

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	畔海 Seaside Castle	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	澄麗路 9 號 No. 9 Ching Lai Road		

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
			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)							
10/7/2021	16/7/2021		3 號洋房 House 3				\$130,800,000		招標文件1號120日現金付款計劃 120 Days Cash Payment Plan of Tender Document No. 1 - 見備註/See Remarks 7a(i) - 見備註/See Remarks 7b(i)	
6/11/2021	12/11/2021		5 號洋房 House 5				\$127,600,000		招標文件4號90日現金付款計劃 90 Days Cash Payment Plan of Tender Document No. 4 - 見備註/See Remarks 7b(ii)	
N/A 不適用	31/3/2022		8 號洋房 House 8				\$74,000,000		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	31/3/2022		9 號洋房 House 9				\$88,000,000		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	15/7/2022		1 號洋房 House 1				\$124,000,000		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	15/7/2022		7 號洋房 House 7				\$85,000,000		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)條所提述的有關聯法團, 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. (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) 120日現金付款計劃

120 Days Cash Payment Plan

- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付

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)

- 樓價5%於接納書的日期後30日內繳付

5% of the purchase price shall be paid within 30 days after the date of Letter of Acceptance

- 樓價90%於接納書的日期後120日內繳付

90% of the purchase price shall be paid within 120 days after the date of Letter of Acceptance

- (ii) 90日現金付款計劃

90 Days Cash Payment Plan

- 樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付

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)

- 樓價5%於接納書的日期後30日內繳付

5% of the purchase price shall be paid within 30 days after the date of Letter of Acceptance

- 樓價90%於接納書的日期後90日內繳付

90% of the purchase price shall be paid within 90 days after the date of Letter of Acceptance

Appendix 1 附表1

House 3 3號洋房

Location 地點	Item 項目	Quantity 數量
Entrance Lobby 入口門廳	Ceiling Light 天花燈	1
	Artwork 藝術品	1
	Cabinet 櫃	1
	Mirror 鏡子	1
	Vase 花瓶	1
	Umbrella Stand 雨傘架	1
	Chair 椅子	1
Lavatory 2 洗手間 2	Vase 花瓶	1
	Aroma Oil 香薰油	1
Kitchen 廚房	Book 書	1
	Aroma Oil 香薰油	1
	Cookware 炊具	2
	Tableware 餐具	12
	Glass 玻璃	5
	Tea Set 茶具	1
	Vase 花瓶	1
	Container 容器	9
	Fruit Plate 水果盤	1
Maidroom 傭人房	Vase 花瓶	3
Dinning Room 飯廳	Glass 玻璃	9
	Aroma Oil 香薰油	1
	Wine 酒	5
	Cutlery Set 餐具套裝	10
	Decorative Item 裝飾用品	2
	Snacks Plate 小食盤	1
	Chair 椅子	10
	Cart 手推車	1
	Book 書	1

Dinning Room 飯廳	Decanter	醒酒器	1
	Dinning Table	餐桌	1
	Ceiling Light	天花燈	1
Living Room 客廳	Sofa	沙發	6
	Chair	椅子	2
	Side Table	茶几	7
	Cushion	墊子	9
	Tea Set	茶具	1
	Floor Lamp	落地燈	1
	Speaker	揚聲器	1
	Artwork	藝術品	2
	Ceiling Light	天花燈	2
	Vase	花瓶	4
	Book	書	4
	Table Lamp	檯燈	2
	Photo Frame	相框	2
	Cabinet	櫃	3
	Shelf	架	1
	Wine	酒	8
	Tissue	紙巾	2
	Cup	杯子	2
	Decorative Item	裝飾用品	6
	Sculpture	雕塑	1
	Carpet	地毯	1
	Scarf	圍巾	1
	Clothes Stand	掛衣架	1
Bag	袋	1	
Projector Screen	投影屏幕	1	
Wine Set	酒具	1	

1/F Family Room 1樓 起居室	Shelf	架	6
	Ceiling Light	天花燈	1
	Sculpture	雕塑	17
	Aroma Oil	香薰油	2
	Vase	花瓶	6
	Decorative Item	裝飾用品	10
	Artwork	藝術品	1
	Carpet	地毯	1
	Box	盒	7
	Book	書	46
	Pot Plant	盆栽	1
	Mirror	鏡子	1
	Side Table	茶几	2
	Floor Lamp	落地燈	2
	Sofa	沙發	3
	Cushion	墊子	6
	Bag	袋	1
	Cup	杯子	1
Snacks Plate	小食盤	1	
Tea	茶	2	
Cabinet	櫃	1	
Bathroom 2 浴室 2	Soap	肥皂	1
	Soap Disk	肥皂盤	1
	Towel	毛巾	2
	Aroma Oil	香薰油	1
	Vase	花瓶	1
	Tissue	紙巾	1

Bedroom 1 睡房 1	Desk	桌	1
	Desk Mat	桌墊	1
	Chair	椅子	1
	Aroma Oil	香薰油	1
	Bedside Table	床頭几	1
	Cup	杯子	2
	Decorative Item	裝飾用品	4
	Artwork	藝術品	3
	Bedding Set	床上用品	1
	Bed	床	1
	Book	書	1
	Post Card Set	明信片套裝	1
	Vase	花瓶	1
	Wall Board	牆板	2
	Table Lamp	檯燈	2
	Pocket	兜	2
	Cushion	墊子	1
Carpet	地毯	1	
Cabinet	櫃	1	
Ceiling Light	天花燈	1	
Bathroom 1 浴室 1	Soap	肥皂	1
	Soap Disk	肥皂盤	1
	Towel	毛巾	1
	Aroma Oil	香薰油	1
	Vase	花瓶	1
Bedroom 2 睡房 2	Ceiling Light	天花燈	1
	Carpet	地毯	1
	Bedside Table	床頭几	3
	Bed	床	1
	Bedding Set	床上用品	1
	Cushion	墊子	8
	Chair	椅子	3
	Desk	桌	1
	Table Lamp	檯燈	4
Floor Lamp	落地燈	3	

Bedroom 2 睡房 2	Cabinet	櫃	6
	Book	書	7
	Artwork	藝術品	3
	Vase	花瓶	5
	Desk Mat	桌墊	1
	Shelf	架	1
	Box	盒	6
	Photo Frame	相框	1
	Tissue	紙巾	1
	Mirror	鏡子	1
	Clothes & Hangers	衣服及衣架	5
	Cup	杯子	2
	Aroma Oil	香薰油	2
	Decorative Item	裝飾用品	3
Pocket	兜	1	
Bathroom 3 浴室 3	Soap	肥皂	1
	Soap Disk	肥皂盤	1
	Towel	毛巾	2
	Aroma Oil	香薰油	1
	Vase	花瓶	1
2/F Corridor 2 樓走廊	Tea Set	茶具	1
	Decorative Item	裝飾用品	2
	Vase	花瓶	1
	Photo Frame	相框	1
	Aroma Oil	香薰油	1
	Cabinet	櫃	1
Bedroom 3 睡房 3	Bed	床	1
	Bedding Set	床上用品	1
	Desk	桌	1
	Table Lamp	檯燈	3
	Floor Lamp	落地燈	1
	Cushion	墊子	1
	Carpet	地毯	2
	Chair	椅子	1
	Book	書	2
	Cup	杯子	1

Bedroom 3 睡房 3	Decorative Item	裝飾用品	3
	Tissue	紙巾	1
	Vase	花瓶	1
	Wardrobe	衣櫃	1
	Bedside Table	床頭几	2
Bathroom 4 浴室 4	Soap	肥皂	1
	Soap Disk	肥皂盤	1
	Towel	毛巾	2
	Vase	花瓶	1
Master Bedroom 主人睡房	Bedding Set	床上用品	1
	Bed	床	1
	Desk	桌	2
	Chair	椅子	3
	Bench	板凳	2
	Carpet	地毯	1
	Book	書	4
	Cushion	墊子	4
	Photo Frame	相框	3
	Vase	花瓶	2
	Table Lamp	檯燈	3
	Ceiling Light	天花燈	1
	Artwork	藝術品	3
	Cup	杯子	3
	Tissue	紙巾	1
	Pocket	兜	2
	Floor Lamp	落地燈	3
	Cabinet Wardrobe	衣櫃	5
	Aroma Oil	香薰油	3
	Clothes & Hangers	衣服及衣架	5
	Box	盒	4
	Plate	盤子	1
	Sculpture	雕塑	1
Snacks	零食	1	
Suitcase	手提箱	1	
Towel	毛巾	5	
Airdresser	衣物護理機	1	

Master Bedroom 主人睡房	Bathrobe	浴衣	2
Master Bathroom 主人浴室	Towel	毛巾	12
	Vase	花瓶	1
	Soap	肥皂	1
	Plate	盤子	1
	Sculpture	雕塑	1
Balcony 露台	Chair	椅子	2
	Cushion	墊子	2
	Side Table	茶几	1
	Cart	手推車	1
	Cup	杯子	1

8. 下述互聯網可連結到此發展項目的價單：WWW.SEASIDECASTLE.HK

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

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