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	樂景園 Broadview Villa	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	樂活道20號 20 Broadwood 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，成交紀錄冊的目的是向公眾人士提供列於記錄冊內關於該項目的交易資料，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.

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 (元) 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)				
不適用 N/A	23-07-2020		樂景園 Broadview Villa		All that Penthouse B including the Flat Roof thereof		$8,602,179.5		成交時一次全數付清 One-off payment to be paid upon completion	✓
不適用 N/A	02-04-2024		樂景園 Broadview Villa		All that Penthouse A including the Flat Roof thereof		$8,602,180		成交時一次全數付清 One-off payment to be paid upon completion	✓

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. 關於任何買賣合約的資料(即(B),(D),(E),(G)及(H)欄)須於擁有人訂立該買賣合約(而有關物業沒有臨時買賣合約為之訂立)的日期的1個工作日之內填入此記錄冊。
   Information on any ASP (i.e. columns (B), (D), (E), (G) and (H)) should be entered into this register within 1 working day after the date on which the owner enters into the relevant ASP (for which no PASP has been entered into).

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. (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.

9. 下述互聯網可連結到此發展項目的價單 : 不適用
   The price list(s) of the development can be found in the following website: N/A

更新日期及時間 (日-月-年) ： 02-04-2024 3:00p.m.

Date & Time of Update (DD-MM-YYYY): 02-04-2024 3:00p.m.

成交記錄冊附件
Statement to be attached to the Register of Transactions

1. 本成交記錄冊所刊載之成交記錄乃根據「一手住宅物業銷售條例」"該條例" 屬集團內部轉讓，由賣方出售住宅物業予其附屬公司。
   The transaction listed in this Register of Transactions is an intra-group transfer involving the sale of a residential property from the vendor to an associate corporation (as defined in the Residential Properties (First-hand Sales) Ordinance, the "Ordinance") of the vendor.

2. 按該條例第64(a)條的規定，指明住宅物業由賣方售予有聯繫法團或該法團的控權公司，該條例第2部第2、3、4、5、6及7分部均不適用。賣方只需按第2部第8分部為發展項目備存一份成交記錄冊。
   According to section 64(a) of the Ordinance, the vendor is exempted from the requirements of Divisions 2, 3, 4, 5, 6 and 7 in Part 2 of the Ordinance. The vendor is only required to provide this Register of Transactions under Division 8 in Part 2 of the Ordinance.

3. 由於是次買賣屬買賣雙方之集團內部轉讓，成交金額為物業帳面成本值，而不是物業之市場價值。
   Since the transaction listed in this Register of Transactions is an intra-group transfer, the transaction price listed in this Register of Transactions is at book cost only without taking into account the market value of the relevant residential property.

4. 按該條例第60(1)條，本成交記錄冊的紙本可於香港灣仔皇后大道東183號合和中心64樓售樓處供公眾免費閱覽。
   Hardcopy of this Register of Transactions is available for inspection by the general public free of charge at 64/F, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, which is regarded as "the place where the sale is to take place" for the purpose of section 60(1) of the Ordinance.

5. 按該條例第60(2)條，本成交記錄冊的電子版本可於本項目指定的互聯網網站的網址 "www.broadviewvilla.com.hk" 閱覽。
   Electronic copy of this Register of Transactions is made available for inspection at www.broadviewvilla.com.hk, which is regarded as "the website designated by the vendor" for the purpose of section 60(2) of the Ordinance.

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