

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	壽臣山 15 號 No.15 Shouson	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	壽臣山道西15號 No.15 Shouson Hill Road West		

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 (元) 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
			屋號 (House number)	車位 (如有) Car-parking space (if any)				
26/6/2022	4/7/2022		7 號洋房 House 7		\$870,240,000		招標文件現金付款計劃 Cash Payment Plan of Tender Document - 見備註/See Remarks 7a(i) - 見備註/See Remarks 7b(i)	
25/7/2022	1/8/2022		11 號洋房 House 11		\$435,000,000		招標文件90天現金付款計劃 90 Days Cash Payment Plan of Tender Document - 見備註/See Remarks 7a(i) - 見備註/See Remarks 7b(ii)	
N/A 不適用	31/3/2023		2 號洋房 House 2		\$1,154,000,000		成交金額已於簽署買賣合約之時付清 Transaction price was paid in full upon signing of the ASP.	√*
N/A 不適用	31/3/2023		3 號洋房 House 3		\$927,000,000		成交金額已於簽署買賣合約之時付清 Transaction price was paid in full upon signing of the ASP.	√*
N/A 不適用	31/3/2023		6 號洋房 House 6		\$892,000,000		成交金額已於簽署買賣合約之時付清 Transaction price was paid in full upon signing of the ASP.	√*
N/A 不適用	31/3/2023		9號洋房 House 9		\$274,000,000		成交金額已於簽署買賣合約之時付清 Transaction price was paid in full upon signing of the ASP.	√*
N/A 不適用	31/3/2023		12 號洋房 House 12		\$367,000,000		成交金額已於簽署買賣合約之時付清 Transaction price was paid in full upon signing of the ASP.	√*

*該交易為集團內部轉讓。買方是賣方於《一手住宅物業銷售條例》第59(7)(a)(iv)條所提述的有聯繫法團，該條例第64(a)條下的例外情況適用。

* The transaction is an intra group transfer. The purchaser is an associate corporation of the vendor referred to in section 59(7)(a)(iv) of the Residential Properties (First-hand Sales) Ordinance and the exception under section 64(a) of the said Ordinance applies.

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 ASP 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股公司；

- (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. (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.

- a. 相關招標文件中可就購買該發展項目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 advantages or benefit available with the purchase of a specified residential property in the Development under the tender document concerned.

- (i) 附表1內所列的家具和配備將會於住宅物業內提供及將於按買賣合約完成該住宅物業之買賣時免費送贈予買方，並且以「現狀」由賣方交予買方，「現狀」指家具和配備於成交日當天之狀況。上述送贈家具和配備受其他條款及條件約束。

The furniture and chattels as per Appendix 1 will be provided in the residential property and will be provided to the Purchaser as gifts and handed over by the Vendor to the Purchaser on completion of the sale and purchase of the residential property under the agreement for sale and purchase in “as is” condition, meaning, the condition of the furniture and chattels is or will be as at the date of completion of the sale and purchase. The provision of furniture and chattels as gifts is subject to other terms and conditions.

b. 支付條款

The terms of payment.

(i) 現金付款計劃

Cash Payment Plan

- 售價的5%的臨時訂金須於簽署臨時合約時支付

Preliminary deposit equal to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement

- 售價的5%的再付訂金須於2022年12月30日或之前支付

Further deposit equal to 5% of the purchase price shall be paid on or before 30th December 2022

- 售價的24%的部分售價須於2023年6月30日或之前支付

Part payment of purchase price equal to 24% of the purchase price shall be paid on or before 30th June 2023

- 售價的66%的售價餘款須於2023年12月29日("成交日期")或之前支付

Balance of purchase price equal to 66% of the purchase price shall be paid on or before 29th December 2023 ("Completion Date")

(ii) 90天現金付款計劃

90 Days Cash Payment Plan

- 售價的5%的臨時訂金須於簽署臨時合約時支付

Preliminary deposit equal to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement

- 售價的5%的再付訂金須於簽署買賣合約時支付

Further deposit equal to 5% of the purchase price shall be paid upon signing of Agreement for Sale and Purchase

- 售價的90%的售價餘款須於臨時合約日期後90天("成交日期")內支付

Balance of purchase price equal to 90% of the purchase price shall be paid within 90 days after the date of the Preliminary Agreement ("Completion Date")

Appendix 1 附表1

7號洋房 House 7

位置 Location	描述 Description	數量 Quantity
入口大堂 Entrance Lobby	窗簾 Curtain	6
樓梯 Staircase	窗簾 Curtain	1
客廳及飯廳 Living Room and Dining Room	窗簾 Curtain	8
睡房 1 Bedroom 1	窗簾 Curtain	1
睡房1 浴室 Bedroom1 Bathroom	窗簾 Curtain	1
廚房及備餐室 Kitchen and Pantry	窗簾 Curtain	3
傭人房 Maid Room	碌架床 Bunk Bed	2
1樓起居室 1/F Family Room	窗簾 Curtain	2
睡房 2 Bedroom 2	窗簾 Curtain	4
睡房2 浴室 Bedroom 2 Bathroom	窗簾 Curtain	2
睡房2 步入式衣帽間 Bedroom 2 Walk-in Closet	窗簾 Curtain	1
睡房 3 Bedroom 3	窗簾 Curtain	4
睡房3 浴室 Bedroom 3 Bathroom	窗簾 Curtain	2
睡房 4 Bedroom 4	窗簾 Curtain	2
睡房4 浴室 Bedroom 4 Bathroom	窗簾 Curtain	1
2樓起居室 2/F Family Room	窗簾 Curtain	2
睡房 5 Bedroom 5	窗簾 Curtain	4
睡房5 浴室 Bedroom 5 Bathroom	窗簾 Curtain	2
睡房5 步入式衣帽間 Bedroom 5 Walk-in Closet	窗簾 Curtain	1
睡房 6 Bedroom 6	窗簾 Curtain	4
睡房6 浴室 Bedroom 6 Bathroom	窗簾 Curtain	2
	化妝品雪櫃 Cosmetics Cooler	1
睡房6 步入式衣帽間 Bedroom 6 Walk-in Closet	窗簾 Curtain	2
健身室 Gym Room	窗簾 Curtain	2
健身室浴室 Gym Bathroom	窗簾 Curtain	1
天台樓梯 R/F Staircase	窗簾 Curtain	3

11號洋房 House 11

描述 Description	數量 Quantity	描述 Description	數量 Quantity
停車場升降機大堂 Carpark Floor Lift Lobby			
掛畫 Painting	1		
入口大堂 Entrance Lobby			
天花燈 Ceiling Light	1	吊燈 Chandelier	1
櫃 Cabinet	1	枱 Table	1
擺設 Ornament	1	書 Book	1
鏡 Mirror	1	花瓶 Vase	1
雜物房 Utility Room			
皂液器 Soap Dispenser	1	擺設 Ornament	2
花瓶 Vase	1		
地下層化妝間 G/F Powder Room			
碌架床 Bunk Bed	1		
廚房 Kitchen			
盤 Tray	2	茶杯套裝 Mug Set	1 套(set)
綠橄欖 Green Olives	2	書 Book	1
醬油套裝 Soy Sauce Set	1 套(set)	薄荷醬 Mint Sauce	1
窗簾 Curtain	1	鍋 Pot	2
餐墊 Placemat	1	意大利麵連瓶 Linguine with Bottle	2
菜板 Chopping Board	1	甜品杯 Dessert Glass	2
玻璃水瓶套裝 Pitcher Set	1 套(set)	碗 Bowl	1
廚房用具 Kitchen Ware	6		
客廳及飯廳 Living & Dining Room			
餐枱 Dining Table	1	沙發 Sofa	1
椅子 Chair	14	櫃 Cabinet	1
吊燈 Chandelier	1	天花燈 Ceiling Light	1
茶几 Coffee Table	2	角几 Side Table	4
壁燈 Wall Lamp	2 套(sets)	枱燈 Table Lamp	2
地氈 Carpet	1	窗簾 Curtain	3
地燈 Floor Lamp	3	掛畫 Painting	1
果仁擺設 Nuts Ornament	2 套(sets)	檸檬榨汁器連雲石墊 Lemon Squeezer with Marble Mat	1 套(set)

威士忌酒瓶套裝 Whisky Bottle Set	2 套(sets)	咖啡杯具套裝連盤 Coffee Cup Set with Tray	2 套(sets)
書 Book	2	墊 Cushion	9
花瓶 Vase	6	芝士盤 Cheese Platter	1
餐具套裝 Table Ware Set	10 套(sets)	冰桶套裝 Ice Bucket Set	1 套(set)
茶具套裝 Tea Set	1 套(set)	甜品杯 Dessert Glass	2
碗 Bowl	7	酒瓶 Wine Bottle	8
碟 Plate	16	吊燈 Pendant Lamp	1
盤 Tray	2	糖果盒 Bonbonniere	2
擺設 Ornament	7	餐墊 Placemat	1
咖啡壺套裝連盤 Coffee Jug Set with Tray	1 套(set)	裝飾水果連盤及雲石墊 Decorative Fruits with Plate and Marble Mat	1 套(set)
餐巾套裝 Napkin Set	10 套(sets)	甜品架套裝 Dessert Stand Set	1 套(set)
麵包擺設 Decorative Bread	5		
一樓起居室 1/F Family Room			
地氈 Carpet	1	壁燈 Wall Lamp	2
掛畫 Painting	1	沙發 Sofa	1
茶几 Coffee Table	2	櫃 Cabinet	1
地燈 Floor Lamp	1	窗簾 Curtain	1
墊 Cushion	15	擺設 Ornament	6
書 Book	4	電視 TV	1
花瓶 Vase	3	椅子 Chair	1
角几 Side Table	2		
睡房 1 Bedroom 1			
床連寢具 Bed and bedding	1 套(set)	窗簾 Curtain	2
酒具套裝 Wine Set	1 套(set)	椅子 Chair	2
檯燈 Table Lamp	2	角几 Side Table	1
地燈 Floor Lamp	1	掛畫 Painting	1
地氈 Carpet	1	書 Book	2
長凳 Bench	1	毛毯 Blanket	1
花瓶 Vase	2	墊 Cushion	2
手袋 Hand Bag	1	枕頭 Pillow	2

擺設 Ornament	7	盤 Tray	1
盒 Box	2		
睡房 1 浴室 Bedroom 1 Bathroom			
皂液器 Soap Dispenser	1	洗手乳 Hand wash	2
香薰油 Fragrance Oil	1	毛巾 Towel	7
花瓶 Vase	1	岩鹽套裝 Rock Salt Set	1 套(set)
肥皂套裝 Soap Set	1 套(set)	牙刷 Toothbrush	2
窗簾 Curtain	1	盤 Tray	2
牙刷瓶 Toothbrush Bottle	1		
睡房 2 Bedroom 2			
角几 Side Table	1	椅子 Chair	1
床連寢具 Bed and Bedding	1 套(set)	檯燈 Table Lamp	2
地氈 Carpet	1	掛畫 Painting	1
窗簾 Curtain	1	枕頭 Pillow	2
書 Book	7	報紙 Newspaper	1
花瓶 Vase	1	墊 Cushion	1
毛毯 Blanket	2	眼鏡 Eyeglasses	1
盤 Tray	1	擺設 Ornament	9
茶杯套裝 Mug Set	2 套(sets)		
睡房 2 浴室 Bedroom 2 Bathroom			
香薰油 Fragrance Oil	1	毛巾 Towel	4
皂液器 Soap Dispenser	1	洗手乳 Hand Wash	2
浴棉套裝 Bath Sponge Set	1 套(set)	盤 Tray	1
牙刷瓶 Toothbrush Bottle	1	牙刷 Toothbrush	2
窗簾 Curtain	1	花瓶 Vase	1
睡房 3 Bedroom 3			
床連寢具 Bed and bedding	1	檯燈 Table lamp	3
地氈 Carpet	1	窗簾 Curtain	2
化妝檯 Vanity	1	角几 Side Table	1
椅子 Chair	1	書 Book	3
墊 Cushion	2	擺設 Ornament	6
毛毯 Blanket	2	茶具套裝 Tea Set	1 套(set)

花瓶 Vase	1	首飾盒 Jewellery Box	2
盤 Tray	1	化妝掃套裝 Cosmetics Brush Set	1 套(set)
首飾 Jewellery	5	長凳 Bench	1
手錶 Watch	1	香水 Perfume	1
化妝用品套裝 Cosmetics Set	1 套(set)	枕頭 Pillow	2
眼鏡 Glasses	1		
睡房 3 浴室 Bathroom 3 Bathroom			
皂液器 Soap Dispenser	3	花瓶 Vase	1
香薰油 Fragrance Oil	1	窗簾 Curtain	1
岩鹽套裝 Rock Salt Set	2 套(set)	牙刷 Toothbrush	2
毛巾 Towel	6	盤 Tray	2
牙刷瓶 Toothbrush Bottle	1		
主人睡房及步入式衣帽間 Master Bedroom and Walk-in Closet			
電視 TV	1	角几 Side table	2
化妝鏡 Cosmetic Mirror	1	壁燈 Wall Lamp	4
枱燈 Table Lamp	2	窗簾 Curtain	7
化妝枱 Vanity	1	椅子 Chair	4
掛畫 Painting	1	床頭櫃 Nightstand	2
床連寢具 Bed and Bedding	1 套(set)	威士忌酒杯套裝 Whisky Glass Set	1 套(set)
雕塑 Sculpture	2	雕塑座 Sculpture Base	2
香水 Perfume	5	地氈 Carpet	2
盒 Box	17	擺設 Ornament	13
手袋 Hand Bag	11	衣服 Clothes	37
首飾盒 Jewellery Box	2	茶壺 Teapot	1
茶杯套裝 Mug Set	3 套(sets)	書 Book	2
全身鏡 Wardrobe Mirror	1	盤 Tray	3
毛毯 Blanket	5	墊 Cushion	18
眼鏡 Eyeglasses	1	香薰油 Fragrance Oil	1
首飾 Jewellery	3	太陽鏡 Sunglasses	1
呔 Tie	6	化妝刷套裝	1 套(set)

		Cosmetics Brush Set	
刷套裝 Brush Set	1 套(set)	衣架 Hanger	28
美甲套裝 Manicure Set	1 套(set)	花瓶 Vase	2
枕頭 Pillow	2	鞋 Shoes	10
長椅 Bench	2	旅行袋 Travel Bag	1
帽 Hat	2	手錶 Watch	4
化妝椅 Cosmetics Chair	1	絲巾 Scarf	2
化妝品雪櫃 Cosmetics Cooler	1	化妝袋 Cosmetics Bag	2
主人浴室 Master Bathroom			
盤 Tray	6	花瓶 Vase	1
窗簾 Curtain	2	毛巾 Towel	8
皂液器 Soap Dispenser	1	香薰油 Fragrance Oil	1
擺設 Ornament	6	洗手乳 Hand Wash	4
牙刷瓶 Toothbrush Bottle	2	牙刷 Toothbrush	3
壁燈 Wall Lamp	1	雲石擺設套裝 Marble Decoration Set	1 套(set)
肥皂套裝 Soap Set	1 套(set)	香水 Perfume	4
沐浴海綿套裝 Bath Sponge	1 套(set)	皮膚護理套裝 Skin Care Kit	1 套(set)
剃鬚用品套裝 Shaving Set	1 套(set)		
步入式衣帽間浴室 Walk-in Closet Bathroom			
洗手乳 Hand Wash	4	皂液器 Soap Dispenser	3
牙刷瓶 Toothbrush Bottle	1	牙刷 Toothbrush	2
花瓶 Vase	1	盤 Tray	3
香薰油 Fragrance Oil	1	毛巾 Towel	8
岩鹽套裝 Rock Salt Set	1 套(set)	沐浴海綿套裝 Bath Sponge	1 套(set)
窗簾 Curtain	2		
天台 Roof			
枱 Table	1	椅子 Chair	2
沙發 Sofa	2	茶几 Coffee Table	1
花園 Garden			
茶几 Coffee Table	1	沙灘椅 Beach Chair	1

沙發 Sofa	2		
樓梯 Staircase			
窗簾 Curtain	4		

8. 下述互聯網可連結到此發展項目的價單：www.15shouson.com

The price list(s) of the development can be found in the following website: www.15shouson.com

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