

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	寶峰 High Peak	期數（如有） Phase No. (if any)	-
發展項目位置 Location of Development	寶珊道 23 號 No. 23 Po Shan 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的關於該項目的交易資料，以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.

第二部份：交易資料 Part 2: Information on Transactions

(A) 臨時買賣合約的日期 (日/月/年) Date of PASP (DD/MM/YYYY)	(B) 買賣合約的日期 (日/月/年) Date of ASP (DD/MM/YYYY)	(C) 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)	(D) 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)				(E) 成交金額 (元) Transaction Price (\$)	(F) 售價修改的細節及日期 (日/月/年) Details and date (DD/MM/YYYY) of any revision of price	(G) 支付條款 Terms of Payment	(H) 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)				
	13/09/2023		寶峰 High Peak	7	A		HK\$270,000,000	<p>訂金即樓價 10% 於投標書獲賣方接納當日(即接納書的日期)繳付 A deposit equivalent to 10% of the purchase price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</p> <p>樓價餘款即樓價 90% 於成交日繳付，成交日期為 12/12/2023 The balance, being 90% of the purchase price, shall be paid on completion; completion date being 12/12/2023.</p> <p>提早付清樓價現金回贈(見備註 7(b)(i)) Early Settlement Cash Rebate (See Remark 7(b)(i))</p> <p>印花稅現金回贈(見備註 7(b)(ii)) Stamp Duty Cash Rebate (See Remark 7(b)(ii))</p> <p>停車位使用許可(見備註 7(b)(iii)) Licence of Car Parking Space (See Remark 7(b)(iii))</p> <p>認購停車位的權利(見備註 7(b)(iv)) Option to Purchase Car Parking Space (See Remark 7(b)(iv))</p>		
	15/01/2024	26/07/2024	寶峰 High Peak	Ground	A		HK\$232,000,000	成交金額於成交時付清。 Purchase price to be paid upon completion.	✓	
	15/01/2024	26/07/2024	寶峰 High Peak	8	A		HK\$605,000,000	成交金額於成交時付清。 Purchase price to be paid upon completion.	✓	
	15/01/2024	26/07/2024	寶峰 High Peak	9	A		HK\$574,000,000	成交金額於成交時付清。 Purchase price to be paid upon completion.	✓	

HIGH PEAK, NO.23 PO SHAN ROAD

	15/01/2024	26/07/2024	寶峰 High Peak	10	A		HK\$725,000,000		成交金額於成交時付清。 Purchase price to be paid upon completion.	✓
	18/10/2024		寶峰 High Peak	7	B		HK\$203,000,000		<p>訂金及部分付款合共港幣九千七百六十五萬元正於投標書獲賣方接納當日(即接納書的日期)繳付 A deposit and part payment in the aggregate sum of HK\$97,650,000.00 shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</p> <p>部分付款合共港幣一千萬元正於 2024 年 10 月 21 日或之前繳付 A part payment in the sum of HK10,000,000.00 shall be paid on or before 21 October 2024.</p> <p>樓價餘款合共港幣九千五百三十五萬元正於成交日(即 2027 年 12 月 31 日或之前)繳付 The balance of the purchase price in the sum of HK\$95,350,000.00 shall be paid on completion, i.e. on or before 31 December 2027.</p> <p>現金回贈(見備註 7(b)(v)) Cash Rebate (See Remark 7(b)(v))</p> <p>送贈傢俱優惠(見備註 7(b)(vi)) Free Furniture Offer (See Remark 7(b)(vi))</p> <p>可能提早入住(見備註 7(b)(vii)) Possible Early Occupation (See Remark 7(b)(vii))</p>	

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 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-
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. 該賣方屬法團，而該人是-
where that vendor is a corporation, the person is -
 - i) 該賣方的董事，或該董事的父母、配偶或子女；
a director of that vendor, or a parent, spouse or child of such a director;
 - ii) 該賣方的經理；
a manager of that vendor;
 - 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；
a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - iv) 該賣方的有聯繫法團或控權公司；
an associate corporation or holding company of that vendor;
 - 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
a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - vi) 上述有聯繫法團或控權公司的經理；
a manager of such an associate corporation or holding company;
 - b. 該賣方屬個人，而該人是-
where that vendor is an individual, the person is -
 - i) 該賣方的父母、配偶或子女；或
a parent, spouse or child of that vendor; or
 - ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
a private company of which such a parent, spouse or child is a director or shareholder;
 - c. 該賣方屬合夥，而該人是-
where that vendor is a partnership, the person is -
 - i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
a partner of that vendor, or a parent, spouse, child of such a partner; or

- 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。
a private company of which such a partner, parent, spouse or 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). 可就購買該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 available with the purchase of a specified residential property in the Development

(i) 提早付清樓價現金回贈優惠

Early Settlement Cash Rebate Benefit

如買方於接納書日期後 60 日內繳付樓價全數及完成該物業的買賣交易，可獲賣方送出相等於該物業樓價的 5.4% 提前付清樓價現金回贈。買方須於實際完成物業的買賣交易日前最少 30 日，以書面方式通知賣方實際完成交易日期。賣方會於收到通知並證實有關資料無誤後，提前付清樓價現金回贈將抵銷部份買賣合約應支付之樓價餘額。

Where the Purchaser fully pays the purchase price and completes the sale and purchase of the Property within 60 days from the date of Letter of Acceptance, the Purchaser shall be entitled to an Early Settlement Cash Rebate in an amount equivalent to 5.4% of the purchase price of the Property. The Purchaser shall notify the Vendor in writing of the actual date of completion at least 30 days before the actual date of completion of the sale and purchase. After the Vendor has received the notification and duly verified the information to be correct, the Early Settlement Cash Rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the agreement for sale and purchase.

(ii) 印花稅現金回贈優惠

Stamp Duty Cash Rebate Benefit

如果買方已按時支付樓價的餘款，（如適用）扣除第 7(b)(i)項的提前付清樓價的現金回贈，並在所有方面履行並遵守物業之正式買賣合約的條款或細則，買方有權獲得相當於該物業樓價 4.25% 的印花稅現金回贈，該印花稅現金回贈將根據買賣合約就該物業買方應付的樓價餘款中抵銷。

If the Purchaser shall have duly paid the balance of the purchase price, net of (where applicable) the Early Settlement Cash Rebate referred to in item 7(b)(i), and performed and complied with in all respects the terms and conditions of the agreement for sale and purchase of the Property, the Purchaser shall be entitled to a cash rebate in the amount equivalent to 4.25% of the purchase price, which Stamp Duty Cash Rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the agreement for sale and purchase.

(iii) 停車位使用許可

Licence of Car Parking Space

以買方根據該物業之正式買賣合約的條款或細則正式完成該物業的購買交易並履行及遵守了買賣合約的所有條款或細則作為依歸，買方可獲得(i)使用發展項目中一個停車位的使用許可（停車位的位置由賣方不時酌情指定），該使用許可為期三十六個歷月，由該物業之完成交易日期起計，使用許可費用為每月港幣六千元正（包括地租、差餉及管理費）並受將簽署的使用許可協議書的其他條款及細則約束，該使用許可協議書的印花稅由賣方承擔；及 (ii) 港幣一萬二千元正的一次性使用許可現金回贈金額，該使用許可現金回贈將從買方於根據該物業買賣合約完成交易日期應付的樓價餘款中抵銷。

Subject to the Purchaser completing the purchase of the Property under and in accordance with the provisions of the formal agreement for sale and purchase of the Property, the Purchaser shall be entitled to (i) a licence to use one car parking space (the location of which shall be designated by the Vendor from time to time at its discretion) at the Development as a licensee of the Vendor for a term of thirty six (36) calendar months commencing from the completion date at the licence fee of HK\$6,000 (Hong Kong Dollars Six Thousand) per month (inclusive of government rent, rates and management fee) and subject to the terms and conditions of the licence agreement to be entered into, with the stamp duty payable on the licence agreement to be borne by the Vendor; and (ii) a licence fee cash rebate in the sum of HK\$12,000 which cash rebate will be offset from the balance of purchase price payable by the Purchaser on completion of the agreement for sale and purchase.

(iv) 認購停車位的權利

Option to Purchase Car Parking Space

以買方已根據該物業之正式買賣合約的條款或細則正式完成了該物業的購買交易並簽署有關停車位的使用許可協議書並遵守根據該等條款及細則，而且未有出售買方在該物業中的權益，買方將有權在許可協議期限屆滿時獲提供以港幣一萬元正購買發展項目中一個停車位的認購權。停車位的位置由賣方酌情指定。根據認購權訂立有關車位的買賣協議的從價印花稅須由賣方承擔。

Where the Purchaser has duly completed the purchase of the Property under and in accordance with the provisions of the agreement for sale and purchase and duly signed the licence agreement in respect of the licence and complied with the terms and conditions thereof, and on condition that the Purchaser has not disposed of the Purchaser's interest in the Property, the Purchaser shall be offered, at the expiration of the term of the licence agreement, an option to purchase, at the consideration of HK\$10,000 (Hong Kong Dollars Ten Thousand) one car parking space in the Development the location of which shall be designated by the Vendor in its discretion. Where a sale and purchase agreement in respect of the car parking space has been entered into pursuant to the option, the ad valorem stamp duty payable on such sale and purchase agreement shall be borne by the Vendor.

(v) 現金回贈優惠

Cash Rebate Benefit

如買方於 2027 年 12 月 31 日或之前繳付樓價全數及完成該物業的買賣交易，可獲賣方送出現金回贈金額合共港幣一千五百三十五萬元正。於賣方驗證上述條件符合後，現金回贈將抵銷部份買賣合約應支付之樓價餘額。

Where the Purchaser fully pays the purchase price and completes the sale and purchase of the Property on or before 31st December 2027, the Purchaser shall be entitled to a Cash Rebate in the amount of HK\$15,350,000.00. Subject to the Vendor's verification the above conditions are being complied with, the Cash Rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the agreement for sale and purchase.

(vi) 送贈傢俱優惠

Free Furniture Offer

買方可免費獲贈下列於該物業現有展示及安放之傢俱和物件（「該傢俱和物件」）。賣方或其代表不會就該傢俱和物件作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱和物件將於該物業成交日以成交時之狀況連同該物業交予買方。

The Purchaser will be provided with the following furniture and chattels (the "Furniture and Chattels") currently displayed and placed at the Property free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture and Chattels. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels is or will be in working condition. The Furniture and Chattels will be delivered to the Purchaser upon completion of the sale and purchase of the Property in such condition as at completion together with the Property.

<u>Item項目</u>	<u>Quantity數量</u>	<u>Item項目</u>	<u>Quantity數量</u>
Private Lift Lobby 私人升降機大堂			
Wall Lamp壁燈	1	Decorative Plant植物裝飾品	1
Bench長凳	1	Shoes鞋	2
Side Table角几	1	Ornament裝飾品	2
Cloak Area 寄物區			
Umbrella雨傘	1	Ornament裝飾品	6
Clothes with Hangers服飾連衣架	1		
Powder Room 客廳			
Wall Lamp壁燈	1	Perfume香水	1
Decorative Plant植物裝飾品	1	Towel毛巾	4
Tray托盤	2	Hand Wash & Lotion Set洗護手套裝	1 set (套)
Kitchen 廚房			
Pendant Lamp吊燈	1	Kitchenware廚房用具	24
Bar stool酒吧凳	2	Seasoning bottle調味樽	13
Book書	2	Seasoning bottle set調味樽套裝	2 sets (套)
Book Stand書架	1	Decorative Fruits and Vegetables with Tray 水果及蔬菜裝飾品連托盤	2 set (套)
Ornament裝飾品	23		
Utility Room 工作間			
Bunk bed綠架床	1	Ornament裝飾品	1
Mattress床褥	2	Decorative Plant植物裝飾品	1
Balcony 露台			
Low Table Set茶几套裝	1 set (套)	Wall Lamp壁燈	1
Sofa with Cushion梳化連咕啞	1 set (套)	Ornament裝飾品	6
Armchair with Cushion 扶手椅連咕啞	1 set (套)	Side Table角几	2
Dining Table Set with Chair and Cushion餐桌連扶手椅及咕啞	1 set (套)	Floral Arrangement花藝裝飾品	1
Cushion咕啞	4	Decorative Plant植物裝飾品	4
Dining Room 飯廳			
Pendant Lamp吊燈	1	Cushion咕啞	2
Dining Table餐桌	1	Book書	2

Armchair扶手椅	10	Candle 蠟燭	8
Dining Utensils餐具	10 sets (套)	Painting畫	1
Wine Glass酒杯	30	Ornament裝飾品	7
Wine Set with Tray酒具套裝連托盤	1 set (套)	Artwork藝術品	1
Decorative Fruits with Tray 水果裝飾品連托盤	1 set (套)	Floral Arrangement花藝裝飾品	3
Living Room 客廳			
Sofa with Cushion梳化連咕啞	3 sets (套)	Glass玻璃杯	2
Pouf厚椅墊	1	Book書	19
Cushion咕啞	15	Book Stand書架	1
Armchair扶手椅	2	Tea Set茶具套裝	1 set (套)
Coffee Table咖啡桌	2	Painting畫	2
Floor Lamp地燈	3	Ornament裝飾品	12
Side Table角几	4	Artwork藝術品	2
Blanket毛毯	3	Floral Arrangement花藝裝飾品	4
Area Rug 地毯	2	Decorative Plant植物裝飾品	3
Tray托盤	3	Decorative Fruits with Tray 水果裝飾品連托盤	1 set (套)
Hallway 走廊			
Floor Lamp地燈	1	Painting畫	1
Console Table玄關桌	1	Ornament裝飾品	2
Book書	2	Floral Arrangement花藝裝飾品	1
Master Bedroom 主人房			
Wall Lamp壁燈	2	Book書	3
Table Lamp檯燈	2	Painting畫	1
Low Table茶几	1	Ornament裝飾品	19
Side Table角几	1	Glass玻璃杯	2
Bed with Nightstand床連床頭櫃	1 set (套)	Tray托盤	1
Mattress床褥	1	Candle 蠟燭	1
Pillow枕頭	4	Floral Arrangement花藝裝飾品	1
Cushion咕啞	3	Decorative Plant植物裝飾品	2
Blanket毛毯	2	Armchair扶手椅	1
Tea Set茶具套裝	1 set (套)	Armchair with Ottoman 扶手椅連椅凳	1 set (套)
Master Bedroom Dressing Room 主人房衣帽間			
Dressing Table梳妝檯	1	Bag袋	4
Chair椅子	1	Hat帽	2
Floor Lamp地燈	1	Accessories配飾	13
Area Rug 地毯	1	Clothes服飾	6
Pouf厚椅墊	1	Clothes with Hangers服飾連衣架	16
Painting畫	1	Artwork藝術品	1
Book書	1	Ornament裝飾品	18
Tray托盤	1	Floral Arrangement花藝裝飾品	1
Shoes鞋	6		
Master bathroom 主人浴室			
Wall Lamp壁燈	3	Book書	2
Candle 蠟燭	1	Hand Wash & Lotion Set洗護手套裝	1 set (套)
Perfume香水	1	Body Cleanser身體潔膚露	1
Tray托盤	4	Ornament裝飾品	8
Towel毛巾	11	Decorative Plant植物裝飾品	1
Clothes with Hangers服飾連衣架	1	Floral Arrangement花藝裝飾品	2

Bedroom 1 睡房1			
Bed with Nightstand床連床頭櫃	1 set (套)	Bag袋	2
Mattress床褥	1	Hat帽	1
Bench長凳	1	Hat stand帽架	1
Pillow枕頭	4	Clothes with Hangers服飾連衣架	2
Cushion咕啞	2	Book書	2
Blanket毛毯	1	Painting畫	1
Table Lamp檯燈	2	Ornament裝飾品	20
Wall Lamp壁燈	8	Floral Arrangement花藝裝飾品	1
Stool 凳子	1	Decorative Plant植物裝飾品	1
Tray托盤	1		
Ensuite Bathroom 1 套房浴室 1			
Candle 蠟燭	1	Ornament裝飾品	5
Tray托盤	1	Towel毛巾	5
Book書	1	Body Cleanser身體潔膚露	1
Clothes with Hangers服飾連衣架	1	Decorative Plant植物裝飾品	1
Bedroom 2 睡房2			
Bed with Nightstand床連床頭櫃	1 set (套)	Glass玻璃杯	2
Mattress床褥	1	Tray托盤	2
Pillow枕頭	4	Book書	6
Blanket毛毯	2	Painting畫	2
Wall Lamp壁燈	2	Ornament裝飾品	29
Bag袋	1	Artwork藝術品	4
Clothes with Hangers服飾連衣架	2	Decorative Plant植物裝飾品	2
Accessories配飾	3		
Ensuite Bathroom 2 套房浴室 2			
Candle 蠟燭	1	Towel毛巾	4
Tray托盤	2	Ornament裝飾品	7
Book書	1	Decorative Plant植物裝飾品	1
Clothes with Hangers服飾連衣架	1		

(vii) 可能提早入住

Possible Early Occupation

在買方在所有方面履行和遵守正式買賣合約內一切的條款及細則，並於 2025 年 1 月 29 日(或賣方可能同意的較後日子)之前向賣方作出申請，而該申請獲賣方批准(賣方擁有給予或拒絕給予或撤回批准的絕對酌情權)為前提下，買方可於該物業的買賣成交前佔用該物業(及使用備註 7(b)(vi)提及的傢俱和物件)。買方須就佔用該物業簽署一份許可協議，格式及內容由賣方律師訂明，買方不得要求任何修改。

Subject to the Purchaser performing and complying with in all respects the terms and conditions of the agreement for sale and purchase and making application to the Vendor before 29th January 2025 (or such later date as the Vendor may agree) and the Vendor's approval of the same (which approval may be given or refused or withheld by the Vendor in its absolute discretion), the Purchaser may occupy the Property (together with the use of the Furniture and Chattels referred to in Remark 7(b)(vi)) before completion of the sale and purchase of the Property. The Purchaser shall execute a licence agreement in the form and content prescribed by the Vendor's solicitors without amendment in respect of such licence.

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

更新日期及時間：[09:00 PM]
(18-10-2024)

Date & Time of Update: [09:00 PM]
(18-10-2024)