

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 <b>Name of Development</b>	薄扶林道138號 Pok Fu Lam Road 138	期數(如有) <b>Phase No. (if any)</b>	--
發展項目位置 <b>Location of Development</b>	薄扶林道138號 No. 138 Pok Fu Lam 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。

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。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。

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.

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)							
12-04-2025	22-04-2025		洋房 3 House 3			P1, P2	\$300,000,000		<ul style="list-style-type: none"> <li>- 成交金額5%作為臨時訂金於簽署臨時買賣合約時支付;</li> <li>- 成交金額5%作為加付訂金於簽署臨時買賣合約後第五個工作日或之前支付;</li> <li>- 成交金額90%作為成交金額餘款於簽署臨時買賣合約後第45天或之前支付。</li> </ul> 見備註 7(b).  <ul style="list-style-type: none"> <li>- 5% of the Transaction Price being preliminary deposit shall be paid upon signing of PASP;</li> <li>- 5% of the Transaction Price being further deposit shall be paid on or before the fifth working day after signing of the PASP;</li> <li>- 90% of the Transaction Price being balance of the Transaction Price shall be paid on or before the 45th day after signing of the PASP.</li> </ul> See remark 7(b).	

### 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股公司；

- (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) 購買洋房 3 的買方可免費獲贈下表所列展示於該物業之傢俱、設備、物件及裝飾（「傢俱贈品」）。傢俱贈品將以放置於該物業內或賣方決定之其他方式於該物業買賣已完成（「成交」）時以其成交時之狀況交予買方。賣方保留權利不時更改傢俱贈品。賣方不會就任何傢俱贈品或其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。此優惠受其他條款及條件約束。詳情以相關交易文件條款及條件作準。

The furniture, appliances, chattels and accessories displayed in House 3 as set out in the table below (the “Furniture”) will be provided to the Purchaser free of charge. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of that property (“Completion”) by leaving the same in that property or by any other manner as the Vendor may decide in such condition as at Completion. The Vendor reserves the right to amend the Furniture from time to time. No warranty, maintenance or representation whatsoever is given by the Vendor in any respect regarding any of the Furniture or the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. This benefit is subject to other terms and conditions. Subject to the terms and conditions of the relevant transaction documents.

位置 Location	項目 Item	數量 Quantity	位置 Location	項目 Item	數量 Quantity
地下 G/F			地下 G/F		
門廊 Foyer	: 鞋櫃 shoe cabinet	1	起居室 Family Room	沙發 sofa	1
	牆桌 wall console	1		椅 chair	3
				桌 table	1
起居室 Family Room	: 沙發 sofa	1		壁燈 wall light	1
	椅 chair	2		櫃 cabinet	1
	茶几 coffee table	1		地毯 rug	1
	邊几 side table	1	閱讀室 Study Room	: 沙發 sofa	1
	櫃連內置電視機 cabinet with built-in television	1		椅 chair	1
	地毯 rug	1		桌 desk	1
	火爐 fire place	1		邊几 side table	1
	卷簾 roller blind	6		檯燈 table lamp	1
				書架 book shelves	1 組 1 set
				卷簾 roller blind	2

位置 Location	項目 Item	數量 Quantity	位置 Location	項目 Item	數量 Quantity
地下 G/F			地下 G/F		
睡房 1 Bedroom 1	: 床 bed	2	睡房 3 Bedroom 3	: 床 bed	1
	床頭櫃 bedside table	3		床頭櫃 bedside table	2
	床頭燈 bedside light	2		床頭燈 bedside light	2
	長桌 console	1		沙發 sofa	1
	邊几 side table	1		邊几 side table	2
	扶手椅 armchair	1		地燈 floor lamp	1
	地毯 rug	1		梳妝檯 dressing table	1
	窗簾 curtain	4		梳妝椅 dressing chair	1
睡房 2 Bedroom 2	: 床 bed	1		電視機牆桌連抽屜 television console with drawer	1
	床頭櫃 bedside table	2		電視機 television	1
	床頭燈 bedside light	2		地毯 rug	1
	沙發 sofa	1		擺設層架連抽屜 display shelves with drawers	1 組 1 set
	邊几 side table	1		窗簾 curtain	3
	檯燈 table lamp	1			
	電視櫃 television cabinet	1	睡房 4 Bedroom 4	: 天花燈 ceiling light	2
	電視機 television	1			
	地毯 rug	1	衣帽間 2 Closet 2	: 天花燈 ceiling light	1
	窗簾 curtain	3			
			儲物間 Store	: 雙層床 bunk bed	1
				衣櫃 closet	1
				掛牆層架 wall shelves	1 組 1 set
				天花燈 ceiling light	1

位置 Location	項目 Item	數量 Quantity	位置 Location	項目 Item	數量 Quantity
1樓 1/F			1樓 1/F		
客廳 Living Room	: 沙發 sofa	2	客廳 Living Room	: 酒吧櫃枱 bar counter with cabinets	1
	椅 chair	2		吊燈 pendant light	2
	茶几 coffee table	1		地毯 rug	1
	邊几 side table	3		卷簾 roller blind	8
	長桌 console	1		酒陳列組合 wine display case	1 組 1 set
	燈連雕塑 lighting sculpture	1		酒陳列層架 wine display shelves	1 組 1 set
	壁燈 wall light	6		梯 ladder	1
	地燈 floor light	1		天花喇叭 in-ceiling speaker	4
	高櫃 tall cabinet	1			
	掛牆層架 wall shelves	1 組 1 set		長桌 console	1
	茶几 tea table	1		牆桌 wall console	1
	扶手椅 armchair	3		麻雀枱 mahjong table	1
	L 形矮櫃 L-shape low cabinets	1 組 1 set		椅 chair	4
	地毯 rug	1		邊几 side table	2
	窗簾 curtain	4		地燈 floor lamp	1
	卷簾 roller blind	4		沙發 sofa	1
	天花喇叭 in-ceiling speaker	4		休閒椅 pouf	2
				茶几 coffee table	2
	沙發 sofa	1		矮櫃 low cabinet	1
	扶手椅 armchair	1		高櫃 tall cabinet	1
	休閒椅 pouf	1		壁燈 wall lamp	3
	茶几 coffee table	1		地毯 rug	1
	邊几 side table	1		卷簾 roller blind	10
	地燈 floor lamp	1		天花投影幕 in-ceiling screen	1
	長椅 bench	1		投影機 projector	1
	酒吧枱 bar table	1		天花喇叭 in-ceiling speaker	9
	酒吧椅 bar stool	3		座地喇叭 portable line array speaker system	2

位置 Location	項目 Item	數量 Quantity
<b>1樓 1/F</b>		
<b>客廳 Living Room</b>	: 超低音喇叭 power subwoofer	1
	卡拉 OK 處理器 karaoke digital processor	1
	卡拉 OK 機 karaoke computer	1
	無線手握咪高風 wireless handheld microphone	2
	無線咪接收器 wireless receiver	2
	環繞聲擴音機 surround receiver dolly atmos system	1
	藍光碟播放機 blu-ray/DVD/CD player	1
	高清電視接收器 HDTV box	1
	紅外線轉發器 infra red remote control repeater	1
	多區域擴音機 6 zone 12 channel digital amplifier	1
	音樂光碟播放機 CD player	1
	平板電腦 i-pad	1
<b>2樓 2/F</b>		
<b>飯廳 Dining Room</b>	: 餐桌 dining table	1
	餐椅 chair	14
	邊几 side table	2
	櫃 cabinet	1
	掛牆鏡 wall mirror	1
	水晶燈 chandelier	1
	地毯 rug	1
	窗簾 curtain	4
	卷簾 roller blind	3

位置 Location	項目 Item	數量 Quantity
<b>2樓 2/F</b>		
<b>飯廳 Dining Room</b>	鋼琴 piano	1
	鋼琴椅 piano chair	1
	椅 chair	2
	休閒椅 pouf	2
	茶几 coffee table	1
	邊几 side table	3
	壁燈 wall lamp	1
	擺設層架連抽屜 display shelves with drawers	1 組 1 set
	高櫃 tall cabinet	3
	電力仿真火爐 electric artificial fire place	1
	地毯 rug	1
	卷簾 roller blind	6
<b>廚房 Kitchen</b>	: 吊燈 pendant light	1
	椅 chair	2
	陳列櫃 display cabinet	3
<b>平台 4 Flat Roof 4</b>	: 燒烤爐 barbecue set	1
	戶外枱 outdoor table	1
	戶外椅 outdoor chair	4



位置 Location	項目 Item	數量 Quantity
3樓 3/F		
主人睡房 Master Bed Room	: 鞋櫃 shoe cabinet	1
	掛牆鏡 wall mirror	2
	床 bed	1
	床頭櫃 bedside table	2
	床頭燈 bedside light	4
	梳妝枱 dressing table	1
	梳妝椅 dressing chair	1
	櫃 chest of drawers	1
	壁燈 wall light	1
	天花內置電視機 in-ceiling television	1
	地毯 rug	1
	卷簾 roller blind	6
	躺椅 lounge chair	1
	軟墊 ottoman	1
	邊几 side table	1
	夾萬 safe	1
	電視櫃 television cabinet	1
	沙發 sofa	1
	茶几 coffee table	1
	地毯 rug	1
	地燈 floor lamp	1
	電視機 television	1
	條形音箱 soundbar	1
	卷簾 roller blind	6
	百葉簾 venetian blind	1

位置 Location	項目 Item	數量 Quantity
3樓 3/F		
主人浴室 Master Bathroom	: 卷簾 roller blind	1
平台 7 Flat Roof 7	: 吊椅 cradle chair	1
樓梯 Staircase	: 吊燈 pendant lights	1 組 1 set
梯屋 Stairhood	: 天花燈 ceiling light	1

下述互聯網可連結到此發展項目的價單: [www.138pokfulam.hk](http://www.138pokfulam.hk)

The price list(s) of the development can be found in the following website: [www.138pokfulam.hk](http://www.138pokfulam.hk)

更新日期及時間: 4:40 P.M. 22-04-2025  
(日-月-年)

Date & Time of Update: 4:40 P.M. 22-04-2025  
(DD-MM-YYYY)