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**	Mount Vienna	期數(如有) **Phase No. (if any)**	--
發展項目位置 **Location of Development**	樂林路8號 8 Lok Lam Road		
發展項目（或期數）中的住宅物業的總數 **The total number of residential properites in the development (or phase of the development)**			12

印製日期 **Date of Printing**	價單編號 **Number of Price List**
13-Sep-2017	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**
29-Sep-2017	1A	✓
10-Oct-2017	1B	--
12-Oct-2017	1C	✓

Price List No. 1C

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 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 Stair-hood	前庭 Terrace	庭院 Yard
Mount Vienna	7-8 (Upper Duplex)	A#	242.017 (2,605) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	112,000,000	462,777 (42,994)	3.876 (42)	- -	- -	106.680 (1,148)	- -	- -	- -	- -	- -	- -
		B	242.017 (2,605) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	103,000,000	425,590 (39,539)	3.876 (42)	- -	- -	106.407 (1,145)	- -	- -	- -	- -	- -	- -
	6	A	152.809 (1,645) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	~~49,000,000~~ 51,000,000	~~320,662~~ ~~(29,787)~~ 333,750 (31,003)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
		B	152.809 (1,645) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	~~49,000,000~~ 51,000,000	~~320,662~~ ~~(29,787)~~ 333,750 (31,003)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
	5	A	152.809 (1,645) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	47,000,000	307,574 (28,571)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
		B	152.809 (1,645) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	47,000,000	307,574 (28,571)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

Price List No. 1C

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 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 Stair-hood	前庭 Terrace	庭院 Yard
Mount Vienna	3	A	152.809 (1,645) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	45,000,000	294,485 (27,356)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
		B	152.809 (1,645) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	45,000,000	294,485 (27,356)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
	2	A	152.809 (1,645) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	43,000,000	281,397 (26,140)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
		B#	152.809 (1,645) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.500 (16)	50,000,000	327,206 (30,395)	- -	- -	- -	44.598 (480)	- -	- -	- -	- -	- -	- -
	Basement, G-1 (Lower Duplex)	A	228.113 (2,455) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.938 (21)	95,000,000	416,460 (38,697)	- -	- -	- -	- -	119.073 (1,282)	- -	- -	- -	10.257 (110)	- -
		B	228.494 (2,460) 露台 Balcony: 4.480 (48) 工作平台 Utility Platform: 1.938 (21)	95,000,000	415,766 (38,618)	- -	- -	- -	- -	143.396 (1,544)	- -	- -	- -	19.519 (210)	- -

Price List No. 1C

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) 註 : 在第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，『樓價』指本價單內所列指明住宅物業之有關臨時買賣合約中所載之價目。
Note: In this paragraph (4), "Price" means the price of the residential property set out in Part 2 of this Price List, and "purchase price" means the purchase price set out in the relevant preliminary agreement for sale and purchase of a specified residential property listed in this Price List.

(i) 支付條款 Terms of Payment

90天付款計劃 90-day Payment Method

(1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於樓價5%之金額作為臨時訂金。支票或本票抬頭請寫『孖士打律師行』。買方須於其簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。
The purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase ("PASP"). The cheque or cashier order shall be made payable to "Mayer Brown JSM". The formal agreement for sale and purchase ("ASP") shall be signed by the purchaser within 5 working days after the purchaser's signing of the PASP.

(2) 買方簽署正式合約時須再付樓價5%作為加付訂金。
A further 5% of the purchase price being further deposit shall be paid by the purchaser upon signing of the ASP.

(3)(i) （只適用於合格證明書發出前簽署的臨時合約）樓價90%即樓價餘款於賣方就其有能力將住宅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日內繳付。
(only applicable to the signing of the PASP prior to the issue of the Certificate of Compliance) 90% of the purchase price being balance of the purchase price shall be paid by the purchaser within 14 days after the date of the notification to the purchaser that the vendor is in a position validly to assign the residential property to the purchaser.

(3)(ii) （只適用於合格證明書發出後簽署的臨時合約）樓價90%即樓價餘款於買方簽署臨時合約後 90 天內由買方繳付。
(only applicable to the signing of the PASP after the issue of the Certificate of Compliance) 90% of the purchase price being balance of the purchase price shall be paid by the purchaser within 90 days after signing of the PASP.

(ii) 售價獲得折扣的基礎 The basis on which any discount on the Price is available
見(4)(iii)(c) See (4)(iii)(c)

(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) 傢俱及實產 Furniture and chattels
於價單上註有“#”之指明住宅物業將連同已安裝於其內的傢俱及其他實產（“實產”）一併出售。購買任何該指明住宅物業的買方可免費獲贈該指明住宅物業內現有之實產。賣方或其代表不會就實產作出任何保證，更不會保證其狀況、品質或效能。實產將於該指明住宅物業完成買賣交易時以「現狀」（即實產在交易日當天的狀況）交予買方。
The residential properties marked with "#" in the price list are sold together with furniture and other chattels ("Chattels") now installed at or within those specified residential properties. Purchaser of any of those specified residential properties is entitled to have the Chattels at no extra consideration. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the Chattles or as to whether any of the Chattels are or will be in working condition. The Chattels will be handed over to the purchaser on the completion of the sale and purchase of those residential units in an "as is" condition, meaning, the condition of the Chattels as at the date of completion.

(b) 住宅停車位／電單車停車位認購 Purchase of Residential Parking Space/Motor Cycle Parking Space:
每一指明住宅物業的買方可以下列價錢認購發展項目住宅停車位一個及／或電單車停車位一個。購買條款以有關的臨時買賣合約內所載條款為準，賣方亦有全權分配及將任何住宅停車位及／或電單車停車位出售予任何買方：-
Purchaser of each specified residential property may purchase one residential parking space and/or one motor cycle parking space in the Development at the price stated below. This purchase is subject to the terms and conditions contained in the relevant PASP and the Vendor has the absolute discretion to allocate and sell any residential parking space and/or motor cycle parking space to any purchaser:-

住宅停車位Residential Parking Space: 港幣HK$2,800,000
電單車停車位 Motor Cycle Parking Space: 港幣HK$250,000

(c)「印花稅津貼」優惠 "Stamp Duty Subsidy" Benefit

本價單所列之住宅物業之買方可獲金額相等於售價（即本價單第二部份中所列之住宅物業的售價，及不包括住宅車位及/或電單車車位的價錢）20%的「印花稅津貼」優惠。
A "Stamp Duty Subsidy" Benefit equivalent to 20% of the Price (i.e. the Price of residential property set out in Part 2 of this price list, and not including the price of residential parking space and/or motor cycle parking space) would be offered to the purchaser of the residential properties listed in this Price List.

當買方簽署正式買賣合約及付清加付訂金後，由賣方將「印花稅津貼」優惠用作直接支付該住宅物業及住宅車位（如有）及電單車車位（如有）之正式買賣合約之從價印花稅及買家印花稅（如有）給稅務局。若需支付之從價印花稅及買家印花稅（如有）少於以上可得之「印花稅津貼」優惠，有關優惠餘款（即支付給稅務局的從價印花稅及買家印花稅（如有）總和及「印花稅津貼」優惠金額之差額）將於該住宅物業及住宅車位（如有）及電單車車位（如有）成交時用作支付該住宅物業及住宅車位（如有）及電單車車位（如有）的部份樓價餘額。若需支付之從價印花稅及買家印花稅（如有）之總和多於以上可得之「印花稅津貼」優惠，則買方須負責從價印花稅及買家印花稅（如有）之總和及「印花稅津貼」優惠金額之差額及於簽署正式合約時交付該差額予賣方，以便賣方安排加蓋印花。
The Vendor will apply the "Stamp Duty Subsidy" Benefit to pay the ad valorem stamp duty and buyer stamp duty (if any) on the relevant formal agreement for sale and purchase of the residential property and residential parking space (if any) and motor cycle parking space (if any) directly to the Inland Revenue Department upon signing of the said formal agreement for sale and purchase and payment of the further deposit by the purchaser. If the ad valorem stamp duty and buyer stamp duty (if any) payable is less than the above "Stamp Duty Subsidy" Benefit, the remaining subsidy (i.e. the difference between the stamp duty payment to the Inland Revenue Department and the "Stamp Duty Subsidy" Benefit) will be applied directly for the part payment of the balance of the purchase price upon completion of the sale and purchase of the residential property and residential parking space (if any) and motor cycle parking space (if any). If the ad valorem stamp duty and buyer stamp duty (if any) payable is more than the above "Stamp Duty Subsidy" Benefit, the difference between the stamp duty payable to the Inland Revenue Department and the "Stamp Duty Subsidy" Benefit shall be borne by the purchaser and paid to the Vendor by the purchaser upon signing of the ASP to enable the Vendor to arrange stamping.

此項優惠將根據買方簽署指明住宅物業的臨時合約的時間順序以先到先得方式提供，只限於本價單修改日期後賣出的首兩個指明住宅物業。當一旦達到限制的數目，買方將不能享受此優惠。
This benefit is available on first-come-first-served basis based on the chronological order of signing of the PASP of the specified residential property by the purchaser(s) and is only limited to first two specified residential properties sold with effective from the date of revision of this price list. Once the limit is reached, the purchaser shall not be entitled to this benefit.

(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

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有關購買的法律文件；及賣方指定之代表律師亦同時處理按揭文件，買方須支付按揭文件手續之律師費，但不須支付預備有關正式合約及轉讓契兩項法律文件之律師費。賣方同意為買方支付正式合約及樓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其購買，買賣雙方須各自負責有關正式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 in respect of all legal documents in relation to the purchase and the Vendor's solicitors also handle the mortgage documentation, the purchaser shall bear the legal costs of the mortgage but shall not be required to pay the legal costs for preparing the relevant ASP and the assignment. The Vendor agrees to bear the legal costs of the ASP and the assignment. If the purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the Vendor and purchaser shall pay his/her own solicitors' legal fees in respect of the ASP and the assignment.

所有應付印花稅（包括但不限於從價印花稅、買家印花稅*及額外印花稅*）均需由買方支付（*如適用）。

All stamp duty payable including but not limited to Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* shall be borne by the purchaser (*if applicable).

(v) 買方須爲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

有關預備其他法律文件、預備樓契之核證本、預備大廈公契及提供任何其核證本之所有律師費、查冊費、註冊費、圖則費及其他雜費等等，均由買方負責。一切有關買賣該項目中的指明住宅物業的按揭律師費及其他雜費均由買方負責。

All legal costs and charges in relation to the preparation of other legal documents, the preparation of certified copies of title documents, the preparation of the deed of mutual covenant and the provision of any certified copy thereof, search fees, registration fees, plan fees and all other disbursements shall be borne by the purchaser. The purchaser shall also pay and bear all legal costs and 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	世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
美聯物業代理有限公司 Midland Realty International Limited	第一太平戴維斯住宅代理有限公司 Savills Realty Limited
利家閣地產有限公司 Ricacorp Properties Limited	友和地產有限公司 United Properties Limited
香港置業（地產代理）有限公司 Hong Kong Property Services (Agency) Limited	China Hong Lok Yuen Property Agency Limited 中國康樂園地產代理有限公司
興勝項目管理有限公司 Hanison Project Management Limited	云房網絡（香港）代理有限公司 QFang Network (HongKong) Agency 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： http://www.mountvienna.com.hk
The address of the website designated by the Vendor for the Development is: http://www.mountvienna.com.hk

Price List No. 1C