

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	TWELVE PEAKS	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	加列山道12號 12 Mount Kellett 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.

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 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)				
			屋號 (House number) / 屋名 (Name of the house)							
15-08-2014	22-08-2014		12 號洋房 House 12				\$412,638,000		價單第1號付款辦法 Payment Plan of Price List No.1 • 見備註/See Remarks 7(b)(i) • 見備註/ See Remarks 7(d) • 見備註/See Remarks 7(c) • 見備註/See Remarks 7(c)	
20-01-2015	26-01-2015		7 號洋房 House 7				\$491,693,000		價單第1號付款辦法 Payment Plan of Price List No.1 • 見備註/See Remarks 7(b)(i) • 見備註/See Remarks 7(c) • 見備註/See Remarks 7(c)	
27-01-2015	29-01-2015		11 號洋房 House 11				\$392,074,000		價單第1號付款辦法 Payment Plan of Price List No.1 • 見備註/See Remarks 7(b)(i) • 見備註/See Remarks 7(c) • 見備註/See Remarks 7(c)	
03/02/2015	10/02/2015		6 號洋房 House 6				\$506,049,000		價單第1號付款辦法 Payment Plan of Price List No.1 • 見備註/See Remarks 7(b)(i) • 見備註/ See Remarks 7(d) • 見備註/See Remarks 7(c) • 見備註/See Remarks 7(c)	
01/07/2018	09/07/2018		8 號洋房 House 8				\$730,000,000		招標文件3號支付辦法 Payment Plan of Tender Document No.3 • 見備註/See Remarks7 (f) • 見備註/See Remarks7 (g)(i) • 見備註/See Remarks7 (h)(i) • 見備註/See Remarks7 (i) • 見備註/See Remarks7 (j)	

17/07/2018	24/07/2018		2 號洋房 House 2		\$495,100,000		招標文件4號支付辦法 Payment Plan of Tender Document No.4 <ul style="list-style-type: none"> • 見備註/See Remarks7 (f) • 見備註/See Remarks7 (i) • 見備註/See Remarks7 (j) • 見備註/See Remarks7 (k) • 見備註/See Remarks7 (l) 	
19/10/2018	26/10/2018		15 號洋房 House 15		\$450,000,000		招標文件5號支付辦法 Payment Plan of Tender Document No.5 <ul style="list-style-type: none"> • 見備註/See Remarks7 (f) • 見備註/See Remarks7 (i) • 見備註/See Remarks7 (j) • 見備註/See Remarks7 (l) 	
19/11/2018	26/11/2018		1 號洋房 House 1		\$666,523,000		招標文件6號支付辦法 Payment Plan of Tender Document No.6 <ul style="list-style-type: none"> • 見備註/See Remarks7 (f) • 見備註/See Remarks7 (i) • 見備註/See Remarks7 (j) • 見備註/See Remarks7 (l) 	
26/11/2018	03/12/2018		10 號洋房 House 10		\$458,000,000		招標文件7號支付辦法 Payment Plan of Tender Document No.7 <ul style="list-style-type: none"> • 見備註/See Remarks7 (f) • 見備註/See Remarks7 (i) • 見備註/See Remarks7 (j) • 見備註/See Remarks7 (l) 	
29/11/2018	06/12/2018		9 號洋房 House 9		\$458,000,000		招標文件8號支付辦法 Payment Plan of Tender Document No.8 <ul style="list-style-type: none"> • 見備註/See Remarks7 (f) • 見備註/See Remarks7 (i) • 見備註/See Remarks7 (j) • 見備註/See Remarks7 (l) 	

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 fulfil 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；
 - (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) 150 日現金優惠付款計劃 (照售價減3%)
150-day Cash Payment Plan (3% discount on the price)
 - (ii) 240日現金付款計劃 (照訂價)
240-day Cash Payment Plan (the Price)
 - (c) 印花稅現金優惠
Stamp Duty Cash Benefit 買方就購買該項目中的指明住宅物業將可獲賣方提供之“買家印花稅現金優惠”相等於住宅物業的樓價11.75%或“從價印花稅現金優惠”相等於住宅物業的樓價8.5%，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 "BSD Cash Benefit" equivalent to 11.75% of the purchase price or "AVD Cash Benefit" equivalent to 8.5% of the purchase price, subject to the conditions as mentioned in the price lists.
 - (d) 購買本發展項目的1號洋房、6號洋房、10號洋房或12號洋房之買方，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、品質或性能或其他方面及其是否或將會否在可運作狀況作出任何保證或陳述。
Purchaser of House 1, House 6, House 10 or House 12 of the Development 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.
 - (e) 首 3 年保養優惠
First 3 Years Maintenance Offer
 - (f) 首 3 年保修優惠
First 3 Years Warranty Offer
 - (g) 印花稅優惠
Stamp Duty Offer(s)
 - (i) 招標文件3號
Tender Document No.3

印花稅現金回贈的金額相等於樓價的15%。
Amount of the Stamp Duty Cash Rebate shall be equal to 15% of the purchase price.

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

(i) 招標文件 3 號：

Tender Document No.3:

過渡性貸款的最高金額為就正式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，上限為樓價的15%。

The maximum Transitional Loan 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, subject to a cap of 15% of the purchase price.

(i) 備用第一按揭貸款
Standby First Mortgage

(j) 備用第二按揭貸款
Standby Second Mortgage

(k) 成交優惠 (只適用於按正式合約的成交日期或之前繳付樓價全數的買方)

Completion Benefit (only applicable to the Purchaser who fully pays the purchase price on or before the completion date according to the Agreement)

完成該物業的買賣交易日期 Date of completion of the sale and purchase of the Property	成交優惠金額 Completion Benefit amount
接納書的日期後210日內 Within 210 days after the date of the Letter of Acceptance	該物業的樓價6% 6% of the purchase price of the Property
接納書的日期後211日至300日期間內 Within the period from 211 days to 300 days after the date of the Letter of Acceptance	該物業的樓價3% 3% of the purchase price of the Property
接納書的日期後301日至360日期間內 Within the period from 301 days to 360 days after the date of the Letter of Acceptance	該物業的樓價1% 1% of the purchase price of the Property

(l) 傢俱和物件優惠
Furniture and Chattels Offer

該物業現有展示及安放之傢俱和物件(『**該傢俱**』)已包括在該物業樓價內。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』在該物業交予買方。買方應於購買有關洋房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。為免疑問，第7(f)段所述的首3年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The furniture and chattels ("Furniture") currently displayed and placed at the Property has been included in the purchase price of the Property. 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 house(s) 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 Property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the said furniture and chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 7(f) does not apply to the Furniture. This offer is subject to other terms and conditions.

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

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

更新日期及時間: 11:30 AM,07-12-2018
(日-月-年)

Date & Time of Update:
(DD-MM-YYYY)