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

發展項目期數名稱 **Name of the Phase of the Development**	海德園的第2期 Phase 2 of THE HEADLAND RESIDENCES	**期數(如有)** **Phase No. (if any)**	第2期 Phase 2
期數位置 **Location of the Phase**	常安街 99 號 99 Sheung On Street		

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，成交記錄冊的目的是向公眾人士提供列於記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。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 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)				
16-09-2026	23-09-2026		第1A座 Tower 1A	8	C		$10,996,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
16-09-2026	23-09-2026		第1A座 Tower 1A	36	D		$12,592,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
16-09-2026	23-09-2026		第1A座 Tower 1A	32	D		$12,114,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
16-09-2026	23-09-2026		第1A座 Tower 1A	22	D		$11,276,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
20-09-2026	25-09-2026		第1A座 Tower 1A	7	C		$10,931,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
22-09-2026	29-09-2026		第1A座 Tower 1A	18	C		$11,399,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
25-09-2026	05-10-2026		第1A座 Tower 1A	20	D		$11,187,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
07-10-2026	14-10-2026		第1A座 Tower 1A	27	D		$11,458,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	

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)				
16-10-2026	26-10-2026		第1A座 Tower 1A	8	D		$10,728,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
20-10-2026	27-10-2026		第1A座 Tower 1A	22	C		$11,559,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
21-10-2026	28-10-2026		第1A座 Tower 1A	33	D		$12,271,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
31-10-2026	06-11-2026		第1A座 Tower 1A	10	C		$11,062,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
13-11-2026	20-11-2026		第1A座 Tower 1A	30	D		$11,805,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
15-11-2026	20-11-2026		第1A座 Tower 1A	26	D		$11,412,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	
15-11-2026	20-11-2026		第1A座 Tower 1A	25	D		$11,367,000		見備註 / See Remarks 7(c)(i)(a) 見備註 / See Remarks 7(d)(i)	

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. (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) 於本備註7內，『售價』指相關價單第二部份中所列之住宅物業的售價，而『相關價單』指有關住宅物業的價單。因應相關折扣（如有）按售價計算得出之價目，以四捨五入方式換算至千位數作為樓價（即臨時買賣合約或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價及（E）欄所指的『成交金額』）。
In this Remark 7, "Price" means the price of the residential property set out in Part 2 of the price list concerned, and "price list concerned" means the price list in relation to the residential property concerned. The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded off to the nearest thousand to determine the Purchase Price (i.e. the actual price of the residential property stated in the Preliminary Agreement for Sale and Purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase) and the "Transaction Price" as stated in column (E)).

(c) 支付條款及付款計劃優惠
Terms of Payment and Payment Plan Benefit

(i) 支付條款及付款計劃優惠 (適用於以招標方式購買的物業)
Terms of Payment and Payment Plan Benefit (Applicable for properties purchased by way of tender)

(a) 建築期付款計劃
Stage Payment Plan

相等於樓價5%之臨時訂金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%（樓價餘款）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。
95% of the purchase price (balance of the purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(d) 相關價單或招標文件中可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit available with the purchase of a specified residential property in the Phase under the price list or Tender Document concerned

(i) 免費專車接送服務
Free Car Pick-up and Drop-off Services

所有發展項目內的住宅物業的住戶均可享有免費專車接送服務 (「該服務」)，來往發展項目與杏花邨港鐵站及/或其他地點。該服務由賣方安排並由第三方服務供應商營運，由2026年9月1日開始起計為期兩年。
該服務詳情 (包括但不限於服務時間、路線、條款及細則等) 以賣方不時公佈為準。賣方保留權利不時更改該服務詳情。
All residents of residential properties of the Development will be eligible to enjoy Free Car Pick-up and Drop-off Services (the "Services") between the Development and Heng Fa Chuen MTR Station and/or other locations.
The Services is arranged by the Vendor and operated by third party services provider(s) for 2 years from 1 September 2026. Details of the Services (including but not limited to services hours, routes, terms and conditions, etc.) are subject to the Vendor's announcements from time to time. The Vendor reserves the right to amend the details of the Services from time to time.

(ii) 太古地產員工優惠
Swire Properties Staff Discount

投標者如為指定太古地產有限公司之員工 (需經太古地產有限公司人力資源及行政部或太古酒店人才及文化部驗證) 或其近親，並直接經由太古地產物業代理有限公司購入該 物業，則在提交投標價時計入2.5%售價折扣（即提交的投標價可比原本擬定的投標價低2.5%）。在賣方接納招標文件後，招標價或樓價將不會再作任何調整。賣方有絕對酌情權決定優惠適用對象之資格認定。
The Tenderer who is a selected staff of Swire Properties Limited (subject to verification by Human Resources & Administration Department at Swire Properties Limited or People & Culture Department at Swire Hotels) or his/her close relative and who purchases the Property directly through Swire Properties Real Estate Agency Limited, can take into account a 2.5% discount when submitting the Tender Price (i.e. to submit a Tender Price which is 2.5% lower than the original intended Tender Price). There will be no further adjustment to the Tender Price or Purchase Price after the Tender Document is being accepted by the Vendor.
The Vendor shall have absolute discretion to determine the eligibility of selected staff of Swire Properties Limited.

8. 下述互聯網可連結到此期數的價單: www.theheadlandresidences.hk
The price list(s) of the Phase can be found in the following website: www.theheadlandresidences.hk

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