

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	棗梨雅道3號 3 Julia Avenue	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	棗梨雅道3號(上層住宅部份)及亞皆老街116號(地下至一樓商舖) 3 Julia Avenue (Domestic Portion on the Upper Floors) and 116 Argyle Street (Shops from Ground Floor to First Floor)		
發展項目 (或期數) 中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			67

印製日期 Date of Printing	價單編號 Number of Price List
16/9/2014	1

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「√」標示 Please use "√" to indicate changes to prices of residential properties
		價錢 Price
27/11/2014	1A	--
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第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
棗梨雅道3號 3 Julia Avenue	5	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	14,952,000	224,954 (20,912)	--	--	--	--	--	--	--	--	--	--
	5	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	12,503,000	205,354 (19,089)	--	--	--	--	--	--	--	--	--	--
	6	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,090,000	227,030 (21,105)	--	--	--	--	--	--	--	--	--	--
	6	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	12,784,000	209,970 (19,518)	--	--	--	--	--	--	--	--	--	--
	7	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,243,000	229,332 (21,319)	--	--	--	--	--	--	--	--	--	--
	7	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	13,346,000	219,200 (20,376)	--	--	--	--	--	--	--	--	--	--
	8	A	101.613 (1,094) 露台 Balcony: 2.376 (26); 工作平台 Utility Platform: 1.500 (16)	29,124,000	286,617 (26,622)	--	--	--	--	--	--	--	--	--	--
	8	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,626,000	235,094 (21,855)	--	--	--	--	--	--	--	--	--	--
	8	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	13,697,000	224,965 (20,911)	--	--	--	--	--	--	--	--	--	--
9	A	101.613 (1,094) 露台 Balcony: 2.376 (26); 工作平台 Utility Platform: 1.500 (16)	29,301,000	288,359 (26,783)	--	--	--	--	--	--	--	--	--	--	

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
棗梨雅道3號 3 Julia Avenue	9	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,788,000	237,531 (22,081)	--	--	--	--	--	--	--	--	--	--
	9	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	13,838,000	227,281 (21,127)	--	--	--	--	--	--	--	--	--	--
	10	A	101.613 (1,094) 露台 Balcony: 2.376 (26); 工作平台 Utility Platform: 1.500 (16)	29,478,000	290,101 (26,945)	--	--	--	--	--	--	--	--	--	--
	10	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,949,000	239,954 (22,306)	--	--	--	--	--	--	--	--	--	--
	10	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	13,978,000	229,580 (21,340)	--	--	--	--	--	--	--	--	--	--
	18	A	101.557 (1,093) 露台 Balcony: 2.376 (26); 工作平台 Utility Platform: 1.500 (16)	30,985,000	305,100 (28,349)	--	--	--	--	--	--	--	--	--	--
	18	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	17,076,000	256,909 (23,883)	--	--	--	--	--	--	--	--	--	--
	18	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	14,997,000	246,317 (22,896)	--	--	--	--	--	--	--	--	--	--
	19	A	101.557 (1,093) 露台 Balcony: 2.376 (26); 工作平台 Utility Platform: 1.500 (16)	31,268,000	307,886 (28,608)	--	--	--	--	--	--	--	--	--	--
19	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	17,248,000	259,497 (24,123)	--	--	--	--	--	--	--	--	--	--	

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
棗梨雅道3號 3 Julia Avenue	19	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,151,000	248,846 (23,131)	--	--	--	--	--	--	--	--	--	--
	20	A	101.557 (1,093) 露台 Balcony: 2.376 (26); 工作平台 Utility Platform: 1.500 (16)	31,550,000	310,663 (28,866)	--	--	--	--	--	--	--	--	--	--
	20	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	17,421,000	262,100 (24,365)	--	--	--	--	--	--	--	--	--	--
	20	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,306,000	251,392 (23,368)	--	--	--	--	--	--	--	--	--	--
	21	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	17,612,000	264,974 (24,632)	--	--	--	--	--	--	--	--	--	--
	21	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,481,000	254,266 (23,635)	--	--	--	--	--	--	--	--	--	--
	22	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	17,965,000	270,285 (25,126)	--	--	--	--	--	--	--	--	--	--
	22	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,790,000	259,341 (24,107)	--	--	--	--	--	--	--	--	--	--
	23	B	66.467 (715) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	18,157,000	273,173 (25,394)	--	--	--	--	--	--	--	--	--	--
23	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	15,966,000	262,232 (24,376)	--	--	--	--	--	--	--	--	--	--	

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 註：於本第 4 節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded to the nearest thousand to determine the Transaction Price.

買家於簽署臨時買賣合約時須繳付相等於成交金額5%作為臨時訂金，其中港幣\$300,000.00須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方代表律師"孖士打律師行"。

Purchasers shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase, of which HK\$300,000.00 shall be paid by a cashier order and the remaining portion of the preliminary deposit shall be paid by cashier order or cheque. All cashier orders or cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to the Vendor's solicitors "Mayer Brown JSM".

支付條款：

Terms of payment :

建期付款計劃 – (照售價)

- 1) 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，並須於5個工作日內簽署買賣合約。
- 2) 成交金額 5% 加付訂金於買方簽署買賣合約時繳付。
- 3) 成交金額 5% 加付訂金於買方簽署臨時買賣合約後60 天內時繳付。
- 4) 成交金額85%即樓價餘款於成交時即賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期後14 天內付清。

Stage Payment Plan – (the Price)

- 1) 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
- 2) 5% of the Transaction Price being Further Deposit shall be paid upon signing of the agreement for sale and purchase.
- 3) 5% of the Transaction Price being Further Deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
- 4) 85% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser(s) on completion (i.e. within 14 days after the date of written notification by the Vendor to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser).

(4)(ii) 售價獲得折扣的基礎：

Basis on which any discount on the Price is available :

(a) 置業售價折扣 Home Purchase Price Discount

凡於2015年2月28日或之前簽署臨時買賣合約，買方可獲3%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 28 February 2015, the Purchaser will be offered 3% discount on the Price.

(b) 「從價印花稅津貼」優惠 "Subsidy on Ad Valorem Stamp Duty" Benefit

凡於2015年2月28日或之前簽署臨時買賣合約，本價單所列之單位之買方可獲售價折扣優惠(詳情請參考下列的表格)作為「從價印花稅津貼」優惠。

Where the preliminary agreement for sale and purchase is signed on or before 28 February 2015, a discount from the Price (as per the table below) would be offered to the Purchaser of a unit listed in the price list as the "Subsidy of Ad Valorem Stamp Duty" Benefit.

售價 Price	「從價印花稅津貼」優惠的金額 Amount of "Subsidy of Ad Valorem Stamp Duty" Benefit
HK\$20,000,000 以下 Below HK\$20,000,000	售價的 3.75% 3.75% on the Price
HK\$20,000,000 或以上 HK\$20,000,000 or above	售價的 4.25% 4.25% on the Price

(4)(iii) 可就購買該項目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, to be made available in connection with the purchase of a specified residential property in the development :

以下贈品、財務優惠或利益由賣方提供及只適用於臨時買賣合約中列明的買方。

The following gift, financial advantage or benefit are offered by the Vendor and are applicable only to the Purchaser specified in the preliminary agreement for sale and purchase.

住宅車位優惠 Benefit for Residential Parking Space

凡於 2015 年 2 月 28 日或之前簽署臨時買賣合約購入住宅單位A之買方可免費獲贈本發展項目住宅車位 1個，每個住宅車位價值為港幣\$2,000,000。車位之分配由賣方全權決定。

Where the preliminary agreement for sale and purchase for a Flat A is signed on or before 28 February 2015, the Purchaser shall be entitled to 1 Residential Parking Space of the development free of charge. The value of Residential Parking Space is HK\$2,000,000 each. The allocation of Residential Parking Space is subject to the absolute discretion of the Vendor.

(4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅：

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development :

1.如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)。

If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment. (excluding the disbursements which shall be paid by the Purchaser)

2.如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責其有關買賣合約及轉讓契兩項法律文件之律師費用及雜費。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements in respect of the agreement for sale and purchase and the assignment.

3.買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(4)(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用：

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development :

有關其他法律文件如：附加合約、委託書、有關樓宇交易之地契、大廈公契及其他樓契之律師費、核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關買賣發展項目指明住宅物業按揭的法律及其他費用亦均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also bear the legal costs and other disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the development.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The vendor has appointed estate agents to act in the sale of any specified residential property in the development:

中原地產代理有限公司
CENTALINE PROPERTY AGENCY LIMITED

香港置業(地產代理)有限公司
HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

美聯物業代理有限公司
MIDLAND REALTY INTERNATIONAL LIMITED

利嘉閣地產有限公司
RICACORP PROPERTIES LIMITED

世紀21測量行有限公司
CENTURY 21 SURVEYORS LIMITED

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為：<http://www.3juliaavenue.hk>

The address of the website designated by the vendor for the development is: <http://www.3juliaavenue.hk>