

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	豐迎山 Mount Hebe	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	窩美紅棉路8號 8 Wo Mei Hung Min Road		

重要告示： 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。

Important Note : Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASP) 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.

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)				
6-10-2026	13-10-2026		71 號洋房 House No. 71			113	\$44,345,100.00		- 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。 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). - 樓價 95%(樓價餘額)於接納書的日期後 120 日內繳付，或於賣方就其有能力 將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。 95% of the Purchase Price (the balance of the Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance, or within 14 days after the date of notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.	
19-10-2026	26-10-2026		60 號洋房 House No. 60			18 97 98	\$96,880,000.00		- 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。 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). - 樓價 95%(樓價餘額)於接納書的日期後 120 日內繳付，或於賣方就其有能力 將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。 95% of the Purchase Price (the balance of the Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance, or within 14 days after the date of notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier. - 傢俱優惠，請詳見備註 7 Furniture Benefit see Remarks 7	

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 —
- (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.

- a. 在成交時，買方可免費獲贈附表 1 所述適用於其購買的住宅物業之裝飾、傢俱和物件(「該傢俱」)。詳情請參閱附表 1。

On completion, the Purchaser will be provided with decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as set out in Appendix 1 free of charge. Please see Appendix 1 for details.

附表 1 Appendix 1

只適用於60號洋房

Only applicable to House 60

Items 項目	Quantity 數量	Items 項目	Quantity 數量	Items 項目	Quantity 數量
FOYER 前廳					
Built-in Shoe Cabinet 嵌入式鞋櫃	2	Bench長凳	1	Pendant Light 吊燈	1
KITCHEN 廚房					
Built-in Kitchen Cabinet (set) 嵌入式廚櫃 (套)	1	Stool凳子	2	Jar罐子	16
Basket籃	1	Books & Book Stand (Set) 書籍及書擋 (套)	1	Vase with Faux Fruit 花瓶連人造水果	1
Cheese Board 芝士拼盤板	1	Vase 花瓶	2	Pot鍋	2
Wood Fruit Platter with Faux Fruit (set) 木製果盤配人造水果 (套)	1			Tray 托盤	1
Bamboo Basket 竹籃	1	Tray with Bottle of Drinks (Set) 托盤連飲品 (套)	1	Napkin 餐巾	1
Cooking Utensil (Set) 廚具套裝 (套)	1				

LIVING ROOM / DINING ROOM 客廳/飯廳					
Built-in Mini Bar 嵌入式迷你吧	1	Built-in Cabinet 嵌入式儲物櫃	2	Built-in TV Cabinet 嵌入式電視櫃	1
Harp with tuner 豎琴連調音器	1	Armchair扶手椅	2	Dining Table 餐桌	1
Dining Chair餐椅	10	Sofa沙發	2	Side Table 邊桌	2
Coffee Table 茶几	2	Coffee Table 茶几	2		
Jar, Table lamp & Tray (set) 罐子, 檯燈及托盤 (套)	1	Tray with 1 Book, 1 Whiskey & 2 Glasses (1 set) 托盤連一本書、一瓶威士忌及兩隻酒杯 (一套)	1	Container容器	2
Wine Glass酒杯	4	Tableware : 3 forks, 2 spoons, 2 knives, 2 white plates, 1 charger plate, 1 napkin, 1 napkin ring, 2 wine glasses (1 Set) 餐具套裝: 3把餐叉、2把 湯匙、2把餐刀、2隻白色 餐碟、1隻餐墊碟、1張餐 巾、1個餐巾環及2隻酒杯 (一套)	10	Candle Holder & Candle (Large) 燭台及蠟燭 (大)	2
Candle Holder & Candle (Small) 燭台及蠟燭 (小)	2	Vase with Faux Flowers 花瓶連人造花	7	Painting畫	1
		Tray with Books (Set) 托盤連書 (套)	1	Artwork藝術品	17
Checkers跳棋	1	Candle Holder 燭台	1	Rug 地毯	2
Cushion with Cover 咕啞連套	7	Throw 毯	1	Fruit Bowl with Faux Fruit 水果碗連人造水果	2
Pendant Light吊燈	2	Floor Lamp 座地燈	2	Cabinet Light櫃燈	2

POWDER ROOM 化妝室					
Vase with Faux Flowers 花瓶連人造花	1	Tray with Towels (Set) 托盤連毛巾 (套)	1	Tray with Hand Soap & Lotion (Set) 托盤連洗手液及潤膚乳液 (套)	1
Toilet Paper Holder 廁紙架	1				
MAID ROOM 工人房					
Bunk Bed 碌架床	1	Bedlinen Set (Bed Sheet, 1 Pillow, 1 Pillow Case, Blauet, Blanket Cover) (Set) 床上用品套裝 (床單、1個枕頭、1個枕套、被及被套 (套))	2		
Garden 花園					
Outdoor Cabinet with Sink Mixer 戶外儲物櫃連洗手盆及水龍頭	1	Sofa Set 沙發套裝	1	Lounge Chair 休閒椅	2
Dining Table 餐檯	1	Dining Chair 餐椅	6	Side Table 邊桌	2
Cushion with Cover 咕啞連套	14	Outdoor Lamp 戶外燈	2	Outdoor Fire Stove 戶外火爐	1
MASTER BEDROOM 主人睡房					
Built-in Wardrobe 嵌入式衣櫃	1	Built-in Cabinet 嵌入式儲物櫃	1	Built-in Table 嵌入式桌子	2
Armchair 扶手餐椅	2	Bed 睡床	1	Bedside Table 床頭櫃	2
Sofa 沙發	1	Chair 椅子	2		
Frame Photo 相片連相框	4	Artwork 藝術品	17	Painting 畫	1
Cushion with Cover 咕啞連套	9	Tray 托盤	2	Vase with Faux Flowers 花瓶連人造花	4

Rug 地毯	1	Bedlinen Set (Bed Sheet, 4 Pillows, 4 Pillow Cases, Cushion, Throw, Duvet, Duvet Cover) (Set) 床上用品套裝 (床單、4個枕頭、4個枕套、個咕啞、毯、羽絨被及被套 (套))	1	Men's Top男裝上衣	8
Table Lamp檯燈	2				
Men Handbag男裝手袋	1	Tray & 1 pair of Cufflinks (set) 托盤及一對袖扣 (套)	1	Men's Jacket男裝外套	9
Hanger衣架	22	Handbag 手袋	4		
Book and Bookstand (Set) 書及書架 (套)	1	Basket 籃	2	Women's Long Dress 女裝長裙	2
Women's Top 女裝上衣	6	Box盒子	2	Book 書	3
Tissue Case紙巾盒	1	Women's Accessory Tray & Accessories (Set) 女首飾盤及首飾 (套)	1	Men's Accessory Tray 男首飾盤	1
MASTER BATHROOM主人房浴室					
Vase with Faux Flowers 花瓶連人造花	7	Bath Salt 浴鹽	1	Body & Hand Wash 沐浴露及洗手液	1
Body & Hand Lotion Container 身體及護手乳液容器	2	Tray托盤	2	Hand Soap 洗手液	2
Body Lotion 潤膚露	1	Body Wash 沐浴露	1	Shaving Brush & Razor (Set) 剃鬚刷及剃鬚刀 (套)	1
Bathtub Tray浴缸托盤	1	Bath Brush沐浴刷	1	Aromatic Candle 香薰蠟燭	1
Body Brush 沐浴刷	1	Soap Holder & Soap 皂碟及香皂	1	Body Sponge & Holder 沐浴海綿及架	1
Wall Lamp壁燈	4				

BATHROOM BEDROOM 1 睡房1					
Built-in Wardrobe 嵌入式衣櫃	1	Bed睡床	1	Bedside Table床頭櫃	1
Writing Desk 書桌	1	Study Chair 書椅	1		
Artwork藝術品	5	Book 書	6	Cushion with Cover 咕啞連套	2
Throw 毯	1	Bedlinen Set (Bed Sheet, 2 Pillows, 2 Pillow Cases, Cushion, Throw, Duvet, Duvet Cover) (Set) 床上用品套裝 (床單、2個枕頭、2個枕套、個咕啞、毯、羽絨被及被套 (套))	1	Wall Hanger & Headphones (Set) 牆掛掛架及耳機 (套)	1
Box盒子	2	Rug 地毯	1	Wall Lamp壁燈	1
Table Lamp檯燈	2				
BATHROOM 1 浴室1					
Vase with Faux Flowers 花瓶連人造花	2	Cotton Container 棉花容器	1	Body Wash 沐浴露	1
Body Lotion 潤膚露	1	Body Brush 沐浴刷	1	Body Lotion Bottle, Cup, Brush, Container & Tray (Set) 潤膚露瓶, 漱口杯, 梳, 容器及托盤 (套)	1
BEDROOM 2 睡房2					
Built-in Wardrobe 嵌入式衣櫃	1	Built-in Steps Storage 嵌入式梯級儲物櫃	1	Built-in Study Table 嵌入式書桌	1
Built-in Sofa with Storage 嵌入式儲物梳化	1	Bunk Bed (Set) 碌架床 (套)	1	Stool with Cusion 坐墊腳凳	1
Study Chair 書椅	1			Artwork藝術品	18
Book 書	24	Table Lamp檯燈	1	Cushion with Cover 咕啞連套	9
Throw 毯	1	Rug 地毯	1	Wall Lamp壁燈	6
Basket籃	3				

		Stuffed Toy毛公仔	1	Bedlinen Set (Bed Sheet, 2 Pillows, 2 Pillow Cases, Cushion, Throw, Duvet, Duvet Cover) (Set) 床上用品套裝 (床單、2個枕頭、2個枕套、個咕啞、毯、羽絨被及被套 (套))	2
BATHROOM 2浴室2					
Vase with Faux Flowers 花瓶連人造花	2	Hand Soap 洗手液	1	Soap Holder & Soap (set) 皂碟及香皂 (套)	2
Bath Salt 浴鹽	2	Bathtub Tray 浴缸托盤	1	Body Brush 沐浴刷	1
Towel毛巾	2	Body Lotion Bottle, Brush, Comb, Container & Tray (Set) 潤膚露瓶, 刷, 梳, 容器及托盤 (套)	1		
ROOF 天台					
Outdoor Cabinet戶外儲物櫃	2	Sofa Set 沙發套裝	2	Side Table邊几	2
Coffee Table 茶几	4	Lounge Chair休閒椅	2	Outdoor Lamp 戶外燈	2
Vase 花瓶	2	Candle Holder & Candle 燭台及蠟燭	8	Rotating Chair 旋轉椅	1
Lamp Stand Decoration 燈座擺設	2				

8. 下述互聯網可連結到此發展項目的價單：

www.mounthebe.com

The price list(s) of the development can be found in the following website :

www.mounthebe.com

更新日期及時間：

(日-月-年)

Date & Time of Update:

(DD-MM-YYYY)

05:00PM, 26-10-2026