

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	藍塘道 23-39 23-39 Blue Pool Road	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	藍塘道23, 25, 27, 29, 31, 33, 35, 37及39號 No. 23, 25, 27, 29, 31, 33, 35, 37 and 39 Blue Pool 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。

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. 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，以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。

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 (如包括單位, 請一併提供有關單位的資料) 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
18/10/2016	1/11/2016		藍塘道39號 No. 39 Blue Pool Road	A	\$288,300,000	<p>90日付款計劃 90-day Payment Plan</p> <p>(a) 樓價的5%, 為臨時訂金, 於賣方接受投標時支付; 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender;</p> <p>(b) 樓價的5%, 為進一步訂金, 於簽署正式合約時支付; 5% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement;</p> <p>(c) 樓價的90%, 為樓價的餘款, 須於接受通知書(如投標文件所示)發出日期起計的90天屆滿的首個工作天當天或之前支付。 90% of the Purchase Price, being the balance of the Purchase Price shall be paid on or before the working day falling on the expiry of 90 days from the date of the Notice of Acceptance (as defined in Tender Documents).</p> <p>印花稅現金回贈 (參見投標文件附件1) Stamp Duty Cash Rebate (please refer to Annex 1 of Tender Documents)</p> <p>付款期現金回贈 (參見投標文件附件1) Payment Plan Cash Rebate (please refer to Annex 1 of Tender Documents)</p>	
15/11/2016	25/11/2016		藍塘道25號 No. 25 Blue Pool Road	A	\$301,800,000	<p>90日付款計劃 90-day Payment Plan</p> <p>(a) 樓價的5%, 為臨時訂金, 於賣方接受投標時支付; 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender;</p> <p>(b) 樓價的5%, 為進一步訂金, 於簽署正式合約時支付; 5% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement;</p> <p>(c) 樓價的90%, 為樓價的餘款, 須於接受通知書(如投標文件所示)發出日期起計的90天屆滿的首個工作天當天或之前支付。 90% of the Purchase Price, being the balance of the Purchase Price shall be paid on or before the working day falling on the expiry of 90 days from the date of the Notice of Acceptance (as defined in Tender Documents).</p> <p>印花稅現金回贈 (參見投標文件附件1) Stamp Duty Cash Rebate (please refer to Annex 1 of Tender Documents)</p> <p>付款期現金回贈 (參見投標文件附件1) Payment Plan Cash Rebate (please refer to Annex 1 of Tender Documents)</p>	
9/8/2017	21/8/2017		藍塘道37號 No. 37 Blue Pool Road	B	\$303,800,000	<p>(a) 樓價的5%, 為臨時訂金, 於賣方接受投標時支付; 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender;</p> <p>(b) 樓價的5%, 為進一步訂金, 於簽署正式合約時支付; 5% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement;</p> <p>(c) 樓價的90%, 為樓價的餘款, 須於2018年2月28日或之前支付。(如投標文件所示) 90% of the Purchase Price, being the balance of the Purchase Price shall be paid on or before 28 February 2018. (as defined in Tender Documents).</p> <p>印花稅現金回贈 (參見投標文件附件1) Stamp Duty Cash Rebate (please refer to Annex 1 of Tender Documents)</p>	

(A)	(B)	(C)	(D)				(E)	(F)	(G)		(H)
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大廈名稱 Block Name	樓層 Floor	單位 Unit	車位 (如有) Car-parking space (if any)								
27/12/2017	9/1/2018		藍塘道27號 No. 27 Blue Pool Road	A		\$305,800,000		12個月的付款計劃 12-Month Payment Plan (a) 樓價的5%，為臨時訂金，於賣方接受投標時支付； 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender; (b) 樓價的5%，為進一步訂金，於簽署正式合約時支付； 5% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement; (c) 樓價的90%，為樓價的餘款，須於接受通知書(如投標文件所示)發出日起計12個月屆滿前支付。 90% of the Purchase Price, being the balance of the Purchase Price shall be paid on or before the expiry of 12 months from the date of the Notice of Acceptance (as defined in Tender Documents). 印花稅現金回贈 (參見投標文件附件1) Stamp Duty Cash Rebate (please refer to Annex 1 of Tender Documents)			

(A)	(B)	(C)	(D)		(E)	(F)	(G)		(H)
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大廈名稱 Block Name	樓層 Floor	單位 Unit	單位(如有) Unit (if any)	Car-parking space (if any)					
27/12/2017	9/1/2018		藍塘道27號 No. 27 Blue Pool Road	B	\$338,200,000	6個月的付款計劃 6-Month Payment Plan (a) 樓價的5%，為臨時訂金，於賣方接受投標時支付； 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender; (b) 樓價的5%，為進一步訂金，於簽署正式合約時支付； 5% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement; (c) 樓價的90%，為樓價的餘款，須於接受通知書(如投標文件所示)發出日起計6個月屆滿前支付。 90% of the Purchase Price, being the balance of the Purchase Price shall be paid on or before the expiry of 6 months from the date of the Notice of Acceptance (as defined in Tender Documents). 印花稅現金回贈 (參見投標文件附件1) Stamp Duty Cash Rebate (please refer to Annex 1 of Tender Documents) 家具清單列於投標文件的「裝置、裝修物料及設備」內。 A list of furniture is included under the "Fittings, Finishes and Appliances" of the Tender Documents.			
20/3/2018	3/4/2018		藍塘道29號 No. 29 Blue Pool Road	A	\$328,000,000	90日付款計劃 90-day Payment Plan (a) 樓價的5%，為臨時訂金，於賣方接受投標時支付； 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender; (b) 樓價的5%，為進一步訂金，於簽署正式合約時支付； 5% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement; (c) 樓價的90%，為樓價的餘款，須於接受通知書(如投標文件所示)發出日期起計的90天屆滿的首個工作天當天或之前支付。 90% of the Purchase Price, being the balance of the Purchase Price shall be paid on or before the working day falling on the expiry of 90 days from the date of the Notice of Acceptance (as defined in Tender Documents). 印花稅現金回贈 (參見投標文件附件1) Stamp Duty Cash Rebate (please refer to Annex 1 of Tender Documents)			
20/3/2019	1/4/2019		藍塘道37號 No. 37 Blue Pool Road	A	\$338,200,000	1080天特長成交期計劃 1080-Day Long Completion Plan (a) 樓價的5%，為臨時訂金，於賣方接受投標時支付； 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender; (b) 樓價的10%，為進一步訂金，於簽署正式合約時支付； 10% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement; (c) 樓價的85%，為樓價的餘款，須於接受通知書(如投標文件所示)發出日期起計的1080天屆滿的首個工作天當天或之前支付。 85% of the Purchase Price, being the balance of the Purchase Price shall be paid on or before the working day falling on the expiry of 1080 days from the date of the Notice of Acceptance (as defined in Tender Documents). 印花稅現金回贈 (參見投標文件附件1 Part A) Stamp Duty Cash Rebate (please refer to Part A of Annex 1 of Tender Documents) 提前成交現金回贈 (參見投標文件附件1 Part B) Early Completion Cash Rebate (please refer to Part B of Annex 1 of Tender Documents)			

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			大廈名稱 Block Name				
			屋號(House number) / 屋名(Name of the house)				
不適用 N/A	17/4/2019		藍塘道25號 No. 25 Blue Pool Road	B	\$333,800,000	成交金額於成交時付清。 Purchase price to be paid upon completion.	✓
不適用 N/A	17/4/2019		藍塘道35號 No. 35 Blue Pool Road	B	\$333,800,000	成交金額於成交時付清。 Purchase price to be paid upon completion.	✓
不適用 N/A	23/7/2020		藍塘道31號 No. 31 Blue Pool Road	A	\$330,000,000	成交金額於成交時付清。 Purchase price to be paid upon completion.	✓
不適用 N/A	23/7/2020		藍塘道31號 No. 31 Blue Pool Road	B	\$330,000,000	成交金額於成交時付清。 Purchase price to be paid upon completion.	✓
21/6/2021	2/7/2021		藍塘道39號 No. 39 Blue Pool Road	B	\$339,800,000	270天成交期計劃 270-Day Completion Plan (a) 樓價的5%，為臨時訂金，於賣方接受投標時支付； 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender; (b) 樓價的5%，為進一步訂金，於簽署正式合約時支付； 5% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement; (c) 樓價的90%，為樓價的餘款，須於接受通知書(如投標文件所示)發出日期起計的270天屆滿的首個工作天當天或之前支付。 90% of the Purchase Price, being the balance of the Purchase Price shall be paid on or before the working day falling on the expiry of 270 days from the date of the Notice of Acceptance (as defined in Tender Documents). 相等於樓價4.25%的印花稅現金回贈 Stamp Duty Cash Rebate (equivalent to 4.25% of the Purchase Price) 提前成交現金回贈 Early Completion Cash Rebate 物業的成交日期 Date of completion of the sale and purchase of the Property 「提前成交現金回贈」金額 "Early Completion Cash Rebate" Amount 接受通知書發出日期後 240 日內 Within 240 days after the date of the Notice of Acceptance 樓價 2.85% 2.85% of Purchase Price 接受通知書發出日期後 241 日至 270 日內 Within 241 days – 270 days after the date of the Notice of Acceptance 樓價 0.35% 0.35% of Purchase Price 於買賣完成時物業內之傢俱與物件 Furniture and chattels displayed at the Property on completion of the sale and purchase	
不適用 N/A	19/10/2022		藍塘道23號 No. 23 Blue Pool Road	A & B	\$600,000,000	成交金額於成交時付清。 Purchase price to be paid upon completion.	✓

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			大廈名稱 Block Name				
			屋號(House number) / 屋名(Name of the house)				
8/1/2024	18/1/2024		藍塘道33號 No. 33 Blue Pool Road	B	\$230,000,000	(a) 樓價的5%，為臨時訂金，於賣方接受投標時支付； 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender; (b) 樓價的15%，為進一步訂金，於簽署正式合約時支付； 15% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement; (c) 樓價的80%，為樓價的餘款，須於2024年3月26日或之前支付。 80% of the Purchase Price, being the balance of the Purchase Price shall be paid on or before 26 March 2024. 相等於樓價7.5%的印花稅現金回贈 Stamp Duty Cash Rebate (equivalent to 7.5% of the Purchase Price) 相等於樓價5.5%的成交現金回贈 Completion Cash Rebate (equivalent to 5.5% of the Purchase Price) 港幣\$100,000的渣甸山畔現金回贈 Jardine's Lookout Cash Rebate at HK\$100,000	
8/5/2024	21/5/2024		藍塘道29號 No. 29 Blue Pool Road	B	\$250,000,000	(a) 樓價的5%，為臨時訂金，於賣方接受投標時支付； 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender; (b) 樓價的15%，為進一步訂金，於簽署正式合約時支付； 15% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement; (c) 樓價的80%，為樓價的餘款，須於接受通知書(如投標文件所示)發出日期起計的120天內支付。 80% of the Purchase Price, being the balance of the Purchase Price shall be paid within 120 days from the date of the Letter of Acceptance (as defined in Tender Documents). 相等於樓價4.25%的印花稅現金回贈 Stamp Duty Cash Rebate (equivalent to 4.25% of the Purchase Price) 相等於樓價3.75%的渣甸山畔現金回贈 Jardine's Lookout Cash Rebate (equivalent to 3.75% of the Purchase Price) 管理費及室內電梯保養費用優惠 Management Fees and Lift Maintenance Fees Benefit The Vendor will pay for and on behalf of the Purchaser the management fees and the lift maintenance fees of the Property as purchased for 30 consecutive months after completion of the purchase of the Property by the Purchaser. 於買賣完成時物業內之傢俱與物件 Furniture and chattels displayed at the Property on completion of the sale and purchase	
6/12/2025	17/12/2025		藍塘道33號 No. 33 Blue Pool Road	A	\$227,880,000	(a) 樓價的5%，為臨時訂金，於賣方接受投標時支付； 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender; (b) 樓價的15%，為進一步訂金，於簽署正式合約時支付； 15% of the Purchase Price, being further deposit shall be paid upon signing of the Formal Agreement; (c) 樓價的80%，為樓價的餘款，須於接受通知書(如投標文件所示)發出日期起計的120天內支付。 80% of the Purchase Price, being the balance of the Purchase Price shall be paid within 120 days from the date of the Letter of Acceptance (as defined in Tender Documents). 相等於樓價4.25%的印花稅現金回贈 Stamp Duty Cash Rebate (equivalent to 4.25% of the Purchase Price) 相等於樓價6.75%的渣甸山畔現金回贈 Jardine's Lookout Cash Rebate (equivalent to 6.75% of the Purchase Price) 於買賣完成時物業內之傢俱與物件 Furniture and chattels displayed at the Property on completion of the sale and purchase	

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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 (如包括單位，請一併提供有關單位的資料) 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)								
1/1/2026	13/1/2026		藍塘道31號 No. 31 Blue Pool Road	A & B		\$447,192,000		(a) 樓價的5%，為臨時訂金，於賣方接受投標時支付； 5% of the Purchase Price, being preliminary deposit shall be paid upon the Vendor's acceptance of the Tender; (b) 樓價的15%，為部份樓價，須於接受通知書(如投標文件所示)發出日期起計的 30 天內支付； 15% of the Purchase Price, being part payment shall be paid within 30 days from the date of the Letter of Acceptance (as defined in Tender Documents); (c) 樓價的80%，為樓價的餘款，須於接受通知書(如投標文件所示)發出日期起計的210天內支付。 80% of the Purchase Price, being the balance of the Purchase Price shall be paid within 210 days from the date of the Letter of Acceptance (as defined in Tender Documents); 相等於樓價4.25%的印花稅現金回贈 Stamp Duty Cash Rebate (equivalent to 4.25% of the Purchase Price) 相等於樓價6.75%的特別現金回贈 Special Cash Rebate (equivalent to 6.75% of the Purchase Price) 提早佔用優惠 Early Possession Benefit 買方已向賣方支付不少於樓價之20%。許可佔用期由2026年1月20日或之前開始，起計兩星期為止。買方須向賣方繳付(不論許可期的長短)\$200,000許可證費用。在買方未有違反許可協議的任何條款及按正式合約條款完成交易及付清樓價餘額為前提下，買方所付之許可證費用將全數以現金回贈形式回贈並用以支付物業的部份樓價餘額。 The Purchaser shall have paid not less than 20% of the Purchase Price to the Vendor. The licence period shall commence on a date on or before 20 January 2026, for a duration of two weeks. The Purchaser shall pay to the Vendor a licence fee of \$200,000 (irrespective of the length of the licence period). Subject to there being no breach of any terms and conditions under the Licence Agreement and the Purchaser completing the sale and purchase and paying the balance of the Purchase Price and other payments in accordance with the terms and conditions of the Formal Agreement, the licence fee paid by the Purchaser shall be refunded in full as a cash rebate and applied as part payment of the balance of the Purchase Price of the Property. 於買賣完成時物業內之傢俱與物件 Furniture and chattels displayed at the Property on completion of the sale and purchase			

第三部份:

Part 3:

備註

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 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.

8. 下述互聯網可連結到此期數的價單: www.23-39bluepoolroad.com

The price list(s) of the development can be found in the following website : www.23-39bluepoolroad.com

更新日期及時間(日-月-年): 6:00 p.m. 14-1-2026
Date & Time of Update (DD-MM-YYYY):