

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

發展項目期數名稱 Name of the Phase of the Development	CENTRAL PEAK 發展項目的第2期 PHASE 2 OF CENTRAL PEAK DEVELOPMENT	期數 (如有) Phase No. (if any)	第2期^ Phase 2^
發展項目位置 Location of the Development	司徒拔道18號 No 18 STUBBS 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.

備註:

Central Peak 發展項目的第2期稱為「Central Peak II」。

Remarks:

Phase 2 of Central Peak Development is called “Central Peak II”.

(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)								
16-10-2021			Bliss Link洋房2 Bliss Link House 2				\$352,500,000		360日付款計劃 (TA1) 360 days Payment Plan (TA1) • 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv) • 見備註/See Remarks 7.1(d)(v)(b) • 見備註/See Remarks 7.1(d)(vi) • 見備註/See Remarks 7.1(d)(vii)		

- 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).
- 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.
- 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.
- 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.
- 賣方須一直提供此記錄冊，直至發展項日期數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 Phase of the Development has been registered in the Land Registry.
- 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 –
 - 該賣方屬法團，而該人是 –
 - 該賣方的董事，或該董事的父母、配偶或子女；
 - 該賣方的經理；
 - 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；
 - 該賣方的有聯繫法團或控權公司；
 - 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
 - 上述有聯繫法團或控權公司的經理；
 - 該賣方屬個人，而該人是 –
 - 該賣方的父母、配偶或子女；或
 - 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - 該賣方屬合夥，而該人是 –
 - 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - 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 –

- where that vendor is a corporation, the person is –
 - a director of that vendor, or a parent, spouse or child of such a director;
 - a manager of that vendor;
 - a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - an associate corporation or holding company of that vendor;
 - a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - a manager of such an associate corporation or holding company;
- where that vendor is an individual, the person is –
 - a parent, spouse or child of that vendor; or
 - a private company of which such a parent, spouse or child is a director or shareholder; or
- where that vendor is a partnership, the person is –
 - a partner of that vendor, or a parent, spouse or child of such a partner; or
 - a private company of which such a partner, parent, spouse, child is a director or shareholder.

- 7.1 (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.

- 於本備註7.1內，『樓價』指臨時買賣合約中訂明的住宅物業的實際售價及(E)欄所指的「成交金額」。「售價」指相關價單第二部份中所列之住宅物業的售價，而「相關價單」指有關住宅物業之價單。
因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至最接近的百位數作為樓價。
In this Remark 7.1, “Purchase Price” or “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase and the “Transaction Price” stated in column (E). “price” means the price of the residential property set out in Part 2 of the price list concerned, and “price list concerned” means the price list in relation to the residential property concerned. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price.
- 支付條款及付款計劃優惠
Terms of Payment and Payment Plan Benefit
 - 支付條款 (只適用於以投標方式購買的物業)。
Terms of Payment (Applicable for properties purchased by way of tender only).
 - 360日付款計劃 (TA1)
360 days Payment Plan (TA1)
 - 臨時訂金即樓價5%於投標書獲賣方接納當日 (即接納書的日期) 繳付。
 - 加付訂金即樓價5%於接納書的日期後120日內繳付。
 - 樓價2.5%於接納書的日期後240日內繳付。
 - 樓價87.5% (樓價餘額) 於接納書的日期後360日內繳付。
 - A preliminary deposit equivalent to 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).
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 120 days after the date of Letter of Acceptance.
 - 2.5% of the Purchase Price shall be paid within 240 days after the date of Letter of Acceptance.
 - 87.5% of the Purchase Price (balance of Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.
 - 可就購買期數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 Phase
 - 「印花稅優惠」- 包括 (a) 『「印花稅現金回贈」(樓價的9%)』及(b) 『「印花稅過渡性貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人) (印花稅過渡性貸款的最高金額相等於(視情況而定)：(a) (就從價印花稅以較高稅率(第1標準)計算)就正式合約應付的從價印花稅的60%，及不可超過要約表格中所指明的印花稅現金回贈的金額；或 (b) (就從價印花稅以較低稅率(第2標準)計算)就正式合約應付的從價印花稅的80%，及不可超過要約表格中所指明的印花稅現金回贈的金額。) 或如買方享有印花稅現金回贈，但沒有使用印花稅過渡性貸款，可獲「港幣\$5,000現金回贈」』。

'Stamp Duty Offer(s)' - Including (a) " 'Stamp Duty Cash Rebate' (9% of the Purchase Price)" and (b) " 'Stamp Duty Transitional Loan' (only applicable to the Purchaser who is an individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (The maximum amount of the Stamp Duty Transitional Loan shall be equal to (as the case may be): (a) (if ad valorem stamp duty at higher rates (Scale 1) applies) 60% of the ad valorem stamp duty chargeable on the Agreement, and shall not exceed the amount of the Stamp Duty Cash Rebate specified in the Offer Form; or (b)(if ad valorem stamp duty at lower rates (Scale 2) applies) 80% of the ad valorem stamp duty chargeable on the Agreement, and shall not exceed the amount of the Stamp Duty Cash Rebate specified in the Offer Form.) or if the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Stamp Duty Transitional Loan, shall be entitled to a 'HK\$5,000 Cash Rebate'".

(ii) 「印花稅優惠」- 包括 (a) 『「印花稅現金回贈」(樓價的3.4%)』及(b) 『「印花稅過渡性貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(印花稅過渡性貸款的最高金額相等於(視情況而定)：

(a) (就從價印花稅以較高稅率(第1標準)計算)就正式合約應付的從價印花稅的60%，及不可超過要約表格中所指明的印花稅現金回贈的金額；或 (b) (就從價印花稅以較低稅率(第2標準)計算)就正式合約應付的從價印花稅的80%，及不可超過要約表格中所指明的印花稅現金回贈的金額。)或如買方享有印花稅現金回贈，但沒有使用印花稅過渡性貸款，可獲「港幣\$5,000現金回贈」。

'Stamp Duty Offer(s)' - Including (a) " 'Stamp Duty Cash Rebate' (3.4% of the Purchase Price)" and (b) " 'Stamp Duty Transitional Loan' (only applicable to the Purchaser who is an individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (The maximum amount of the Stamp Duty Transitional Loan shall be equal to (as the case may be): (a) (if ad valorem stamp duty at higher rates (Scale 1) applies) 60% of the ad valorem stamp duty chargeable on the Agreement, and shall not exceed the amount of the Stamp Duty Cash Rebate specified in the Offer Form; or (b)(if ad valorem stamp duty at lower rates (Scale 2) applies) 80% of the ad valorem stamp duty chargeable on the Agreement, and shall not exceed the amount of the Stamp Duty Cash Rebate specified in the Offer Form.) or if the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Stamp Duty Transitional Loan, shall be entitled to a 'HK\$5,000 Cash Rebate'".

(iii) 「新地會會員現金回贈」- 如買方為新地會會員(即在付清樓價餘額之日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)，買方在按正式合約(包括所有修改後的正式合約及補充合約)付清樓價餘額的情況下，可獲港幣\$38,000現金回贈。

'SHKP Club Member Cash Rebate' - If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is a group of individuals) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of settlement of the balance of the Purchase Price), subject to settlement of the balance of the Purchase Price in accordance with the Agreement (including all revised Agreement and supplemental agreement(s)), the Purchaser shall be entitled to a cash rebate of HK\$38,000.

(iv) 「提前入住及延後交易優惠」(只適用於個人名義買方)

'Early Move-in and Defer Completion Offer' (only applicable to the Purchaser who is an individual)

(a) 買方已於遞交申請表格時向賣方繳付相等於樓價1%之不可退還申請手續費。該申請手續費將於買方簽署許可協議時轉為部分許可證費用。為免疑問，該申請費只會用於支付部分許可證費用，並且在任何情況下均不予退還。

The Purchaser has, at the time of submission of the Application Form, paid to the Vendor a non-refundable application fee equivalent to 1% of the Purchase Price. The application fee will become a part of a licence fee upon signing of the Licence Agreement by the Purchaser. For the avoidance of doubt, the application fee is only applied for payment of a part of a licence fee, and shall not be refunded under any circumstance.

(b) 如買方已使用印花稅過渡性貸款及未償還貸款額超過樓價的3.4%，買方須於簽署許可協議或之前償還超過的金額(即相等於未償還貸款額減去樓價的3.4%)

If the Purchaser has utilized the Stamp Duty Transition Loan and the outstanding loan amount exceeds 3.4% of the Purchase Price, the Purchaser shall repay the excess amount (i.e. equal to the outstanding loan amount less 3.4% of the Purchase Price) on or before signing of the Licence Agreement.

(c) 買方已簽署賣方指定格式及內容之許可協議及其他所需文件(『補充文件』)(包括但不限於正式合約的補充合約)，並向賣方繳付(不論許可期的長短)相等於樓價10%之不可退還許可證費用(扣除已繳付的申請手續費後，即繳付相等於樓價9%的金額)，以將買賣交易日延後至延後交易日及同意按以下方式繳付樓價餘款：

The Purchaser has signed the Licence Agreement and other required documents ("Supplemental Document") in the Vendor's prescribed form and content (including but not limited to a supplemental agreement to the Agreement), and paid to the Vendor a non-refundable licence fee

(irrespective of the length of the licence period) equivalent to 10% of the Purchase Price (after deducting the application fee paid, the amount equivalent to 9% of the Purchase Price will be paid) to defer the completion of the sale and purchase of the Property to the Extended Completion Date and

to agree to pay the balance of the Purchase Price in the following manner:

(i) 如買方於接納書的日期後 119日內簽署補充文件及已向賣方繳付不少於樓價5%：

If the Purchaser signs the Supplemental Document within 119 days after the date of the Letter of Acceptance and has paid to the Vendor not less than 5% of the Purchase Price:

- 樓價10%分10期(於接納書的日期後180, 270, 360, 450, 540, 630, 720, 810, 900及990日內)繳付，每期為樓價1%；及
10% of the Purchase Price shall be paid by 10 instalments (within 180, 270, 360, 450, 540, 630, 720, 810, 900 and 990 days after the date of the Letter of Acceptance) each of 1% of the Purchase Price; and
- 樓價85%(樓價餘額)於接納書的日期後 1,188 日內(即延後交易日)繳付。
85% of the Purchase Price (balance of the Purchase Price) shall be paid within 1,188 days after the date of the Letter of Acceptance (i.e. the Extended Completion Date).

(ii) 如買方於接納書的日期後 120日至239日內簽署補充文件及已向賣方繳付不少於樓價10%：

If the Purchaser signs the Supplemental Document within 120 days and 239 days after the date of the Letter of Acceptance and has paid to the Vendor not less than 10% of the Purchase Price:

- 樓價5%分5期(於接納書的日期後270, 450, 630, 810及990日內)繳付，每期為樓價1%；及
5% of the Purchase Price shall be paid by 5 instalments (within 270, 450, 630, 810 and 990 days after the date of the Letter of Acceptance) each of 1% of the Purchase Price; and
- 樓價85%(樓價餘額)於接納書的日期後 1,188 日內(即延後交易日)繳付。
85% of the Purchase Price (balance of the Purchase Price) shall be paid within 1,188 days after the date of the Letter of Acceptance (i.e. the Extended Completion Date).

(iii) 如買方於接納書的日期後 240日或之後簽署補充文件及已向賣方繳付不少於樓價12.5%：

If the Purchaser signs the Supplemental Document on or after 240 days after the date of the Letter of Acceptance and has paid to the Vendor not less than 12.5% of the Purchase Price:

- 樓價1%於接納書的日期後270日內或簽署補充文件時繳付，以後者為準；及
1% of the Purchase Price shall be paid within 270 days after the date of the Letter of Acceptance or upon signing of the Supplemental Document, whichever is later; and
- 樓價4%分4期(於接納書的日期後450, 630, 810及990日內)繳付，每期為樓價1%；及
4% of the Purchase Price shall be paid by 4 instalments (within 450, 630, 810 and 990 days after the date of the Letter of Acceptance) each of 1% of the Purchase Price; and
- 樓價82.5%(樓價餘額)於接納書的日期後 1,188 日內(即延後交易日)繳付。
82.5% of the Purchase Price (balance of the Purchase Price) shall be paid within 1,188 days after the date of the Letter of Acceptance (i.e. the Extended Completion Date).

如買方 (a) 已使用提前入住及延後交易優惠；及 (b) 已向賣方繳付許可證費用；及 (c) 沒有違反許可協議之任何條款；及 (d) 於以下列表訂明的任何期限內繳付樓價全數及完成該物業的買賣交易，可根據以下列表獲額外現金回贈(『額外現金回贈』)

If the Purchaser: (a) has utilized the Early Move-in and Defer Completion Offer; and (b) has paid to the Vendor the licence fee; and (c) has not breached any term of the Licence Agreement; and (d) fully pays the Purchase Price and completes the sale and purchase of the Property within any period specified in the table below, the Purchaser shall be entitled to an Extra Cash Rebate ("Extra Cash Rebate") according to the table below.

實際完成該物業的買賣交易日期 Actual date of completion of the sale and purchase of the Property	額外現金回贈金額 The amount of Extra Cash Rebate
於接納書的日期後 360 日內 within 360 days after the date of the Letter of Acceptance	相等於樓價10% equivalent to 10% of the Purchase Price
於接納書的日期後 361 日至540日內 within 361 days and 540 days after the date of the Letter of Acceptance	相等於樓價8.5% equivalent to 8.5% of the Purchase Price
於接納書的日期後 541 日至720日內 within 541 days and 720 days after the date of the Letter of Acceptance	相等於樓價7.5% equivalent to 7.5% of the Purchase Price
於接納書的日期後 721 日至900日內 within 721 days and 900 days after the date of the Letter of Acceptance	相等於樓價6.5% equivalent to 6.5% of the Purchase Price

(v) 「貸款優惠」

'Loan Benefits'

(a) 「貸款優惠」- 包括 『「備用第一按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(不適用於已使用提前入住及延後交易優惠的買方)(買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費)』或 『「備用第二按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。)]

'Loan Benefits' - Including " 'Standby First Mortgage Loan' (only applicable to the Purchaser who is an individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (not applicable to the Purchaser who has utilized the Early Move-in and Defer Completion Offer)

(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan)" or " 'Standby Second Mortgage Loan' (only applicable to the Purchaser who is an individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan)"

(b) 「貸款優惠」- 包括 『「備用第一按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(不適用於已使用提前入住及延後交易優惠的買方)(買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費)』或

『「備用第二按揭貸款」(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)(買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。)』或『「King's Key」及「延續貸款」(只適用於個人名義買方)(不適用於已使用提前入住及延後交易優惠的買方)(買方須就申請樓價貸款支付港幣\$10,000不可退還的申請手續費)(買方須就申請延續貸款支付港幣\$10,000不可退還的申請手續費)』

'Loan Benefits' - Including " 'Standby First Mortgage Loan' (only applicable to the Purchaser who is an individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (not applicable to the Purchaser who has utilized the Early Move-in and Defer Completion Offer) (The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan)" or " 'Standby Second Mortgage Loan' (only applicable to the Purchaser who is an individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) (The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan)" or " 'King's Key' and 'Extended Loan' (only applicable to the Purchaser who is an individual) (not applicable to the Purchaser who has utilized the Early Move-in and Defer Completion Offer) (The Purchaser shall pay HK\$10,000 being the non-refundable application fee for the Payment Financing) (The Purchaser shall pay HK\$10,000 being the non-refundable application fee for the Extended Loan)"

(vi) 「首3年保修優惠」
'First 3 Years Warranty Offer'

(vii) 「家具優惠」
'Furniture Offer'

購買列於以下表內住宅物業之買方:-

The Purchaser of the residential property set out in Table below:-

Furniture 家具	Bliss Link
	House 2 洋房2號
Curtain 窗簾	√

更新日期及時間: 1:43 PM,16-10-2021

(日-月-年)

Date & Time of Update:

(DD-MM-YYYY)