

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	SHOUSONPEAK	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	壽山村道 9, 11A-11G, 15, 17A-17H, 17J-17N, 17P-17R 及 19A-19F 號 9, 11A-11G, 15, 17A-17H, 17J-17N, 17P-17R and 19A-19F Shouson Hill 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，成交記錄冊的目的是向公眾人士提供列於記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。記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 (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)							
02-12-2013	09-12-2013		11E Shouson Hill Road 壽山村道 11E 號				\$262,836,500		• 價單第 1 號 (A)付款辦法 Payment Plan (A) of Price List No.1 100 日現金優惠付款計劃 (照售價減 5%) 100-day Cash Payment Plan (5% discount from the Price)	
02-12-2013	09-12-2013		19A Shouson Hill Road 壽山村道 19A 號				\$229,898,800		• 價單第 1 號(A)付款辦法 Payment Plan (A) of Price List No.1 100 日現金優惠付款計劃 (照售價減 5%) 100-day Cash Payment Plan (5% discount from the Price) • 香港永久性居民優惠 (-3%) Privilege for Hong Kong Permanent Resident (- 3%)	
15-12-2013	20-12-2013		19D Shouson Hill Road 壽山村道 19D 號				\$231,278,800		• 價單第 1A 號(A)付款辦法 Payment Plan (A) of Price List No.1A 100 日現金優惠付款計劃 (照售價減 5%) 100-day Cash Payment Plan (5% discount from the Price) • 香港永久性居民優惠 (-3%) Privilege for Hong Kong Permanent Resident (- 3%)	
12-05-2014	簽訂臨時買賣合約後交易再 未有進展 The PASP has not proceeded further		11D Shouson Hill Road 壽山村道 11D 號				\$287,460,500		• 價單第 1A 號 (A)付款辦法 Payment Plan (A) of Price List No.1A 100 日現金優惠付款計劃(照售價減 5%) 100-day Cash Payment Plan (5% discount from the Price)	
24-10-2014	24-10-2014		19C Shouson Hill Road 壽山村道 19C 號				\$238,108,000		• 價單第 1A 號 (A)付款辦法 Payment Plan (A) of Price List No.1A 100 日現金優惠付款計劃(照售價減 5%) 100-day Cash Payment Plan (5% discount from the Price)	
20-05-2016	27-05-2016		11D Shouson Hill Road 壽山村道 11D 號				\$264,766,200		• 價單第 1D 號 (A2)付款辦法 Payment Plan (A2) of Price List No.1D 見備註/See Remarks7 (b) (iv) 見備註/See Remarks7 (e) (i) 見備註/See Remarks7 (f) (i) 見備註/See Remarks7 (g) (i) 見備註/See Remarks7 (h) (A) (I) 見備註/See Remarks7 (h) (A) (II) 見備註/See Remarks7 (i) 見備註/See Remarks7 (j)	
13-07-2016	20-7-2016		First House, 9 Shouson Hill Road First House，壽山村道 9 號				\$388,000,000		招標文件 1 號支付辦法 Payment Plan of Tender Document No.1 見備註/See Remarks7 (e) (i) 見備註/See Remarks7 (h) (A) (I) 見備註/See Remarks7 (h) (A) (II) 見備註/See Remarks7 (i) 見備註/See Remarks7 (j)	

3-10-2016	6-10-2016		17G Shouson Hill Road 壽山村道 17G 號		\$228,420,000		• 價單第 1E 號 (A3)付款辦法 Payment Plan (A3) of Price List No.1E 見備註/See Remarks7 (b) (v) 見備註/See Remarks7 (e) (i) 見備註/See Remarks7 (f) (i) 見備註/See Remarks7 (h) (A) (I) 見備註/See Remarks7 (h) (A) (II) 見備註/See Remarks7 (i) 見備註/See Remarks7 (k)	
21-3-2017	28-3-2017		11F Shouson Hill Road 壽山村道 11F 號		\$283,500,000		• 價單第 1F 號 (A4)付款辦法 Payment Plan (A4) of Price List No.1F 見備註/See Remarks7 (b) (v) 見備註/See Remarks7 (e) (i) 見備註/See Remarks7 (f) (i) 見備註/See Remarks7 (h) (A) (I) 見備註/See Remarks7 (h) (A) (II) 見備註/See Remarks7 (i) 見備註/See Remarks7 (k)	
9-4-2017	18-4-2017		Peak House, 19F Shouson Hill Road Peak House , 壽山村道 19F 號		\$376,888,000		招標文件 2 號支付辦法 Payment Plan of Tender Document No.2 見備註/See Remarks7 (k)	

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, 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) 相關價單中支付條款及付款計劃優惠

Terms of Payment and Payment Plan Benefit under the price list concerned

(i) 100 日現金優惠付款計劃(照售價減 5%)

100-day Cash Payment Plan (5% discount from the Price)

(ii) 180 日現金優惠付款計劃(照售價減 4%)

180-day Cash Payment Plan (4% discount from the Price)

(iii) 270 日現金優惠付款計劃(照售價減 3%)

270-day Cash Payment Plan (3% discount from the Price)

(iv) 180 日現金優惠付款計劃(照售價減 5%)

180-day Cash Payment Plan (5% discount from the Price)

(v) 180 日現金優惠付款計劃(照售價減 5%)

180-day Cash Payment Plan (5% discount from the Price)

(c) 香港永久性居民優惠

Privilege for Hong Kong Permanent Resident ("HKPR") 如買方屬香港永久性居民，或如買方由多於一人組成時，組成買方之所有人均為香港永久性居民或為組成買方又屬香港永久性居民之任何一人之近親（即配偶、父母、子女、兄弟或姊妹），可獲售價 3%折扣優惠。

A 3% discount from the Price will be offered if the Purchaser is an HKPR, or where the Purchaser comprises more than one person, each of them is either an HKPR or a close relative (i.e. spouse, parent, child, brother or sister) of any person constituting the Purchaser who is an HKPR.

(d) 特別現金回贈 Special Cash Rebate

買方就購買該項目中的指明住宅物業將可獲賣方提供之“特別現金回贈”，其金額相等於買方已就該買賣合約如上述般繳付的從價印花稅及買家印花稅的總和之百份之五十，惟提供特別現金回贈之條件以價單訂明的細則為準。

The purchaser of the specified residential property in the Development shall be entitled to a "Special Cash Rebate" equivalent to 50% of the aggregate of the ad valorem stamp duty and the buyer's stamp duty subject to the conditions as mentioned in the price lists.

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(e) (i) 購買壽山村道 9 號、壽山村道 11D 號、壽山村道 11F 號、壽山村道 17G 號及/或壽山村道 19E 號之買家，可免費獲贈分別於該等洋房現有展示及安放之傢俱和物件。賣方或其代表不會就該等傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能或其他，及其是否或將會否在可運作狀況作出任何保證 或 陳述。傢俱和物件將於成交日以『現狀』及『屆時之現狀』在該有關洋房交予買方。買方應於購買有關指明住宅物業前先安排其委任之專家及專業人員全面檢查該等傢俱和物件。任何情況下，買方不得就該等傢俱和物件提出任何異議或質詢。
Purchaser of 9 Shouson Hill Road, 11D Shouson Hill Road, 11F Shouson Hill Road, 17G Shouson Hill Road and/or 19E Shouson Hill Road will be given the furniture and chattels currently displayed and placed at the respective houses free of charge. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards such furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of such furniture and chattels or as to whether any of such furniture and chattels are or will be in working condition. The said furniture and chattels will be delivered at the relevant houses to Purchaser upon completion on an “as-is” and “the then as-is” condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the said furniture and chattels before purchasing the specified residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the said furniture and chattels.

(f) (i) 家居設計及裝修折扣優惠 Home Design and Decoration Discount Benefit
買方可獲售價 5%折扣作為家居設計及裝修折扣優惠。 A 5% discount on the Price as the Home Design and Decoration Discount Benefit would be offered to the Purchaser

(g) (i) 置業售價折扣 Home Purchase Price Discount
凡於 2016 年 7 月 31 日或之前簽署臨時買賣合約之買方，可獲 2.5% 售價折扣優惠。 Where the preliminary agreement for sale and purchase is signed on or before 31st July 2016, the Purchaser will be offered 2.5% discount from the price.

(h) (A) 印花稅優惠
Stamp Duty Offer(s)
(I) 印花稅現金回贈 Stamp Duty Cash Rebate
(a) 只適用於(A2)、(B2)及(C2)付款計劃：
Only applicable to the payment plans (A2), (B2) and (C2):
1. 買家印花稅現金優惠 BSD Cash Benefit
如買方須就購買住宅物業支付買家印花稅，在買方按住宅物業的買賣合約完成買賣交易及繳付所有印花稅後，買方可獲賣方提供相等於住宅物業的樓價(以買賣合約上訂明的樓價為準)15%的現金優惠(『買家印花稅現金優惠』)。 If the Purchaser is required to pay buyer’s stamp duty for the purchase of the residential property, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase and paid all stamp duty, the Purchaser shall be entitled to a cash benefit offered by the Vendor in the sum equivalent to 15 % of the purchase price of the residential property as stated in the agreement for sale and purchase (“BSD Cash Benefit”). 在賣方支付買家印花稅現金優惠後，如買方實際無須支付買家印花稅，買方須將賣方支付的買家印花稅現金優惠之部份(相等於買家印花稅現金優惠與從價印花稅現金優惠之差額，即樓價 6.5%)退回給賣方。為免疑慮，屆時買方將不會獲賣方提供從價印花稅現金優惠。 After the Vendor has paid the BSD Cash Benefit, if in fact the Purchaser is not required to pay buyer’s stamp duty, the Purchaser has to refund part of the BSD Cash Benefit paid by the Vendor (equivalent to the difference between BSD Cash Benefit and AVD Cash Benefit, i.e. 6.5 % of the purchase price) to the Vendor. For the avoidance of doubt, in such event, the Purchaser will not be entitled to the AVD Cash Benefit.
2. 從價印花稅現金優惠 AVD Cash Benefit
如買方無須就購買住宅物業支付買家印花稅，在買方按住宅物業的買賣合約並完成買賣交易及繳付所有印花稅後，買方可獲得賣方提供相等於住宅物業的樓價(以買賣合約上訂明的樓價為準)8.5%的現金優惠(『從價印花稅現金優惠』)。 If the Purchaser is not required to pay buyer’s stamp duty for the purchase of the residential property, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase and paid all stamp duty, the Purchaser shall be entitled to a cash benefit offered by the Vendor in the sum equivalent to 8.5% of the purchase price of the residential property as stated in the agreement for sale and purchase (“AVD Cash Benefit”). 3. 如買家印花稅現金優惠及從價印花稅現金優惠均適用於買方，買方只可從中選擇其中之一。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的優惠。賣方保留絕對酌情權決定買方是否符合獲得買家印花稅現金優惠及/或從價印花稅現金優惠的資格。 If both BSD Cash Benefit and AVD Cash Benefit are applicable to the Purchaser, the Purchaser must select only either one of them. The Purchaser must choose the same benefit for all residential properties purchased under the same preliminary agreement for sale and purchase. The Vendor reserves the absolute discretion to determine whether a Purchaser is eligible for BSD Cash Benefit and/or AVD Cash Benefit.

(b) 招標文件 1 號：
印花稅現金回贈的金額相等於買方就正式合約付的從價印花稅的 90%。
Tender Document No.1:
The amount of Stamp Duty Cash Rebate shall be equal to 90% of the Ad Valorem stamp duty chargeable on the Agreement.

(c) AVD印花稅優惠(只適用於(A3)及(C3)付款計劃)
AVD Stamp Duty Offer(s) (applicable to payment plans (A3) and (C3) only)

在買方按住宅物業的買賣合約完成買賣交易及繳付所有印花稅後，買方可獲得賣方提供相等於樓價 8.5%的現金回贈(『AVD 印花稅現金回贈』)。
After the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase and paid all stamp duty, the Purchaser shall be entitled to a cash rebate offered by the Vendor equivalent to 8.5% of the purchase price (“AVD Stamp Duty Cash Rebate”).

(d) AVD印花稅優惠(只適用於(A4)及(C4)付款計劃)
AVD Stamp Duty Offer(s) (applicable to payment plans (A4) and (C4) only)

在買方按住宅物業的買賣合約完成買賣交易及繳付所有印花稅後，買方可獲得賣方提供相等於樓價 8.5%的現金回贈(『AVD 印花稅現金回贈』)。
After the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase and paid all stamp duty, the Purchaser shall be entitled to a cash rebate offered by the Vendor equivalent to 8.5% of the purchase price (“AVD Stamp Duty Cash Rebate”).

(II)過渡性貸款 - 印花稅繳款 Transitional Loan – Stamp Duty Payment

(a) 只適用於(A2)、(B2)、(C2)及(D2)付款計劃：
Only applicable to the payment plans (A2), (B2), (C2) and (D2):
過渡性貸款的最高金額為就買賣合約應付的從價印花稅的 70%及(如適用)買家印花稅的 70%的總和，最高為樓價的 15%。
The maximum Transitional Loan amount shall be equal to the total amount of 70% of the ad valorem stamp duty and (if applicable) 70% of the buyer’s stamp duty chargeable on the agreement for sale and purchase, capped at 15% of the purchase price.

(b) 招標文件 1 號：
過度性貸款的最高金額為就正式合約應付的從價印花稅的 100%。
Tender Document No.1:

The maximum Transitional Loan amount shall be 100% of the ad valorem stamp duty chargeable of the Agreement.

- (c) (只適用於(B3)及(C3)付款計劃)
(Applicable to the payment plans (B3) and (C3)only)

買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。過渡性貸款的最高金額相等於樓價的 10%。
The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The maximum amount of the Transitional Loan shall be equivalent to 10% of the purchase price.

- (d) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。過渡性貸款的最高金額為就買賣合約應付的從價印花稅的80%。
The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company. The maximum amount of the Transitional Loan shall be 80% of the ad valorem stamp duty chargeable on the agreement for sale and purchase.

- (i) 備用第二按揭貸款 Standby Second Mortgage Loan
- (j) 首 3 年保養優惠 First 3 Years Maintenance Offer
- (k) 首 3 年保修優惠 First 3 Years Warranty Offer

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

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(DD-MM-YYYY)