

**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	1 South Bay Close	期數(如有) Phase No. (if any)	N/A
發展項目位置 Location of Development	南灣坊1號 1 South Bay Close		

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)				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)				
			屋號(House Number) / 屋名(Name of the House)							
	02/01/2026			3 3	A B	P12, P13 and P14 on G/F	260,000,000		(a) A initial deposit equivalent to 5% of the purchase price shall be paid upon issuance of the Letter of Acceptance by the Vendor (i.e. the date of the Letter of Acceptance). 首期按金即樓價5%於賣方發出接納書當日(即接納書的日期)繳付。 (b) A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the ASP. 加付按金即樓價5%於簽署買賣合約時繳付。 (c) 90% of the purchase price (balance of purchase price) shall be paid on or before 9 February 2026. 樓價90%(樓價餘額)於2026年2月9日或之前繳付。	
	02/01/2026			5 5	A B	P10 and P11 on G/F	300,000,000		(a) A initial deposit equivalent to 5% of the purchase price shall be paid upon issuance of the Letter of Acceptance by the Vendor (i.e. the date of the Letter of Acceptance). 首期按金即樓價5%於賣方發出接納書當日(即接納書的日期)繳付。 (b) A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the ASP. 加付按金即樓價5%於簽署買賣合約時繳付。 (c) 90% of the purchase price (balance of purchase price) shall be paid on or before 9 February 2026. 樓價90%(樓價餘額)於2026年2月9日或之前繳付。 Free Furniture Offer (see remark 7(i)) 送贈傢俱優惠(見備註7(i))	
	02/01/2026			6 6	A B	P8 and P9 on G/F	300,000,000		(a) A initial deposit equivalent to 5% of the purchase price shall be paid upon issuance of the Letter of Acceptance by the Vendor (i.e. the date of the Letter of Acceptance). 首期按金即樓價5%於賣方發出接納書當日(即接納書的日期)繳付。 (b) A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the ASP. 加付按金即樓價5%於簽署買賣合約時繳付。 (c) 90% of the purchase price (balance of purchase price) shall be paid on or before 9 February 2026. 樓價90%(樓價餘額)於2026年2月9日或之前繳付。 Free Furniture Offer (see remark 7(i)) 送贈傢俱優惠(見備註7(i))	

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約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, 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.

(i) Free Furniture Offer - The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Table 1 below free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to 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. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture.

送贈傢俱優惠 - 買方可免費獲贈於以下表1中所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、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。該傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。本優惠受其他條款及條件約束。

8. 下述互聯網可連結到此發展項目的價單: <http://www.1southbayclose.com.hk>

The price list(s) of the development can be found in the following website : <http://www.1southbayclose.com.hk>

更新日期及時間: 2:30 pm, 2/1/2026

Date & Time of update: \_\_\_\_\_

Table 1 表1  
Flat 5A on 5/F

Floor 樓層	Location 位置	Item 項目	No. 件數
Flat 5A on 5/F	Entry Lobby	Console Table 飾物枱	1
	Living Room 客廳	4-seater Sofa 4座沙發	1
		2-seater Sofa 2座沙發	1
		Armchair 扶手椅	4
		Coffee Table 咖啡枱	1
		Wall Chandelier 水晶壁燈	2
		Carpet 地氈	1
		Round Table 圓枱	1
		Sheer 紗簾	3
		Curtain 窗簾	3
	Dining Room 飯廳	Dining Table 餐枱	1
		Dining Chair 餐椅	12
		Low Cabinet 矮櫃	1
		Ceiling Chandelier 吊燈	1
		Sheer 紗簾	1
		Curtain 窗簾	1
	Kitchen 廚房	Chair 椅	2
		Sheer 紗簾	2
	Master Bedroom	Bed 床	1
		Bedside Table 床邊矮枱	2
		Table Light 枱燈	2
		Bench 長凳	1
		Chair 椅	1
		TV 電視機	1
		Wall Light 壁燈	2
		Carpet 地氈	1
		Sheer 紗簾	1
		Curtain 窗簾	1
		Master Bath	Wall Light 壁燈
	Roller Blind 卷簾		1
	Bedroom 2 睡房2	Bed 床	1
		Bedside Table 床邊矮枱	2
		Wall Light 壁燈	2
		Bench 長凳	1
		Table 書枱	1
		Chair 椅	1
		TV 電視機	1
		Floor Light 座地燈	1
		Carpet 地氈	1
		Sheer 紗簾	1
		Curtain 窗簾	1
	Bedroom 3 睡房3	Bed 床	1
		Bedside Table 床邊矮枱	2
		Table Light 枱燈	2
		Table 書枱	1
		Chair 椅	1
		TV 電視機	1
Carpet 地氈		1	

		Sheer 紗簾	2
		Curtain 窗簾	2
Bedroom 4 睡房4		Bed 床	1
		Bedside Table 床邊矮枱	2
		Wall Light 壁燈	2
		Table 書枱	1
		Chair 椅	1
		TV 電視機	1
		Carpet 地氈	1
		Sheer 紗簾	2
		Curtain 窗簾	2

Flat 5B on 5/F

Floor 樓層	Location 位置	Item 項目	No. 件數
Flat 5B on 5/F 5樓5B單位	Bedroom 睡房	Wall Light 壁燈	2
		Roller Blind 卷簾	1
	Kitchen 廚房	Roller Blind 卷簾	1

Flat 6A on 6/F

Floor 樓層	Location 位置	Item 項目	No. 件數
Flat 6A on 6/F 6樓6A單位	Entry Lobby	Console Table 飾物枱	1
	Living Room 客廳	4-seater Sofa 4座沙發	1
		3-seater Sofa 3座沙發	2
		Armchair 扶手椅	2
		Coffee Table 咖啡枱	1
		Ottoman 軟墊	1
		Carpet 地氈	1
		Sheer 紗簾	3
		Curtain 窗簾	3
	Dining Room 飯廳	Dining Table 餐枱	1
		Dining Chair 餐椅	12
		Low Cabinet 矮櫃	1
		Ceiling Chandelier 吊燈	1
		Sheer 紗簾	1
		Curtain 窗簾	1
	Kitchen 廚房	Chair 椅	2
		Sheer 紗簾	2
	Master Bedroom 主人睡房	Bed 床	1
		Bedside Table 床邊矮枱	3
		Table Light 枱燈	2
		Bench 長凳	1
		Chair 椅	1
		TV 電視機	1
		Wall Light 壁燈	2
		Carpet 地氈	1
		Sheer 紗簾	1
		Curtain 窗簾	1
Master Bath 主人浴室	Wall Light 壁燈	1	
	Roller Blind 卷簾	1	
Bedroom 2 睡房2	Bed 床	1	

		Bedside Table 床邊矮枱	2
		Pendant Light 吊燈	2
		Table 書枱	1
		Chair 椅	1
		TV 電視機	1
		Carpet 地氈	1
		Sheer 紗簾	1
		Curtain 窗簾	1
	Bedroom 3 睡房3	Bed 床	1
		Bedside Table 床邊矮枱	2
		Table Light 枱燈	2
		Table 書枱	1
		Chair 椅	1
		TV 電視機	1
		Carpet 地氈	1
		Sheer 紗簾	2
		Curtain 窗簾	2
	Bedroom 4 睡房4	Bed 床	1
		Bedside Table 床邊矮枱	2
		Wall Light 壁燈	2
		Table 書枱	1
		Table Light 書枱燈	1
		Chair 椅	1
		TV 電視機	1
		Carpet 地氈	1
		Sheer 紗簾	2
		Curtain 窗簾	2

Flat 6B on 6/F

Floor 樓層	Location 位置	Item 項目	No. 件數
Flat 6B on 6/F 6樓6B單位	Bedroom 睡房	Wall Light 壁燈	2
		卷簾	1
	Kitchen 廚房	卷簾	1