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**
2017/10/11	4

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
2017/10/18	4A	無 Nil
2018/9/12	4B	無 Nil
2018/10/4	4C	無 Nil
2018/10/31	4D	無 Nil
2018/12/28	4E	無 Nil

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	29	B	124.944 (1,345) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: - (-)	45,349,000	362,955 (33,717)	--	--	--	3.016 (32)	--	--	--	--	--	--
	30	B	117.934 (1,269) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: - (-)	43,915,000	372,369 (34,606)	--	--	--	5.732 (62)	--	--	26.186 (282)	3.667 (39)	--	--

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)按售價計算得出之價目，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.

買方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$200,000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$200,000 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".

備註：孖士打律師行的英文名稱於2018年9月1日改為「Mayer Brown」，中文名稱不變。抬頭為「Mayer Brown JSM」的銀行本票或支票可能不獲銀行接納，敬請留意。
Remark: The English name of Mayer Brown JSM is changed to “Mayer Brown” with effect from 1 September 2018, while the Chinese name remains unchanged. Please note cashier order or cheque made payable to “Mayer Brown JSM” may not be accepted by banks.

支付條款 :
Terms of payment :

(A) JULIA 240 靈活付款計劃 -（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。
2) 成交金額 10% 進一步訂金於買方簽署臨時買賣合約後120天內繳付。
3) 成交金額 85% 即成交金額的餘數於買方簽署臨時買賣合約後240天內繳付。

(A) JULIA 240 Flexible Payment Plan - (Same as 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.
2) 10% of the Transaction Price being further deposit shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.
3) 85% of the Transaction Price being balance of the Transaction Price shall be paid within 240 days after signing of the preliminary agreement for sale and purchase.

(B) JULIA 60 付款計劃 -（照售價減5%）

1) 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付。

2) 成交金額 95% 即成交金額的餘數於買方簽署臨時買賣合約後60天內繳付。

(B) JULIA 60 Payment Plan - (5% discount from 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.

2) 95% of the Transaction Price being balance of the Transaction Price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

(C) 最高7成置易按付款計劃 –（照售價減1%）

1) 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付。

2) 成交金額 95% 即成交金額的餘數於買方簽署臨時買賣合約後120天內繳付。

(C) Easy Mortgage with maximum 70% Loan to Value Ratio Mortgage Payment Plan – (1% discount from 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.

2) 95% of the Transaction Price being balance of the Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎 :
Basis on which any discount on the Price is available :

(a) 請參閱4(i)。
Please refer to 4(i).

(b) 特選裝修設計津貼折扣優惠 (只適用於29樓B單位)
Special discount for subsidy of Design Decoration (only applicable to Flat 29B)

凡於2019年1月31日或之前簽署臨時買賣合約，買方可獲港幣$1,538,000 售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2019, the Purchaser will be offered HK$1,538,000 discount 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.

(a) 提早付清成交金額現金回贈優惠
Benefit of Early Settlement Cash Rebate

此優惠只適用於選擇「JULIA 240 靈活付款計劃」之買方。
The benefit is only applicable to those Purchasers who choose " JULIA 240 Flexible Payment Plan".

如選擇「JULIA 240 靈活付款計劃」之買方提前於買賣合約訂明的付款日期之前付清成交金額餘額, 可根據以下列表獲賣方送出提早付清成交金額現金回贈優惠(「提早付清成交金額現金回贈優惠」)。
Where the Purchaser chooses " JULIA 240 Flexible Payment Plan" and settles the balance of the Transaction Price in advance of the date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Settlement Cash Rebate Benefit ("Early Settlement Cash Rebate Benefit") offered by the Vendor according to the table below.

提早付清成交金額現金回贈優惠列表
Early Settlement Cash Rebate Benefit Table

提早付清成交金額餘額日期 Date of early settlement of the balance of the Transaction Price	提早付清成交金額現金回贈優惠金額 Early Settlement Cash Rebate Benefit amount
買方簽署臨時買賣合約後60天內 Within 60 days after signing of the preliminary agreement for sale and purchase	成交金額4% 4% of the Transaction Price
買方簽署臨時買賣合約後120天內 Within 120 days after signing of the preliminary agreement for sale and purchase	成交金額2% 2% of the Transaction Price

買方須於付清成交金額的餘額日期前最少30日，以書面方式向賣方申請提早付清成交金額現金回贈。賣方會於收到申請並確認有關資料無誤後，將提早付清成交金額現金回贈直接用於支付部分成交金額餘額。

The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate Benefit at least 30 days before the date of full settlement of the balance of the Transaction Price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate Benefit for partial settlement of the balance of the Transaction Price directly.

付清成交金額日期以賣方代表律師收到扣除提早付清成交金額現金回贈優惠後的所有成交金額款項日期為準。如提早付清成交金額現金回贈優惠列表中訂明的每個提早付清成交金額的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the Transaction Price shall be the date on which all the Transaction Price (after deducting the Early Settlement Cash Rebate Benefit) is received by the Vendor's solicitors. If the last day of each of the periods as set out in the Early Settlement Cash Rebate Benefit Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

此優惠受其他條款及細則約束。
This benefit is subject to other terms and condition.

(b) 購買29樓B單位之買家，可於買賣完成時免費獲贈該單位內現有價值為港幣約HK$5,000,000之裝修設計、傢具與物件(受買賣合約及其他相關文件條款及條件限制，該等條款及條件包括但不限於賣方或其代表不會就傢具與物件作出任何保證或陳述，尤其對其狀況、品質、效能及裝修物料的保證或提供任何保養)，傢具與物件將於成交日以「現狀」、「屆時之現狀」及所在位置給予買方。

The Purchaser of Flat 29B shall receive the fit-out design, furniture and chattels currently displayed at Flat 29B on completion of the sale and purchase which are valued at approximately HK$5,000,000 free of charge (subject to the terms and conditions of the agreement for sale and purchase and other relevant documentation, which said terms and conditions include (without limitation) the followings : No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality, fitness or finishes of any of the furniture and chattels or as to whether any of the furniture and chattels are or will be in working condition for any purpose or provide any maintenance). The furniture and chattels will be delivered to the Purchaser upon completion on an "as is" condition and "the then as-is" and "where is" basis at completion of the sale and purchase of Flat 29B.

(c) 半價認購住宅停車位優惠
50% Discount in Purchase of Residential Car Parking Space

於本價單公開發售起計購買「棗梨雅道3號」住宅單位的買家，於簽署本價單所列住宅物業單位的臨時買賣合約同時，有權從下列每個價值港幣$3,000,000的可供選擇的住宅停車位之中，以優惠價港幣$1,500,000購買住宅停車位，本價單所列每個住宅單位最多可認購兩個住宅停車位。

From the date of sale of this price list, any one residential unit of 3 Julia Avenue as set out in the price list shall, when the Purchaser signs the preliminary agreement for sale and purchase of the said residential unit, have the right to purchase any residential car parking spaces as listed in the following table which is valued at HK$3,000,000 at a discount price of HK$1,500,000 for each of the residential car parking space(s).The maximum number of car parking space(s) that can be purchased for each residential unit is 2.

惟倘若屆時買方不於簽署上述住宅物業的單位的臨時買賣合約的同時行使購買所述住宅停車位之權利，該權利將會自動失效，且不得於任何該時間之後行使，該權利由後來者補上。

If the Purchaser fails to exercise the right to purchase the residential car parking space as stated above at the same time when the preliminary agreement for sale and purchase of the said residential unit is signed by the Purchaser, such right to purchase residential car parking space(s) shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter and such right will be given to the succeeding Purchaser.

可供認購之住宅停車位:
The residential car parking space(s) available for purchase:

住宅私家停車位編號 P01 / P15 / P29 / P33 Residential Car Parking Space(s) No. P01 / P15 / P29 / P33

(d) 「最高7成置易按付款計劃」優惠
The benefit of " Easy Mortgage with maximum 70% Loan to Value Ratio Mortgage Payment Plan"

此優惠只適用於選擇「最高7成置易按付款計劃」之買方:
This benefit is only applicable to those Purchasers who choose "Easy Mortgage with maximum 70% Loan to Value Ratio Mortgage Payment Plan":

(1) 買方可向賣方安排之財務機構/銀行(「貸款機構」)申請最高達成交金額或物業估值70%之按揭 (由貸款機構決定，以低者為準)。

The Purchaser can apply for a Maximum 70% Loan to Value Ratio mortgage through financing company/ bank ("Mortgagee") arranged by the Vendor for a maximum loan amount equivalent to 70% of the Transaction Price or of the valuation of the property (as determined by the Mortgagee) (whichever is lower) .

(2) 按揭貸款及其申請受(包括但不限於)以下條款及條件規限：
The Mortgage and its application are subject to (inter alia) the following terms and conditions:

1. 買方必需於申請該按揭貸款不少於**60**天前以書面通知賣方或其指定相聯公司。
   The Purchaser shall serve a written notice to the Vendor or its specified associated company not less than **60** days before making such application for the mortgage loan.
2. 買方必需出示足夠文件證明(i) 按揭及其他貸款之每月還款總額對其每月總收入之比率符合香港金融管理局最新公佈之「供款與入息比率」及; (ii)買方能夠通過香港金融管理局就按揭申請人申請融資所公佈的壓力測試。

   The Purchaser shall provide satisfactory documents to prove that (i) the ratio of the total amount of monthly repayment of the mortgage and any other loan to the Purchaser's total monthly income have met the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority and; (ii) the Purchaser has passed the stress test as announced by the Hong Kong Monetary Authority in respect of mortgage loan applied by the mortgage applicant.
3. 按揭貸款可高達成交金額之70%。
   The mortgage loan may be up to 70% of the Transaction Price.
4. 按揭貸款年期以25年為上限。
   The term of the mortgage shall not exceed 25 years.
5. 按揭年利率為貸款機構公佈之最優惠利率(P)減最高 2.7% 計算(P-最高2.7%)。P為浮動利率，於本價單日期P為每年5.375%。
   The interest rate of the mortgage shall be Prime Rate (P) quoted by the Mortgagee less a maximum rate of 2.7% (P-up to 2.7%). P is subject to fluctuation. The P as at the date of this price list is 5.375% per annum.
6. 所有按揭之文件必須由賣方認可之律師行辦理，並由買方負責有關律師費用及雜費。
   All legal documents of the Mortgage shall be prepared and handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser.
7. 賣方及貸款機構保留批核按揭貸款及決定任何貸款之條件之權利。不論買方是否能獲批任何貸款，買方仍須按買賣合約完成指明住宅物業的交易及繳付指明住宅物業的成交金額全數。
   The Vendor and the Mortgagee reserve the right to approve the mortgage loan and to determine the conditions of granting any mortgage loan. Irrespective of whether or not a Purchaser is able to obtain any loan, the Purchaser shall complete the purchase of the specified residential property and shall pay the Transaction Price of the specified residential property in accordance with the agreement for sale and purchase.
8. 所有按揭的條款及條件受制於香港金融管理局不時發出之最新指引。
   All terms and conditions of the mortgage are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.

(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

云房網絡(香港) 代理有限公司
QFANG NETWORK (HONG KONG) AGENCY LIMITED

尚乘策略資本有限公司
AMTD STRATEGIC CAPITAL LIMITED

香港地產代理商總會有限公司
HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED

第一大平戴維斯住宅代理有限公司
SAVILLS REALTY LIMITED

置業18物業代理有限公司
18 PROPERTY AGENCY LIMITED

世華物業
SAI WAH PROPERTY

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