

發展項目名稱 Name of Development	AVA 228	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	大南街 228 號（註：差餉物業估價署署長未為識別發展項目的目的編配門牌號數。賣方擬就發展項目申請編配之門牌號數為大南街 228 號。） 228 Tai Nan Street (Note: The Commissioner of Rating and Valuation has not yet allocated any street number for the purpose of distinguishing the Development. The street number which the Vendor intends to apply for allocation to the Development is 228 Tai Nan Street.)		
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)			160

印製日期 Date of Printing	價單編號 Number of Price List
01 March 2019	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

物業描述 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 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
AVA 228	2	B	18.660(201) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	HK\$4,994,000.00	HK\$267,631.00  (HK\$24,846.00)	/	/	/	17.249 (186)	/	/	/	/	/	/
	2	D	12.008(129) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	HK\$2,920,000.00	HK\$243,171.00  (HK\$22,636.00)	/	/	/	2.584 (28)	/	/	/	/	/	/
	2	E	12.008(129) 露台 Balcony 0.000 (0) 工作平台 Utility Platform 0.000 (0)	HK\$2,920,000.00	HK\$243,171.00  (HK\$22,636.00)	/	/	/	2.584 (28)	/	/	/	/	/	/

物業描述 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) <b>Saleable Area</b> (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) <b>Area of other specified items (Not included in the Saleable Area)</b> 平方米 (平方呎) <b>sq. metre (sq.ft.)</b>									
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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
AVA 228	2	F	12.418(134)  露台 Balcony 2.000 (22)  工作平台 Utility Platform 0.000 (0)	HK\$3,195,000.00	HK\$257,288.00  (HK\$23,843.00)	/	/	/	1.650 (18)	/	/	/	/	/	/
	2	H	19.609(211)  露台 Balcony 0.000 (0)  工作平台 Utility Platform 1.500 (16)	HK\$6,773,000.00	HK\$345,403.00  (HK\$32,100.00)	/	/	/	48.335 (520)	/	/	/	/	/	/

## 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) 支款條款 Terms of Payment

註 Note:

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」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣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。

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 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. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down 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之 5% 之金額作為臨時訂金，其中 HK\$100,000 之臨時訂金必須以銀行本票支付，抬頭請寫「貝克·麥堅時律師事務所」或“BAKER & MCKENZIE”，餘額可以支票支付，抬頭請寫「貝克·麥堅時律師事務所」或“BAKER & MCKENZIE”。

Upon signing of the preliminary agreement for sale and purchase, purchaser shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK\$100,000 of the preliminary deposit must be paid by cashier order made payable to “BAKER & MCKENZIE” or 「貝克·麥堅時律師事務所」 and the remaining balance of the preliminary deposit may be paid by cheque(s) made payable to “BAKER & MCKENZIE” or 「貝克·麥堅時律師事務所」

A. 「90 天現金優惠」付款計劃 - 照售價減 12%

90 Days Immediate Payment Terms - 12% discount from the Price

- 成交金額 5%（臨時訂金）於買方簽署臨時買賣合約時繳付，並於 5 個工作天內簽署買賣合約。  
5% of the Transaction Price (preliminary deposit) shall be paid upon the purchaser's signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed within 5 working days thereafter.
- 成交金額 5%（加付訂金）於買方簽署臨時買賣合約後 30 天內付清。  
5% of the Transaction Price (further deposit) shall be paid within 30 days after the purchaser's signing of the preliminary agreement for sale and purchase.
- 成交金額 90%（成交金額餘額）於買方簽署臨時買賣合約後 90 天內付清。  
90% of the Transaction Price (balance of the Transaction Price) shall be paid within 90 days after the purchaser's signing of the preliminary agreement for sale and purchase.

B. 「270 天置業易」付款計劃 - 照售價減 9%  
270 Days Immediate Payment Terms – 9% discount from the Price

1. 成交金額 5% (臨時訂金) 於買方簽署臨時買賣合約時繳付, 並於 5 個工作天內簽署買賣合約。  
5% of the Transaction Price (preliminary deposit) shall be paid upon the purchaser's signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed within 5 working days thereafter.
2. 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後 30 天內付清。  
5% of the Transaction Price (further deposit) shall be paid within 30 days after the purchaser's signing of the preliminary agreement for sale and purchase.
3. 成交金額 90% (成交金額餘額) 於買方簽署臨時買賣合約後 270 天內付清。  
90% of the Transaction Price (balance of the Transaction Price) shall be paid within 270 days after the purchaser's signing of the preliminary agreement for sale and purchase.

提前付清餘額現金回贈優惠  
Early Settlement Benefit

如選擇「270 天置業易」付款計劃之買方提前於買方簽署臨時買賣合約後 120 天內付清成交金額餘額, 可獲賣方送出成交金額 2% 之現金回贈優惠。

Where the purchaser chooses “270 Days Immediate Payment Terms” Payment Terms and settles the Transaction Price in advance within 120 days after the purchaser's signing of the preliminary agreement for sale and purchase, the purchaser shall be entitled to a cash rebate in the amount of 2% of the Transaction Price.

備註 Remarks:

- (a) 買方須於付清成交金額餘額之日後 30 日內以書面方式向賣方代表律師申請該現金回贈優惠, 賣方會在其代表律師於收到申請並確認有關資料無誤後, 經由其代表律師向買方支付提前付清餘額現金回贈優惠。  
The purchaser shall apply to the vendor's solicitor in writing for the aforesaid cash rebate benefit within 30 days after the early settlement of the Transaction Price. Once all details are confirmed, the Vendor will pay the Early Settlement Benefit to the purchaser through the vendor's solicitor.
- (b) 付清成交金額日期以賣方代表律師收到所有成交金額款項日期為準。如上表中訂明的任何付清餘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), 則該期限的最後一日定為下一個工作日。  
The date of settlement of the Transaction Price shall be the date on which all Transaction Price is received by the vendor's solicitor. If the last day of any of the periods as set out in the table above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the last day of that period shall be the next working day.
- (c) 本優惠受相關交易文件條款及條件限制。  
This benefit is subject to the terms and conditions of the relevant transaction documents.

C. 「上車易」付款計劃 – (照訂價)  
“Flexible” Payment Terms – the Price

1. 成交金額 5% (臨時訂金) 於買方簽署臨時買賣合約時繳付, 並於 5 個工作天內簽署買賣合約。  
5% of the Transaction Price (preliminary deposit) shall be paid upon the purchaser's signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed within 5 working days thereafter.
2. 成交金額 5% (加付訂金) 於買方簽署臨時買賣合約後 30 天內付清。  
5% of the Transaction Price (further deposit) shall be paid within 30 days after the purchaser's signing of the preliminary agreement for sale and purchase.
3. 買方須於上述第 2 項金額之應付日期當月後的 34 個公曆月內於每兩公曆月的第一天支付成交金額的 0.5%, 合共 17 期支付成交金額的 8.5%。  
0.5% of the Transaction Price shall be paid by the purchaser on the first day of every 2 calendar months of the 34 calendar months that follow the month in which the payment mentioned in item 2 above is due, i.e. a total of 8.5% of the Transaction Price to be paid in 17 instalments.
4. 成交金額 81.5% (成交金額餘額) 於賣方向買方發出書面通知書可將有關物業之業權轉讓予買方的日期起 14 天內付清。  
81.5% of the Transaction Price (balance of Transaction Price) shall be paid within 14 days after the date of the notification to the purchaser that the vendor is in a position to assign the property to the purchaser.

提前付清餘額現金回贈優惠  
Early Settlement Benefit

如選擇「上車易」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現金回贈優惠(「提前付清餘額現金回贈優惠」)。

Where the purchaser chooses “Flexible” Payment Terms and settles 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 Benefit (“Early Settlement Benefit”) offered by the vendor according to the table below.

提前付清餘額現金回贈優惠列表  
Early Settlement Benefit Table

付清成交金額餘額日期 Date of settlement of the Transaction Price	提前付清餘額現金回贈優惠金額 Early Settlement Benefit Amount
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the signing of the preliminary agreement for sale and purchase	成交金額 11% 11% of the Transaction Price
簽署臨時買賣合約的日期後 181 日 - 360 日期間內 Within the period from 181 days to 360 days after the signing of the preliminary agreement for sale and purchase	成交金額 8% 8% of the Transaction Price
簽署臨時買賣合約的日期後 361 日 - 540 日期間內 Within the period from 361 days to 540 days after the signing of the preliminary agreement for sale and purchase	成交金額 6% 6% of the Transaction Price
簽署臨時買賣合約的日期後 541 日 - 720 日期間內 Within the period from 541 days to 720 days after the signing of the preliminary agreement for sale and purchase	成交金額 4% 4% of the Transaction Price
簽署臨時買賣合約的日期後 721 日 - 900 日期間內 Within the period from 721 days to 900 days after the signing of the preliminary agreement for sale and purchase	成交金額 3% 3% of the Transaction Price

備註 Remarks:

- (a) 買方須於付清成交金額餘額之日後 30 日內以書面方式向賣方代表律師申請提前付清餘額現金回贈優惠，賣方會在其代表律師於收到申請並確認有關資料無誤後，經由其代表律師向買方支付提前付清餘額現金回贈優惠。  
The purchaser shall apply to the vendor's solicitor in writing for the Early Settlement Benefit within 30 days after the early settlement of the Transaction Price. Once all details are confirmed, the Vendor will pay the Early Settlement Benefit to the purchaser through the vendor's solicitor.
- (b) 付清成交金額日期以賣方代表律師收到所有成交金額款項日期為準。如上表中訂明的任何付清餘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），則該期限的最後一日定為下一個工作日。  
The date of settlement of the Transaction Price shall be the date on which all Transaction Price is received by the vendor's solicitor. If the last day of any of the periods as set out in the table above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the last day of that period shall be the next working day.
- (c) 本優惠受相關交易文件條款及條件限制。  
This benefit is subject to the terms and conditions of the relevant transaction documents.
- (4) (ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available
- (a) 見上文(4)(i)。  
See (4)(i) above.
- (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
- (a) 見上文(4)(i)。  
See (4)(i) above.
- (b) 購買本價單所列之發展項目之 A 或 H 單位之買方於物業買賣完成後會獲贈洗衣機一部。本優惠受相關交易文件條款及條件限制。

The purchaser who purchases any Unit A or H of the Development listed in this price list will receive as gift one washing machine after the completion of the sale and purchase of the property. This benefit is subject to the terms and conditions of the relevant transaction documents.

- (c) 購買本價單所列之發展項目之買方於物業買賣完成後會獲贈微波爐一部。本優惠受相關交易文件條款及條件限制。

The purchaser who purchases any Unit of the Development listed in this price list will receive as gift one microwave oven after the completion of the sale and purchase of the property. This benefit is subject to the terms and conditions of the relevant transaction documents.

- (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

- (a) 如買方選用賣方指定之律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，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。如買方選擇另聘其他律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣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 appoints the solicitors designated by the vendor to act on his/her behalf in respect 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. If the purchaser chooses to instruct other 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.

- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any 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

買方須繳付任何補充協議之律師費和其他費用、擬備大廈公契暨管理合約之部分費用、發展項目中的指明住宅物業之樓契認証副本之費用、買賣合約及轉讓契之圖則費、一概有關臨時買賣合約、買賣合約及轉讓契之登記費及其他費用及擬備該發展項目中的指明住宅物業按揭(如有)之律師費及其他費用。

The purchaser shall pay all the legal costs and charges in relation to any supplemental agreement, a due proportion of the costs for the preparation of the deed of mutual covenants incorporating a management agreement of the development, all costs for preparing certified copies of title deeds and documents of the specified residential property in the development, all professional fees for the plans to be annexed to the agreement for sale and purchase and the subsequent assignment of the said specified residential property in the development, all registration fees and other disbursements payable on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the subsequent assignment of the said specified residential property in the development and all legal costs and other costs and disbursements in respect of any mortgage (if any) in respect of the said specified 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:

美聯物業代理有限公司 Midland Realty International 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：[www.ava228.com.hk](http://www.ava228.com.hk)。

The address of the website designated by the vendor for the development is: [www.ava228.com.hk](http://www.ava228.com.hk)