

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	The Avery	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	侯王道16號 16 Hau Wong Road		
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)			78

印製日期 Date of Printing	價單編號 Number of Price List
10 May 2013	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
13 March 2014	1A	--
30 May 2014	1B	--
28 July 2014	1C	--

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.)									
樓層 Floor	單位 Unit				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
6	A	28.334 (305) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	5,320,000	187,760 (17,443)	--	--	--	--	--	--	--	--	--	--
8	A	28.334 (305) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	5,562,000	196,301 (18,236)	--	--	--	--	--	--	--	--	--	--
26	A	28.334 (305) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,040,000	283,758 (26,361)	--	--	--	--	--	--	12.514 (135)	--	--	--
5	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	6,018,000	205,029 (19,044)	--	--	--	13.820 (149)	--	--	--	--	--	--
8	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	5,356,000	182,475 (16,949)	--	--	--	--	--	--	--	--	--	--
17	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	5,714,000	194,672 (18,082)	--	--	--	--	--	--	--	--	--	--
18	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	5,945,000	202,542 (18,813)	--	--	--	--	--	--	--	--	--	--
19	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	5,945,000	202,542 (18,813)	--	--	--	--	--	--	--	--	--	--
20	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	5,992,000	204,143 (18,962)	--	--	--	--	--	--	--	--	--	--
21	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	6,040,000	205,778 (19,114)	--	--	--	--	--	--	--	--	--	--
22	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	6,113,000	208,265 (19,345)	--	--	--	--	--	--	--	--	--	--
23	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	6,186,000	210,752 (19,576)	--	--	--	--	--	--	--	--	--	--
25	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	6,235,000	212,422 (19,731)	--	--	--	--	--	--	--	--	--	--
26	B	29.352 (316) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,139,000	277,289 (25,756)	--	--	--	--	--	--	13.280 (143)	--	--	--

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.)									
樓層 Floor	單位 Unit				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
23	C	20.872 (225) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.499 (16)	4,706,000	225,470 (20,916)	--	--	--	--	--	--	--	--	--	--
25	C	20.872 (225) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.499 (16)	4,772,000	228,632 (21,209)	--	--	--	--	--	--	--	--	--	--
26	C	20.872 (225) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.499 (16)	4,810,000	230,452 (21,378)	--	--	--	--	--	--	--	--	--	--
22	D	20.872 (225) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.499 (16)	4,582,000	219,529 (20,364)	--	--	--	--	--	--	--	--	--	--
23	D	20.872 (225) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.499 (16)	4,646,000	222,595 (20,649)	--	--	--	--	--	--	--	--	--	--
25	D	20.872 (225) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.499 (16)	4,711,000	225,709 (20,938)	--	--	--	--	--	--	--	--	--	--
26	D	20.872 (225) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.499 (16)	4,749,000	227,530 (21,107)	--	--	--	--	--	--	--	--	--	--

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)

如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時，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部的計算得出的。
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) 支付條款 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金，請帶備港幣\$150,000.00銀行本票以支付部份臨時訂金，抬頭請寫「貝克·麥堅時律師事務所」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of purchase price upon signing of the Preliminary Agreement for Sale and Purchase. A cashier order of HK\$150,000.00 being part of the Preliminary Deposit shall be made payable to "Baker & McKenzie". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

所有支付條款樓價之換算皆向下捨入計至百位數。

All purchase prices in various terms of payment shall be rounded down to the nearest hundred dollars.

(A)75天現金優惠付款 75-day Cash Payment (照售價減5%) (5% discount from Price)

- (1) 樓價5% (「臨時訂金」) 於買方簽署臨時買賣合約時繳付，並於簽署後5個工作天內簽署買賣合約。
A preliminary deposit equivalent to 5% of purchase price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Agreement for Sale & Purchase shall be signed by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- (2) 樓價5%於買方簽署買賣合約時繳付。
5% of purchase price being part payment of purchase price shall be paid upon signing of the Agreement for Sale & Purchase.
- (3) 樓價90%於買方簽署臨時合約後75天內繳付。
90% of purchase price being balance of purchase price shall be paid within 75 days after signing of the Preliminary Agreement for Sale and Purchase.

(B)180天現金優惠付款 180-day Cash Payment (照售價減3%) (3% discount from Price)

- (1) 樓價5% (「臨時訂金」) 於買方簽署臨時買賣合約時繳付，並於簽署後5個工作天內簽署買賣合約。
A preliminary deposit equivalent to 5% of purchase price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Agreement for Sale & Purchase shall be signed by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- (2) 樓價5%於買方簽署買賣合約時繳付。
5% of purchase price being part payment of purchase price shall be paid upon signing of the Agreement for Sale & Purchase.
- (3) 樓價90%於買方簽署臨時合約後180天內繳付。
90% of purchase price being balance of purchase price shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(C)75天第二按揭計劃# 75-day Second Mortgage Payment Plan# (照售價減3%) (3% discount from Price)

- (1) 樓價5% (「臨時訂金」) 於買方簽署臨時買賣合約時繳付，並於簽署後5個工作天內簽署買賣合約。
A preliminary deposit equivalent to 5% of purchase price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Agreement for Sale & Purchase shall be signed by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- (2) 樓價5%於買方簽署買賣合約時繳付。
5% of purchase price being part payment of purchase price shall be paid upon signing of the Agreement for Sale & Purchase.
- (3) 樓價90%於買方簽署臨時合約後75天內繳付。
90% of purchase price being balance of purchase price shall be paid within 75 days after signing of the Preliminary Agreement for Sale and Purchase.

#買方可向賣方指定之融資公司申請第二按揭，條款如下：

The Purchaser can apply second mortgage through Vendor's designated financing company, terms are as follows:

- (1) 買方須出示足夠文件證明每月還款(第一按揭加第二按揭及其他借貸的還款)不超過其每月總入息之一半。
The Purchaser must provide sufficient documents to prove that the total amount of monthly instalment (instalment of the first mortgage plus instalment of the second mortgage plus any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.
- (2) 第一按揭銀行須為指定之融資公司指定及轉介之銀行，並且得到該銀行同意此物業作第二按揭。
First mortgagee bank shall be a bank specified and referred by the designated financing company. The Purchaser shall have obtained prior consent from the first mortgagee bank for the second mortgage.
- (3) 第二按揭金額最高為樓價20%，但第一及第二按揭總金額不超過樓價85%。第二按揭年期最長為20年，或第一按揭貸款之年期，以較低者為準。
The maximum second mortgage amount is 20% of Purchase Price, but the total mortgage amount of first plus second mortgage shall not exceed 85% of purchase price. The tenor of second mortgage is maximum 20 years or the tenor of first mortgage, whichever is shorter.
- (4) 第二按揭首2年之按揭利率為指定融資公司選用之1個月香港同業拆息(即HIBOR)加0.88%或最優惠利率(P)減2.25%(現時P=5%)，以較低者為準，其後年期之按揭利率以最優惠利率(P)加1%計算，利率浮動。最終利率視指定融資公司審批結果而定。1個月香港同業拆息及最優惠利率均選用指定融資公司之報價。
Mortgage rate of second mortgage for the first 2 years shall be One Month HIBOR plus 0.88% per annum or P-2.25% per annum (currently P=5%), whichever is lower; thereafter at the rate of P+1% per annum, interest rate is subject to fluctuation. Both One Month HIBOR and Prime Rate are quoted by the designated financing company.
- (5) 第一及第二按揭需經有關承按機構獨立審批。
First and second mortgage loan shall be approved by the relevant mortgagees independently
- (6) 所有第二按揭之文件必須由指定之律師樓辦理，並由買方負責有關費用。
All legal documents of the second mortgage must be prepared and executed at the solicitors' firm designated by the Vendor. All incurred expenses shall be paid by the Purchaser.
- (7) 買方於決定選用此付款辦法前，敬請先向賣方指定之融資公司查詢清楚第二按揭之按揭條款、批核條件及手續，以上所有優惠均受指定融資公司最後批出有關優惠安排之條款所規限。第二按揭貸款批出與否，指定融資公司有最終決定權。
The Purchaser is advised to enquire with the Vendor's designated financing company on details of terms & conditions and application procedures of the second mortgage before selecting this payment method. All the above offers are subject to final approval by the designated financing company. The approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company.

(4)(ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available

- (1) 買家如屬「信和之友」會員，除根據(4)(i)所列因不同支付條款而獲得對應之售價折扣外，可獲額外1%售價折扣優惠。
In addition to the corresponding discount on the price that is offered to different terms of payment listed in (4)(i), extra 1% discount from the price would be offered to purchasers who are Sino Club members.

(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

- (1) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit :
- (a) 凡於2014年9月30日或之前簽署臨時買賣合約購買26樓A單位或26樓B單位之買方，可獲相等於物業所購單位之成交金額（即於臨時買賣合約所載之價目）之7.5%之現金回贈作為「印花稅津貼」優惠。
A Purchaser who signs a preliminary agreement for sale and purchase to purchase unit A on 26/F or unit B on 26/F on or before 30 September 2014 will be entitled to a cash rebate equivalent to 7.5% of the transaction price of the property purchased (i.e. the purchase price as set out in the preliminary agreement for sale and purchase) as the "Subsidy of Stamp Duty" Benefit .
- (b) 買方須按相關買賣合約付清上述成交金額每一部份並完成交易後14日內，以書面向賣方提出申請現金回贈。賣方會於收到通知並確認有關資料後45日內將現金回贈付予買方。受相關文件條款及條件限制。
The Purchaser shall notify the Vendor in writing to apply for the cash rebate within 14 days after the Purchaser has settled each part of the aforesaid transaction price and completed the transaction all in accordance with the relevant agreement for sale and purchase. The Vendor will pay the cash rebate to the Purchaser within 45 days after the Vendor has received the notification and duly verified the information. Subject to the terms and conditions of the relevant documentation.

(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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其正式買賣合約、按揭及樓契等法律文件，賣方同意為買方支付正式買賣合約及樓契兩項法律文件之律師費用。

If the purchaser appoints the vendor's solicitors to act on his/her behalf of all legal documents in relation to the purchase, the vendor agrees to bear the legal cost of the formal agreement for sale and purchase and the assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其正式買賣合約、按揭及樓契等法律文件，買賣雙方須各自負責有關正式買賣合約及其他樓契兩項法律文件之律師費用。

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

買方需支付一概有關臨時合約、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、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the preliminary agreement for sale & purchase, the agreement for sale & purchase and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

(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

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭（如有）之法律費用、附加合約（如有）及其他實際支出等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the agreement for sale & purchase and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

(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：

1.中原地產代理有限公司 2.美聯物業代理有限公司 3.利嘉閣地產有限公司 4.香港置業(地產代理)有限公司 5.置業18物業代理有限公司 6.世紀21測量行有限公司及旗下特許經營商

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。

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

1. Centaline Property Agency Limited 2. Midland Realty International Limited 3. Ricacorp Properties Limited 4. Hong Kong Property Services (Agency) Limited 5. 18 Property Agency Limited 6. Century 21 Surveyors Limited and Franchisees

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: www.theavery.hk。

The address of the website designated by the vendor for the Development is: www.theavery.hk.