

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 <sup>#</sup> 77, 79, 81, 83, 85 and 87 Ma Tau Wai Road <sup>#</sup>		
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
20/6/2015	2

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
24/6/2015	2A	
10/7/2015	2B	
15/7/2015	2C	
20/10/2015	2D	
27/11/2015	2E	
21/12/2015	2F	
28/1/2016	2G	
17/5/2016	2H	
26/5/2016	2I	
27/5/2016	2J	

<sup>#</sup>：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				平方米(平方呎) sq. metre (sq. ft.)									
						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	A	29.282 (315) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$7,635,000	260,740 (24,238)	---	2.145 (23)	---	74.720 (804)	---	---	---	---	---	---
VIVA	12	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,145,000	199,701 (18,565)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	12	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,432,000	186,433 (17,314)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	12	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,615,000	210,194 (19,513)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	15	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,168,000	200,448 (18,634)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	15	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,456,000	186,964 (17,363)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	15	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,637,000	210,893 (19,578)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	16	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,191,000	201,196 (18,704)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	16	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,478,000	187,450 (17,409)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	16	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,662,000	211,687 (19,652)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	18	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,394,000	207,793 (19,317)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	18	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,606,000	190,280 (17,671)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	18	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,868,000	218,233 (20,260)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	19	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,424,000	208,768 (19,408)	---	2.958 (32)	---	---	---	---	---	---	---	---

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				平方米(平方呎) sq. metre (sq. ft.)									
						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	19	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,635,000	190,922 (17,731)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	19	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,901,000	219,281 (20,357)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	21	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,486,000	210,783 (19,595)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	21	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,694,000	192,226 (17,852)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	21	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,964,000	221,283 (20,543)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	22	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,516,000	211,758 (19,686)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	22	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,724,000	192,889 (17,914)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	22	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,995,000	222,268 (20,634)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	25	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,578,000	213,773 (19,873)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	25	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,783,000	194,194 (18,035)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	25	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$7,057,000	224,238 (20,817)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	27	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,643,000	215,885 (20,069)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	27	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,841,000	195,476 (18,154)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	27	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$7,124,000	226,367 (21,015)	---	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				平方米(平方呎) sq. metre (sq. ft.)									
						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	28	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,677,000	216,990 (20,172)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	28	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,872,000	196,162 (18,218)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	28	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$7,159,000	227,479 (21,118)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	29	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,710,000	218,062 (20,272)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	29	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,901,000	196,803 (18,277)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	29	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$7,195,000	228,623 (21,224)	---	3.158 (34)	---	---	---	---	---	---	---	---
VIVA	31	A	30.771 (331) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$6,780,000	220,337 (20,483)	---	2.958 (32)	---	---	---	---	---	---	---	---
VIVA	31	B	45.228 (487) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$8,960,000	198,107 (18,398)	---	4.765 (51)	---	---	---	---	---	---	---	---
VIVA	31	C	31.471 (339) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$7,265,000	230,847 (21,431)	---	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 Pavment :

(一) 「優越置 VIVA」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，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。

(1) “Premier Home VIVA” Payment – 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. 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.

(二) 「最理想 VIVA」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，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。

(2) “Delighted Home VIVA” Payment – 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. 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.

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) 「首置優惠」

買方簽署臨時買賣合約購買任何下列住宅物業(下列住宅物業部分包括於此價單內，部分包括於發展項目其他價單內)可獲額外售價 4% 折扣優惠。

3 樓 A 及 C 單位

29 樓 C 單位

31 樓 A 及 C 單位

**“First Home Purchase” Benefit**

An extra 4% discount from the Price would be offered to a Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following residential properties (some of which are included in this price list and some of which are included in other price lists of the Development).

Flat A & C, 3/F

Flat C, 29/F

Flat A & C, 31/F

(c) 「首年供樓津貼」優惠

簽署臨時買賣合約購買住宅物業之買方可獲額外售價 5% 折扣優惠。

**“First Year Installment Subsidy” Benefit**

An extra 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.

(d) 「從價印花稅」優惠（只適用於「最理想 VIVA」付款計劃）  
簽署臨時買賣合約購買住宅物業之買方可獲額外售價 6.5% 折扣優惠。

“Ad Valorem Stamp Duty” Benefit (Only applicable for “Delighted Home VIVA” Payment)  
An extra 6.5% discount from the Price would be offered to a Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property.

(e) 傢俬津貼優惠（只適用於「最理想 VIVA」付款計劃）  
簽署臨時買賣合約購買任何下列一房住宅物業(下列一房住宅物業部分包括於此價單內，部分包括於發展項目其他價單內)可獲額外\$13,000 售價折扣優惠。  
3 樓 A 及 C 單位  
29 樓 C 單位  
31 樓 A 及 C 單位

簽署臨時買賣合約購買任何下列兩房住宅物業(下列兩房住宅物業部分包括於此價單內，部分包括於發展項目其他價單內)可獲額外\$43,000 售價折扣優惠。  
於 9 樓-11 樓、19 樓、21-22 樓、26-29 樓及 31 樓之 B 單位

**Furniture Subsidy Benefit** (Only applicable for “Delighted Home VIVA” Payment)  
HK\$13,000 discount from the Price would be offered to the purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following 1-bedroom residential properties (some of which are included in this price list and some of which are included in other price lists of the Development).  
Flat A & C, 3/F  
Flat C, 29/F  
Flat A & C, 31/F

HK\$43,000 discount from the Price would be offered to the purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following 2-bedroom residential properties (some of which are included in this price list and some of which are included in other price lists of the Development).  
Flat B on 9-11/F, 19/F, 21-22/F, 26-29/F & 31/F

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) 及 4(ii)。  
See 4(i) and 4(ii).

(b) 「代繳 100%從價印花稅」優惠（只適用於「優越置 VIVA」付款計劃）  
受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，賣方會代買方繳付從價印花稅之 100%，以成交金額 7.5% 為上限。若實際繳付的從價印花稅低於成交金額 7.5%，成交金額 7.5% 與實際從價印花稅之差額亦會直接作為該買方支付成交金額部份餘款之用。

# 以賣方代表律師實際收到款項日期計算

“100% of Ad Valorem Stamp Duty” Benefit (Only applicable for “Premier Home VIVA” Payment)  
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price according to the respective dates stipulated in the agreement for sale and purchase#), the Vendor will pay 100% of the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for that Purchaser, subject however to a cap of 7.5% of the Transaction Price. If the actual Ad Valorem Stamp Duty payable is less than 7.5% of the Transaction Price, the difference amount between 7.5% of the Transaction Price and the actual Ad Valorem Stamp Duty payable will be directly used for payment of part of the balance of the Transaction Price by that Purchaser.

# the actual date of payment(s) received by Vendor’s solicitors shall be considered as the date of settlement of payment by the Purchaser

(c) 「成交金額 50% 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 50% 或物業估價（由介紹之第一承按人釐定）之 50%（以較低者為準）之第一按揭（「第一按揭」）。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不超過其每月總入息之一半。
2. 第一按揭年期必須不長於 25 年。
3. 第一按揭首 24 個月之年利率以介紹之第一承按人引用之最優惠利率(P)減 2.25% (P-2.25%)計算。其後之年利率以最優惠利率(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，並由買方負責有關律師費用及其他開支。
5. 買方如成功提取第一按揭貸款，須向介紹之第一承按人之服務代理公司 AMTD Asset Management Limited 支付手續費<sup>^</sup>，金額為港幣5,000元。

<sup>^</sup> 此手續費由 AMTD Asset Management Limited 收取，與賣方及介紹之第一承按人無關，且於任何情況下賣方及介紹之第一承按人均無需為此負責。

買方於決定選擇此安排前，請先向介紹之第一承按人之服務代理公司 AMTD Asset Management Limited 查詢清楚按揭條款及條件、批核條件、申請手續及服務收費。

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。

有關第一按揭之按揭條款及條件以及申請之批核蓋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。賣方並無或不得被視為就第一按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

**The arrangement of “first mortgage for 50% of 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 first mortgage with a maximum loan amount equivalent to 50% of the Transaction Price or 50% of the valuation of the property (as determined by the Referred First Mortgagee) (whichever is lower) (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 total amount of monthly installment of the First Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
2. The maximum tenure of the First Mortgage shall not exceed 25 years.
3. The interest rate of the first 24 months of the First Mortgage shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2.25% (P-2.25%). The interest rate for the rest of the term of the First Mortgage shall be Prime Rate (P). 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 the 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 legal costs and other expenses incurred shall be paid by the Purchaser.
5. If the Purchaser successfully draws the First Mortgage loan, an administration fee<sup>^</sup> will be payable by the Purchaser to AMTD Asset Management Limited, the service agency of the Referred First Mortgagee, the amount of which should be HK\$5,000.

<sup>^</sup> This administration fee is charged by AMTD Asset Management Limited and is not related to the Vendor and the Referred First Mortgagee. The Vendor and the Referred First Mortgagee shall under no circumstances be responsible therefor.

The Purchaser is advised to enquire with AMTD Asset Management Limited, the service agency of the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions, application procedures and service charge(s) of the First Mortgage before choosing this arrangement.

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

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.



(d) 「成交金額 30% 第二按揭」安排(由 Winchesto Finance Company Limited 提供)

買方可向賣方介紹之第二按揭承按人，即 “Winchesto Finance Company Limited” 或賣方介紹之其他公司（「介紹之第二承按人」）申請最高達成交金額之 30% 或物業估價（由介紹之第二承按人釐定）之 30%（以較低者為準）之第二按揭（「第二按揭」）。第二按揭及其申請受以下條款及條件規限：

1. 買方須先確定第一按揭銀行/財務機構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不超過其每月總入息之一半。
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 24 個月的年利率以介紹之第二承按人引用之最優惠利率(P)減 2.25% (P-2.25%)計算。其後的年利率以最優惠利率(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二承按人審批結果而定，賣方並無就其作出，或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，並由買方負責有關律師費及其他開支。
5. 買方如成功提取第二按揭貸款，須向介紹之第二承按人之服務代理公司 AMTD Asset Management Limited 支付手續費^，金額為港幣5,000元。

^ 此手續費由 AMTD Asset Management Limited 收取，與賣方及介紹之第二承按人無關，且於任何情況下賣方及介紹之第二承按人均無需為此負責。

買方於決定選擇此安排前，請先向第一按揭銀行/財務機構及介紹之第二承按人之服務代理公司 AMTD Asset Management Limited 查詢清楚第一按揭及第二按揭之按揭條款及條件、批核條件、申請手續及服務收費。

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

有關第二按揭之按揭條款及條件以及申請之批核蓋以介紹之第二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。賣方並無或不得被視為就第二按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

**The arrangement of “second mortgage for 30% of 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 30% of the Transaction Price or 30% of the valuation of the property (as determined by the Referred Second Mortgagee) (whichever is lower) (the “**Second Mortgage**”). The Second Mortgage and its application are subject to the following terms and conditions:

1. The Purchaser shall ensure that the first mortgagee bank/financial institution consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly installment of the first mortgage, the Second Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.
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 24 months of the Second Mortgage shall be Prime Rate (P) quoted by the Referred Second Mortgagee minus 2.25% (P-2.25%). The interest rate for the rest of the term of the Second Mortgage shall be Prime Rate (P). 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 legal costs and other 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 AMTD Asset Management Limited, the service agency of the Referred Second Mortgagee, the amount of which should be HK\$5,000.

^ This administration fee is charged by AMTD Asset Management Limited and is not related to the Vendor and the Referred Second Mortgagee. The Vendor and the Referred Second Mortgagee shall under no circumstances be responsible therefor.

The Purchaser is advised to enquire with the first mortgagee bank/ financial institution and AMTD Asset Management Limited, the service agency of the Referred Second Mortgagee on details of the terms and conditions of the mortgages, approval conditions, application procedures and service charge(s) of the first mortgage and the Second Mortgage before choosing this arrangement.

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

The terms and conditions and the approval of applications for the Second Mortgage are subject to the final decision of 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 Second Mortgage.

(e) 「2%現金回贈」優惠

如買方不論任何原因最終沒有採用「成交金額 30%第二按揭」安排，並依照買賣合約訂定的日期付清每一期樓款及成交金額餘款#，買方可獲成交金額 2% 現金回贈。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日期計算

**2% Cash Rebate Benefit**

Subject to the terms and conditions of the relevant transaction documents, a cash rebate of 2% of the Transaction Price will be provided to the Purchaser if the Purchaser for whatever reasons does not adopt the arrangement of “second mortgage for 30% of Transaction Price, and settles the part payment and the balance of the Transaction Price# in accordance to the payment dates stipulated in the agreement for sale and purchase#.

# the actual date of payment(s) received by the Vendor’s solicitors shall be considered as the date of settlement of payment by the Purchaser

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  
致滙地產代理有限公司 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**