

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of the Development	MOUNT POKFULAM	期數 (如有) Phase No. (if any)	不適用 Not applicable
發展項目位置 Location of the Development	薄扶林道86A-86G號 86A-86G Pok Fu Lam 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 (PASP) 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)				
			屋號 House Number							
09-04-2024	16-04-2024		薄扶林道 86D 號 86D Pok Fu Lam Road				\$333,550,000		-售價 5%之臨時訂金於買方簽署臨時買賣合約時繳付; 5% of Transaction Price being preliminary deposit shall be paid upon the signing of the preliminary agreement for sale and purchase; -售價 5%之加付訂金於買方簽署臨時買賣合約後 5 個工作天內繳付; 5% of Transaction Price being further deposit shall be paid within 5 working days after the date of the signing of the preliminary agreement for sale and purchase; -售價 10%之部份售價於買方簽署臨時買賣合約後 30 天內繳付; 10% of Transaction Price being part payment shall be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase; -售價 10%之加付部份售價於買方簽署臨時買賣合約後 120 天內繳付; 10% of Transaction Price being further part payment shall be paid within 120 days after the date of the signing of the preliminary agreement for sale and purchase; -售價 70%之售價餘款於買方簽署臨時買賣合約後 180 天內繳付。 70% of Transaction Price being balance of the Transaction Price shall be paid within 180 days after the date of the signing of the preliminary agreement for sale and purchase.	

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							
02-04-2025	10-04-2025		薄扶林道 86C 號 86C Pok Fu Lam Road				\$230,496,000		-售價 5%之臨時訂金於買方簽署臨時買賣合約時繳付; 5% of Transaction Price being preliminary deposit shall be paid upon the signing of the preliminary agreement for sale and purchase; -售價 5%之加付訂金於買方簽署正式買賣合約時繳付; 5% of Transaction Price being further deposit shall be paid upon signing of agreement for sale and purchase; -售價 15%之部份售價於買方簽署臨時買賣合約後 26 天內繳付; 15% of Transaction Price being part payment shall be paid within 26 days after the date of the signing of the preliminary agreement for sale and purchase; -售價 75%之售價餘款於買方簽署臨時買賣合約後 60 天內繳付。 75% of Transaction Price being balance of the Transaction Price shall be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.  -附設裝飾及家具優惠 Exclusive Decorations and Furniture Offer (見備註/See Remarks 7(b))  -靈活成交安排 Flexible Completion Arrangement (見備註/See Remarks 7(c))	

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							
09-08-2025	15-08-2025		薄扶林道 86E 號 86E Pok Fu Lam Road				\$189,240,000		-售價 5%之臨時訂金於買方簽署臨時買賣合約時繳付; 5% of Transaction Price being preliminary deposit shall be paid upon the signing of the preliminary agreement for sale and purchase; -售價 5%之部份售價於買方簽署臨時買賣合約後 10 天內繳付; 5% of Transaction Price being part payment shall be paid within 10 days after the date of the signing of the preliminary agreement for sale and purchase; -售價 90%之售價餘款於買方簽署臨時買賣合約後 27 天內繳付。 90% of Transaction Price being balance of the Transaction Price shall be paid within 27 days after the date of the signing of the preliminary agreement for sale and purchase.	

### 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) 附設裝飾及家具優惠 Exclusive Decorations and Furniture Offer

(只適用於薄扶林道86C 號的買方)

(Only applicable to the Purchaser(s) of 86C Pok Fu Lam Road)

- (a) 在成交時，買方將免費獲贈附錄 1 列明之裝飾、家具和物件 (統稱「該家具」)。

On completion, the Purchaser will be provided with the decorations, furniture and chattels (collectively, the "Furniture") set out in Annex 1 below free of charge.

- (b) 該家具將於完成本物業之買賣時連同本物業以「現狀」交予買方。賣方不會就該家具或其狀況、狀態、品質及性能，及其是否在可運作狀態作出任何保證、保養或陳述。

The Furniture will be handed over to the Purchaser(s) together with the Property on completion of the sale and purchase of the Property on an " as -is" condition. 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.

- (c) 任何情況下，買方不得就該家具提出任何異議或質詢。

In any event, no objection or requisitions whatsoever shall be raised by the Purchaser(s) in respect of the Furniture.

- (d) 附設裝飾及家具優惠受其他條款及細則約束。

The Exclusive Decorations and Furniture Offer is subject to other terms and conditions.

(c) 靈活成交安排 Flexible Completion Arrangement

- (a) 根據買方揀選的支付條款，買方須於簽署臨時買賣合約（「臨時合約」）後指明的日期（「成交日」）內付清售價（「售價」）餘款。

According to the terms of payment chosen by the purchaser(s), the Purchaser is required to pay the balance of purchase price (the "Purchase Price") within specified days after signing of the Preliminary Agreement ("Completion Date").

- (b) 儘管臨時合約及買賣合約（「買賣合約」）所載的支付條款，買方可選擇延後成交日30天（「延後成交日」）及於延後成交日或之前付清售價餘款及按買賣合約的條款完成購買本物業。在滿足賣方施加的若干條件的情況下，買方無須向賣方支付有關售價餘款就包括延後成交日之前的期間的逾期利息。

Notwithstanding the terms of payment as stated in the Preliminary Agreement and the agreement for sale and purchase ("Agreement"), the Purchaser may elect to postpone the Completion Date for 30 days ("Postponed Completion Date") and pay the balance of Purchase Price and complete the purchase of the Property in accordance with the terms of the Agreement on or before the Postponed Completion Date. Subject to satisfaction of conditions to be imposed by the Vendor, the Purchaser will not be required to pay to the Vendor such overdue interest on the balance of Purchase Price for the period up to and including the Postponed Completion Date.

- (c) 如買方作出以上第(b)段的選擇，買方須於成交日最少7天前向賣方遞交「靈活成交安排」的書面申請。

If the Purchaser makes the election mentioned in paragraph (b) above, the Purchaser shall submit a written application for the Flexible Completion Arrangement to the Vendor at least 7 days before the Completion Date.

- (d) 靈活成交安排優惠受其他條款及細則約束。

Flexible Completion Arrangement Benefit is subject to other terms and conditions.

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

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

附錄 1 附設裝飾及家具優惠 (只適用於薄扶林道86C號的買方) Annex 1 Exclusive Decorations and Furniture Offer (Only applicable to the Purchaser(s) of 86C Pok Fu Lam Road)

A部份 Part A

家具 Furniture	地下入口 大堂 G/F Entrance Lobby	客廳 Living Room	飯廳 Dining Room	廚房 Kitchen	一樓前庭 1/F Foyer	少主套房 Junior Master Chamber	套房 1 Ensuite 1	多用途媒 體室 Multi- media Room	主人套房 Master Chamber	主人書房 Master Study Room	男主人衣 帽間 His Walk- In Closet	女主人衣 帽間 Her Walk-In Closet	天台 Roof
沙發 Sofa		2						2	1				1
角几 Side Table		2				3							
茶几 Coffee Table		3						1	1				2
橫几 Console Table	1				1								
椅 Chair		2				2	1	1		1			1
高腳椅 Stool				2									
檯燈 Table Lamps		1				3	2		2	1			
地燈 Floor Lamp		2				1							
吊燈 Pendent Lamp			1										
茶藝檯 Tea Table		1											
茶藝椅 Tea chair		1											
餐檯 Dining Table			1										1
餐椅 Dining Chair			12										6
床頭櫃 Bedside Table							2		2				
書檯 Desk						1	1			1			
化妝檯 Dressing Table												1	
櫃 Cabinet								1	2				
裝飾櫃 Decorative Cabinet						1							
衣櫃 Closet						1	1				1	2	
長椅 Bench		1											
床連床褥 Bed frame with Mattress						1	1		1				
屏風 Screen			1										



## B部份 Part B

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
電梯大堂 Lift Lobby									
掛畫 Artwork	1								
入口大堂 G/F Entrance Lobby									
掛畫 Artwork	1	紅白酒 Red and White Wine	24						
化妝間 Powder Room									
浴室套裝 Washroom Set	1	香薰 Fragrance	1	裝飾植物 Decorative Plant	1	毛巾 Towel	1		
客廳 Living Room									
咕啞 Cushion	20	托盤 Tray	2	書 Book	3	裝飾植物 Decorative Plant	1	裝飾擺設 Decorative Object	5
茶藝裝飾擺設 Tea Art Decorative Object	24	茶藝器皿擺設連托盤 Tea Art Utensils with Tray	2	蠟燭 Candle	3	地毯 Carpet	1		
飯廳 Dining Room									
碟 Plate	12	餐具套裝 Cutlery Set	12	餐桌玻璃杯 Table Glass	24	餐桌擺設 Table Decorative	5	餐桌墊 Table Mat	12
餐巾連小環 Napkin with Napkin Ring	12	裝飾植物 Decorative Plant	5	酒几玻璃杯 Wine Table Glass	16	器皿擺設連托盤 Utensils with Tray	2	酒 Wine	6
玻璃器皿 Glass Bottle	5								
廚房 Kitchen									
煲連蓋 Pot with Lid	4	器皿擺設連托盤 Utensils with Tray	4	器皿 Utensils	2	裝飾植物 Decorative Plant	1	裝飾擺設 Decorative Object	2
酒 Wine	2	調味套裝 Seasoning Set	1	廚具套裝 Kitchenware Set	1				
一樓前庭 1/F Foyer									
掛畫 Artwork	1	器皿擺設連托盤 Utensils with Tray	1	裝飾植物 Decorative Plant	1				
少主套房 Junior Master Chamber									
床上用品 Bedding	1	枕頭芯連套 Pillow Filler & Caser	4	咕啞 Cushion	3	裝飾盒 Decorative Box	5	地毯 Rug	1

書 Book	3	裝飾擺設 Decorative Object	2	裝飾植物 Decorative Plant	1	玻璃杯 Glass	2		
少主浴室 Junior Master Bathsuite									
毛巾套裝 Towel Set	1	裝飾植物 Decorative Plant	1	浴室套裝 Washroom Set	1	香薰 Fragrance	1	毛巾 Towel	1
套房 1 Ensuite 1									
器皿擺設連托盤 Utensils with Tray	1	床上用品 Bedding	1	枕頭芯連套 Pillow Filler & Caser	2	咕啞 Cushion	5	裝飾盒 Decorative Box	22
書 Book	13	裝飾擺設 Decorative Object	8	毛巾 Towel	1	地毯 Carpet	1		
浴室 1 Bathsuite 1									
掛畫 Artwork	1	裝飾植物 Decorative Plant	1	浴室套裝 Washroom Set	1	毛巾套裝 Towel Set	2	毛巾 Towel	2
多用途媒體室 Multimedia Room									
書 Book	1	裝飾盒 Decorative Box	2	裝飾擺設 Decorative Object	7	器皿擺設連托盤 Utensils with Tray	1	Play Station 5 連手制 Play Station 5 with Controller	1
Switch 連手制 Switch with Controller	1	Apple iPad	1	Apple TV	1	咕啞 Cushion	18		
浴室 2 Bathsuite 2									
毛巾 Towel	3	裝飾植物 Decorative Plant	2	浴室套裝 Washroom Set	1				
二樓前庭 2/F Foyer									
掛畫 Artwork	1								
主人套房 Master Chamber									
器皿擺設連托盤 Utensils with Tray	3	床上用品 Bedding	1	枕頭芯連套 Pillow Filler & Caser	4	咕啞 Cushion	9	裝飾植物 Decorative Plant	1
書 Book	2	裝飾擺設 Decorative Object	3	裝飾盒 Decorative Box	2	地毯 Rug	1		
主人書房 Master Study Room									
書 Book	7	器皿擺設連托盤 Utensils with Tray	2	裝飾擺設 Decorative Object	10	裝飾盒 Decorative Box	32	文具套裝 Stationary Set	1
行李 Luggage	1								
男主人衣帽間 His Walk In Closet									

鞋 Shoe	2	衣服 Clothes	8	衣架 Hanger	7	絲巾 Scarf	1	香水 Perfume	2
托盤 Tray	1	梳 Hair Brush	1	皮袋 Leather Bag	2				
女主人衣帽間 Her Walk In Closet									
鞋 Shoe	4	器皿擺設連托盤 Utensils with Tray	1	衣服 Clothes	13	絲巾 Scarf	4	衣架 Hanger	7
裝飾盒 Decorative Box	11	帽 Hat	1						
主人浴室 Master Bathsuite									
毛巾 Towel	8	香薰 Fragrance	1	皂液套裝 Hand Wash Set	2	裝飾植物 Decorative Plant	1	護膚品 Skincare product	10
護膚品擺設連托盤 Skincare Product with Tray	1	浴袍 Bathrobe	2	掛畫 Artwork	1	桑拿木桶套裝 Sauna Barrel Set	1		
天台 Roof									
咕啞 Cushion	12								

#### C部份 Part C

家具 Furniture	客廳 Living Room	飯廳 Dining Room	少主套房 Junior Master Chamber	套房 1 Ensuite 1	浴室 1 Bathsuite 1	多用途媒體室 Multimedia Room	主人套房 Master Chamber	主人書房 Master Study Room
窗簾 Curtain	1		1	1			1	1
窗紗 Sheer	1		1	1			1	
百葉簾 Venetian Blind	1	1			1	4		1

更新日期及時間 Date & Time of Update : 15-08-2025 05:00 PM

(日-月-年) (DD-MM-YYYY)