

根據《一手住宅物業銷售條例》第 60 條所備存的成交紀錄冊

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	帝灣居 Royal Cove	期數(如有) Phase No. (if any)	-- --
發展項目位置 Location of Development	嘉和里山路 2 號 2 Ka Wo Li Hill 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 (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.

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)				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				
			屋號 House number			space (if any)				
28-06-2020	06-07-2020	15-10-2020	大廈 Tower	一樓 1/F	C		\$12,085,000		價單1號支付條款(4)(i)(C) : 120天付款計劃(依照售價) Terms of Payment (4)(i)(C) of Price List No.1 : 120 Days Payment Plan (in accordance with the Price)	
26-09-2021	04-10-2021		大廈 Tower	二樓 2/F	C		\$12,206,000		(i) 臨時訂金為數 HK\$610,300元於簽訂臨時 合約時付清； (ii) 加付訂金HK\$610,300 元於04/10/2021或之前付 清； (iii) 售價餘款 HK\$10,985,400元於 20/03/2023或之前付清。 (i) HK\$610,300 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$610,300 being the further deposit shall be paid on/ before 04/10/2021; (iii) HK\$10,985,400 being	

									the balance of purchase price shall be paid on/before 20/03/2023. 請參考本成交紀錄冊第三部份：備註7(a)「先住後付」優惠 Please refer to Part 3: Remarks 7(a) “Early Possession” Benefit of this Register of Transactions	
03-10-2021	08-10-2021		大廈 Tower	二樓 2/F	B		\$12,302,000		(i) 臨時訂金為數 HK\$615,100元於簽訂臨時合約時付清； (ii) 加付訂金HK\$615,100元於18/10/2021或之前付清； (iii) 售價餘款 HK\$11,071,800元於 27/03/2023或之前付清。 (i) HK\$615,100 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$615,100 being the further deposit shall be paid on/ before 18/10/2021; (iii) HK\$11,071,800 being the balance of purchase price shall be paid on/before 27/03/2023. 請參考本成交紀錄冊第三部份：備註7(a)「先住後付」優惠 Please refer to Part 3: Remarks 7(a) “Early Possession” Benefit of this Register of Transactions	

05-10-2021	12-10-2021		大廈 Tower	五樓 5/F	D		\$19,890,000		(i) 臨時訂金為數 HK\$994,500元於簽訂臨時 合約時付清； (ii) 加付訂金HK\$994,500 元於12/10/2021或之前付 清； (iii) 售價餘款 HK\$17,901,000元於 05/10/2023或之前付清。 (i) HK\$994,500 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$994,500 being the further deposit shall be paid on/ before 12/10/2021; (iii) HK\$17,901,000 being the balance of purchase price shall be paid on/before 05/10/2023. 請參考本成交紀錄冊第三 部份：備註7(a)「先住後付」 優惠 Please refer to Part 3: Remarks 7(a) “ Early Possession” Benefit of this Register of Transactions	
24-12-2021	03-01-2022		大廈 Tower	地下 G/F	C		\$14,630,000		(i) 臨時訂金為數 HK\$731,500元於簽訂臨時 合約時付清； (ii) 加付訂金HK\$731,500 元於3/1/2022或之前付清； (iii) 售價餘款 HK\$13,167,000元於 22/12/2023或之前付清。 (i) HK\$731,500 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$731,500 being the further deposit shall be paid on/ before 3/1/2022;	

									(iii) HK\$13,167,000 being the balance of purchase price shall be paid on/before 22/12/2023. 請參考本成交紀錄冊第三部份：備註7(a)「先住後付」優惠 Please refer to Part 3: Remarks 7(a) “Early Possession” Benefit of this Register of Transactions	
25-04-2022	03-05-2022		大廈 Tower	六樓 6/F	D		\$25,115,000		(i) 臨時訂金為數 HK\$1,255,750元於簽訂臨時合約時付清； (ii) 加付訂金HK\$1,255,750元於3/5/2022或之前付清； (iii) 售價餘款 HK\$22,603,500元於 24/6/2022或之前付清。 (i) HK\$1,255,750 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$1,255,750 being the further deposit shall be paid on/ before 3/5/2022; (iii) HK\$22,603,500 being the balance of purchase price shall be paid on/before 24/6/2022.	
28-04-2022	06-05-2022		大廈 Tower	六樓 6/F	C		\$16,884,000		(i) 臨時訂金為數 HK\$844,200元於簽訂臨時合約時付清； (ii) 加付訂金HK\$844,200元於6/5/2022或之前付清； (iii) 售價餘款 HK\$15,195,600元於 27/6/2022或之前付清。 (i) HK\$844,200 being the preliminary deposit shall be	

									paid upon signing of the Preliminary Agreement; (ii) HK\$844,200 being the further deposit shall be paid on/ before 6/5/2022; (iii) HK\$15,195,600 being the balance of purchase price shall be paid on/before 27/6/2022.	
08-09-2023	15-09-2023		大廈 Tower	五樓 5/F	C		\$12,776,000		(i) 臨時訂金為數 HK\$638,800元於簽訂臨時合約時付清； (ii) 加付訂金HK\$638,800元於15/9/2023或之前付清； (iii) 售價餘款 HK\$11,498,400元於 7/11/2023或之前付清。 (i) HK\$638,800 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$638,800 being the further deposit shall be paid on/ before 15/9/2023; (iii) HK\$11,498,400 being the balance of purchase price shall be paid on/before 7/11/2023.	
06-10-2023	13-10-2023		大廈 Tower	三樓 3/F	D		\$18,357,000		(i) 臨時訂金為數 HK\$917,850元於簽訂臨時合約時付清； (ii) 加付訂金HK\$917,850元於13/10/2023或之前付清； (iii) 售價餘款 HK\$16,521,300元於 5/12/2023或之前付清。 (i) HK\$917,850 being the preliminary deposit shall be paid upon signing of the	

									Preliminary Agreement; (ii) HK\$917,850 being the further deposit shall be paid on/ before 13/10/2023; (iii) HK\$16,521,300 being the balance of purchase price shall be paid on/before 5/12/2023.	
05-11-2024	12-11-2024		大廈 Tower	二樓 2/F	D		\$14,923,200		(i) 臨時訂金為數 HK\$746,160 元於簽訂臨時合約時付清 ; (ii) 加付訂金 HK\$2,387,712 元於 5/12/2024 或之前付清 ; (iii) 售價餘款 HK\$11,789,328 元於 5/3/2025 或之前付清。 (i) HK\$746,160 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$2,387,712 being the further deposit shall be paid on/ before 5/12/2024; (iii) HK\$11,789,328 being the balance of purchase price shall be paid on/before 5/3/2025.	
03-04-2025	11-04-2025		大廈 Tower	三樓 3/F	C		\$7,450,000		(i) 臨時訂金為數 HK\$372,500 元於簽訂臨時合約時付清 ; (ii) 加付訂金 HK\$372,500 元於 11/4/2025 或之前付清 ; (iii) 售價餘款 HK\$6,705,000 元於 2/7/2025 或之前付清。 (i) HK\$372,500 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$372,500 being the	

									further deposit shall be paid on/ before 11/4/2025; (iii) HK\$6,705,000 being the balance of purchase price shall be paid on/before 2/7/2025.	
12-04-2025	22-04-2025		大廈 Tower	一樓 1/F	C		\$7,096,000		(i) 臨時訂金為數 HK\$354,800元於簽訂臨時合約時付清； (ii) 加付訂金HK\$354,800元於22/4/2025或之前付清； (iii) 售價餘款 HK\$6,386,400元於9/7/2025或之前付清。 (i) HK\$354,800 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$354,800 being the further deposit shall be paid on/ before 22/4/2025; (iii) HK\$6,386,400 being the balance of purchase price shall be paid on/before 9/7/2025.	
25-04-2025	06-05-2025		大廈 Tower	五樓 5/F	A		\$11,200,000		(i) 臨時訂金為數 HK\$560,000元於簽訂臨時合約時付清； (ii) 加付訂金HK\$560,000元於6/5/2025或之前付清； (iii) 售價餘款 HK\$10,080,000元於22/10/2025或之前付清。 (i) HK\$560,000 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$560,000 being the further deposit shall be paid on/ before 6/5/2025;	

									(iii) HK\$10,080,000 being the balance of purchase price shall be paid on/before 22/10/2025.	
06-05-2025	13-05-2025		大廈 Tower	三樓 3/F	A		\$10,673,800		(i) 臨時訂金為數 HK\$533,690元於簽訂臨時合約時付清； (ii) 加付訂金HK\$533,690元於5/6/2025或之前付清； (iii) 售價餘款 HK\$9,606,420元於3/11/2025或之前付清。 (i) HK\$533,690 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$533,690 being the further deposit shall be paid on/ before 5/6/2025; (iii) HK\$9,606,420 being the balance of purchase price shall be paid on/before 3/11/2025.	
12-05-2025	19-05-2025		大廈 Tower	一樓 1/F	B		\$7,096,000		(i) 臨時訂金為數 HK\$354,800元於簽訂臨時合約時付清； (ii) 加付訂金HK\$354,800元於26/5/2025或之前付清； (iii) 售價餘款 HK\$6,386,400元於11/8/2025或之前付清。 (i) HK\$354,800 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$354,800 being the further deposit shall be paid on/ before 26/5/2025; (iii) HK\$6,386,400 being the balance of purchase price	

									shall be paid on/before 11/8/2025.	
12-05-2025	19-05-2025		大廈 Tower	一樓 1/F	D		\$10,525,680		(i) 臨時訂金為數 HK\$526,284元於簽訂臨時 合約時付清； (ii) 加付訂金HK\$526,284 元於26/5/2025或之前付清； (iii) 售價餘款 HK\$9,473,112元於 10/11/2025或之前付清。 (i) HK\$526,284 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$526,284 being the further deposit shall be paid on/ before 26/5/2025; (iii) HK\$9,473,112 being the balance of purchase price shall be paid on/before 10/11/2025.	
15-08-2025	22-08-2025		大廈 Tower	三樓 3/F	B		\$7,420,200		(i) 臨時訂金為數 HK\$371,010元於簽訂臨時 合約時付清； (ii) 加付訂金HK\$371,010 元於22/8/2025或之前付清； (iii) 售價餘款 HK\$6,678,180元於 14/10/2025或之前付清。 (i) HK\$371,010 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$371,010 being the further deposit shall be paid on/ before 22/8/2025; (iii) HK\$6,678,180 being the balance of purchase price shall be paid on/before 14/10/2025.	

06-10-2025	14-10-2025		大廈 Tower	五樓 5/F	B		\$8,300,000		(i) 臨時訂金為數 HK\$415,000元於簽訂臨時 合約時付清； (ii) 加付訂金HK\$415,000 元於20/10/2025或之前付 清； (iii) 售價餘款 HK\$7,470,000元於6/4/2026 或之前付清。 (i) HK\$415,000 being the preliminary deposit shall be paid upon signing of the Preliminary Agreement; (ii) HK\$415,000 being the further deposit shall be paid on/ before 20/10/2025; (iii) HK\$7,470,000 being the balance of purchase price shall be paid on/before 6/4/2026.	
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第三部份：備註

Part 3: Remarks

- 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).

- 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。

- (a) 「先住後付」優惠
 - (i) 「先住後付」優惠適用於以指定招標形式出售單位之買家。「先住後付」優惠是受制於合約，及賣方保留絕對權利拒絕買方提出的「先住後付」優惠申請。
 - (ii) 買方須於簽署臨時合約的日期後30日內，向賣方遞交買方已簽妥的「先住後付」優惠的申請表格連同該物業的正式買賣合約(「正式合約」) 的印

花稅證書之副本以證明買方就正式合約妥為繳交印花稅，就該物業簽署許可協議(格式由賣方律師訂明，買方不得要求任何修改)，主要條款如下：

- (A) 買方須已向賣方支付樓價之10%。
- (B) 買方必須負責繳付許可協議之印花稅裁定費及印花稅(如有)，擬備及簽署許可協議所需之律師費及雜費及於佔用許可期內該物業之管理費及其它開支等。賣方將負責繳付佔用許可期內該物業之差餉及地租。
- (C) 「先住後付」優惠的權利或利益僅對買方有效，而且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等權利或利益。
- (D) 買方(作為佔用人)須在佔用許可期內每個歷月的第一天預先繳付下一個歷月的佔用許可期之許可費(下述所指定)予賣方(作為許可人)。每月之許可費金額為該物業之樓價的0.2%，如任何時段不足一個月，有關許可費則跟根據佔用許可期在該月所佔日數除以該月的總日數按比例計算。而受制於其它條款(包括下述(F)段)，買方於佔用許可期所付的佔用許可費在買方完成買賣時直接用於支付部份成交金額餘額。惟倘買方違反許可協議條款，包括付款條款，則賣方有權不退回佔用許可費。
- (E) 佔用許可期由賣方在許可協議指定之日期至正式合約所訂明之成交日期為止，或如成交較早發生，至成交發生日期為止。
- (F) 若買方已選擇獲取本「先住後付」優惠，如：(i) 該物業的樓價依照正式合約訂定的日期付清(以賣方代表律師實際收到款項日期計算)；(ii) 已依照正式合約完成該物業的買賣；(iii) 於該物業佔用許可期中許可費用均依照許可協議付清及 (iv) 許可協議的條款和條件全面均已遵守，則賣方會在該物業買賣完成時將該物業佔用許可期中賣方已從買方收到之許可費用的總數直接用於代買方支付該物業之部份樓價餘額。
- (G) 許可受其他條款及細則約束；有關提前入住該物業的所有條款及細則，請參閱許可協議。

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) “Early Possession” Benefit

- (i) The “Early Possession” Benefit is applicable to Purchaser of specific tender sale. The “Early Possession” Benefit is subject to contract and the Vendor reserves the absolute right to reject the application by the Purchaser for the “Early Possession” Benefit.
- (ii) The Purchaser shall, within 30 days after the date of signing of the Preliminary Agreement, submit to the Vendor a duly signed application form for “Early Possession” Benefit together with a copy of the stamp certificate of the Formal Agreement for Sale and Purchase of the Property (“Formal Agreement”) to prove that the stamp duty on the Formal Agreement has been duly paid and execute a licence agreement in the form prescribed by the Vendor’s Solicitors without amendment in respect of the Property with the following main terms and conditions:
 - (A) The Purchaser shall have already paid 10% of the Purchase Price.
 - (B) The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the licence agreement, the legal costs and

disbursements for the preparation and execution of the licence agreement and the management fees and all other outgoings, etc. of the Property during the licence period. The Vendor shall be responsible to pay for the government rates and government rent during the licence period.

- (C) The rights or benefits of the “Early Possession” Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.
- (D) The Purchaser (as licensee) shall pay to the Vendor (as licensor) the licence fee (as specified hereinafter) for the following calendar month in advance on the 1st day of each and every calendar month during the licence period. The licence fee is an amount equal to 0.2% of the Purchase Price of the Property per month, provided that the licence fee for any period which is less than one month shall be calculated on a pro-rata basis based on the number of days to be covered in the licence period for that month divided by the total number of days in that month. Subject to other terms and conditions (including paragraph (F) below), the licence fee paid by the Purchaser during the licence period shall be directly applied towards settlement of part of the balance of Purchase Price upon completion of the sale and purchase. Provided That the Vendor is entitled not to refund the licence fee to the Purchaser if the Purchaser fails to comply with any of the terms in the licence agreement (including terms of payment)).
- (E) The licence period shall commence from the day designated by the Vendor in the licence agreement until the completion date as stipulated in the Formal Agreement, or if completion takes place earlier, until the date on which completion takes place.
- (F) If the Purchaser has opted for obtaining this “Early Possession” Benefit, if: (i) the Purchase Price of the Property has been fully settled according to the date(s) stipulated in the Formal Agreement for Sale and Purchase concerned (the date of settlement shall be the actual date on which payment is received by Vendor’s solicitors); (ii) the sale and purchase of the Property has been completed pursuant to the Formal Agreement; (iii) the licence fee has been fully paid during the licence period of the Property according to the licence agreement and (iv) the terms and conditions of the licence agreement have been complied with in all respects, the Vendor will apply the total sum of the licence fee received from the Purchaser during the licence period of the Property towards settlement of part of the balance of the Purchase Price on behalf of the Purchaser upon completion of the sale and purchase of the Property.
- (G) The licence is subject to other terms and conditions. Please refer to the licence agreement for all the terms and conditions of the early possession of the Property.

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

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

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