

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目第一期名稱 Name of Phase 1 of Development	囍匯 (第一期) The Avenue (Phase 1)	期數(如有) Phase No. (if any)	1
發展項目第一期位置 Location of Phase 1 of Development	交加街7A號 (適用於二樓及三樓) 太原街33號 (適用於其他樓層(二樓及三樓除外)) 7A Cross Street (for 2/F and 3/F) 33 Tai Yuen Street (for other floors (except 2/F and 3/F))		
發展項目 (第一期) 中的住宅物業的總數 The total number of residential properties in Phase 1 of the Development			179

印製日期 Date of Printing	價單編號 Number of Price List
05/08/2014	7

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
13/04/2016	7A	--

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)) 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 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
5	32	A**	167.514 (1803) balcony 露台: 5.0 (54); utility platform 工作平台: 1.5 (16)	86,606,000	517,008 (48,034)	4.555 (49)	3.817 (41)	--	180.141 (1939)	--	--	--	--	--	--
5	32	C	101.659 (1094) balcony 露台: 2.953 (32); utility platform 工作平台: 1.5 (16)	43,675,000	429,623 (39,922)	--	3.394 (37)	--	78.596 (846)	--	--	5.166 (56)	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目第一期的售樓說明書，以了解該項目第一期的資料。
Prospective purchasers are advised to refer to the sales brochure for Phase 1 of the Development for information on Phase 1 of 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) 該臨時買賣合約即告終止；(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 for sale and purchase 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

註：於本第4節內：(A)「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）；(B)「賣方」指市區重建局，而「獲聘用人」指宏置發展有限公司，即獲市區重建局聘用作統籌和監管有關發展項目第一期的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In this section 4: (A) "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price; (B) "Vendor" means Urban Renewal Authority and the "Person Engaged" means Grand Site Development Limited, the person engaged by Urban Renewal Authority to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase 1 of the Development.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的5%作為臨時訂金，請帶備港幣\$200,000.00銀行本票以支付部份臨時訂金，抬頭請寫「的律律師行」。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 Transaction Price upon signing of the preliminary agreement for sale and purchase. A cashier's order of HK\$200,000.00 being part of the Preliminary Deposit shall be made payable to "Deacons". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

所有經計算適用之折扣之後之支付條款的價錢之換算皆向下捨入計至百位數。

All purchase prices after applying the applicable discount terms of payment shall be rounded down to the nearest hundred dollars.

(A) 90天現金優惠付款 90-day Cash Payment (照售價減8%) (8% discount from Price)

(1) 相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額5%即加付訂金於買方簽署買賣合約時繳付。

5% of Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase.

(3) 成交金額5%即部份成交金額於買方簽署臨時買賣合約後45天內繳付。

5% of Transaction Price being part payment of Transaction Price shall be paid within 45 days after signing of the preliminary agreement for sale and purchase.

(4) 成交金額85%即成交金額餘款於買方簽署臨時買賣合約後90天內繳付。

85% of Transaction Price being balance of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(B) Deluxe Pool 付款計劃 Deluxe Pool Payment Plan (照售價) (Price)

為免疑問，第(4)(i)(A)段所述的任何一種付款計劃適用於所有購買本價單所載之住宅物業之買方。

For the avoidance of doubt, the payment plan stated in paragraphs (4)(i)(A) is applicable to Purchasers of all residential properties listed in this Price List.

此付款計劃只適用於購買第五座三十二樓A單位之買方。

This payment plan is only applicable to a Purchaser of Unit A on 32/F of Tower 5.

(1) 相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後60天內繳付。

5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

(3) 成交金額5%即部份成交金額於買方簽署臨時買賣合約後270天內繳付。

5% of Transaction Price being part payment of Transaction Price shall be paid within 270 days after signing of the preliminary agreement for sale and purchase.

(4) 成交金額85%即成交金額餘款於買方簽署臨時合約後360天內繳付。

85% of Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the preliminary agreement for sale and purchase.

(B) 建築期付款 Stage Payment Plan (照售價減2%) (2% discount from Price)

- (1) ~~相等於成交金額5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。~~
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) ~~成交金額5%即加付訂金於買方簽署買賣合約時繳付。~~
5% of Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase.
- (3) ~~成交金額5%即部份成交金額於買方簽署臨時買賣合約後45天內繳付。~~
5% of Transaction Price being part payment of Transaction Price shall be paid within 45 days after signing of the preliminary agreement for sale and purchase.
- (4) ~~成交金額5%即部份成交金額於買方簽署臨時買賣合約後90天內繳付。~~
5% of Transaction Price being part payment of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
- (5) ~~成交金額80%即成交金額餘款於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的14天內繳付。~~
80% of Transaction Price being balance of Transaction Price shall be paid within 14 days after the date of written notification 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 The basis on which any discount on the Price is available

- (a) 請參閱4(i)。
Please refer to 4(i).
- (b) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit:
買方可獲額外7.5% 8.5%售價折扣優惠作為「印花稅津貼」優惠。
An extra 7.5% 8.5% discount from the Price would be offered to the purchasers as the "Subsidy of Stamp Duty" Benefit.
- (c) 「置業有禮」特別折扣 Special Discount:
買方可獲額外2%售價折扣優惠作為「置業有禮」特別折扣。
An extra 2% discount from the Price would be offered to the Purchaser as Special Discount.
- (d) 「Deluxe Pool」特別折扣 "Deluxe Pool" Special Discount:
此優惠只適用於選擇(4)(i)(B) Deluxe Pool 付款計劃之買方。該買方可獲額外9%售價折扣優惠作為「Deluxe Pool」特別折扣。
This benefit is applicable for a Purchaser who chooses (4)(i)(B) Deluxe Pool Payment Plan. An extra 9% discount from the Price would be offered to such a Purchaser as the "Deluxe Pool" Special Discount.
- (e) 「傢俬裝修津貼」優惠 "Subsidy of Furniture and Decoration" Benefit:
購買第五座三十二樓A單位之買方，可享「傢俬裝修津貼」優惠，額外售價折扣港幣\$3,000,000。
A purchaser who purchases Unit A on 32/F of Tower 5 would enjoy an extra discount of HK\$3,000,000 from the Price as the "Subsidy of Furniture and Decoration" Benefit.
- (f) 「闊滙大賞」優惠 "The Avenue" Extra Benefit:
凡於2016年5月3日當日或之前簽署臨時買賣合約，購買任何住宅物業之買方，可享額外售價折扣港幣\$388,000。
Where the preliminary agreement for sale and purchase is signed on or before 3 May 2016, an extra discount of HK\$388,000 from the Price would be offered to the Purchaser.

(4)(iii) 可就購買該發展項目第一期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 Phase 1 of the Development

- (a) 保養優惠 Maintenance Offer
獲聘用人將準備在不減損買方於買賣合約下之權利下於收到買方於發展項目第一期合證證明書或轉讓同意發出日起計的2年內(以較早者計)所發出的書面通知後，在合理地切實可行的範圍內盡快自費就該物業欠妥之處作出補救。本優惠受相關交易文件條款及條件限制。
The Person Engaged is prepared to, but not in derogation from the purchaser's rights under the agreement for sale and purchase, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by the purchaser within 2 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase 1 of the Development, whichever is earlier, remedy any defects to the Property. This benefit is subject to the terms and conditions of the relevant transaction documents.
- (b) 住客車位 Residential Car Parking Space:
如買方購買有關住宅物業於此價單第二部分標上"***"之單位，賣方首次發售發展項目住客車位時所有該等買方將可按賣方公布之售價及條款申請認購一或二個住客車位。詳情以相關交易文件條款為準。
如買方不論任何原因不按賣方所訂時限簽署相關住客車位之買賣合約，買方將被視作放棄認購住客車位。
When the Vendor first launches the sale of the Residential Car Parking Spaces in the Development, purchasers of those residential properties marked with a "***" in Part 2 of this price list may apply for the purchase of one or two such Residential Car Parking Spaces (on such price and at such terms as the Vendor prescribes). Details of the transaction of such Residential Car Parking Space are subject to the terms of the relevant transaction documents.
If such purchaser does not enter into relevant agreement(s) for sale and purchase of the Residential Car Parking Space(s) for whatever reason within the period as prescribed by the Vendor, that purchaser will be deemed to have given up the benefit.

- (4)(iv) 誰人負責支付買賣該發展項目第一期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 Phase 1 of 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買賣合約及轉讓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 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買賣合約及轉讓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 agreement for sale and purchase and the assignment.
- 買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於按任何稅率徵收之從價印花稅、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)、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 and purchase and the assignment (including without limitation ad valorem stamp duty charged at whatever rates, any stamp duty on any nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty) will be borne by the purchasers.
- (4)(v) 買方須為就買賣該發展項目第一期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 Phase 1 of the Development
有關該住宅物業交易之草擬、登記及完成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、該住宅物業的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, registration and completion 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 and purchase and the assignment of the residential property, 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第一期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 Phase 1 of the Development:
1. 中原地產代理有限公司 Centaline Property Agency Limited
2. 美聯物業代理有限公司 Midland Realty International Limited
3. 利嘉閣地產有限公司 Ricacorp Properties Limited
4. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
5. 信和地產代理有限公司 Sino Real Estate Agency Limited
- 請注意：任何人可委任任何地產代理在購買該發展項目第一期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 Phase 1 of the Development. Also, that person does not necessarily have to appoint any estate agent.
- (6) 賣方就發展項目第一期指定的互聯網網站的網址為：www.theavenue.hk。
The address of the website designated by the Vendor for Phase 1 of the Development is: www.theavenue.hk.