

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	南灣 LARVOTTO	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	鴨脷洲海旁道8號 8 AP LEI CHAU PRAYA 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.

(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)							
22-10-2017	26-10-2017		10	37	A	5123	\$55,800,000		招標文件支付辦法(T3) Payment Plan (T3) of Tender Document • 見備註/See Remarks 7 (d)(i) • 見備註/See Remarks 7 (c)(i)	
18-12-2017	27-12-2017		2	16	B		\$53,850,000		招標文件支付辦法(T4) Payment Plan (T4) of Tender Document • 見備註/See Remarks 7 (d)(ii) • 見備註/See Remarks 7 (c)(i)	
25-04-2019	03-05-2019		10	36	A	5106	\$52,338,000		招標文件支付辦法(T5) Payment Plan (T5) of Tender Document • 見備註/See Remarks 7 (d)(iii) • 見備註/See Remarks 7 (c)(i)	
11-06-2019	18-06-2019		7	7	A	3025	\$37,500,000		招標文件支付辦法(T6) Payment Plan (T6) of Tender Document • 見備註/See Remarks 7 (d)(iv) • 見備註/See Remarks 7 (c)(i)	
04-11-2019	11-11-2019		10	7	B		\$28,000,000		招標文件支付辦法(T7) Payment Plan (T7) of Tender Document • 見備註/See Remarks 7 (d)(v) • 見備註/See Remarks 7 (c)(i)	
01-02-2021	08-02-2021		10	7	A	5107	\$30,500,000		招標文件支付辦法(T12) Payment Plan (T12) of Tender Document • 見備註/See Remarks 7 (d)(vi) • 見備註/See Remarks 7 (c)(i)	
16-03-2021	23-03-2021		6	38	C		\$43,660,000		招標文件支付辦法(T13) Payment Plan (T13) of Tender Document • 見備註/See Remarks 7 (d)(vii) • 見備註/See Remarks 7 (c)(i) • 見備註/See Remark 7 (e)	
20-07-2021	27-07-2021		5	38	C	3008	\$47,380,000		招標文件支付辦法(T16) Payment Plan (T16) of Tender Document • 見備註/See Remarks 7 (d)(viii) • 見備註/See Remarks 7 (c)(i)	
30-06-2025	08-07-2025		5	7	A	110	\$23,480,000		招標文件支付辦法(T18) Payment Plan (T18) of Tender Document • 見備註/See Remarks 7 (d)(ix) • 見備註/See Remarks 7 (c)(i)	
07-07-2025	14-07-2025		5	7	B	1, 1070	\$25,800,000		招標文件支付辦法(T18) Payment Plan (T18) of Tender Document • 見備註/See Remarks 7 (d)(x) • 見備註/See Remarks 7 (c)(i)	

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，賣方須在此記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，須在此記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，在此記錄冊(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, the 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記錄冊(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，『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。
In this Remark 7, “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase.
- (c) 支付條款及付款計劃優惠。
Terms of Payment and Payment Plan Benefit.
- (i) 「首3年保修優惠」。
‘First 3 Years Warranty Offer’.
- (d) 支付條款 (只適用於以投標方式購買的物業)。
The Terms of Payment (Applicable for properties purchased by way of tender only).
- (i) 支付辦法T3。
Payment Plan T3.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價5%於接納書的日期後30日內繳付。
 - 樓價90%(樓價餘額)於接納書的日期後180日內繳付(成交日期不得早於接納書的日期後90日)。
 - 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).
 - A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of Letter of Acceptance.
 - 90% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of Letter of Acceptance (The completion date must not be earlier than 90 days after the date of Letter of Acceptance).

- (ii) 支付辦法T4。
- Payment Plan T4.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價5%於買方簽署正式合約時繳付。
 - 樓價90%(樓價餘額)於接納書的日期後120日內繳付(成交日期不得早於接納書的日期後90日)。
 - 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).
 - A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the Agreement.
 - 90% of the purchase price (balance of purchase price) shall be paid within 120 days after the date of Letter of Acceptance (The completion date must not be earlier than 90 days after the date of Letter of Acceptance).

- (iii) 支付辦法T5。
- Payment Plan T5.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價10%於接納書的日期後5日內繳付。
 - 樓價85%(樓價餘額)於接納書的日期後120日內繳付(成交日期必須於接納書的日期後120日內；並不得早於接納書的日期後90日)。
 - 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)
 - A further deposit equivalent to 10% of the Purchase Price shall be paid within 5 days after the date of Letter of Acceptance.
 - 85% of the Purchase Price (balance of the Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance(The completion date must be within 120 days; and not be earlier than 90 days, after the date of Letter of Acceptance).

- (iv) 支付辦法T6。
- Payment Plan T6.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價5%於接納書的日期後30日內繳付。
 - 加付訂金即樓價5%於接納書的日期後60日內繳付。
 - 加付訂金即樓價5%於接納書的日期後90日內繳付。
 - 樓價80%(樓價餘額)於接納書的日期後120日內繳付(成交日期必須於接納書的日期後120日內；並不得早於接納書的日期後90日)。
 - 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)
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance.
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance.
 - 80% of the Purchase Price (balance of the Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance(The completion date must be within 120 days; and not be earlier than 90 days, after the date of Letter of Acceptance).

- (v) 支付辦法T7。
- Payment Plan T7.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價5%於接納書的日期後30日內繳付。
 - 加付訂金即樓價5%於接納書的日期後60日內繳付。
 - 加付訂金即樓價5%於接納書的日期後90日內繳付。
 - 樓價80%(樓價餘額)於接納書的日期後120日內繳付(成交日期必須於接納書的日期後120日內；並不得早於接納書的日期後90日)。
 - 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)
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance.
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance.
 - 80% of the Purchase Price (balance of the Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance(The completion date must be within 120 days; and not be earlier than 90 days, after the date of Letter of Acceptance).

- (vi) 支付辦法T12。
- Payment Plan T12.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價5%於接納書的日期後14日內繳付。
 - 樓價90%(樓價餘額)於接納書的日期後180日內繳付(成交日期並不得早於接納書的日期後90日)。
 - 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)
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 14 days after the date of Letter of Acceptance.
 - 90% of the Purchase Price (balance of the Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance(The completion date must be not be earlier than 90 days, after the date of Letter of Acceptance).

- (vii) 支付辦法T13。
- Payment Plan T13.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價10%於接納書的日期後5日內繳付。
 - 加付訂金即樓價10%於接納書的日期後30日內繳付。
 - 樓價75%(樓價餘額)於接納書的日期後180日內繳付(成交日期並不得早於接納書的日期後90日)。
 - 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)
 - A further deposit equivalent to 10% of the Purchase Price shall be paid within 5 days after the date of Letter of Acceptance.
 - A further deposit equivalent to 10% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance.
 - 75% of the Purchase Price (balance of the Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance(The completion date must be not be earlier than 90 days, after the date of Letter of Acceptance).

- (viii) 支付辦法T16。
- Payment Plan T16.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價5%於接納書的日期後30日內繳付。
 - 加付訂金即樓價5%於接納書的日期後60日內繳付。
 - 加付訂金即樓價5%於接納書的日期後90日內繳付。
 - 樓價80%(樓價餘額)於接納書的日期後120日內繳付(成交日期並不得早於接納書的日期後90日)。
 - 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)
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance.
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance.
 - 80% of the Purchase Price (balance of the Purchase Price) shall be paid within 120 days after the date of the Letter of Acceptance(The completion date must be not be earlier than 90 days, after the date of Letter of Acceptance).

- (ix) 支付辦法T18。
- Payment Plan T18.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價15%於接納書的日期後30日內繳付。
 - 樓價80%(樓價餘額)於接納書的日期後90日內繳付(成交日期並不得早於接納書的日期後90日)。
 - 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)
 - A further deposit equivalent to 15% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance.
 - 80% of the Purchase Price (balance of the Purchase Price) shall be paid within 90 days after the date of the Letter of Acceptance(The completion date must be not be earlier than 90 days, after the date of Letter of Acceptance).

- (x) 支付辦法T18。
- Payment Plan T18.
- 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 加付訂金即樓價5%於接納書的日期後30日內繳付。
 - 樓價90%(樓價餘額)於接納書的日期後100日內繳付(成交日期並不得早於接納書的日期後90日)。
 - 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)
 - A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance.
 - 90% of the Purchase Price (balance of the Purchase Price) shall be paid within 100 days after the date of the Letter of Acceptance(The completion date must be not be earlier than 90 days, after the date of Letter of Acceptance).

- (e) 傢俱和物件優惠
- Furniture and Chattels Offer

該物業現有展示及安放之傢俱和物件(『該傢俱』)已包括在該物業樓價內。賣方或其代表不會就該等傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態，品質或性能或其他，及其是否或將會否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『現狀』及『屆時之現狀』在該物業交予買方。買方應於購買有關物業前先安排其委任之專家及專業人員全面檢查該等傢俱和物件。任何情況下，買方不得就該等傢俱和物件提出任何異議或質詢。為免疑問，附件6所述的首3年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The furniture and chattels (“Furniture”) currently displayed and placed at the Property has been included in the purchase price of the Property. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards such furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of such furniture and chattels or as to whether any of such furniture and chattels are or will be in working condition. The said furniture and chattels will be delivered at the relevant Properties(s) to Purchaser upon completion on an “as-is” and “the then as-is” condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the said furniture and chattels before purchasing the properties(s). In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the said furniture and chattels. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in annex 6 does not apply to the Furniture. This offer 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: <http://www.larvotto.com.hk/>
- The price list(s) of the development can be found in the following website : <http://www.larvotto.com.hk/>

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