

根據《一手住宅物業銷售條例》第 60 條所備存的成交紀錄冊  
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	禮著 The AURA	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	窩打老道 146 號 146 Waterloo 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，發展項目的成交紀錄冊的目的是向公眾人士提供列於紀錄冊的關於該發展項目的交易資料，以使公眾人士了解香港的住宅物業市場狀況。本成交紀錄冊內的個人資料除供該指定用途使用外，不得作其他用途。

Important Notes :

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 this Register of Transactions for the Development is to provide a member of the public with the transaction information relating to the Development, as set out in this Register, for understanding the residential property market conditions in Hong Kong. The personal data in this Register of Transactions should not be used for any purpose not related to such 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
			屋號 House number	車位(如有) Car-parking space (if any)				
11-10-2023	18-10-2023		1		\$178,000,000.00		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)已繳付 A deposit equivalent to 5% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)  加付樓價即樓價 30% 於接納書的日期起 90 日內繳付 A part payment equivalent to 30% of the purchase price shall be paid within 90 days after the date of the Letter of Acceptance	

						<p>樓價 65% 於接納書的日期起 270 日內繳付 65% of the purchase price shall be paid within 270 days after the date of the Letter of Acceptance</p> <p>樓價 65% 於接納書的日期起 330 日內繳付 65% of the purchase price shall be paid within 330 days after the date of the Letter of Acceptance</p> <p>優先入住(見備註7(a)) Early Occupation (See Remark 7(a))</p>	
14-11-2023	21-11-2023		2		\$210,000,000.00	<p>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)已繳付 A deposit equivalent to 5% of the purchase price has been paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)</p> <p>加付樓價即樓價 30% 於接納書的日期起 90 日內繳付 A part payment equivalent to 30% of the purchase price shall be paid within 90 days after the date of the Letter of Acceptance</p>	

							樓價 65% 於接納書的日期 起 270 日內繳付 65% of the purchase price shall be paid within 270 days after the date of the Letter of Acceptance  優先入住(見備註7(a)) Early Occupation (See Remark 7(a))  贈品實產(見備註7(b)) Gift Chattels (See Remark 7(b))	
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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 小時內填入此紀錄冊。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. 賣方須一直提供此紀錄冊，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. 本紀錄冊會在(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. (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.

(a) 優先入住

在買方滿足以下先決條件的前提下，賣方同意買方由簽署正式買賣合約後 60 天(或在買賣雙方同意下的一個較早的日期)起至上述正式買賣合約所訂定的實際成交日期內佔用該物業：-

- (i) 買方須簽署該物業的准用許可證，格式由賣方律師訂明，買方不得要求任何修改；
- (ii) 買方向賣方另外支付相等於樓價 45%作為准用許可費用，在買方未有違反准用許可協議的任何條款及按買賣合約條款完成交易為前提下，佔用期內所付之准用許可費用全數以回贈形式回贈並用以支付部份樓價餘額；
- (iii) 買方必須負責繳付准用許可證之印花稅裁定費、印花稅(如有)及註冊費、簽訂准用許可證所需之律師費及於佔用期內該物業之管理費、差餉、地租及其他開支等；
- (iv) 准用許可證受其他條款及細則約束。

(a) Early Occupation

Subject to the conditions precedent below being satisfied by the Purchaser, the Vendor agrees the Purchaser to occupy the Property from 60 days (or an earlier date to be mutually agreed by the Vendor and the Purchaser) after the date of signing of the formal agreement for sale and purchase to the actual date of completion as anticipated in the said formal agreement for sale and purchase:-

- (i) The Purchaser shall execute a licence agreement in respect of the Property in the form prescribed by the Vendor's solicitors without amendment;
- (ii) The Purchaser shall separately pay to the Vendor a licence fee equivalent to 45% of the Purchase Price. Subject to there being no breach of any terms and conditions under the licence agreement and the Purchaser completing the sale and purchase in accordance with the terms and conditions of the agreement for sale and purchase, the licence fee shall be refunded in full as a rebate and applied as part payment of the balance of the purchase price;

(iii) The Purchaser shall be responsible to pay for the stamp duty adjudication fee, stamp duty (if any) and registration fee on the licence agreement, the legal costs for the preparation and execution of the licence agreement and the management fees, government rates and rents and all other outgoings, etc. of the property within the licence period;

(iv) The licence agreement is subject to other terms and conditions.

(b) 贈品實產

在買方完全遵守、履行及符合於正式買賣合約所列的條款及條件的前提下，附帶於正式買賣合約的附表 8 所列的裝飾、傢具和物件將於按正式買賣合約完成本物業之買賣時(“成交”)以「現狀」由賣方於本物業內交予買方，「現狀」指上述實產於成交日當天之狀況。

(b) Gift Chattels

Subject to the full observance and performance of and compliance with the terms and conditions of the formal agreement for sale and purchase by the Purchaser, the decoration, furniture and chattels as per the Schedule 8 attached in the formal agreement for sale and purchase will be handed over by the Vendor to the Purchaser at the Property on the completion of the sale and purchase of the Property under the formal agreement for sale and purchase (“Completion”) in an “as is” condition, meaning, the condition the Chattels will be as at the date of Completion.

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

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

更新日期及時間：

(日-月-年)

Date & Time of Update:

(DD-MM-YYYY) 08-07-2024 12:00