

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	--
22/04/2015	1B	√
20/05/2015	1C	--
31/05/2015	1D	√
07/06/2015	1E	--
07/06/2015	1F	--
02/07/2015	1G	--
25/07/2015	1H	--
26/08/2015	1I	--
10/09/2015	1J	--
01/10/2015	1K	--
28/10/2015	1L	--
01/11/2015	1M	--
15/12/2015	1N	--
25/03/2016	1O	--
31/05/2016	1P	--

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.)									
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
裹梨雅道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 15,557,000	224,954 (20,912) 234,056 (21,758)	--	--	--	--	--	--	--	--	--	
	5	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0);	12,503,000 13,039,000 13,621,000	205,354 (19,089) 214,158 (19,907) 223,717 (20,795)	--	--	--	--	--	--	--	--	--	
	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 13,024,000	209,970 (19,518) 213,911 (19,884)	--	--	--	--	--	--	--	--	--	--
	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 13,293,000	219,200 (20,376) 218,330 (20,295)	--	--	--	--	--	--	--	--	--	--
	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 15,799,000	235,094 (21,855) 237,697 (22,097)	--	--	--	--	--	--	--	--	--	--
	8	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0);	13,697,000 13,396,000	224,965 (20,911) 220,021 (20,452)	--	--	--	--	--	--	--	--	--	--
	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	
裹梨雅道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 13,504,000	227,281 (21,127) 221,795 (20,617)	--	--	--	--	--	--	--	--	--	--	
	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 13,618,000	229,580 (21,340) 223,668 (20,791)	--	--	--	--	--	--	--	--	--	--	--
	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 17,388,000	256,909 (23,883) 261,604 (24,319)	--	--	--	--	--	--	--	--	--	--	--
	18	C	60.885 (655) 露台 Balcony: 2.178 (23); 工作平台 Utility Platform: 0.000 (0)	14,997,000 14,513,000	246,317 (22,896) 238,367 (22,157)	--	--	--	--	--	--	--	--	--	--	--
	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	
裹梨雅道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 14,726,000	248,846 (23,131) 241,866 (22,482)	--	--	--	--	--	--	--	--	--	--	
	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 14,867,000	251,392 (23,368) 244,182 (22,698)	--	--	--	--	--	--	--	--	--	--	
	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 15,141,000	254,266 (23,635) 248,682 (23,116)	--	--	--	--	--	--	--	--	--	--	--
	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 15,368,000	259,341 (24,107) 252,410 (23,463)	--	--	--	--	--	--	--	--	--	--	--
	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 15,563,000	262,232 (24,376) 255,613 (23,760)	--	--	--	--	--	--	--	--	--	--	--

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\$300,000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\$300,000 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 JSM".

支付條款：

Terms of payment :

(A) 120天付款計劃 - (照售價減6%)

- 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 5% 進一步訂金於買方簽署臨時買賣合約後30 天內繳付。
- 3) 成交金額 5% 再期付款於買方簽署臨時買賣合約後45 天內繳付。
- 4) 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120天內繳付。

(A) 120-days Payment Plan - (6% 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) 5% of the Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- 3) 5% of the Transaction Price being further part payment shall be paid within 45 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 within 120 days after signing of the preliminary agreement for sale and purchase.

(B) 210天付款計劃 - (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 5% 進一步訂金於買方簽署臨時買賣合約後30 天內繳付。

- 3) 成交金額 5% 再期付款於買方簽署臨時買賣合約後45 天內繳付。
- 4) 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210天內繳付。

(B) 210-days 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) 5% of the Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- 3) 5% of the Transaction Price being further part payment shall be paid within 45 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 within 210 days after signing of the preliminary agreement for sale and purchase.

(C) 120天付款及最高七成按揭付款計劃 – (照售價減3.5%)

- 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 5% 進一步訂金於買方簽署臨時買賣合約後30 天內繳付。
- 3) 成交金額 5% 再期付款於買方簽署臨時買賣合約後45 天內繳付。
- 4) 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120天內繳付。

(C) 120-days Payment Plan with Maximum 70% Loan to Value Ratio Mortgage Plan – (3.5% 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) 5% of the Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
- 3) 5% of the Transaction Price being further part payment shall be paid within 45 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 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) 置業售價折扣 Home Purchase Price Discount

凡於2016年6月30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 30 June 2016, the Purchaser will be offered 3% discount on the Price.

(c) 購買任何下列指明住宅物業之首四名買方可選擇以下其中一項優惠，(如適用)：8樓、9樓、10樓、18樓及19樓之A單位。

The first four Purchasers who purchase the following specified residential properties are allowed to select one of the following Benefits (if applicable) : Flat A of 8/F, 9/F, 10/F, 18/F & 19/F.

(i) 「從價印花稅津貼優惠」 “Ad Valorem Stamp Duty” Benefit

購買任何上述指明住宅物業之買方可獲額外售價8.5%折扣優惠：

An extra discount of 8.5% from the Price would be offered to each of the Purchasers who purchases any of the above specified residential properties.

或/OR

(ii) 「買家印花稅津貼優惠」 “Buyer’s Stamp Duty” Benefit

本優惠只提供予須支付買家印花稅並購買上述之指明住宅物業之買方，該等買家透過本優惠購買任何上述指明住宅物業均可獲額外售價11%折扣優惠：

An extra discount of 11% from the Price would only be offered to each of the Purchasers who is required to pay the Buyer’s Stamp Duty for the purchase any of the above specified residential properties.

(d) 「租金津貼優惠」 “Rental Subsidy” Benefit

購買任何下列指明住宅物業買方可獲額外售價2%折扣優惠：

8樓、9樓、10樓、18樓及19樓A單位。

An extra discount of 2% from the Price would be offered to a Purchaser who purchases any of the following specified residential properties:

Flat A of 8/F, 9/F, 10/F, 18/F & 19/F.

(e) 「上車津貼優惠」 "Sweet Home Subsidy" Benefit

購買任何下列指明住宅物業買方可獲額外售價1%折扣優惠：

22樓之C單位。

An extra discount of 1% from the Price would be offered to a Purchaser who purchases any of the following specified residential properties:

Flat C of 22/F.

(f) 「上車賀禮優惠」 "Sweet Home Gift" Benefit

購買任何指明下列住宅物業買方可獲額外售價港幣\$600,000 折扣優惠：
22樓之C單位。

An extra discount of HK\$600,000 from the Price would be offered to a Purchaser who purchases any of the following specified residential properties:
Flat C of 22/F.

(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) 認購私家車位權 "Right in Purchase of Car Parking Space"

由2016年6月30日或之前簽署臨時買賣合約購買任何下列指明住宅物業之買方可獲認購棗梨雅道3號 一個私家車位之權利。詳情以相關交易文件條款作準。車位之售價請參考棗梨雅道3號車位價目表。
18樓及19樓之A單位。

A right to purchase 1 Car Parking Space in 3 Julia Avenue will be offered to each of the Purchasers who signs the preliminary agreement for sales and purchase to purchase any of the following specified residential properties on or before 30 June 2016. This benefit is subject to the terms and conditions of the relevant transaction documents. Please refer to the car parking spaces' price list(s) for the prices of the car parking spaces of 3 Julia Avenue.

Flat A of 18/F & 19/F.

(b) 「120天付款及最高七成按揭付款計劃」優惠 此優惠只適用於選擇「120天付款及最高七成按揭付款計劃」之買方：

The benefit of "120-days Payment Plan with Maximum 70% Loan to Value Ratio Mortgage Plan" This benefit is only applicable to those Purchasers who select "120-days Payment Plan with Maximum 70% Loan to Value Ratio Mortgage 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30年為上限。

The term of the Mortgage shall not exceed 30 years.

5. 按揭年利率為貸款機構公布之最優惠利率(P)減最高3% 計算(P-最高3%)。P為浮動利率，於本價單日期P為每年5.25%。

The interest rate of the Mortgage shall be Prime Rate (P) quoted by the Mortgagee less a maximum rate of 3% (P-up to 3%). P is subject to fluctuation. The P as at the date of this price list is 5.25% 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，買方仍須按正式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. 買方須就申請按揭向貸款機構支付申請費用，金額等如整個按揭貸款總額之3.5%。
An application fee will be payable by the Purchaser to the Mortgagee in respect of the application for the Mortgage, the amount of which is equivalent to 3.5% of the total Mortgage loan amount.
9. 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 guideline as may be issued by the Hong Kong Monetary Authority from time to time.

(c) 「提早還款現金回贈」優惠

The benefit of "Cash Rebate for Early Repayment"

此優惠只適用於選擇「210天付款計劃」之買方

This benefit is only applicable to those Purchasers who select "210-days Payment Plan".

如買方提前於簽署臨時買賣合約後120天內付清成交金額餘款*，可獲賣方送出成交金額1%之現金回贈。惟買方必須於付清成交金額後7天內，以書面通知賣方並提供買方於香港上海滙豐銀行有限公司/恒生銀行有限公司/渣打銀行(香港)有限公司/中國銀行(香港)有限公司的銀行帳戶資料，經賣方核實所有由買方提供的資料後，賣方會於收到通知及銀行帳戶資料後30天內將現金回贈直接存入買方指定的銀行帳戶。詳情以相關交易文件條款作準。

*以賣方代表律師實際收到款項之日期為準

A cash rebate of 1% of the Transaction Price will be provided to the Purchaser if the Purchaser settles the balance of the Transaction Price within 120 days after the date of the preliminary agreement for sale and purchase*, provided that the Purchaser shall give written notice to the Vendor within 7 days from the date of full payment of the Transaction Price and provide the Vendor with details of his/her bank account at The Hongkong and Shanghai Banking Corporation Limited / Hang Seng Bank Limited / Standard Chartered Bank (Hong Kong) Limited / Bank of China (Hong Kong) Limited. Subject to verification of all information provided by the Purchaser, the Vendor will, within 30 days after the date of receipt of such notification and the relevant information, deposit the cash rebate into the bank account designated by the Purchaser directly. This benefit is subject to the terms and conditions of the relevant transaction documents.

* subject to the actual date of receipt of payment by the Vendor's solicitors

(d) 由2016年6月30日或之前所簽署臨時買賣合約購買任何下列指明住宅物業之首3名買方可獲以下優惠:

Each of the first three purchasers who signs the preliminary agreement for sale and purchase to purchase any of the following specified residential properties on or before 30 June 2016 will be entitled to the following benefit:

(i) 「新居入伙現金回贈」優惠 - 只適用任何B或C單位

The benefit of "Cash Rebate for House Warming" - Applicable to any of Flat B or Flat C only.

買方可獲賣方送出港幣\$300,000現金回贈。詳情以相關交易條款作準。

The purchaser will be entitled to a cash rebate of HK\$300,000. This benefit is subject to the terms and conditions of the relevant transaction documents.

(ii) 「大宅大戶」優惠 - 只適用於11樓或以上A單位

The benefit of "Stately House" - Applicable to Flat A of 11/F or above only

買方可獲賣方送出港幣\$500,000現金回贈。詳情以相關交易條款作準。

The purchaser will be entitled to a cash rebate of HK\$500,000. This benefit is subject to the terms and conditions of the relevant transaction documents.

(iii) 「名車大宅」優惠 - 只適用於10樓或以下A單位

The benefit of "Live & Ride with Style" - Applicable to Flat A of 10/F or below only

買方有權以折扣價港幣\$1,000,000購買由賣方指定之位置的私家車位一個。車位售完即止。買方須於簽訂指明住宅物業的臨時買賣合約時決定是否認購車位。如買方不於簽訂指明住宅物業的臨時買賣合約時認購車位，或當時已無相關車位可供認購，買方不會為此獲得任何補償。一切關於車位銷售之事宜，如有爭議，以賣方最終決定為準。

The purchaser will be entitled to purchase one of the car parking spaces of the development, the location of which to be designated by the Vendor, at a discounted price of HK\$1,000,000 each. The car parking spaces are subject to availability. The purchaser shall decide whether to purchase the car parking space upon the signing of the preliminary agreement for sale and purchase of the specified residential property. If the purchaser does not purchase a car parking space upon the signing of the preliminary agreement for sale and purchase of the specified residential property, or if there is no relevant car parking space available for sale, the purchaser shall not be entitled to any compensation thereof. In case of any dispute related to the sale of car parking spaces, the Vendor's decision shall be final.

(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

第一太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>