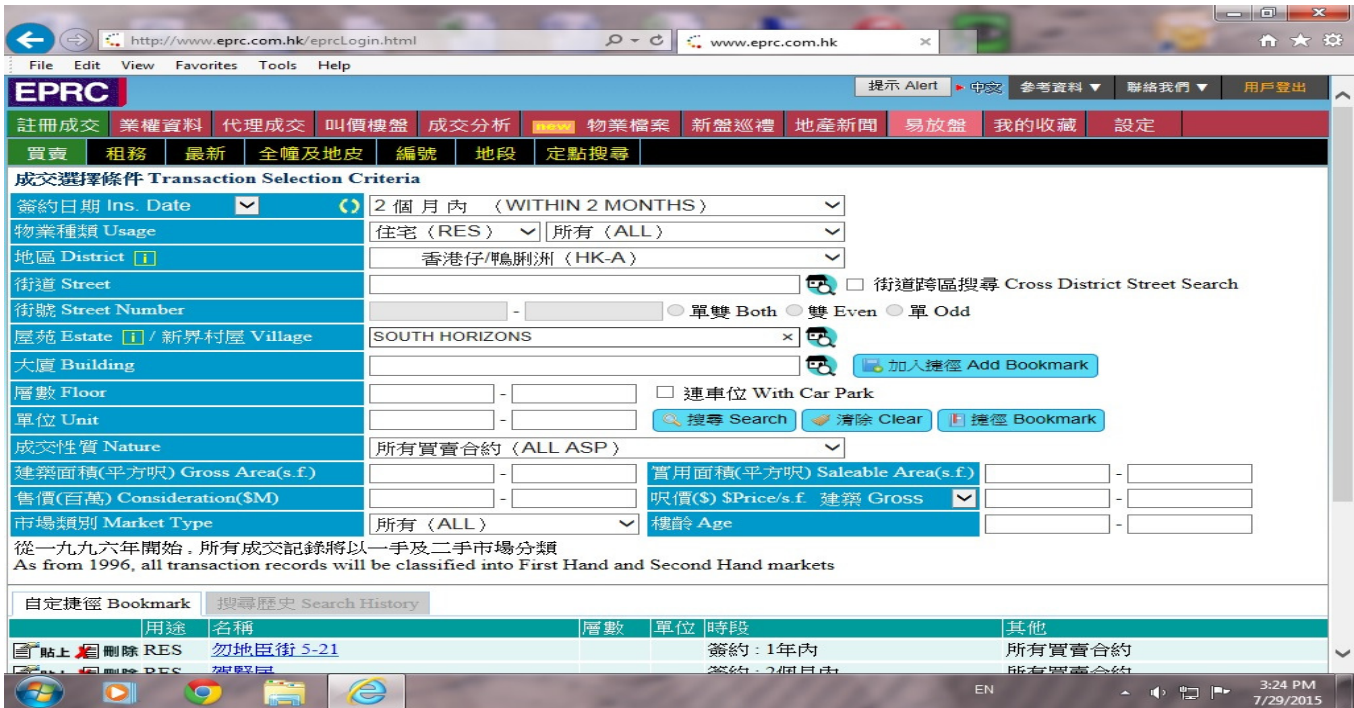
3. Select the usage from the pull down table , for example, if users want to use estate name or building name to search records, input the first few characters in the 【Estate】 , like South Horizons , just input “south ” the drop list will be shown on the screen for your selection.



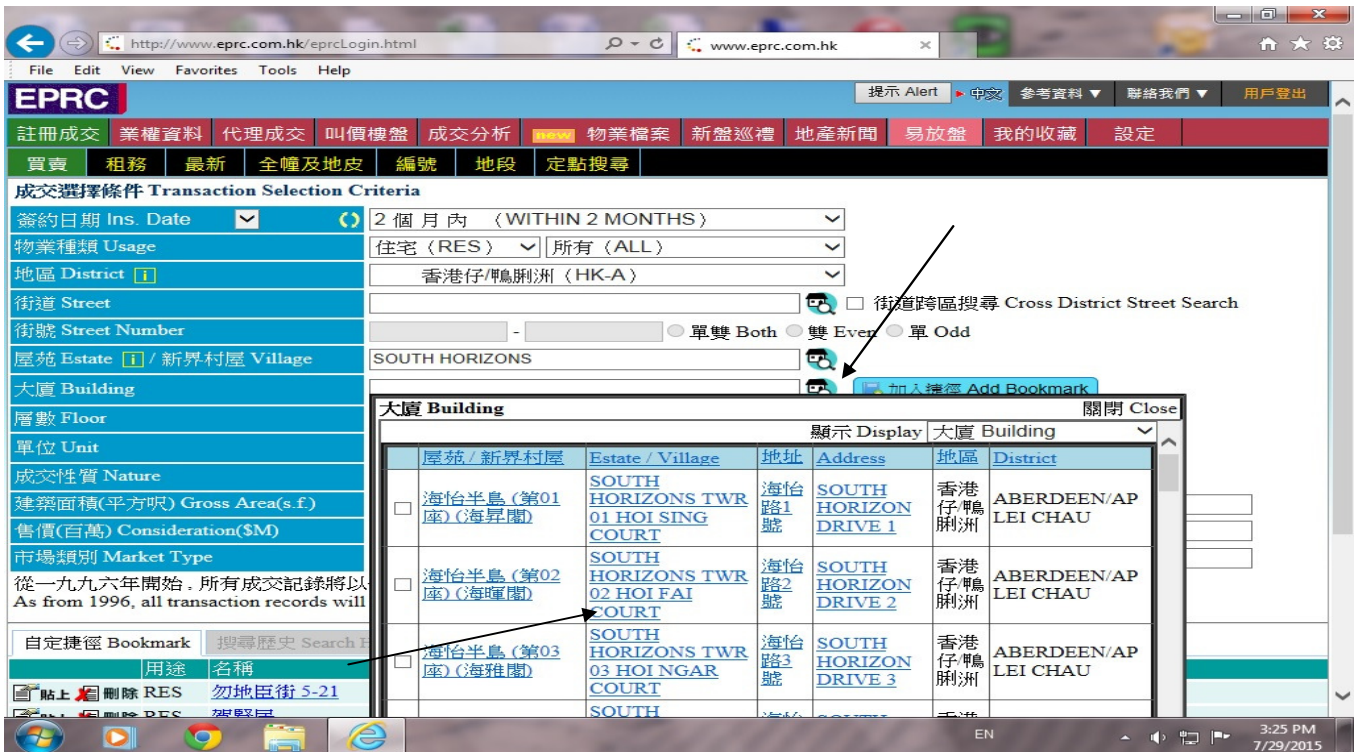
a) You also can input “south”, then click the right hand side’s “Look Up Table” icon, the estate name will be displayed on the screen, click the estate name as below:



- b) The estate name will be pasted on the Estate field, if users want to search data by estate, click **【Search】** icon to start searching, you can also click **【Add to Bookmark】** icon, it is more convenient to search transacted record when you search the same buildings or estates next time, the screen is shown as below:



- c) If users want to select each block of the estates, click **【Look up table】** on the right hand side of the building field, each block of the estates will be displayed on the screen, click the block name which you want to search, the name of the building will be pasted in the building field, input the floor, unit, area, price and transacted date, click **【Search】** to start searching transacted data. The procedure is shown as below:



4. After searching data, the summary screen will be displayed on the screen. If users want to print out data with names, click ✓ on the left hand side of the building name and【Printed with Names】, then click【Print Preview】 icon.

Transaction Summary

1	物業種類	大廈名稱	簽約日期	層數	單位	面積 (G)	面積 (N)	實用率	售價 (\$M)	呎價 (G)	呎價 (N)	性質	送遞日期	快捷
	Usage	Building Name	Ins. Date	Floor	Unit	Area (G)	Area (N)	Eff. Ratio	Price (\$M)	\$/s.f. (G)	\$/s.f. (N)	Nature	L.R.Date	Quick Key
<input checked="" type="checkbox"/>	住宅 RES	海怡半島 (第02座) (海匯閣) SOUTH HORIZONS TWR 02 HOI FAI COURT	19/05/2015	26	F	642	526	82%	7.180	11184	13650	買賣合約 / ASP	28/05/2015	
<input type="checkbox"/>	住宅 RES	海怡半島 (第02座) (海匯閣) SOUTH HORIZONS TWR 02 HOI FAI COURT	18/05/2015	19	H	643	530	82%	6.800	10575	12830	買賣合約 / ASP	27/05/2015	

棕色紀錄表示涉及多個物業成交  
Records in brown means multiple transactions

預覽列印  列印買賣家名稱/Printed with Names

平均分析 根據已選 1 個記錄  
Average Price Based on 1 Selected Record(s)

呎價(建築) \$/s.f.(G):	平均 Average = 11184	最高 Highest = 11184	最低 Lowest = 11184
呎價(實用) \$/s.f.(N):	平均 Average = 13650	最高 Highest = 13650	最低 Lowest = 13650

a) The data which the users want to print out will be shown on the screen, click Browser's 【Print】 to print out the data.

Simplified Version

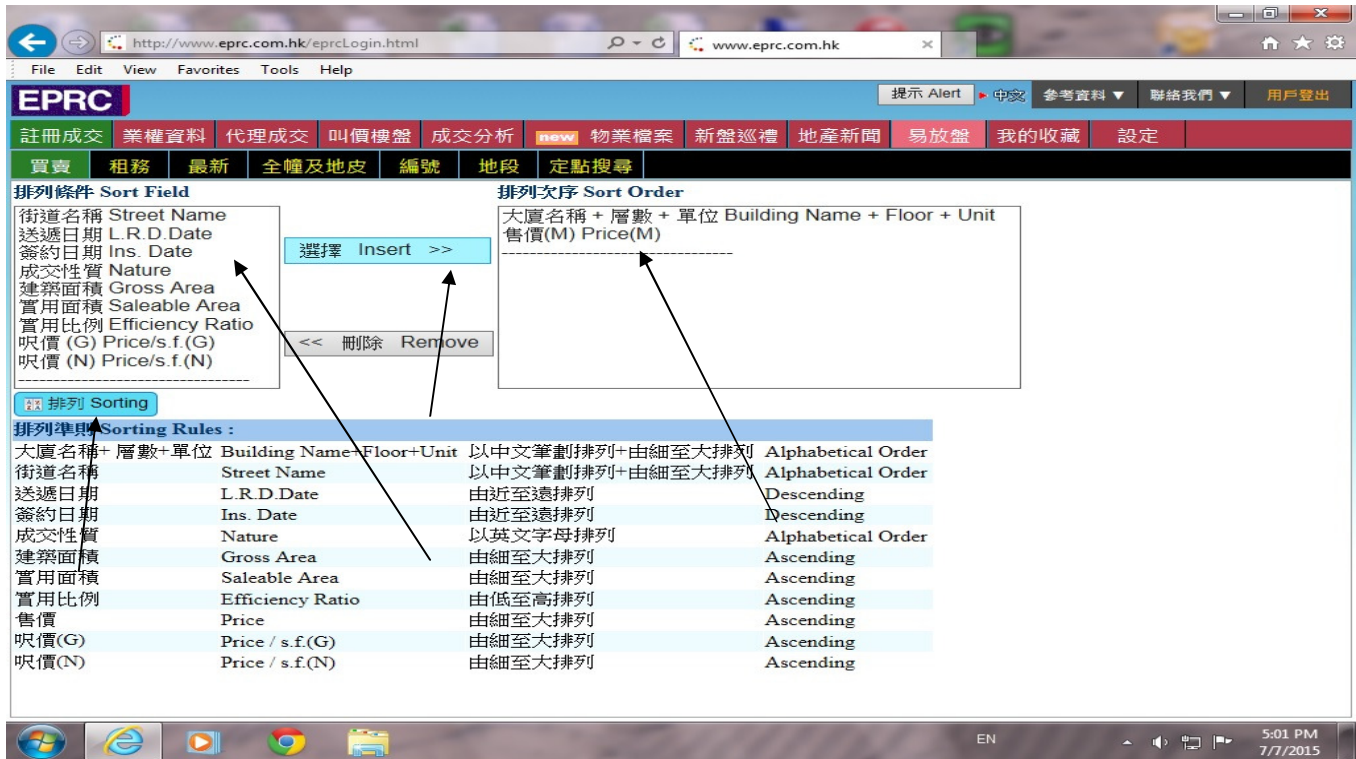
Transaction Records ( Usage: RES District: ABERDEEN/AP LEI CHAU Ins. Date: 29/04/2015 - 29/07/2015 )

Memo No.	Usage	District	Occupation Date	PRN No.	Building Name	Address	Bldg. Remarks	Tran. Remarks	Ins. Date	Floor	Unit	Nature	Area (G)	Area (N)	Price (\$M)
		D. Date	Floor										\$/s.f.(G)	\$/s.f.(N)	
15052801890015	RES	HK-A	22/11/1991 (OP)	B9044107	SOUTH HORIZONS TWR 02 HOI FAI COURT				19/05/2015	26	F	ASP	642 s.f	526 s.f	\$7.180
									28/05/2015				\$11184	\$13650	

\$/s.f.(G):	Average = 11184	Highest = 11184	Lowest = 11184
\$/s.f.(N):	Average = 13650	Highest = 13650	Lowest = 13650

Data is from the Land Registry and is for reference only  
Area information mainly extract from brochures, estate agencies etc.

b) Users can sort the data which they have already searched to make the result easier to view. Click **【Sorting】** icon, the nine types of sorting criteria will be shown on the screen, just click the sort field you want, click **【Insert】** the sort field will be moved to right hand side's sort order, click **【Sorting】** icon, the data will be sorted as your require.



c) Users also can sort description items which is shown on summary page directly, e.g. sort by “Delivery Date”, just click the delivery date item, the delivery date will be sort by ascending order, if click delivery date again, it will be sorted by descending order, then click delivery date again, it will be back to original sorting



5. After searching data, click the building name to enter to details screen to browse the details. If users want to browse other details, click the top menu's function key to view other information.


The screenshot shows the EPRC website interface. The main content area displays the following details for a property:

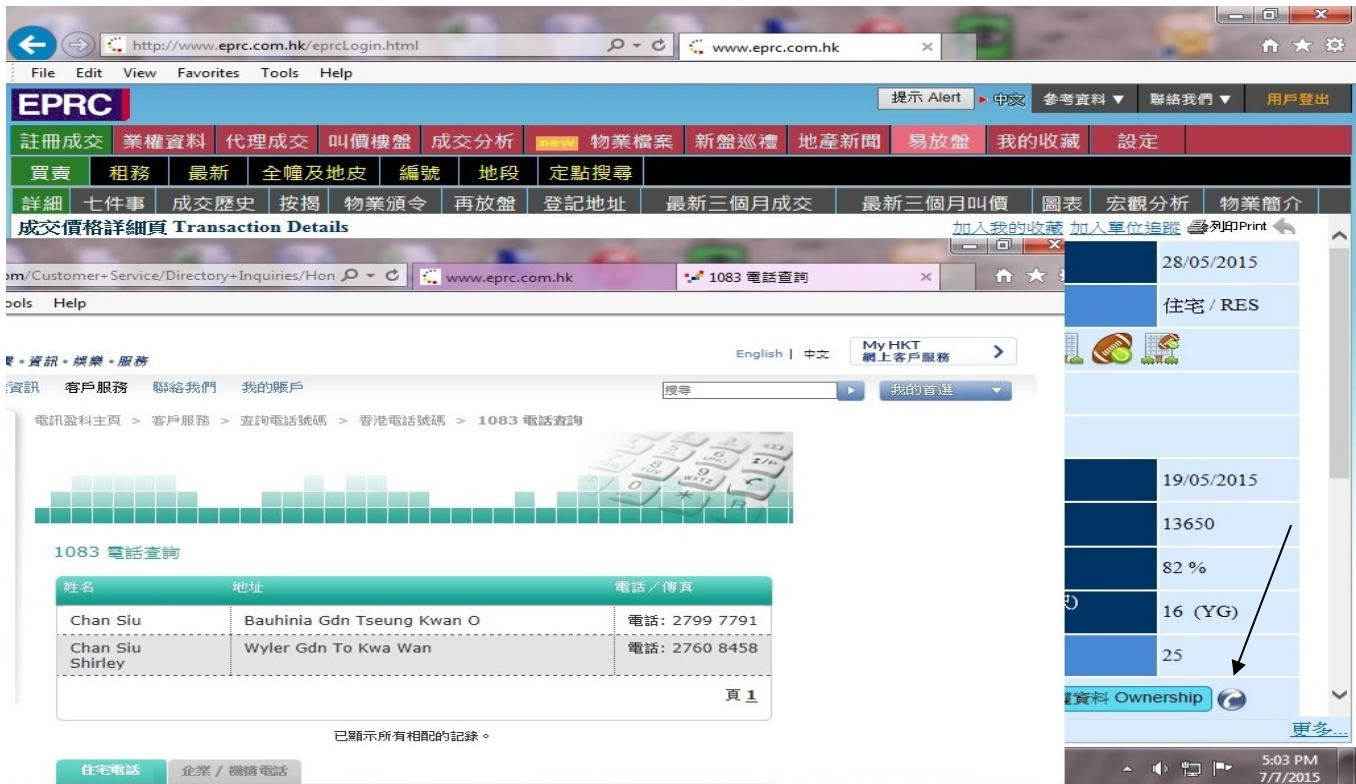
註冊編號 Memo No.	15052801890015	成交性質 Nature	買賣合約 / ASP	送遞日期 L.R.Date	28/05/2015
地區 District	香港仔/鴨脷洲 / ABERDEEN/AP LEI CHAU		用途 Usage	住宅 / RES	
大廈 Building	海怡半島 (第02座) (海暉閣) / SOUTH HORIZONS TWR 02 HOI FAI COURT				
地址 Address	海怡路2號 / SOUTH HORIZON DRIVE 2				
丈量約份/地段 DD/Lot No.	APLIL 121 RP				
層數 Floor	26	單位 Unit	F	簽約日期 Ins. Date	19/05/2015
售價(百萬) Price (\$M)	7.180	呎價(\$)(G) \$/s.f.(G)	11184	呎價(\$)(N) \$/s.f.(N)	13650
建築面積(平方呎) Gross Area(s.f.)	642 (B)	實用面積(平方呎) Saleable Area(s.f.)	526 (B)	實用率 Efficiency Ratio	82 %
建築面積(平方米) Gross Area(s.m.)	59.644 (B)	實用面積(平方米) Saleable Area(s.m.)	48.867 (B)	窗台面積(平方呎) Bay Window(s.f.)	16 (YG)
入伙日期 Occupation Date	22/11/1991 (OP)	契約年期 Lease Term	31/03/2040	未完年期 Residual Term	25
買家姓名 Assignee					

a) If users want to browse the property's Gain & Loss Analysis, click **Gain & Loss Analysis**, the screen is shown as below:

The screenshot shows the Gain & Loss Analysis page. A line graph displays the price trend over time:

Year	Reference Market Value (百萬)	Transaction History (百萬)
1995	~3.5	~3.5
2000	~4.5	~4.5
2005	~5.5	~5.5
2010	~6.5	~6.5
2015	~7.2	7.180

b) If users want to check the telephone number of the owner, click  on the right hand side of the Assignee or Assignor, the result of white page will be displayed on the screen as below:




The screenshot shows the EPRC website interface. The main content area is titled "1083 電話查詢" (1083 Telephone Search). It features a table with the following data:

姓名	地址	電話 / 傳真
Chan Siu	Bauhinia Gdn Tseung Kwan O	電話: 2799 7791
Chan Siu Shirley	Wyler Gdn To Kwa Wan	電話: 2760 8458

Below the table, it indicates "已顯示所有相關的記錄。" (All related records displayed). The sidebar on the right shows a list of property details, with a blue phone icon next to the "Ownership" link.

c) If users want to check the number of properties the owner own, click **Ownership** on the right hand side of the Assignee or Assignor, the screen is shown as below:



The screenshot shows the EPRC website interface displaying property details. The main content area is titled "Transaction Details" and includes the following information:

建築面積 (平方米) Gross Area (s.m.)	61.966 (B)	實用面積 (平方米) Saleable Area (s.m.)	48.960 (B)	窗台面積 (平方呎) Bay Window (s.f.)	22 (YG)
入伙日期 Occupation Date	28/03/1995 (OP)	契約年期 Lease Term	31/03/2040	未完年期 Residual Term	25
買家姓名 Assignee	OP LTD				
賣家姓名 Assignor					
間格 Floor Plan	2 房(Bed) 2 廳(Liv/Din)	方向 Direction	N	景觀 View	
物業設施 Facilities	SWP, CLUB HSE	樓齡 Age	20	特殊成交 Special Tran.	
成交備註 Tran. Remarks					
單位備註 Bldg. Remarks					
成交價備註 Consideration Remarks					

At the bottom, it shows "入伙日期: (OP) 根據入伙紙 Based on Occupation Permit" and "Occupation Date: (DMC) 根據大廈公契 Based on Deed of Mutual Covenant". A blue arrow points to the "Ownership" link in the sidebar.

d) The result of 【Ownership】 search will be displayed as below:

The screenshot shows the EPRC website interface. At the top, there is a navigation bar with the EPRC logo and various menu items like '註冊成交', '業權資料', '代理成交', etc. Below the navigation bar, there is a search and filter section with tabs for '買賣', '租務', '最新', '全幢及地皮', '編號', '地段', and '定點搜尋'. The main content area is divided into two sections: '買入 Bought' and '賣出 Sold'. The 'Bought' section contains a table with two rows of transaction data. The 'Sold' section is currently empty.

註冊編號	大廈名稱/地址	簽約日期	成交價(百萬)	性質	用途
Memo. No.	Building Name/Address	Ins. Date	Price(M)	Nature	Usage
<a href="#">12082000550077</a>	海怡半島 (第25座) (御庭園) (御柳居) 怡南路25號 27/F 單位 C 27/F UNIT C SOUTH HORIZONS TWR 25 THE OASIS DOVER CO YI NAM RD 25	09/08/2012	5.000	ASP	RES
<a href="#">12080900440191</a>	海怡半島 (第25座) (御庭園) (御柳居) 怡南路25號 27/F 單位 C 27/F UNIT C SOUTH HORIZONS TWR 25 THE OASIS DOVER CO YI NAM RD 25	21/07/2012	5.000	P-ASP	RES

註冊編號	大廈名稱/地址	簽約日期	成交價(百萬)	性質	用途
Memo. No.	Building Name/Address	Ins. Date	Price(M)	Nature	Usage



## (B) Land Search

1. Click the **【Ownership Search】** icon from the top menu bar, and then select **【Land Search】** –Selection Criteria will be displayed on the screen as below:

http://www.eprc.com.hk/eprcLogin.html

File Edit View Favorites Tools Help

EPRC 提示 Alert 中文 參考資料 聯絡我們 用戶登出

註冊成交 業權資料 代理成交 叫價樓盤 成交分析 new 物業檔案 新盤巡禮 地產新聞 易放盤 我的收藏 設定

七件事 公司業權

開門七件事 Land Search Data DD/SD參照表 DD/SD Reference Table

用途 Usage 所有 (ALL)

地區 District 選擇地區 (SELECT DISTRICT)

街道 Street

街號 Street Number

屋苑 Estate / 新界村屋 Village

大廈 Building

丈量約份 DD No.

地段 Lot No.

層數 Floor

單位 Unit

搜尋 Search 清除 Clear

操作小貼士 Operation Tips :

土地註冊處登記模式

SS. 7 OF S.B. OF LOT NO. 377 IN DD117

EPRC 輸入模式

丈量約份 DD No. 117

地段 Lot No. 377 SB SS7

其他模式

LOT NO. 377 B7 DD 117

EN 2:39 PM 7/29/2015

2. Input property's details, such as estate name , block of estates, floor and unit :

http://www.eprc.com.hk/eprcLogin.html

File Edit View Favorites Tools Help

EPRC 提示 Alert 中文 參考資料 聯絡我們 用戶登出

註冊成交 業權資料 代理成交 叫價樓盤 成交分析 new 物業檔案 新盤巡禮 地產新聞 易放盤 我的收藏 設定

七件事 公司業權

開門七件事 Land Search Data DD/SD參照表 DD/SD Reference Table

用途 Usage 住宅 (RES)

地區 District 筲箕灣 (HK-SKW)

街道 Street YIU HING RD

街號 Street Number

屋苑 Estate / 新界村屋 Village

大廈 Building TUNG LAM COURT (HOS)

丈量約份 DD No.

地段 Lot No.

層數 Floor 08

單位 Unit 17

搜尋 Search 清除 Clear

操作小貼士 Operation Tips :

土地註冊處登記模式

SS. 7 OF S.B. OF LOT NO. 377 IN DD117

EPRC 輸入模式

丈量約份 DD No. 117

地段 Lot No. 377 SB SS7

其他模式

LOT NO. 377 B7 DD 117

EN 5:34 PM 7/7/2015

3. If users want to use street name to do land search, input the number of the street name, floor and unit of the property as below:

The screenshot shows the EPRC website's 'Land Search Data' form. The form fields are as follows:

用途 Usage	住宅 (RES)
地區 District	西營盤 (HK-SYP)
街道 Street	EASTERN ST 1A-B
街號 Street Number	
屋苑 Estate / 新界村屋 Village	
大廈 Building	
丈量約份 DD No.	
地段 Lot No.	
層數 Floor	02
單位 Unit	1B

Below the form, there is a section titled '操作小貼士 Operation Tips :'. A red arrow points from the '土地註冊處登記模式' (Land Registration Office Registration Mode) section, which contains the text 'SS. 7 OF S.B. OF LOT NO. 377 IN DD117', to the 'EPRC 輸入模式' (EPRC Input Mode) section. The 'EPRC 輸入模式' section contains two input fields: '丈量約份 DD No.' with the value '117' and '地段 Lot No.' with the value '377 SB SS7'.

4. If users want to use DD/Lot No. to do land search, input DD 、 Lot number , floor and unit of the property as below:

The screenshot shows the EPRC website's 'Land Search Data' form. The form fields are as follows:

用途 Usage	住宅 (RES)
地區 District	西貢 (NT-SK)
街道 Street	
街號 Street Number	
屋苑 Estate / 新界村屋 Village	
大廈 Building	
丈量約份 DD No.	226
地段 Lot No.	861
層數 Floor	G
單位 Unit	B

Below the form, there is a section titled '操作小貼士 Operation Tips :'. A red arrow points from the '土地註冊處登記模式' (Land Registration Office Registration Mode) section, which contains the text 'SS. 7 OF S.B. OF LOT NO. 377 IN DD117', to the 'EPRC 輸入模式' (EPRC Input Mode) section. The 'EPRC 輸入模式' section contains two input fields: '丈量約份 DD No.' with the value '117' and '地段 Lot No.' with the value '377 SB SS7'.

## C. How to Browse Asking Data

1. Login EPRC Online program, click **【Login】** on the top menu bar, then select **【Detail Search】**, the screen is shown as below:

The screenshot shows the EPRC website's search interface. The browser address bar displays 'http://www.eprc.com.hk/eprcLogin.html'. The page title is 'EPRC'. The navigation menu includes '註冊成交', '業權資料', '代理成交', '叫價樓盤', '成交分析', 'new 物業檔案', '新盤巡禮', '地產新聞', '易放盤', '我的收藏', and '設定'. The search criteria form is titled '叫價選擇條件 Asking Selection Criteria' and includes the following fields:

物業性質 Nature	所有盤 (ALL)
樓盤狀況 Status	活躍盤 (ACTIVE)
樓盤來源 Source	所有盤 (ALL)
物業用途 Usage	所有 (ALL)
地區 District	選擇地區 (SELECT DISTRICT)
街道 Street	
街號 Street Number	
屋苑 Estate / 新界村屋 Village	
大廈 Building	
層數 Floor	
單位 Unit	
更新日期 Update Date	所有 (ALL)
售價 (百萬) Price (\$M)	
建築面積 Gross Area(s.f.)	
電話號碼 Tel.No.	
廳 Liv/Din Room	
租價 Rent(\$)	
實用面積 Saleable Area(s.f.)	
樓齡 Age	
房 Bedroom	

Buttons for '搜尋 Search', '清除 Clear', and '捷徑 Bookmark' are visible. The Windows taskbar at the bottom shows the time as 2:40 PM on 7/29/2015.

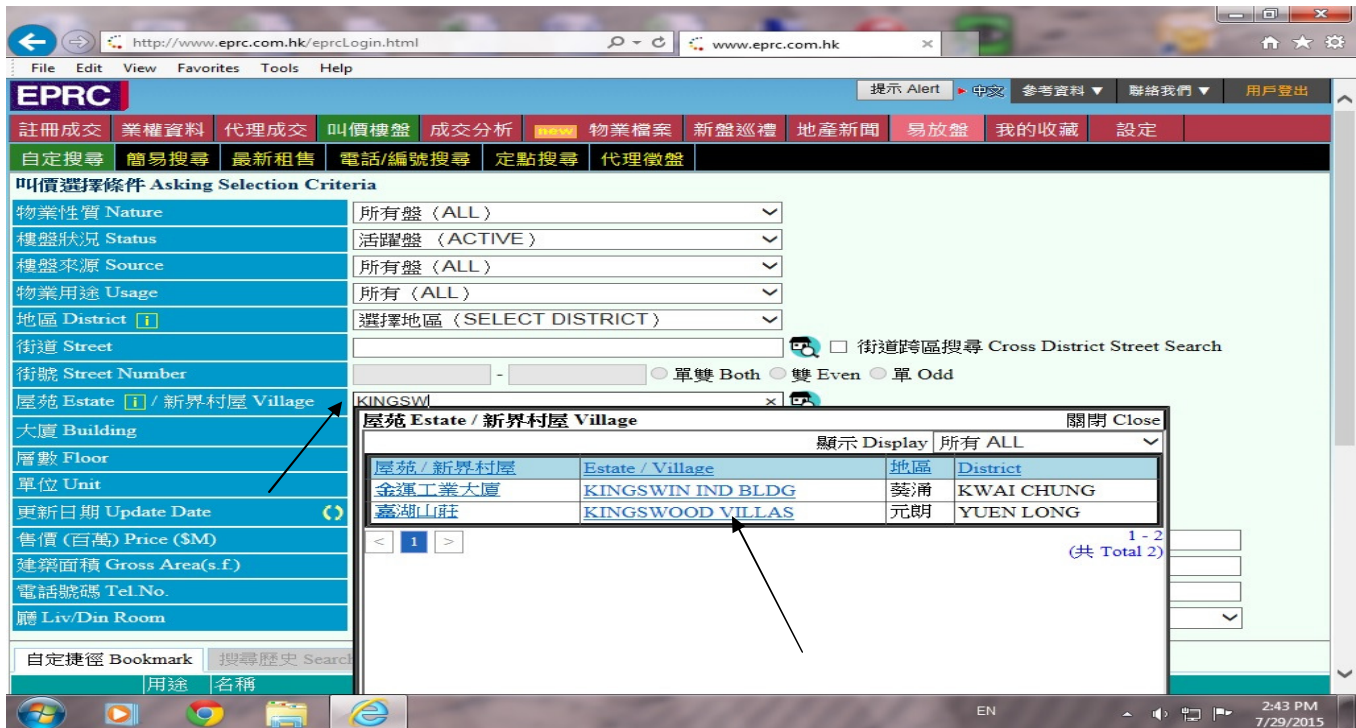
a) Select the usage from the pull down table, for example, if users want to use estate name or building name to search records, input the first few characters in the **【Estate】**, like Kingswood Villas, just input "kingsw" the drop list will be shown on the screen for your selection.

This screenshot shows the same search form as above, but with the '屋苑 Estate / 新界村屋 Village' field selected. The input 'kingsw' has triggered a dropdown menu with the following suggestions:

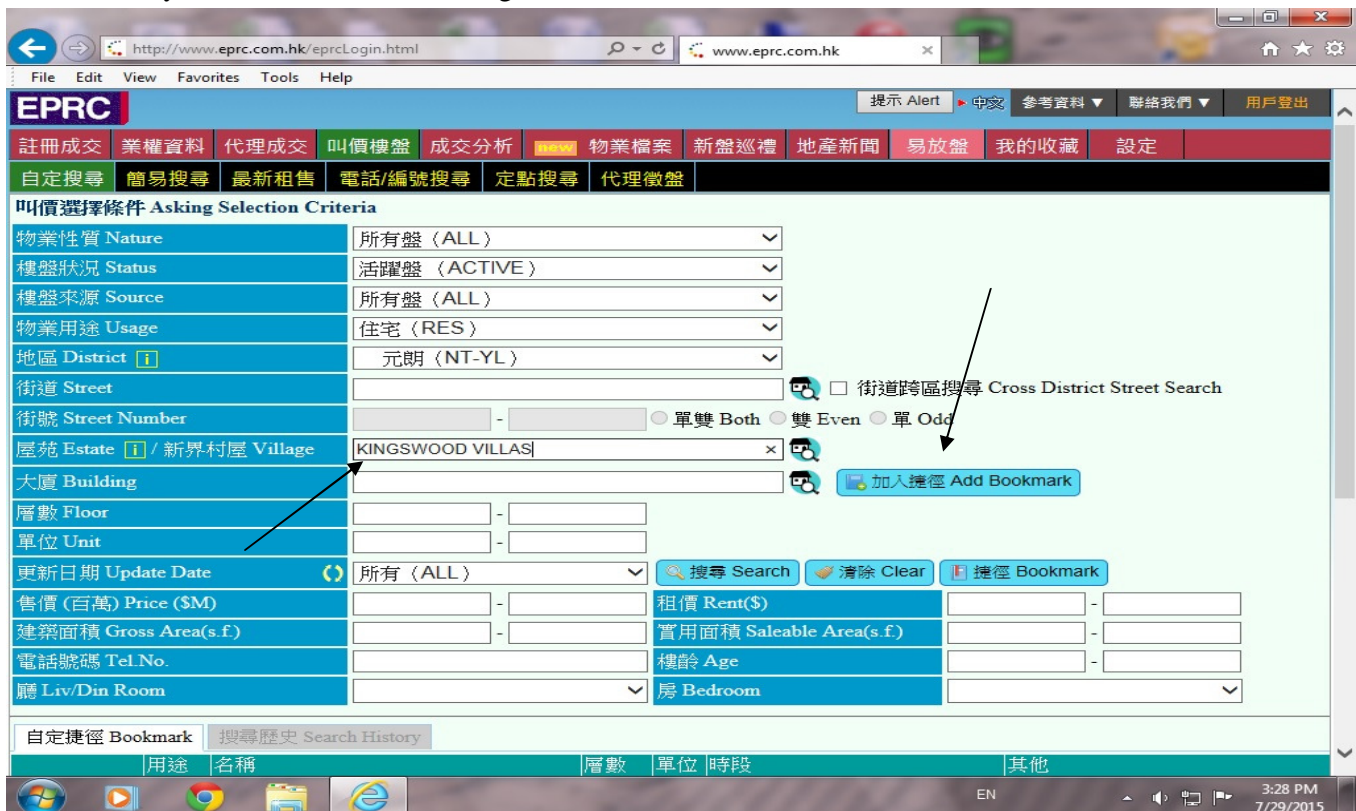
- KINGSWIN IND BLDG 金輝工業大廈
- KWAI CHUNG 葵涌
- KINGSWOOD VILLAS 嘉湖山莊
- YUEN LONG 元朗

An arrow points to the dropdown menu. The Windows taskbar at the bottom shows the time as 2:41 PM on 7/29/2015.

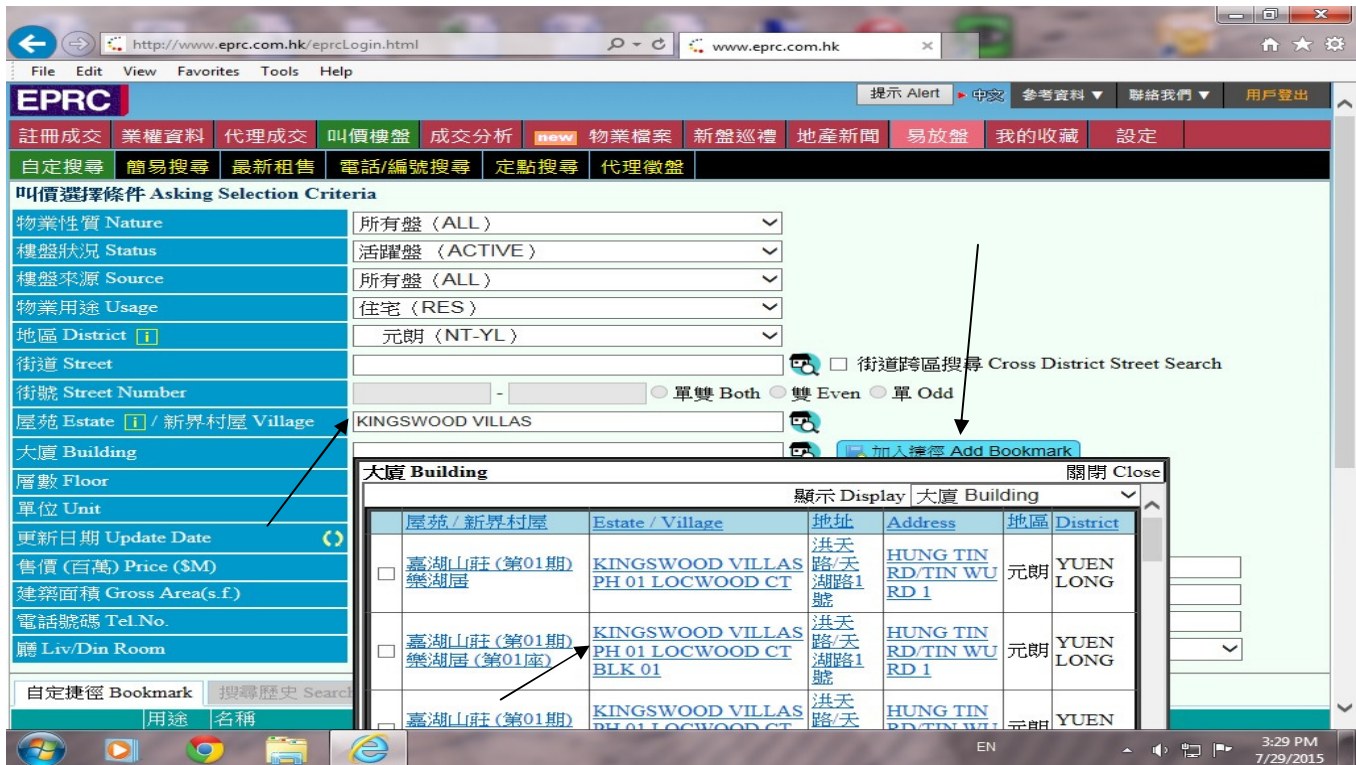
b) You also can input “kingsw”, then click the right hand side’s “Look Up Table” icon, the estate name will be displayed on the screen, click the estate name as below:



c) The estate name will be pasted on the Estate field, if users want to search data by estate, click **【Search】** icon to start searching, you can also click **【Add to Bookmark】** icon, it is more convenient to search transacted record when you search the same buildings or estates next time, the screen is shown as below:



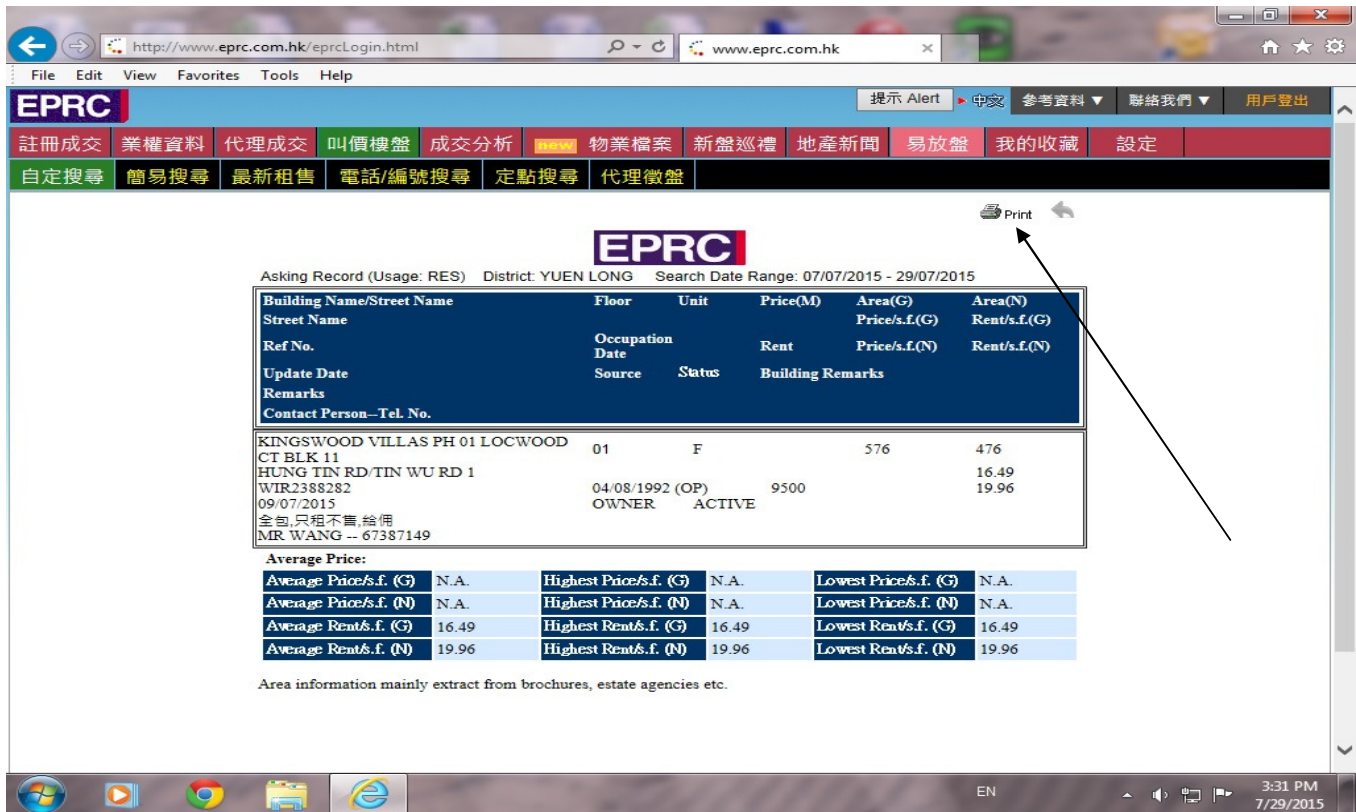
e) If users want to select each block of the estates, click **【Look up Table】** on the right hand side of the building field, each block of the estates will be displayed on the screen, click the block name which you want to search, the name of the building will be pasted in the building field, input the floor, unit, area, price and asking date, click **【Search】** to start searching asking data. The screen is shown as below:



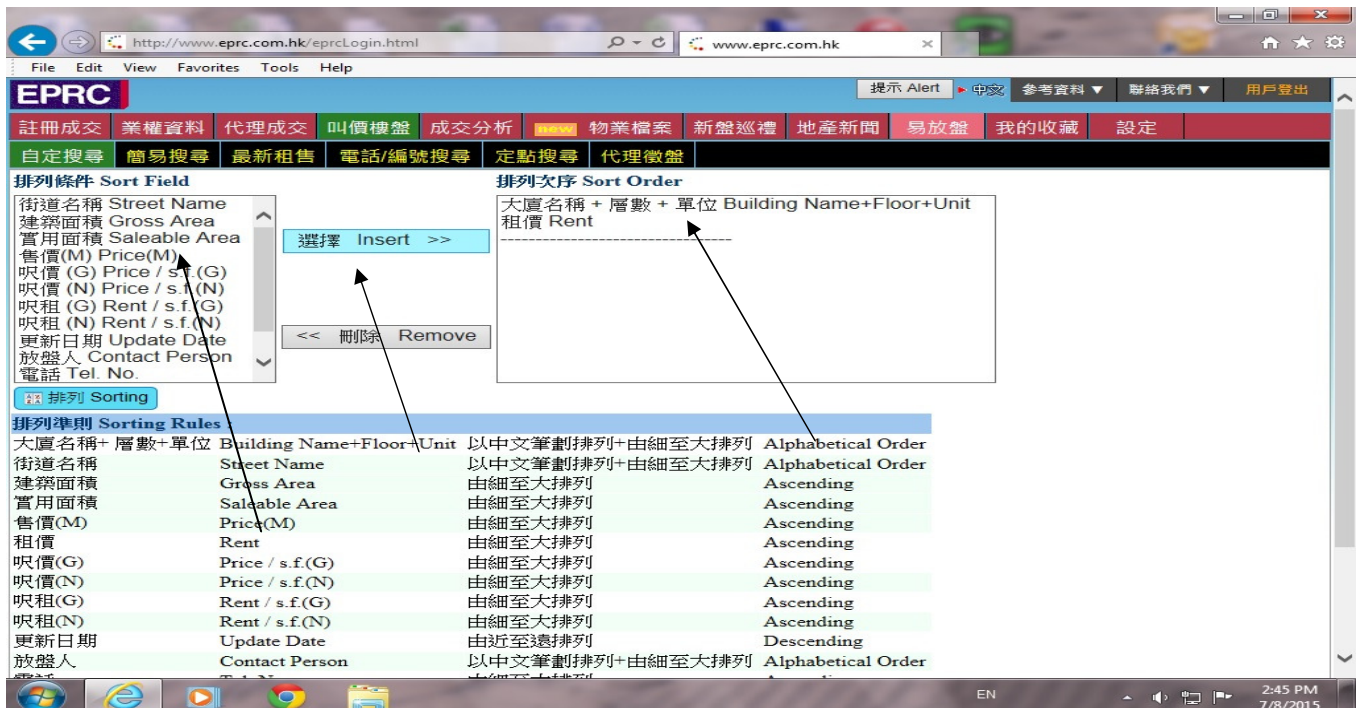
2. After searching data, the summary screen will be displayed on the screen. If users want to print out data without names, click  on the left hand side of the building name and **【Printed Without Tel.No.】**, then click **【Print Preview】** icon



a) The data which the users want to print out will be shown on the screen, click Browser's **【Print】** to print out the data



b) Users can sort the data which they have already searched to make the result easier to view. Click **【Sorting】** icon, the ten types of sorting criteria will be shown on the screen, just click the sort field you want, click **【Insert】** the sort field will be moved to right hand sides' sort priority, click **【Sorting】** icon, the data will be sorted as you require



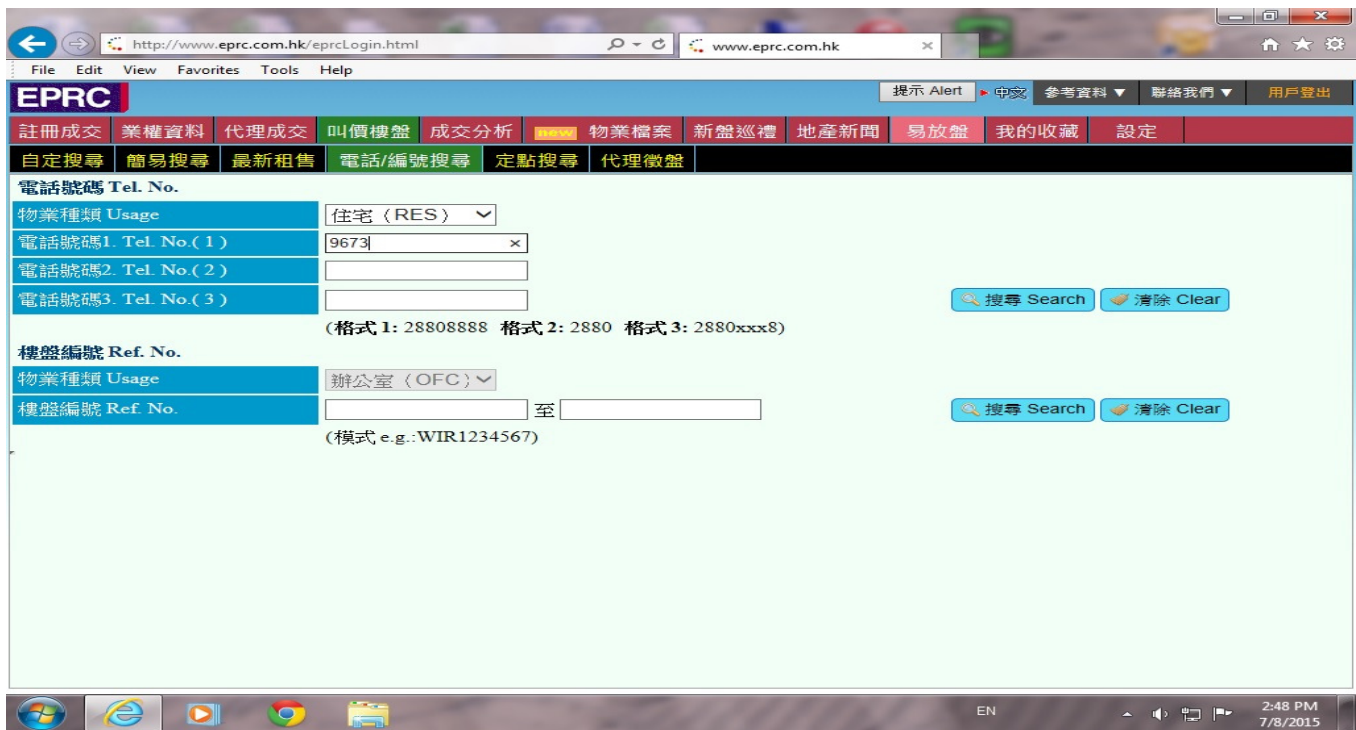
c) Users also can sort description items which is shown on summary page directly, e.g. sort by “Price” , just click Price(M) item, the Price will be sort by ascending order, if click Price again, it will be sorted by descending order, then click Price again, it will be back to original sorting.

The screenshot shows the EPRC website interface. At the top, there is a navigation menu with options like '註冊成交', '業權資料', '代理成交', '叫價樓盤', '成交分析', '物業檔案', '新盤巡禮', '地產新聞', '易放盤', '我的收藏', and '設定'. Below this is a search bar with '自定搜尋', '簡易搜尋', '最新租售', '電話/編號搜尋', '定點搜尋', and '代理微盤'. The main content area displays a table of property listings under the heading '叫價概覽 Asking Summary'. The table has columns for '大廈名稱', '層數', '單位', '面積(G)', '面積(N)', '實用率', '售價(M)', '租價', '聯絡人', '電話', '更新日', '來源', '樓盤狀況', '呎價(G)', '呎價(N)', '呎租(G)', '呎租(N)', and '快捷'. Two records are visible: one for 'KINGSWOOD VILLAS PH 01 LOCWOOD CT BLK 12' with a price of 9200 and rent of 15.86, and another for 'KINGSWOOD VILLAS PH 01 LOCWOOD CT BLK 11' with a price of 9300 and rent of 14.53. Below the table, there is a section for '平均分析 Average Price' and '叫價 Price', which shows '平均呎價 (實用) Average Price/s.f.(N)' and '平均呎租 (實用) Average Rent/s.f.(G)' based on the selected record.

5. After searching data, click the building name to enter to details screen to browse the details. If users want to browse other details, click the top menu 's function key to view other information

The screenshot shows the EPRC website interface with the '叫價詳細資料 Asking Price Detail' page. The page displays various details for a specific property. The details are organized into sections: '樓盤編號 Ref.No.', '樓盤來源 Source', '地區 District', '大廈 Building', '街道名稱 Street Name', '丈量約份/地段 DD/Lot', '層數 Floor', '建築面積 Gross Area(s.f.)', '售價(百萬) Price(M)', '租價 Rent', '聯絡人 Contact Person', and '牌照號碼 License'. The '樓盤編號' is WIR2387437, '物業用途' is 住宅 / RES, '出盤日期' is 04/07/2015, '地區' is 元朗 / YUEN LONG, '大廈' is 嘉湖山莊 (第01期) 樂湖居 (第12座) / KINGSWOOD VILLAS PH 01 LOCWOOD CT BLK 12, '街道名稱' is 洪天路/天湖路1號 / HUNG TIN RD/TIN WU RD 1, '丈量約份/地段' is TSWTL 1 RP, '層數' is 17, '建築面積' is 580, '售價(百萬)' is N.A., '租價' is 9200, and '聯絡人' is 陸先生/MR LUK -- 962. The '牌照號碼' is 獨家 Sale. The page also shows '狀況 Status' as 活躍盤 / ACTIVE, '更新日期 Update Date' as 04/07/2015, '高低層 Level' as 高/High, '實用率 Efficiency Ratio' as 83 %, '呎價 \$/s.f.(N)' as N.A., and '呎租 \$/s.f.(N)' as 19.17. The page footer shows '要聞回顧 06/07/2015' and '【本港樓市】A股曾大跌，十大屋苑周末僅錄8完成交半數屋苑捧場'.

6. Click **【Tel no. / Reference No. Search】** from the top menu bar, the screen will be shown on the screen. Users can use telephone number or Reference No. to search asking data, just input the few number of telephone number in the Tel.No field, press **【Search】** to start searching data as below:



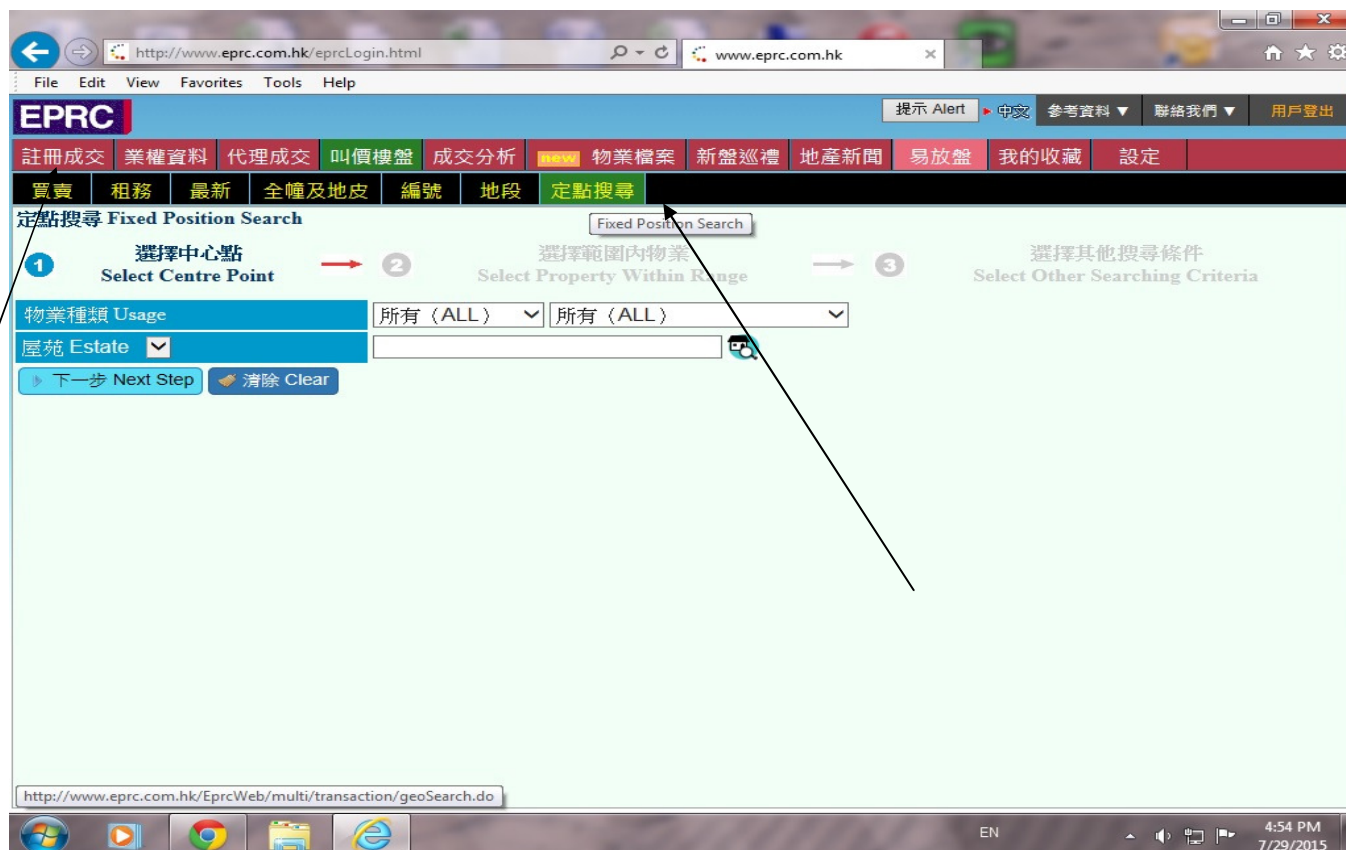
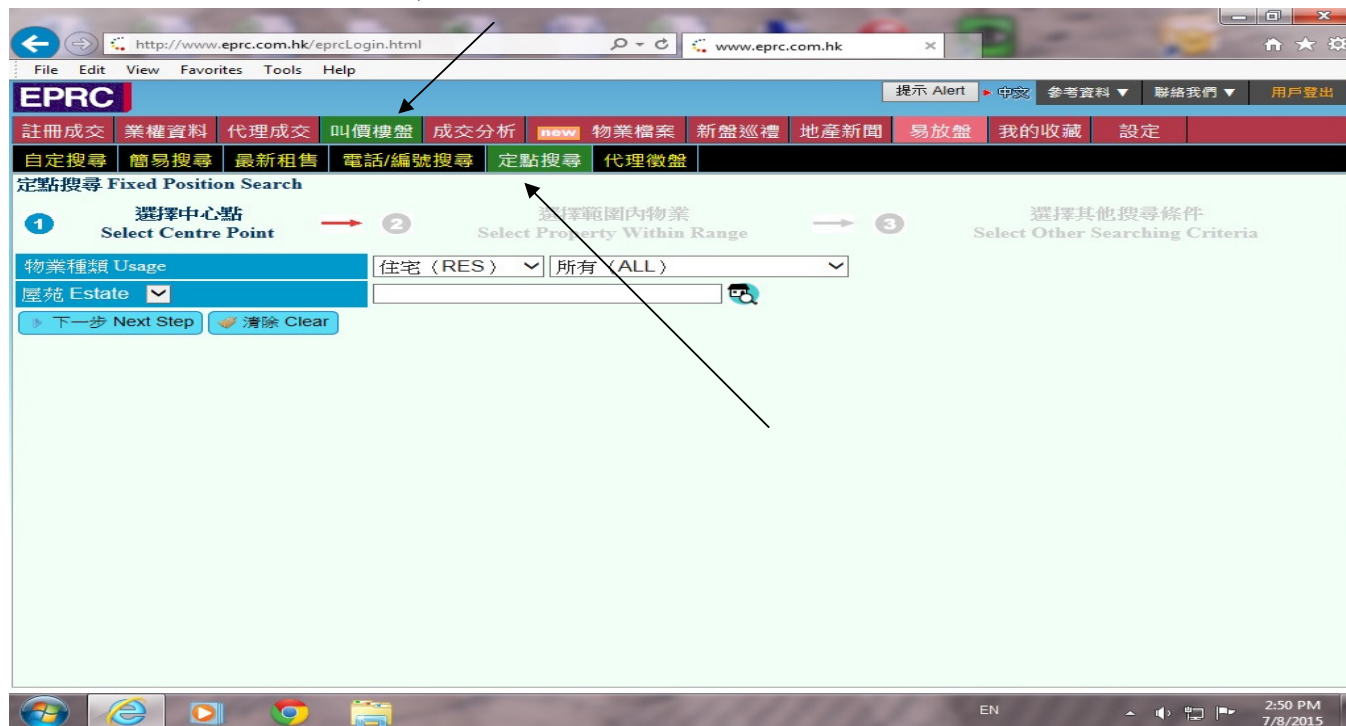
- a) After searching, the summary page will be shown on the screen



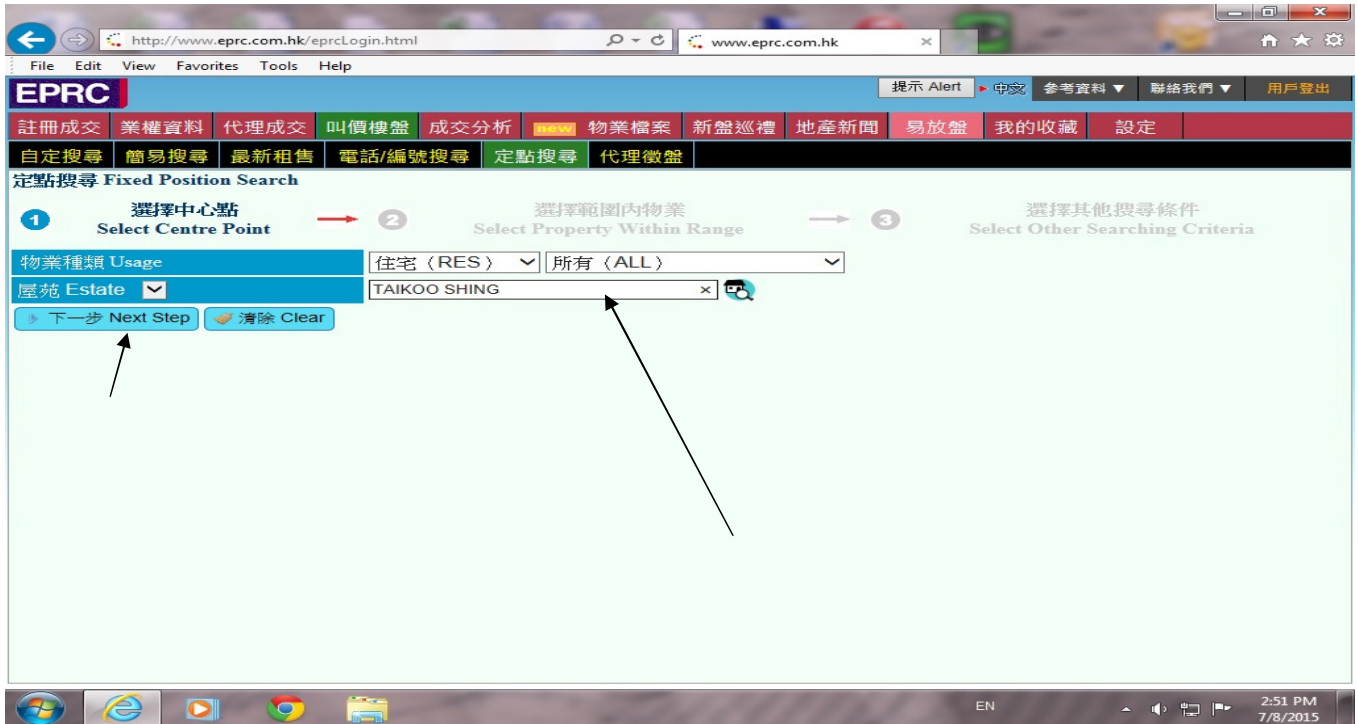


## D. How to Browse Fixed Position Search

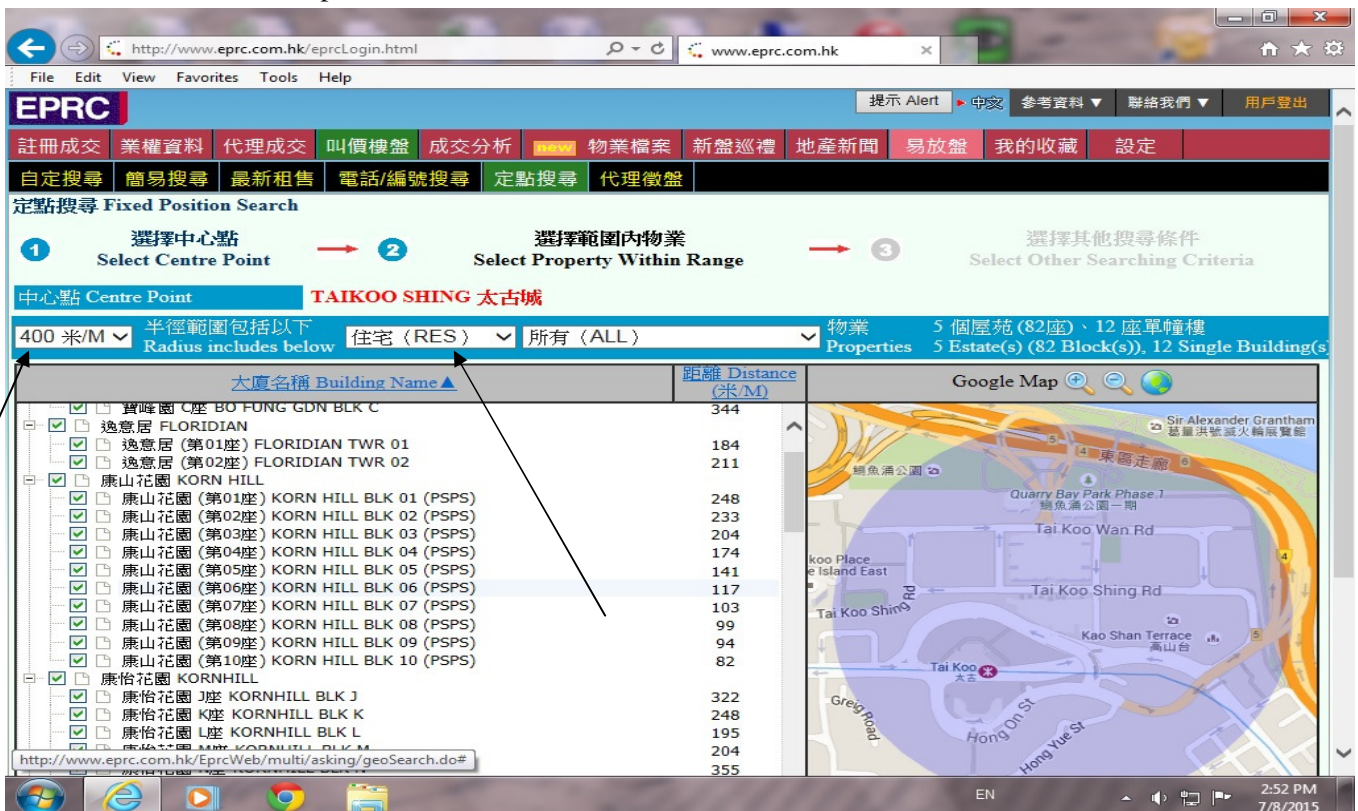
1. If users want to search transactions or asking listings within 800M of specifying property, click **【Going to Asking】** from the top menu bar, select **【Fixed Position Search】**, click **【Transaction】** from the top menu bar, select **【Fixed Position Search】**, the screen is shown as below:



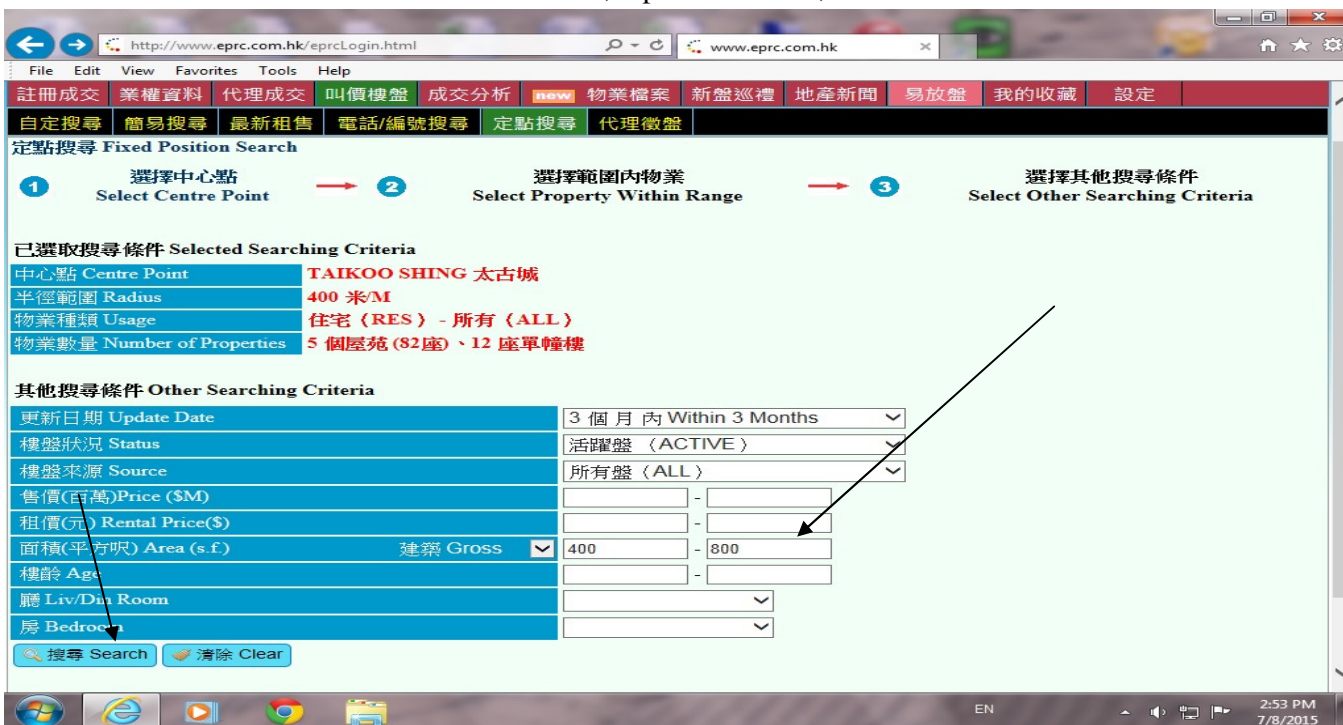
- Input Estate or building name, take Taikoo Shing as an example, just input “Taikoo Shing” in the 【Estate】 field, then click “next step” as below:



- All the properties within 400M range will be displayed on the screen, you can narrow down the searching range to 100M or widen to 800M, users also can select different types of usage such as Residential, Office, Commercial, Industry and Misc. If select Residential, users can select either Private or Subsidized. Input all the criteria, click “next step” as below:



4. “Other selection criteria” screen will be shown, input the criteria, then click “search”



5. The result will be displayed on the screen as below:



## E. How to collect information and setup unit tracking – My collection

- Collect information

1. Go to Transaction selection page or Asking selection page, input the criteria and enter search, the result will be displayed on the screen. Click the building name to enter to details page. There is a “Add to my collection” icon on the top right hand side of the details page, click “Add to my collection” icon, the screen is shown as below:

The screenshot shows the EPRC website interface. The main content area displays 'Transaction Details' for a property. The table below contains the following information:

註冊編號 Memo No.	15070601500045	成交性質 Nature	買賣合約 / ASP	送遞日期 L.R. Date	加入我的收藏 Add to My Collection
地區 District	香港仔/鴨脷洲 / ABERDEEN/AP LEI CHAU			用途 Usage	住宅 / RES
大廈 Building	海怡半島 (第25座) (御庭園) (御柳居) / SOUTH HORIZONS TWR 25 THE OASIS DOVER CO				
地址 Address	怡南路25號 / YI NAM RD 25				
丈量約份/地段 DD/Lot No.	APLIL 121 RP				
層數 Floor	27	單位 Unit	A	簽約日期 Ins. Date	22/06/2015
售價 (百萬) Price (\$M)	7.300	呎價(\$)(G) \$/s.f.(G)	11011	呎價(\$)(N) \$/s.f.(N)	13878
建築面積(平方呎) Gross Area(s.f.)	663 (B)	實用面積(平方呎) Saleable Area(s.f.)	526 (B)	實用率 Efficiency Ratio	79 %
建築面積(平方米) Gross Area(s.m.)	61.595 (B)	實用面積(平方米) Saleable Area(s.m.)	48.867 (B)	窗台面積(平方呎) Bay Window(s.f.)	19 (YG)
入伙日期 Occupation Date	28/03/1995 (OP)	契約年期 Lease Term	31/03/2040	未完年期 Residual Term	25

2. “Add to my collection” screen will be displayed on the screen, select which folder you would like to put on the information, then select “Add”, the screen is shown as below:

The screenshot shows the same transaction details page as above, but with a modal dialog box open. The dialog box is titled '加入我的收藏 Add to My Collection' and contains the following text:

請選擇收藏夾  
Please select folder:  
預設收藏夾 Default Collection Folder

Buttons: 加入 Add, 取消 Cancel

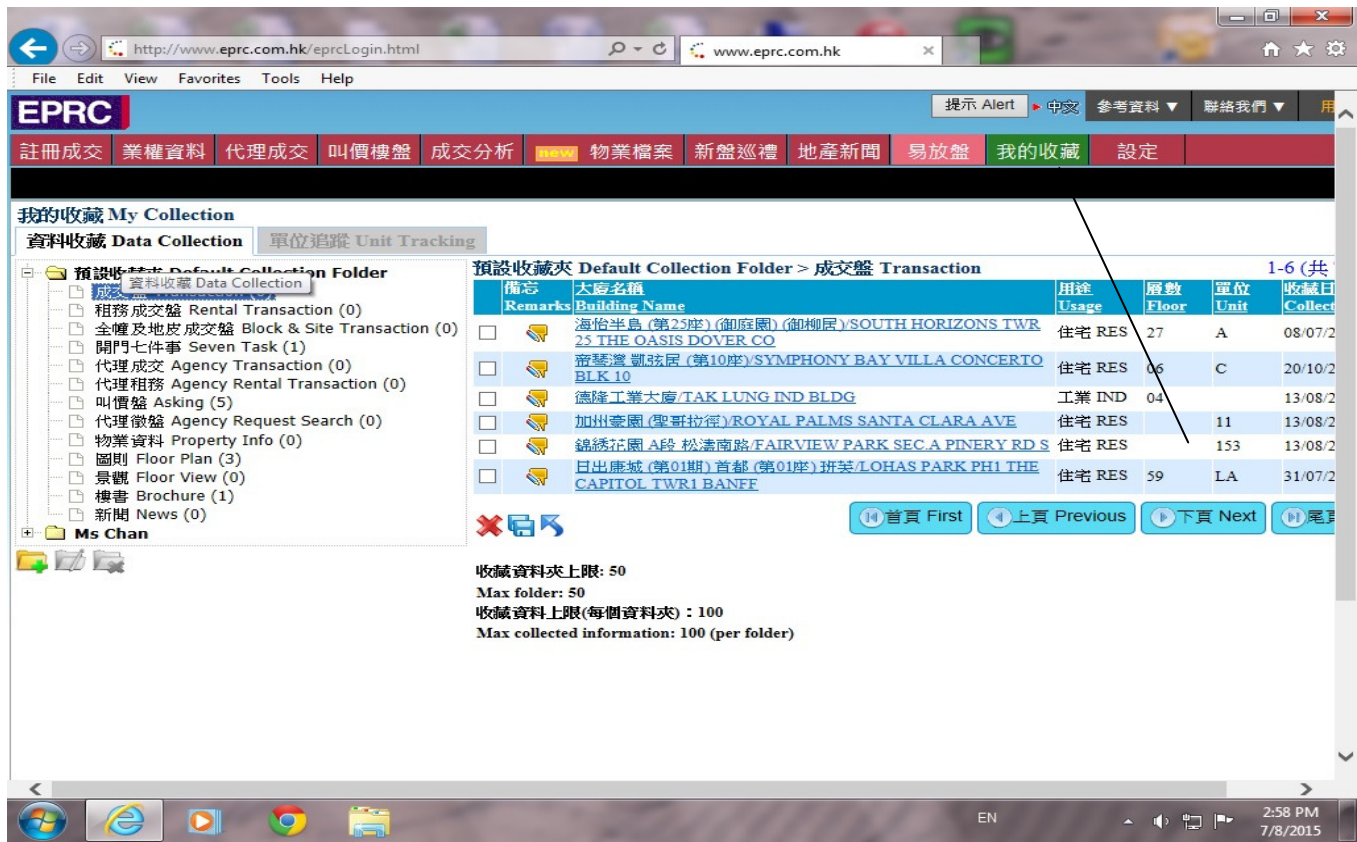
The background table information is the same as in the previous screenshot.

5. After click to “Add”, the icon will be changed to “Go to my collection” and displayed on the top right hand side of the details page.




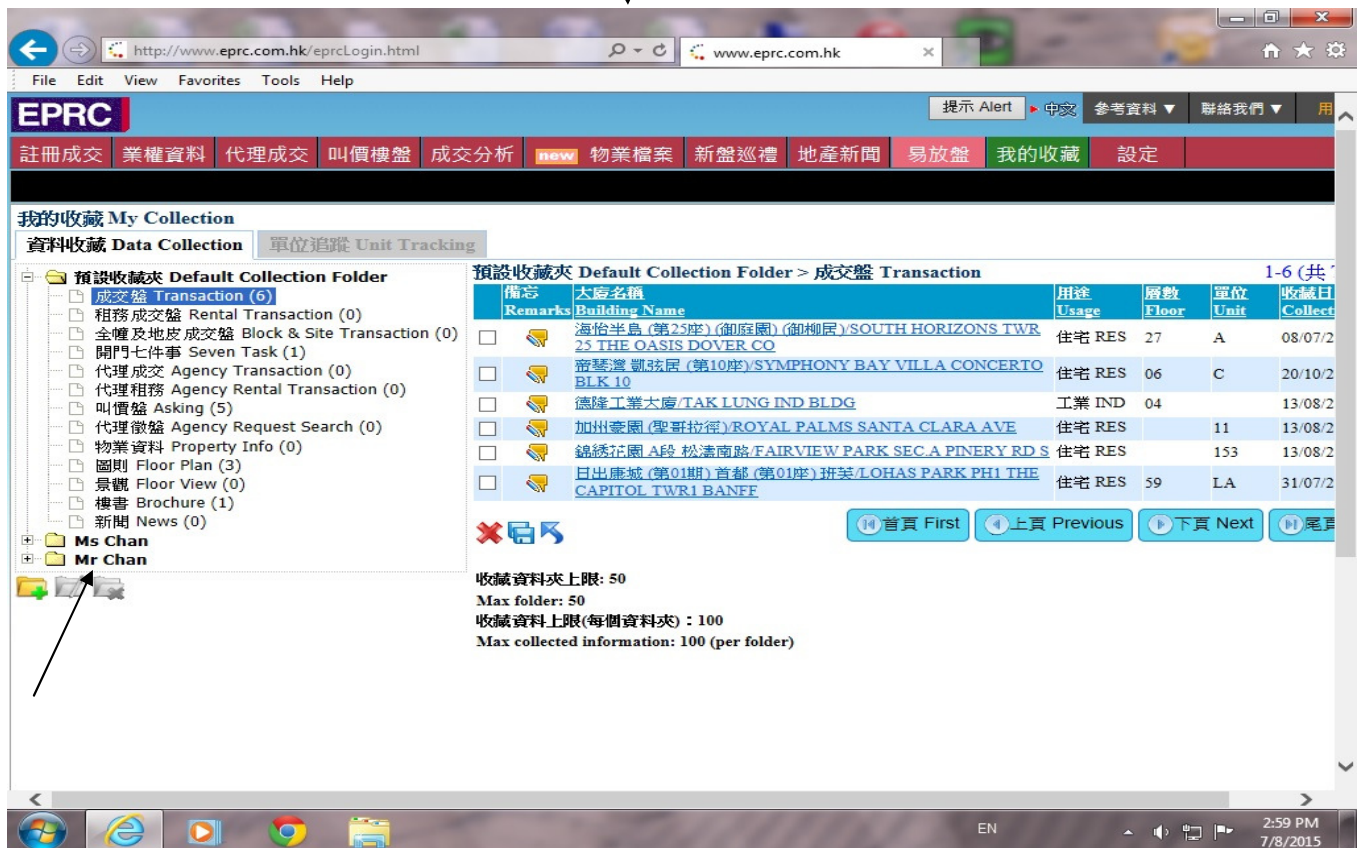
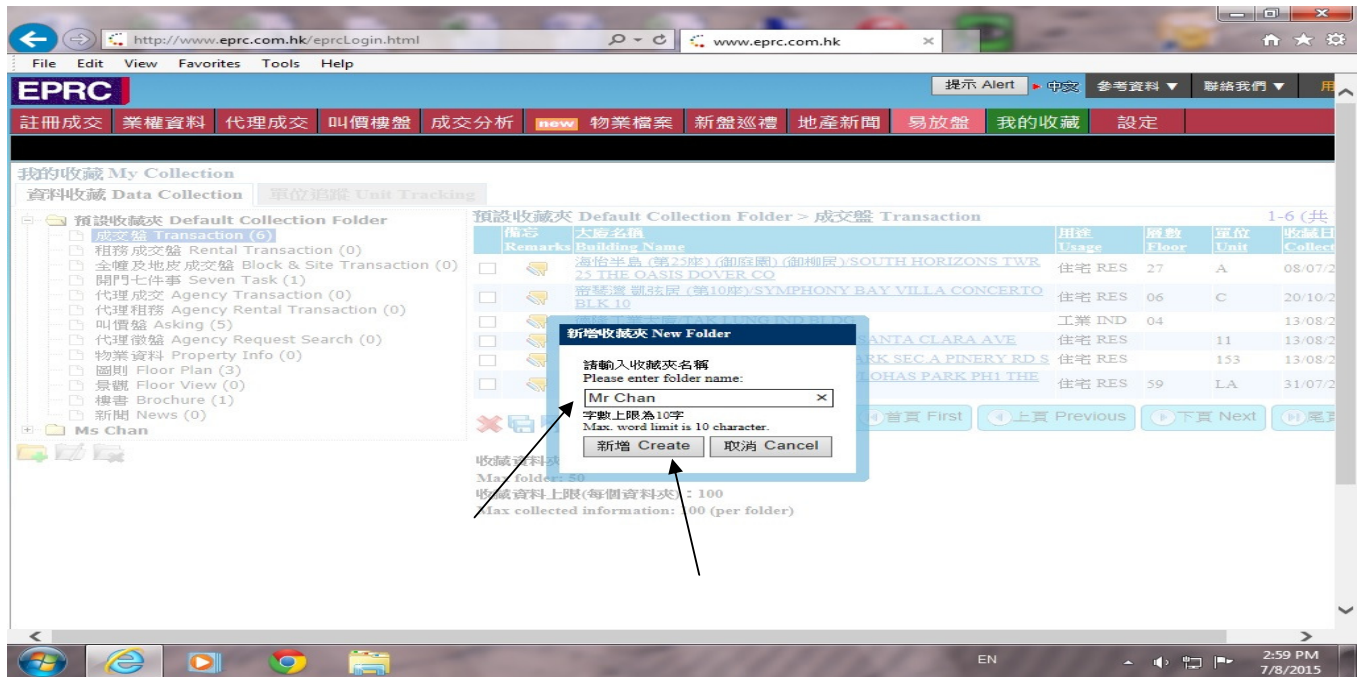
- How to browse my Collection

1. Click the “ My Collection” icon from the top menu bar, the screen is shown as below:



2. Click Data collection folder to view collected information or create new folder to collect information. Click

 icon, a new folder screen will be displayed, input the folder name and then click “Create”, the screen is shown as below:



- How to setup Unit Tracking

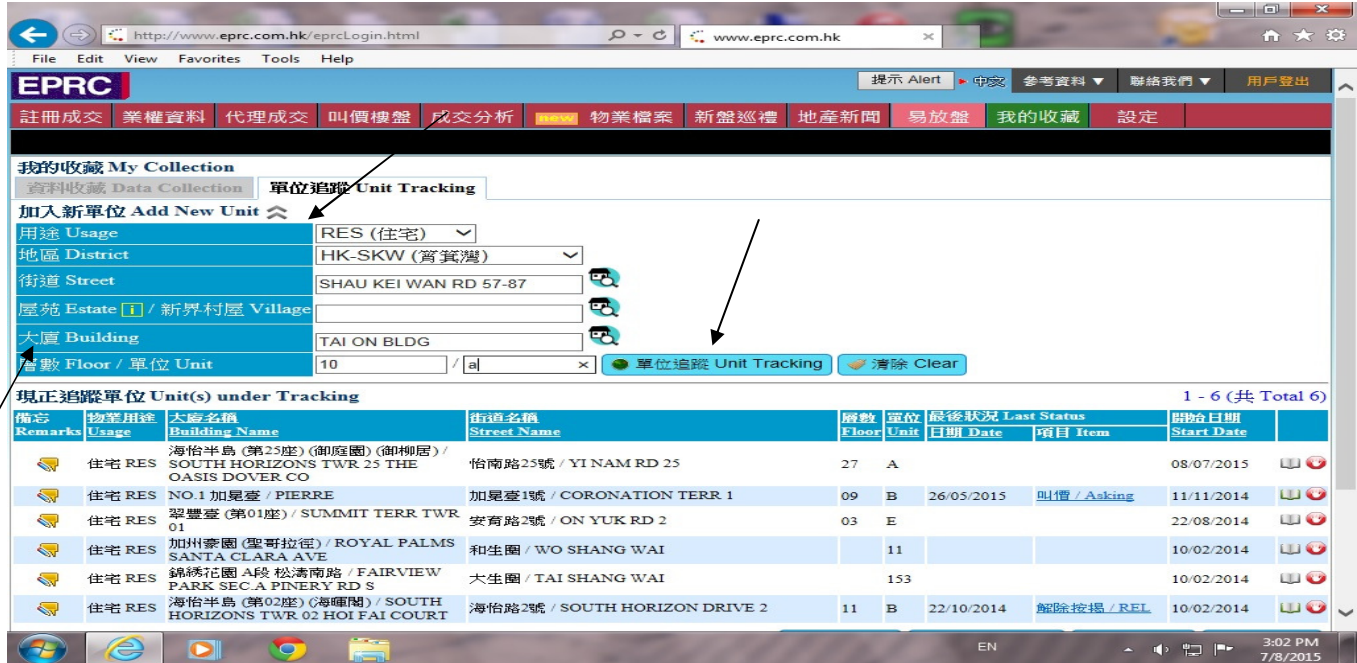
1. Go to Transaction selection page or Asking selection page, input the criteria and enter search, the result will be displayed on the screen. Click the building name to enter to details page. There is a “Add to unit tracking” icon on the top right hand side of the details page, click “Add to unit tracking” icon, the screen is shown as below:



2. “Are you sure to track this unit?” message will be displayed on the screen, click “Confirm” to activate unit tracking, the icon will be changed to “Go to Unit Tracking” and displayed on the top right hand side of the details page.



3. Users can also click **【My collection】** from the top menu bar, select **【Unit Tracking】**, then click “Add New Unit” and input the criteria, click “Unit Tracking” icon as below:



- Browse unit tracking

1. Click **【My collection】** from the top menu bar, select **【Unit Tracking】**, all units under tracking will be displayed on the screen as below:





## F. Personalization

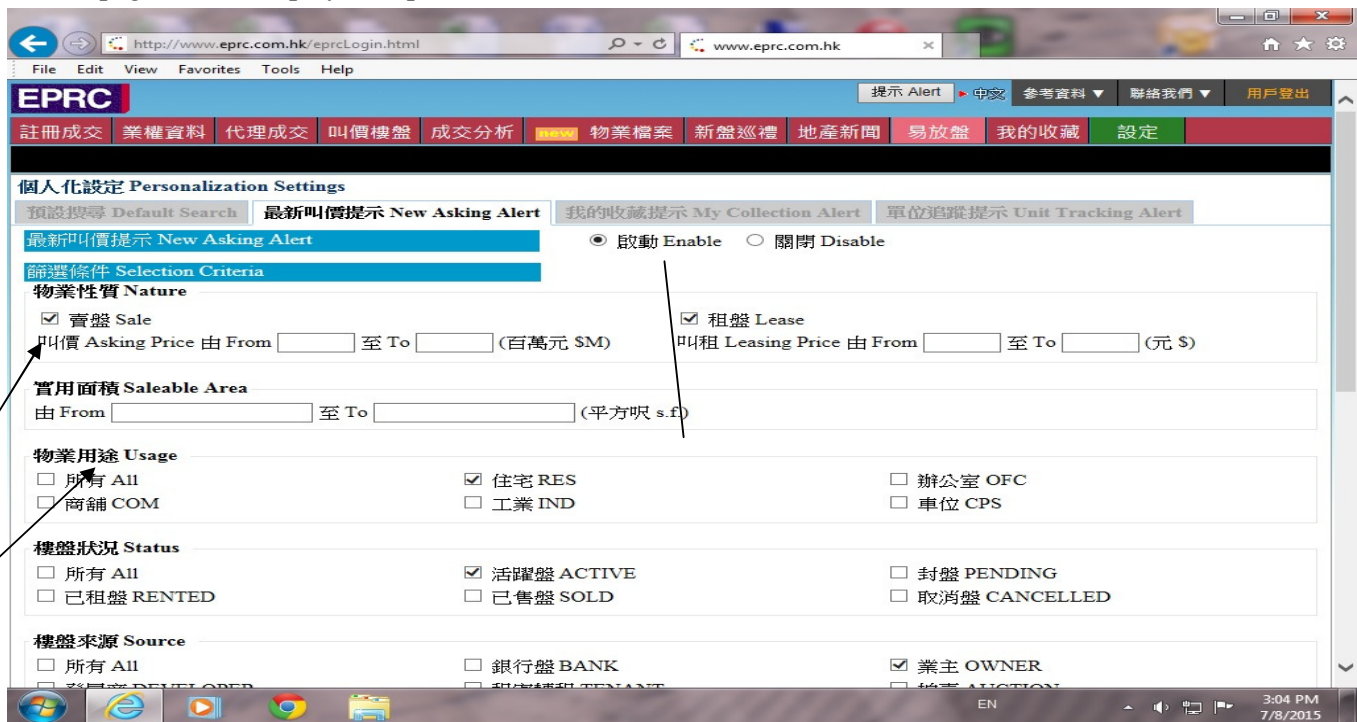
### - Default Search

1. Click **【Personalization】** from the top menu bar, select **【Default Search】**, users can pre-defined the first page when they log in EPRC Online. Click “Default Home Page” and select one of the modules as your first page. Users also can decide whether to restore the searching history or not, click “Restore Last Searching Criteria Automatically” and select which one will be allowed to restore.



- New Asking Alert

1. Click **【Personalization】** from the top menu bar, select **【New Asking Alert】**, select “Enable”, then selection criteria page will be displayed, input the criteria and then click “Save” to activate the alert as below:



2. The system will automatically monitor the new emergence of asking which can meet the stated criteria and notify user via On-Screen Alert accordingly as below:



a) Click "Asking Alert", enter to "Asking Alerts Summary", click "Usage" to enter the result page as below:

叫價提示概覽 Asking Alert Summary

樓盤來源 Source	用途 Usage	
業主 Owner	住宅 RES (37)	37
共 Total		37

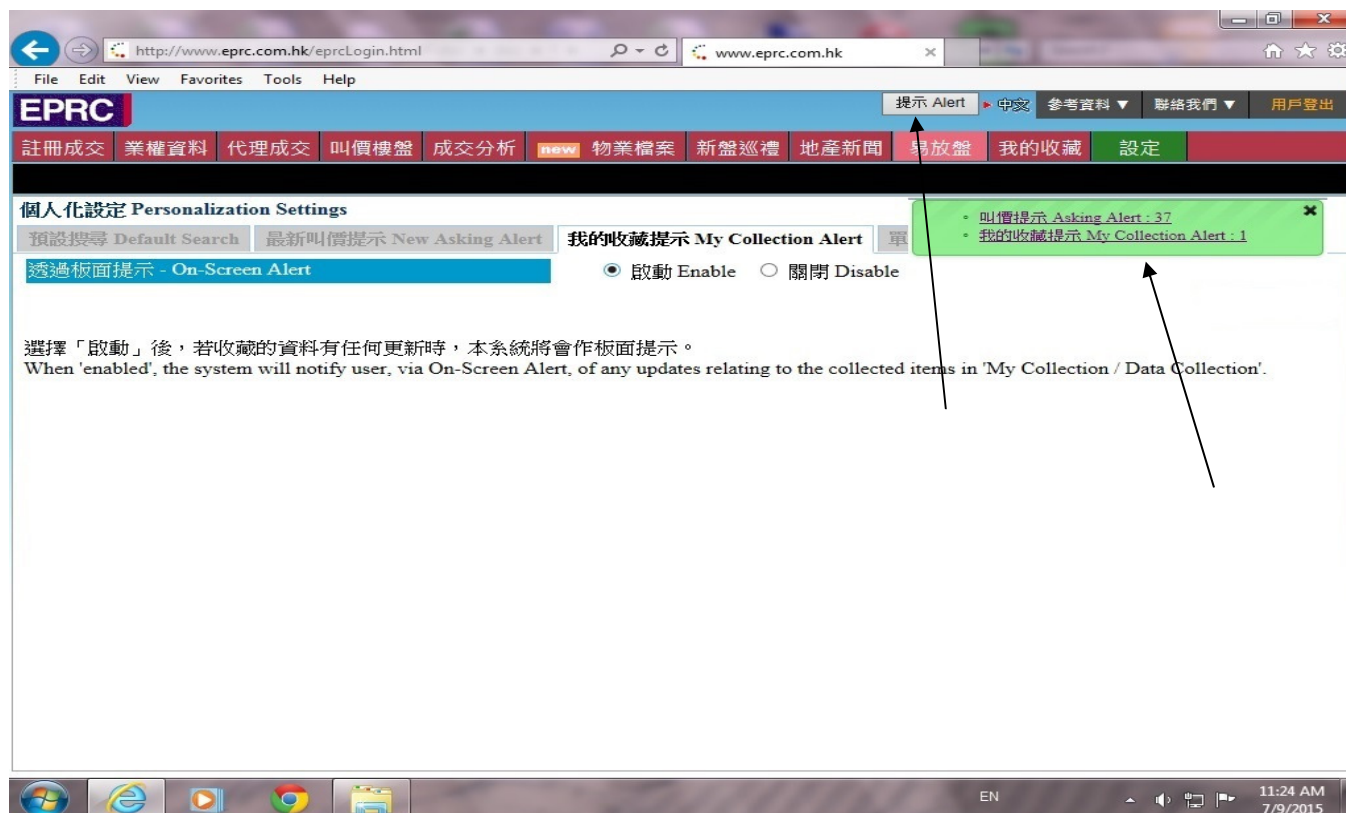
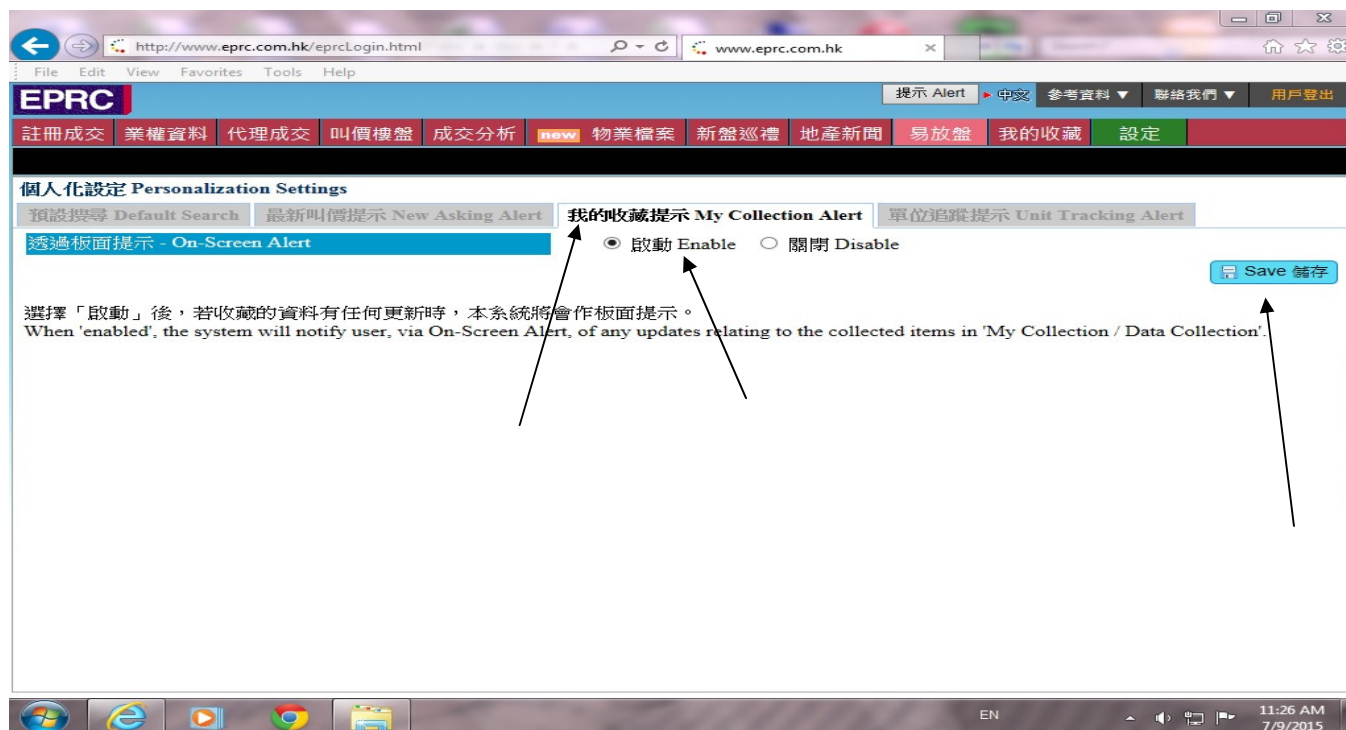
叫價提示 Asking Alert: 37  
我的收藏提示 My Collection Alert: 1  
單位追蹤提示 Unit Tracking Alert: 0

叫價概覽 Asking Summary

大廈名稱 Building Name	層數 Floor	單位 Unit	面積(G) Area (G)	面積(N) Area (N)	實用率 Eff. Ratio	售價(M) Price (M)	租價 Rent	聯絡人 Contact	電話 Tel. No.	更新日 Update Date	來源 Source	樓盤狀況 Status	呎集(G) Price/s.f. (G)	呎集(N) Price/s.f. (N)	呎租(G) Rent/s.f. (G)	呎租(N) Rent/s.f. (N)	快捷 Quick Key
紀雲峰 / ALTITUDE	19	D	N.A.	1531			79000	梁小姐 / MISS LEUNG	9262:	08/07/2015	業主 / OWNER	活躍盤 / ACTIVE	N.A.	N.A.	N.A.	51.60	
海明山 / CARMEL HILL	16		2363	1962	83%	65,000	108000	潘太太 / MRS POON	9048:	08/07/2015	業主 / OWNER	活躍盤 / ACTIVE	27507	33129	45.70	55.05	
蔚雲閣 / CELESTE COURT	14	D	747	N.A.			35000	林小姐 / MISS LAM	9261:	08/07/2015	業主 / OWNER	活躍盤 / ACTIVE	N.A.	N.A.	46.85	N.A.	
世紀大廈 (第01座) / CENTURY TWR I	07	B	2565	2041	80%	48,000	92000	許小姐 / MISS HUI	2526:	08/07/2015	業主 / OWNER	活躍盤 / ACTIVE	18713	23518	35.87	45.08	
伊利近街31號 / ELGIN ST 31	01		400	370	92%		18000	呂小姐 / MISS LUI	9523:	08/07/2015	業主 / OWNER	活躍盤 / ACTIVE	N.A.	N.A.	45.00	48.65	
中發大廈 / FELICITY BLDG	08	B	N.A.	305			18000	姚先生 / MR YIU	6226:	08/07/2015	業主 / OWNER	活躍盤 / ACTIVE	N.A.	N.A.	N.A.	59.02	
Fontana Gdn Ph 14-17 期 / FONTANA GDN PH 14-17	17	15	3000	2560	85%	70,000		陳先生 / MR CHAN	6124:	08/07/2015	業主 / OWNER	活躍盤 / ACTIVE	23333	27344	N.A.	N.A.	
尚匯 / GLOUCESTER	31	F	935	N.A.		25,000	48000	李小姐 / MISS LEE	94178	08/07/2015	業主 / OWNER	活躍盤 / ACTIVE	26738	N.A.	51.34	N.A.	
高雲峯 / GOLDWIN HTS	15	E	1047	838	80%	13,680		馮太太 / MRS FUNG	96320	08/07/2015	業主 / OWNER	活躍盤 / ACTIVE	13066	16325	N.A.	N.A.	

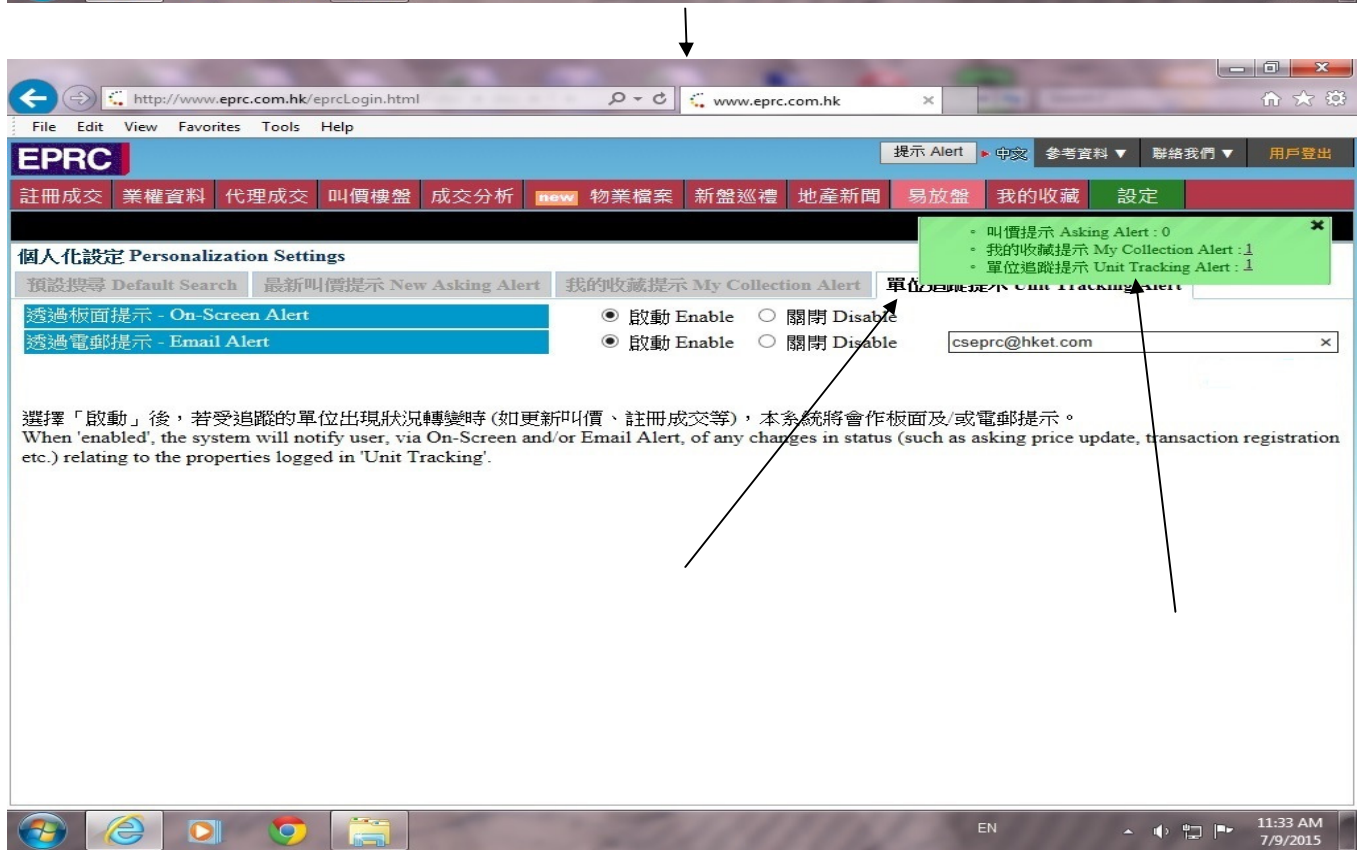
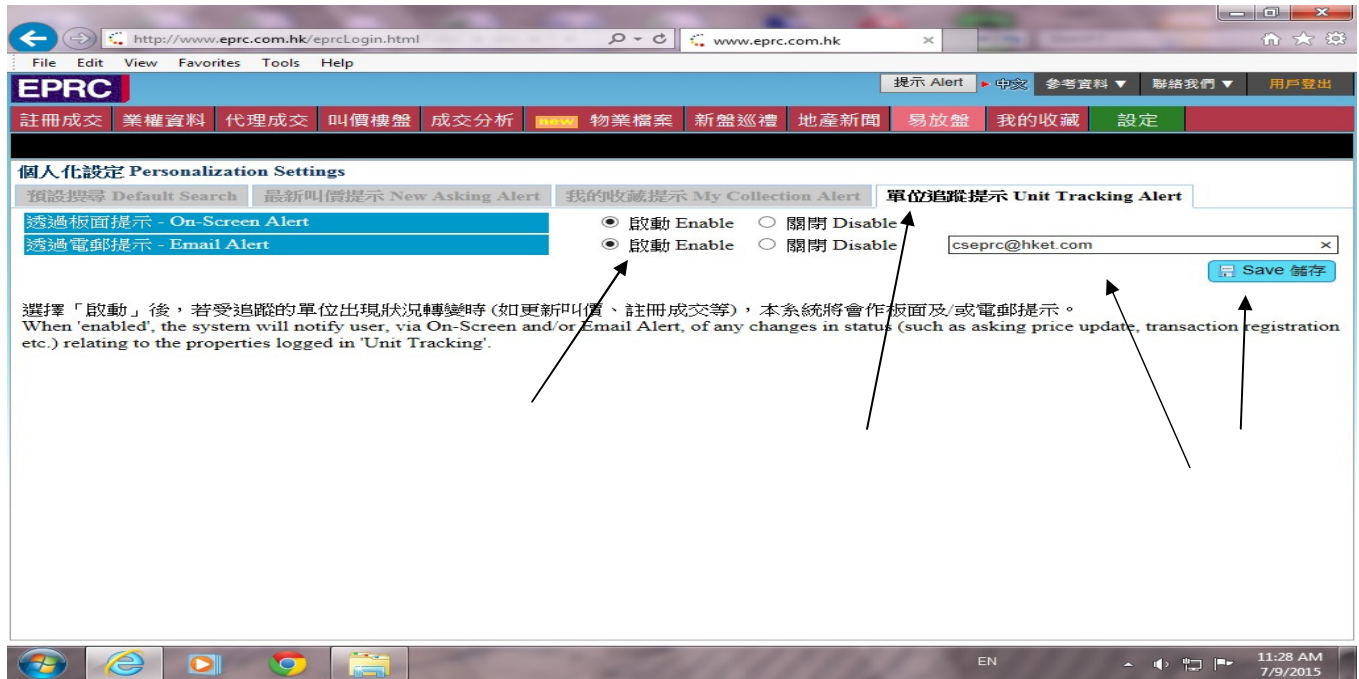
## - My Collection Alert

1. The system will notify user, via On-Screen Alert, of any updates relating to the collected items in 'My Collection / Data Collection'. Click **【Personalization】** from the top menu bar, select **【My Collection Alert】**, select “Enable” and “Save” as below:



## - Unit Tracking Alert

1. The system will notify user, via On-Screen and/or Email Alert, of any changes in status (such as asking price update, transaction registration etc.) relating to the properties logged in 'Unit Tracking'. Click **【Personalization】** from the top menu bar, select **【Unit Tracking Alert】**, select “Enable” On-Screen Alert and Email Alert, then “Save” as below:

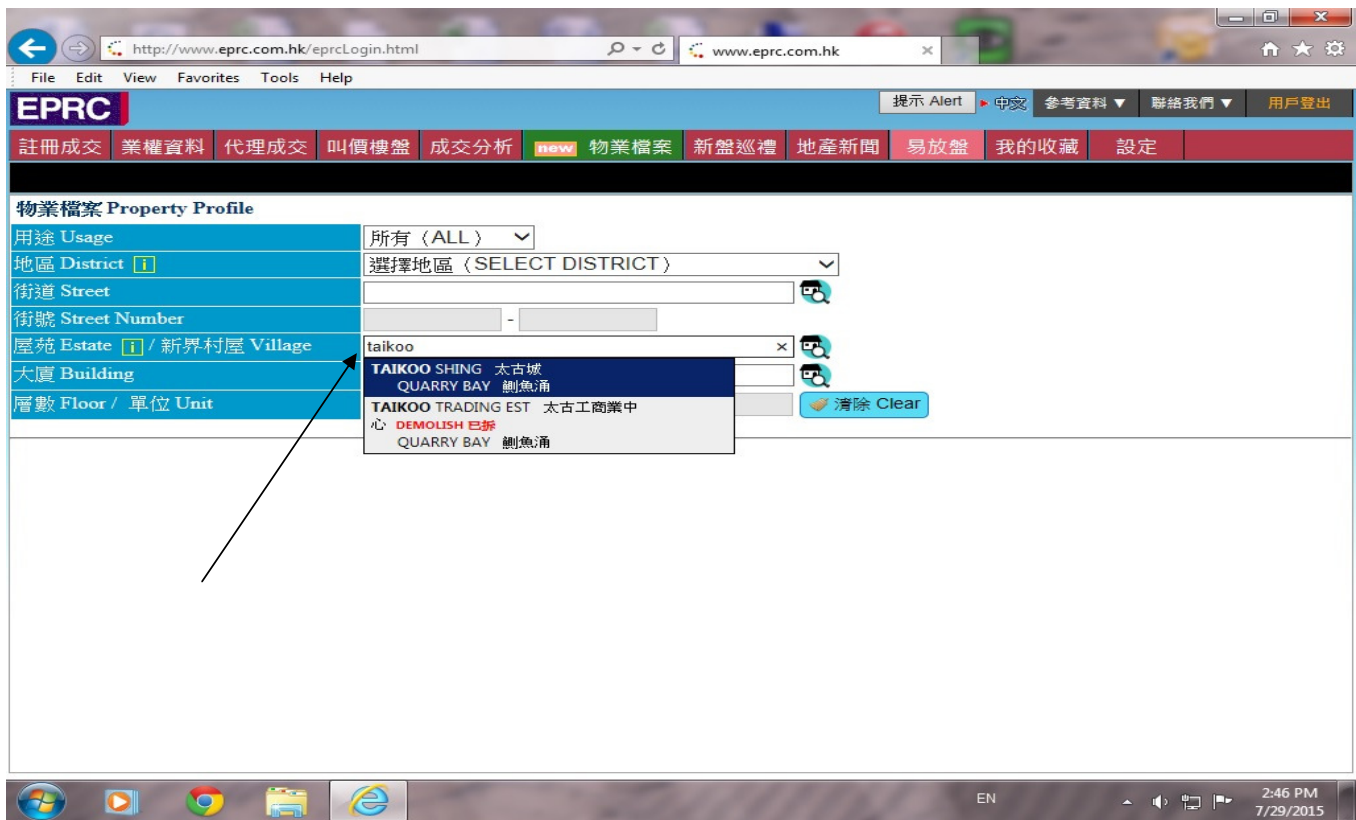


## Property Profile

1. Click the **【Property Profile】** icon from the top menu bar, the screen is shown as below:



- a) Input Estate or building name as below:



b) Property information, brochure, Google Map, transaction , asking listings and graphic etc will be show on the screen

The screenshot shows a web browser window with the URL <http://www.eprc.com.hk/eprcLogin.html>. The page title is "物業檔案 Property Profile". The search filters are as follows:

用途 Usage	住宅 (RES) ▾
地區 District	鯪魚涌 (HK-QB) ▾
街道 Street	<input type="text"/>
街號 Street Number	<input type="text"/> - <input type="text"/>
屋苑 Estate  / 新界村屋 Village	TAIKOO SHING
大廈 Building	<input type="text"/>
層數 Floor / 單位 Unit	<input type="text"/> / <input type="text"/>

Below the filters, there is a section titled "屋苑資料 Estate Information (太古城/TAIKOO SHING)". Underneath, there are three main categories:

- 基本資料 Basic Information**
  - 物業簡介 Property Information
  - 樓書 Brochure
  - 谷歌地圖 Google Map
- 成交/叫價資料 Transaction / Asking Information**
  - 最新三個月註冊成交 3 Months Transaction
  - 最新三個月叫價 3 Months Asking
  - 最新三個月代理成交 3 Months Agency Transaction
  - 相關地產新聞 Related Property News
- 成交分析 Transaction Analysis**
  - 圖表分析 Graphic Analysis

An arrow points from the left side of the page to the "基本資料 Basic Information" section.

A/C	AIR-CONDITIONING CHARGE	冷氣費用
	AIR-CONDITIONING	冷氣
A/C RM	AIR-CONDITIONING ROOM	冷氣機房
A/C PTM	AIR-CONDITIONING PLATFORM	冷氣機房
ACR	ARCADE	商場
AGR	AGRICULTURAL LAND	農地
APT	APARTMENT	房屋
ASP	AGREEMENT OF SALE & PURCHASE	買賣合約
ASAP	AS SOON AS POSSIBLE	儘快
ASSENT	ASSENT	允許書
ASSGT	ASSIGNMENT	樓契
ASSIGN	ASSIGNMENT	樓契
AUCTION	AUCTION	拍賣
AV	ACCOMMODATION VALUE	可建樓面
AVE	AVENUE	徑
AVL	AVAILABLE	交吉
B	BROCHURE	樓書
BAL	BALCONY	露台
B/ F	BASEMENT FLOOR	地庫
BLDG	BUILDING	大廈
BLK	BLOCK	座
	BLOCK CROWN LEASE	集體官契
BW	BAY WINDOW	窗台
C	CENTRAL	中
	CERTIFICATE OF COMPLIANCE	完工証：完成規定事項證明書
	CERTIFICATE OF INCORPORATION ON CHANGE OF NAME	更易名稱證明書
	CERTIFICATE OF EXEMPTION OF ESTATE DUTY	豁免遺產稅證明書
CAN-ASP	CANCEL AGREEMENT OF SALE & PURCHASE	取消買賣合約
CL	COCKLOFT	閣樓
CLUB HSE	CLUB HOUSE	會所
CON	CHANGE OF NAME	其他業權轉讓
COM	COMMERCIAL	商業
	CONSENT LETTER	同意書
COM AREA	APPORTIONED COMMON AREA	已攤分公用面積
COR	CORNER SHOP	單邊鋪
CPL	CARPARK LEVEL	停車場



CPS	CARPARKS	車位
CT	COURT	閣
CTR	CENTRE	中心
	DECLARATION OF TRUST	信託契
DMC	DEED OF MUTUAL COVENANT	大廈公契
	DEED OF EXCHANGE	交換契
DOG	DEED OF GIFT	送讓契
	DEED OF PARTITION	分產契
	DEED OF POLL	分割契約
	DEED OF RECTIFICATION	修正契
	DEED OF RELEASE	解除責任/扣押契約
DZ	DENSITY ZONE	密度
	DISCHARGE OF MORTGAGE	解除按揭
E	EAST	東
	EQUITABLE MORTGAGE	樓花按揭
EST	ESTATE	屋村
EXCL	EXCLUSIVE	不包括
/F	FLOOR	樓
FL	FLOOR	樓
FB	FLOWER BED	花架
FP	FRONT PORTION	前座
FR	FLAT ROOF	頂樓
FRTG	FRONTAGE	臨街面
FTY	FACTORY	工廠
G	GROSS	建築
GDN(S)	GARDEN(S)	花園
GDN RF	GARDEN ROOF	天台花園
GFA	GROSS FLOOR AREA	可建樓面面積
G/AUCT	GOVERNMENT AUCTION	政府拍賣
HSE	HOUSE	屋
HT	CEILINGHEIGHT	天花高度
HTS	HEIGHTS	高度
H/R	HEIGHT RESTRICTION	高度限制
INCL	INCLUSIVE	包括

IND	INDUSTRY / INDUSTRIAL	工業
JT	JOINT TENANTS	共同共有人(俗稱長命契)
L	LIFTS	電梯
LAV	LAVATORY	廁所
LBS/SF	LBS/SQUARE FEET	每方呎承磅量
	LETTER OF ADMINISTRATION	遺囑管理委任書
	LETTER A/B	甲/乙種換地權益書
	LOWRISE	低密度住宅
LON	LETTER NOMINATION	提名信
LOR	LETTER OF REMOVAL OF ALIENATION RESTRICTIONS	解除轉讓限制證明書
M/G	MANAGEMENT CHARGE	管理費
MAN(S)	MANSION(S)	大廈
MEZZ	MEZZANINE	閣樓
MGT FEE	MANAGEMENT FEE	管理費
MIS	MISCELLANEOUS	雜類
MORT	MORTGAGE	按揭
N	NET	實用
N	NORTH	北
NFA	NET FLOOR AREA	實用面積
NE	NORTH EAST	東北
NEGO	NEGOTIABLE	面議
	NOMINATION	提名書
NON-IND	NON-INDUSTRIAL	非工業
NW	NORTH WEST	西北
ORDER	ORDER	頒令
OFC	OFFICE	寫字樓
OMR	OPEN MARKET RENT	市場租價
OP	OCCUPATION PERMIT	入伙紙
OPT	OPTION PERIOD	選擇期
OS	OPEN SPACE	空間
OTH	OTHER	其他
P-ASP	PROVISIONAL - AGREEMENT OF S/P	臨時買賣合約
PDM	PODIUM	高臺
	POWER OF ATTORNEY	授權書

PR	PLOT RATIO	地積比率
	PROBATE	遺囑認證
PRI-RES	PRIVATE RESIDENTIAL	私人住宅
P/AUCT	PUBLIC AUCTION	公開拍賣
PSF	PER SQUARE FEET	每平方呎
PTM	PLATFORM	平台
	RECISSION OF AGREEMENT	解除協議
	RECEIPT ON DISCHARGE	贖契
RD	ROAD	道 / 路
RE-ASP	RE-REGISTRATION OF ASP	再次登記買賣合約
	RENTAL AGREEMENT	租約
RES	RESIDENTIAL	住宅
REST	RESTAURANT	餐廳
RF	ROOF	屋頂
RFP	RENT FREE PERIOD	免租期
RM	ROOM	房間
RP	REAR PORTION	後座
RV	RATE VALUE	差餉單
S/C	SERVICE CHARGE	服務費
S	SOUTH	南
S	STAIRS	樓梯
	SEAL COPY OF CHARGING ORDER	押記令蓋印副本
	SEAL COPY ORDER IMPOSING CHARGE ON LAND	物業凍結令
SD	STAMP DUTY	印花稅
SE	SOUTH EAST	東南
SP BAL	STACIOUS BALCONY	環保露台
SR	STORE ROOM	儲物室
SS	SUB-SECTION	分段
ST	STREET	街
	STUDIO	開放式
STR	STREET SHOP	街鋪
SUB-ASP	SUB- AGREEMENT OF SALES AND PURCHASE	轉手買賣合約
S-ASP	SUB-AGREEMENT OF S/P	轉手買賣合約
SWP	SWIMMING POOL	游泳池
	TENANCY AGREEMENT	租約
TC	TENANTS IN COMMON	分權擁契
TERR	TERRACE	平臺

TPZ	TOWN PLANNING ZONE	城市規劃區域
TWR	TOWER	座
TENDER	TENDER	招標
UT	UTILITY	效用
UPTM	UTILITY PLATFORM	工作平台
	WRIT OF SUMMONS	法庭傳票
W	WEST	西
YD	YARD	庭園
YLD	YIELD	回報率