

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	逸璟·龍灣 L'Aquatique	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	青山公路青龍頭段 108 號 108 Castle Peak Road Tsing Lung Tau		

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，成交紀錄冊的目的是向公眾人士提供列於紀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。紀錄冊內的個人資料除供指定用途使用外，不得作其他用途。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。

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 (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)				
17/11/2018	23/11/2018		1	1	C		\$5,817,000		• 價單第2號 (A1)付款辦法 Payment Plan (A1) of Price List No.2 • 見備註/See Remarks 7 (c)(i) • 見備註/See Remarks 7 (d) • 見備註/See Remarks 7 (e)	
17/11/2018	23/11/2018		1	1	E		\$4,090,000		• 價單第2號 (A1)付款辦法 Payment Plan (A1) of Price List No.2 • 見備註/See Remarks 7 (c)(i) • 見備註/See Remarks 7 (d) • 見備註/See Remarks 7 (e)	
17/11/2018	23/11/2018		1	1	F		\$4,316,000		• 價單第2號 (A1)付款辦法 Payment Plan (A1) of Price List No.2 • 見備註/See Remarks 7 (c)(i) • 見備註/See Remarks 7 (d) • 見備註/See Remarks 7 (e)	
17/11/2018	23/11/2018		1	2	E		\$3,688,000		• 價單第1號 (A1)付款辦法 Payment Plan (A1) of Price List No.1 • 見備註/See Remarks 7 (c)(i) • 見備註/See Remarks 7 (d) • 見備註/See Remarks 7 (e)	
17/11/2018	23/11/2018		1	9	F		\$4,937,000		• 價單第1號 (A1)付款辦法 Payment Plan (A1) of Price List No.1 • 見備註/See Remarks 7 (c)(i) • 見備註/See Remarks 7 (d) • 見備註/See Remarks 7 (e)	
17/11/2018	23/11/2018		1	11	E		\$4,798,000		• 價單第2號 (A1)付款辦法 Payment Plan (A1) of Price List No.2 • 見備註/See Remarks 7 (c)(i) • 見備註/See Remarks 7 (d) • 見備註/See Remarks 7 (e)	
2/12/2018	7/12/2018		1	5	C		\$6,209,000		• 價單第1號 (A1)付款辦法 Payment Plan (A1) of Price List No.1 • 見備註/See Remarks 7 (c)(i) • 見備註/See Remarks 7 (d) • 見備註/See Remarks 7 (e)	

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, 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，「售價」有關價單第二部份中所列之住宅物業的售價，而「相關價單」指有關住宅物業之價單，該價單在 (G) 欄列出。「成交金額」指於臨時買賣合約（「臨時合約」）訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出價目位數作為成交金額。

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, which said price list is set out in column (G). "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase ("PASP"). The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded up to the nearest thousand to determine the Transaction Price.

- (c) (i) 相價價單中支付條款(A1)卓越現金付款計劃 (照售價減 5%)

Terms of Payment (A1) under the price list concerned – Supreme Cash Payment Plan (5% discount from the Price)

- (ii) 相價價單中支付條款(A2)優越現金付款計劃 (照售價減 5%)

Terms of Payment (A2) under the price list concerned – Supreme Cash Payment Plan (5% discount from the Price)

- (iii) 相價價單中支付條款(A3)換樓易現金付款計劃 (照售價減 5%)

Terms of Payment (A3) under the price list concerned – Home Sweet Home Cash Payment Plan (5% discount from the Price)

- (iv) 相價價單中支付條款(B1)卓越建築期付款計劃 (照售價減 2%)

Terms of Payment (B1) under the price list concerned – Supreme Stage Payment Plan (2% discount from the Price)

- (v) 相價價單中支付條款(B2) 優越建築期付款計劃 (照售價減 2%)

Terms of Payment (B2) under the price list concerned – Superior Stage Payment Plan (2% discount from the Price)

- (iv) 相價價單中支付條款(B3) 卓越建築期付款計劃 (照售價減 2%)

Terms of Payment (B3) under the price list concerned – Home Sweet Home Stage Payment Plan (2% discount from the Price)

- (d) 「早買早享受」限時折扣 – 買方於指定日期或之前簽署臨時買賣合約購買相關價單所列之住宅物業，可享有額外售價 2%折扣

“Early-Bird” Limited time Discount- purchaser who signs the primary agreement for sale and purchase on or before a specified date to purchase a residential property listed in the relevant price list shall be entitled to enjoy extra 2% discount from the price.

- (e) 「卓越印花稅優惠」 (只適用於選擇於相關價單之支付條款(A1) 卓越現金付款計劃 或 (B1) 卓越建築期付款計劃)

Supreme Stamp Duty Benefit (only applicable to the Purchaser(s) who has/have selected the Terms of Payments (A1) (i.e., “Supreme Cash Payment Plan”) or (B1) (i.e., “Supreme Stage Payment Plan”) in relevant price list.)

買方簽署臨時買賣合約購買相關價單所列之住宅物業，可享有額外售價 10% 折扣。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in the relevant price list shall be entitled to enjoy extra 10% discount from the price.

- (f) 「優越印花稅優惠」 (只適用於支付條款 (A2) 優越現金付款計劃 或 (B2) 優越建築期付款計劃)

Superior Stamp Duty Benefit (only applicable to the Purchaser(s) who has/have selected the Terms of Payments (A2) (i.e., “Superior Cash Payment Plan”) or (B2) (i.e., “Superior Stage Payment Plan”) in relevant price list.)

買方簽署臨時買賣合約購買相關價單所列之住宅物業，可享有額外售價 6.25% 折扣及受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 3.75%)。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in relevant price list shall be entitled to enjoy extra 6.25% discount from the price and Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 3.75% of the Purchase Price).

(g) 「換樓易印花稅優惠」(只適用於支付條款 (A3) 換樓易現金付款計劃 或 (B3) 換樓易建築期付款計劃)

Home Sweet Home Stamp Duty Benefit (only applicable to the Purchaser(s) who has/have selected the Terms of Payments (A3) (i.e., “Home Sweet Home Payment Plan”) or (B3) (i.e., “Home Sweet Home Payment Plan”) in relevant price list.)

買方簽署臨時買賣合約購買相關價單所列之住宅物業，受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 10%)。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in the relevant price list, subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 10% of the Purchase Price).

(h) 送贈傢俱優惠

Free Furniture Offer

- a. 賣方將各簽署臨時買賣合約以購買相關價單中列明適用的住宅物業之買方可免費獲贈相關價單中之附錄中所述之相關住宅物業之裝飾、傢俱和物件。

The vendor will, by way of gift, provide to the purchaser(s) who enter(s) into PASP to purchase(s) an applicable residential property as set out in the price list concerned the decoration, furniture and chattels of the relevant residential property as set out in Annex in the relevant price list free of charge.

- b. 送贈傢俱優惠不能轉讓及轉移，及只能由該/該批單位買方本人享用。

The Free Furniture Offer is non-assignable and non-transferable and can only be enjoyed by the purchaser(s) of the/those unit(s) personally.

- c. 賣方或其代表不會就該/該批傢俱作出任何保證、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/該批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/該批傢俱提出任何異議或質詢。

No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the/those Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the/those Furniture or as to whether any of the/those Furniture is or will be in working condition. The/those

Furniture will be delivered to the Purchaser(s) 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(s) in respect of the/those Furniture.

(i) 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- a. 選購一(1) 個於相關價單上設有符號 “#” 之住宅物業之買方，可享有申請認購其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。

The Purchaser of ONE (1) residential property that is marked with a “#” in the relevant price list is entitled to have an option to apply to purchase one residential car parking space in respect of which presale consent(s) or consent(s) to assign has/have then been issued by the Director of Lands. The Purchaser can exercise his/her/its option to purchase residential car parking space in accordance with time limit and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor.

- b. 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If the Purchaser does not exercise the option to purchase residential car parking space in accordance with time limit and manner prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

- c. 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The price and sales arrangements of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

8. 下述互聯網可連結到此發展項目的價單: www.laquatique.com.hk

The price list(s) of the development can be found in the following website: www.laquatique.com.hk

9. 此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。此紀錄冊內容或包含 個人資料，讀者不應在未得賣方或此紀錄冊內提及的相關人士同意下，使用該等資料作任何與此紀錄冊無關的用途。

The purpose of this register is to provide 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 contents of this register may contain personal data and readers should not use the information for any unrelated purpose without having first obtained the consent from the Vendor and the relevant persons referred to in this register.

10. 此紀錄冊內的資料不得用作任何與此紀錄冊無關的用途。此等資料的使用受個人資料(私隱)條例(第 486 章)規管。

The information contained in this register shall not be used for purposes that are not related to the purposes of this register and the use of information provided in this register is subject to the provisions in the Personal Data (Privacy) Ordinance Cap. 486.

更新日期及時間(日-月-年): 08:00 PM, 7-12-2018

Date & Time of Update (DD-MM-YYYY):