

# 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	VIVA	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	馬頭圍道77、79、81、83、85及87號# 77, 79, 81, 83, 85 and 87 Ma Tau Wai 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)			75

印製日期 Date of Printing	價單編號 Number of Price List
16/06/15	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
20/06/15	1A	
24/06/15	1B	
10/07/15	1C	
15/07/15	1D	
20/10/15	1E	
27/11/15	1F	
21/12/15	1G	
28/01/16	1H	

#：此臨時門牌號數有待發展項目建成時確認。 The provisional street number is subject to confirmation when the Development is completed.

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)									
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
VIVA	3	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,536,000	188,733 (17,528)	---	4.765 (51)	---	34.980 (377)	---	---	---	---	---	---
VIVA	3	C	29.985 (323) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$7,266,000	242,321 (22,495)	---	2.733 (29)	---	57.065 (614)	---	---	---	---	---	---
VIVA	5	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,010,000	162,816 (15,136)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	5	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$7,316,000	161,758 (15,023)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	5	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,511,000	175,114 (16,257)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	6	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,143,000	167,138 (15,538)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	6	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$7,708,000	170,425 (15,828)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	6	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,648,000	179,467 (16,661)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	7	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,254,000	170,745 (15,873)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	7	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,036,000	177,678 (16,501)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	7	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,761,000	183,057 (16,994)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	8	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,343,000	173,638 (16,142)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	8	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,298,000	183,470 (17,039)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	8	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,331,000	201,169 (18,676)	---	3.158 (34)	---	---	---	---	---	---	---	---

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)									
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
VIVA	9	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,900,000	191,739 (17,825)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	9	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,364,000	184,930 (17,175)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	9	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,354,000	201,900 (18,743)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	10	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,922,000	192,454 (17,891)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	10	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,386,000	185,416 (17,220)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	10	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,376,000	202,599 (18,808)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	11	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$5,945,000	193,201 (17,961)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	11	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,410,000	185,947 (17,269)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	11	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,400,000	203,362 (18,879)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	17	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,178,000	200,773 (18,665)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	17	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,577,000	189,639 (17,612)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	17	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,639,000	210,956 (19,584)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	20	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,268,000	203,698 (18,937)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	20	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,665,000	191,585 (17,793)	---	4.765 (51)	---	---	---	---	---	---	---	---

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)									
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
VIVA	20	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,730,000	213,848 (19,853)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	23	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,356,000	206,558 (19,202)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	23	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,754,000	193,553 (17,975)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	23	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,821,000	216,739 (20,121)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	26	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,415,000	208,476 (19,381)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	26	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,812,000	194,835 (18,094)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	26	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,882,000	218,678 (20,301)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	30	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,549,000	212,830 (19,785)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	30	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,930,000	197,444 (18,337)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	30	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$7,019,000	223,031 (20,705)	---	3.158 (34)	---	---	---	---	---	---	---	---

### 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) 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。

Note: In this section 4, "Price" means the price set out 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.

#### 支付條款:

#### Terms of Payment :

##### **(一) 現金或即時按揭付款 – 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，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。  
臨時訂金及加付訂金二者都構成買賣合約的訂金的一部份。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 120 天內繳付。

##### **(1) Cash or Immediate Mortgage Payment – 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. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.  
The Preliminary Deposit and Further Deposit shall both form part of the deposit under the agreement for sale and purchase.
3. 90% of the Transaction Price being balance of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 現金或即時按揭付款二 – 照售價減 4%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。  
臨時訂金及加付訂金二者都構成買賣合約的訂金的一部份。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 120 天內繳付。

(2) Cash or Immediate Mortgage Payment II – 4% 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. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.  
The Preliminary Deposit and Further Deposit shall both form part of the deposit under the agreement for sale and purchase.
3. 90% of the Transaction Price being balance of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.

只適用於「現金或即時按揭付款二」支付條款（買方只可於以下按揭安排 (a) 及按揭安排 (b) 當中選擇其中一種）：

Applicable to the terms of payment of “Cash or Immediate Mortgage Payment II” Only (Purchaser can only choose either one of the mortgage arrangements between mortgage arrangement (a) and mortgage arrangement (b) below) : :

(a) 「成交金額 80%第一按揭」安排 (由 Starcom Venture Limited 提供) ※

買方可向賣方介紹之第一按揭承按人，即“Starcom Venture Limited” 或賣方介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 80% 或物業估價（由介紹之第一承按人釐定）之 80% 或應繳付之樓價餘款（以較低者為準）之第一按揭（「第一按揭」）（如買方及/或其擔保人（如有）為或包括主要收入來源並非來自香港之人士，則可申請之最高第一按揭金額為成交金額之 70% 或物業估價（由介紹之第一承按人釐定）之 70% 或應繳付之樓價餘款（以較低者為準），介紹之第一承按人按其絕對酌情權另有決定除外）。第一按揭及其申請受以下條款及條件規限※：

1. 買方須出示足夠文件證明第一按揭及其它貸款之每月總還款額對其每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。
2. 第一按揭年期必須不長於 25 年。
3. 第一按揭首 36 個月的年利率以定息 3% 計算。其後的年利率則以香港上海滙豐銀行有限公司引用之最優惠利率(P)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第一按揭之文件必須由賣方指定之律師行辦理，並由買方負責有關費用。
5. 買方如成功提取第一按揭貸款，須向介紹之第一承按人支付手續費，金額為港幣 5,000 元或為介紹之第一承按人決定之其它金額。

買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚按揭條款、批核條件及手續。

第一按揭條款及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及批核條件的權利。

有關第一按揭之批核與否及按揭條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無亦不得被視作就第一按揭之按揭條款及批核作出任何不論明示或隱含之陳述、承諾或保證。

※ 所有第一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。

**The arrangement of “ first mortgage for 80% of the Transaction Price” (Provided by Starcom Venture Limited) ※**

The Purchaser may apply to “Starcom Venture Limited”, the first mortgagee referred by the Vendor or any other company referred by the Vendor (the “**Referred First Mortgagee**”) for a first mortgage with a maximum loan amount equivalent to 80% of the Transaction Price or 80% of the valuation of the property (as determined by the Referred First Mortgagee) or the balance of the purchase price payable (whichever is lower)(if the Purchaser and/or the guarantor of the Purchaser (if any) is or includes any person whose main source of income is not derived from Hong Kong, the maximum loan amount that the Purchaser can apply as first mortgage will be equivalent to 70% of the Transaction Price or 70% of the valuation of the property (as determined by the Referred First Mortgagee) or the balance of the purchase price payable (whichever is lower), unless the Referred First Mortgagee decides otherwise at its own absolute discretion) (the “**First Mortgage**” ). The First Mortgage and its application are subject to the following terms and conditions※:

1. The Purchaser shall provide sufficient documents to prove that the ratio of the total amount of monthly installment of the first mortgage and any other loan to the Purchaser’s total monthly income does not exceed the latest Debt Servicing Ratio as announced by The Hong Kong Monetary Authority.
2. The maximum tenure of the First Mortgage shall not exceed 25 years.
3. The interest rate of the first 36 months of the First Mortgage shall be at a fixed rate of 3%. The interest rate for the rest of the term of the First Mortgage shall be the Prime Rate (P) quoted by The Hongkong and Shanghai Banking Corporation Limited. P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect thereof.
4. All legal documents in relation to the First Mortgage must be prepared by the solicitors’ firm designated by the Vendor. All expenses incurred shall be paid by the Purchaser.
5. If the Purchaser successfully draws the First Mortgage loan, an administration fee will be payable by the Purchaser to the Referred First Mortgagee, the amount of which should be HK\$5,000 or such other amount as may be decided by the Referred First Mortgagee.

The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

The terms and conditions and the approval of applications for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the First Mortgage.

The terms and conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions of the First Mortgage from time to time as it sees fit.

※ All terms and conditions of the First Mortgage are subject to the latest guideline as may be issued by the Hong Kong Monetary Authority from time to time.

(b) 「**成交金額 20% 第二按揭**」安排(由 **Winchesto Finance Company Limited** 提供)<sup>#</sup>

買方可向賣方介紹之第二按揭承接人，即“Winchesto Finance Company Limited” 或賣方介紹之其他公司（「**介紹之第二承接人**」）申請最高達成交金額之 20% 或物業估價（由介紹之第二承接人釐定）之 20%（以較低者為準）之第二按揭（「**第二按揭**」）。一按加二按總貸款額合共不超過成交金額之 80% 或物業估價之 80%（以較低者為準）。第二按揭及其申請受以下條款及條件規限<sup>#</sup>：

1. 買方須先確定第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其它貸款之每月總還款額對其每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。
2. 第二按揭年期必須不長於第一按揭年期或 25 年，以較短年期為準。
3. 第二按揭首 36 個月的年利率以定息 3% 計算。其後的年利率則以香港上海滙豐銀行有限公司引用之最優惠利率(P)減 1% (P-1%)計算。P 為浮動利率，於本價單日期 P 為每年 5%。最終按揭利率以介紹之第二承接人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
4. 所有第二按揭之文件必須由賣方指定之律師行辦理，並由買方負責有關費用。
5. 買方如成功提取第二按揭貸款，須向介紹之第二承接人支付手續費，金額為港幣 5,000 元或為介紹之第二承接人決定之其它金額。

買方於決定選擇此安排前，請先向第一按揭銀行及介紹之第二承接人查詢清楚第一按揭及第二按揭之按揭條款、批核條件及手續。

有關第一按揭及第二按揭之批核與否及按揭條款以第一按揭銀行及介紹之第二承接人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無亦不得被視作就第一按揭及第二按揭之按揭條款及批核作出任何不論明示或隱含之陳述、承諾或保證。

第二按揭條款及批核條件僅供參考，介紹之第二承接人保留不時更改第二按揭條款及批核條件的權利。

<sup>#</sup> 所有第一按揭及第二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。

**The arrangement of “second mortgage for 20% of the Transaction Price” (Provided by Winchesto Finance Company Limited) #**

The Purchaser may apply to “Winchesto Finance Company Limited”, the second mortgagee referred by the Vendor or any other company referred by the Vendor (the “**Referred Second Mortgagee**”) for second mortgage with a maximum loan amount equivalent to 20% of the Transaction Price or 20% of the valuation of the property (as determined by the Referred Second Mortgagee) (whichever is lower) (the “**Second Mortgage**”). The loan amount of the first mortgage and the Second Mortgage shall not exceed 80% of the Transaction Price or 80% of the valuation of the property (whichever is lower). The Second Mortgage and its application are subject to the following terms and conditions#:

1. The Purchaser shall ensure that the first mortgagee bank consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the ratio of the total amount of monthly installment of the first mortgage, Second Mortgage and any other loan to the Purchaser’s total monthly income does not exceed the latest Debt Servicing Ratio as announced by The Hong Kong Monetary Authority.
2. The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 25 years, whichever is shorter.
3. The interest rate of the first 36 months of the Second Mortgage shall be at a fixed rate of 3%. The interest rate for the rest of the term of the Second Mortgage shall be the Prime Rate (P) quoted by The Hongkong and Shanghai Banking Corporation Limited minus 1% (P-1%). P is subject to fluctuation. P as at the date of this price list is 5% per annum. The final mortgage rate will be subject to final approval by the Referred Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect thereof.
4. All legal documents in relation to the Second Mortgage must be prepared by the solicitors’ firm designated by the Vendor. All expenses incurred shall be paid by the Purchaser.
5. If the Purchaser successfully draws the Second Mortgage loan, an administration fee will be payable by the Purchaser to the Referred Second Mortgagee, the amount of which should be HK\$5,000 or such other amount as may be decided by the Referred Second Mortgagee.

The Purchaser is advised to enquire with the first mortgagee bank and the Referred Second Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the first mortgage and the Second Mortgage before choosing this arrangement.

The terms and conditions and the approval of applications for the first mortgage and the Second Mortgage are subject to the final decision of the first mortgagee bank and the Referred Second Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the first mortgage and the Second Mortgage.

The terms and conditions of the Second Mortgage are for reference only, the Referred Second Mortgagee reserves the right to change the terms and conditions of the Second Mortgage from time to time as it sees fit.

#All terms and conditions of the first mortgage and the Second Mortgage are subject to the latest guideline as may be issued by the Hong Kong Monetary Authority from time to time.

**(三) 超級建築期付款 - 照售價減 2%**

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。  
臨時訂金及加付訂金二者都構成買賣合約的訂金的一部份。
3. 成交金額 90% 成交金額餘款於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。

**(3) Super Regular Payment – 2% 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. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.  
The Preliminary Deposit and Further Deposit shall both form part of the deposit under the agreement for sale and purchase.
3. 90% of the Transaction Price being balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.



(四) 「每季供」建期付款 - 照售價減 3%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 2% 加付訂金於買方簽署臨時買賣合約後 90 天內繳付。
3. 成交金額 2% 加付訂金於買方簽署臨時買賣合約後 180 天內繳付。  
臨時訂金及所有加付訂金都構成買賣合約的訂金的一部份。
4. 成交金額 2% 於買方簽署臨時買賣合約後 270 天內繳付。
5. 成交金額 2% 於買方簽署臨時買賣合約後 360 天內繳付。
6. 成交金額 2% 於買方簽署臨時買賣合約後 450 天內繳付或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付，以較早者為準。
7. 成交金額 85% 成交金額餘款於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。

(4) Easy Installment Payment – 3% 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. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 2% of the Transaction Price being Further Deposit shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 2% of the Transaction Price being Further Deposit shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.  
The Preliminary Deposit and Further Deposits shall all form part of the deposit under the agreement for sale and purchase.
4. 2% of the Transaction Price shall be paid within 270 days after the Purchaser signs the preliminary agreement for sale and purchase.
5. 2% of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.
6. 2% of the Transaction Price shall be paid within 450 days after the Purchaser signs the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is earlier.
7. 85% of the Transaction Price being the 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 validly to assign the property to the Purchaser.

4)(ii) **售價獲得折扣基礎: The basis on which any discount on the Price is available:**

(a) 見 4(i)。

See 4(i).

(b) 「從價印花稅津貼」優惠

本價單所列之住宅物業之買方可獲額外售價 3.5% 折扣優惠。

“Ad Valorem Stamp Duty Subsidy” Benefit

An extra 3.5% discount from the Price would be offered to a Purchaser who purchases a residential property listed in this price list.

(c) 「VIVA 送大禮」優惠

於 2016 年 2 月 29 日或之前簽署臨時買賣合約購買住宅物業之買方可獲額外售價 3.5% 折扣優惠。

“VIVA Super Gift” Benefit

An extra 3.5% discount from the Price would be offered to a Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property on or before 29<sup>th</sup> February 2016.

4)(iii) 可就購買發展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 sale and purchase of a specified residential property in the Development:**

(a) 見 4(i)。

See 4(i).

(b) 於 2016 年 2 月 1 日至 2016 年 2 月 29 日(包括該兩日)期間簽署臨時買賣合約購買住宅物業之買方可獲總值港幣\$88,000 之豐澤電器購物禮券。

A purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property during the period from 1<sup>st</sup> February 2016 to 29<sup>th</sup> February 2016 (both dates inclusive) will receive Fortress gift coupon(s) of the total value of HK\$88,000.

4)(iv) 誰人負責支付買賣發展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) 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。

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、任何從價印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)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 ad valorem stamp duty, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

4)(v) 買方須為就買賣發展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:**

有關其他法律文件之律師費如：附加合約、買方提名書、有關住宅物業交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費、其他實際支出及代墊費用等，均由買方負責，一切有關按揭的律師費及代墊費用均由買方負責。

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 expenses and disbursements, etc., shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

- 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:

賣方委任的代理：  
Agent appointed by the Vendor:

長江實業地產發展有限公司  
Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：  
Sub-agents appointed by Cheung Kong Property Development Limited

中原地產代理有限公司 Centaline Property 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  
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited  
世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited and Franchisees  
置業 18 物業代理有限公司 18 Property Agency Limited  
太陽物業香港代理有限公司 Sunrise Property HK Agency Limited  
香港(國際)地產商會有限公司 及 其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members  
致匯地產代理有限公司 Well Link Property Agency Limited  
香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members  
福興地產代理有限公司 Fortune Real Estate Agency Co., Limited  
云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited  
金豐易居國際置業代理有限公司 E-House International Estate Agency Limited  
富華地產有限公司 Fu Wa Property Company Limited

請注意： 任何人可委任任何地產代理在購買發展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.vivahk.com.hk**  
The address of the website designated by the vendor for the Development is: **www.vivahk.com.hk**