

# 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	DIVA	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	電氣道133、135、137、139號及歌頓道1A號 133, 135, 137, 139 Electric Road and 1A Gordon 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)			118

印製日期 Date of Printing	價單編號 Number of Price List
11/2/2014	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

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
DIVA	19	A	66.624 (717) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$17,083,000	256,409 (23,826)	---	7.820 (84)	---	---	---	---	---	---	---	
DIVA	19	C	45.818 (493) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$12,040,000	262,779 (24,422)	---	4.411 (47)	---	---	---	---	---	---	---	
DIVA	19	D	47.049 (506) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$12,296,000	261,345 (24,300)	---	4.727 (51)	---	---	---	---	---	---	---	
DIVA	20	A	66.624 (717) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$17,237,000	258,721 (24,040)	---	7.820 (84)	---	---	---	---	---	---	---	
DIVA	20	C	45.818 (493) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$12,048,000	262,953 (24,438)	---	4.411 (47)	---	---	---	---	---	---	---	
DIVA	20	D	47.049 (506) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$12,328,000	262,025 (24,364)	---	4.727 (51)	---	---	---	---	---	---	---	
DIVA	21	A	66.624 (717) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$17,393,000	261,062 (24,258)	---	7.820 (84)	---	---	---	---	---	---	---	
DIVA	21	D	47.049 (506) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$12,378,000	263,087 (24,462)	---	4.727 (51)	---	---	---	---	---	---	---	
DIVA	30	A	66.624 (717) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$18,412,000	276,357 (25,679)	---	7.820 (84)	---	---	---	---	---	---	---	
DIVA	31	A	66.624 (717) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$18,542,000	278,308 (25,861)	---	7.820 (84)	---	---	---	---	---	---	---	
DIVA	35	A	66.624 (717) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$19,057,000	286,038 (26,579)	---	7.820 (84)	---	---	---	---	---	---	---	
DIVA	36	A	66.624 (717) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$20,566,000	308,688 (28,683)	---	7.820 (84)	---	---	---	18.080 (195)	---	---	---	

### 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， -  
第52(1)條  
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。  
第53(2)條  
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。  
第53(3)條  
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。  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -  
Section 52(1)  
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.  
Section 53(2)  
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.  
Section 53(3)  
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 of 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 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.

#### 支付條款：

#### Terms of Payment :

##### (一) 270即供付款一 – 照售價減5.4% (只適用於私人名義買方)

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方須於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30天內繳付。
3. 成交金額 0.5% 於買方簽署臨時買賣合約後60天內繳付。
4. 成交金額 0.5% 於買方簽署臨時買賣合約後90天內繳付。
5. 成交金額 0.5% 於買方簽署臨時買賣合約後120天內繳付。
6. 成交金額 0.5% 於買方簽署臨時買賣合約後150天內繳付。
7. 成交金額 0.5% 於買方簽署臨時買賣合約後180天內繳付。
8. 成交金額 0.5% 於買方簽署臨時買賣合約後210天內繳付。
9. 成交金額 0.5% 於買方簽署臨時買賣合約後240天內繳付。
10. 成交金額 86.5% 於買方簽署臨時買賣合約後270天內繳付。

##### 「升級DIVA置業賀禮」- 額外10%售價折扣優惠

以私人名義簽署臨時買賣合約購買住宅物業之買方可獲額外10%售價折扣優惠。

##### 「馬上有禮」優惠- 額外5%售價折扣優惠

於2014年3月2日或之前以私人名義簽署臨時買賣合約購買住宅物業之買方可獲額外5%售價折扣優惠。

Price List No. 4

**(1) 270 Cash or Immediate Mortgage Payment 1 – 5.4% discount from the Price (For Personal Purchaser)**

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon the Purchaser signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being Further Deposit shall be paid within 30 days after the Purchaser signing the preliminary agreement for sale and purchase.
3. 0.5% of the Transaction Price shall be paid within 60 days after the Purchaser signing the preliminary agreement for sale and purchase.
4. 0.5% of the Transaction Price shall be paid within 90 days after the Purchaser signing the preliminary agreement for sale and purchase.
5. 0.5% of the Transaction Price shall be paid within 120 days after the Purchaser signing the preliminary agreement for sale and purchase.
6. 0.5% of the Transaction Price shall be paid within 150 days after the Purchaser signing the preliminary agreement for sale and purchase.
7. 0.5% of the Transaction Price shall be paid within 180 days after the Purchaser signing the preliminary agreement for sale and purchase.
8. 0.5% of the Transaction Price shall be paid within 210 days after the Purchaser signing the preliminary agreement for sale and purchase.
9. 0.5% of the Transaction Price shall be paid within 240 days after the Purchaser signing the preliminary agreement for sale and purchase.
10. 86.5% of the Transaction Price shall be paid within 270 days after the Purchaser signing the preliminary agreement for sale and purchase.

**“Super DIVA - Home Purchase” Benefit - An extra 10% discount from the Price**

An extra 10% discount from the Price would be offered to a Personal Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property.

**“DIVA on the Ride” Benefit - An extra 5% discount from the Price**

An extra 5% discount from the Price would be offered to a Personal Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property on or before 2<sup>nd</sup> March 2014.

**(二) 270即供付款二 – 照售價減5.4% (只適用於公司名義買方)**

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方須於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30天內繳付。
3. 成交金額 0.5% 於買方簽署臨時買賣合約後60天內繳付。
4. 成交金額 0.5% 於買方簽署臨時買賣合約後90天內繳付。
5. 成交金額 0.5% 於買方簽署臨時買賣合約後120天內繳付。
6. 成交金額 0.5% 於買方簽署臨時買賣合約後150天內繳付。
7. 成交金額 0.5% 於買方簽署臨時買賣合約後180天內繳付。
8. 成交金額 0.5% 於買方簽署臨時買賣合約後210天內繳付。
9. 成交金額 0.5% 於買方簽署臨時買賣合約後240天內繳付。
10. 成交金額 86.5% 於買方簽署臨時買賣合約後270天內繳付。

**「買家印花稅津貼」- 額外15% 售價折扣優惠**

如買方以公司名義簽署臨時買賣合約購買住宅物業可獲額外15% 售價折扣優惠，作為所購住宅物業之買家印花稅津貼。

**(2) 270 Cash or Immediate Mortgage Payment 2 – 5.4% discount from the Price (For Corporate Purchaser)**

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon the Purchaser signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being Further Deposit shall be paid within 30 days after the Purchaser signing the preliminary agreement for sale and purchase.
3. 0.5% of the Transaction Price shall be paid within 60 days after the Purchaser signing the preliminary agreement for sale and purchase.
4. 0.5% of the Transaction Price shall be paid within 90 days after the Purchaser signing the preliminary agreement for sale and purchase.
5. 0.5% of the Transaction Price shall be paid within 120 days after the Purchaser signing the preliminary agreement for sale and purchase.
6. 0.5% of the Transaction Price shall be paid within 150 days after the Purchaser signing the preliminary agreement for sale and purchase.
7. 0.5% of the Transaction Price shall be paid within 180 days after the Purchaser signing the preliminary agreement for sale and purchase.
8. 0.5% of the Transaction Price shall be paid within 210 days after the Purchaser signing the preliminary agreement for sale and purchase.
9. 0.5% of the Transaction Price shall be paid within 240 days after the Purchaser signing the preliminary agreement for sale and purchase.
10. 86.5% of the Transaction Price shall be paid within 270 days after the Purchaser signing the preliminary agreement for sale and purchase.

**“Buyer’s Stamp Duty Subsidy Cash Rebate” Benefit - An extra 15% discount from the Price**

An extra 15% discount from the Price would be offered to the Corporate Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property as the Buyer’s Stamp Duty subsidy for the residential property purchased.

**(三) 輕鬆置業付款一 – 照售價 (只適用於私人名義買方)**

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方須於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30天內繳付。
3. 成交金額 0.5% 於買方簽署臨時買賣合約後60天內繳付。
4. 成交金額 0.5% 於買方簽署臨時買賣合約後90天內繳付。
5. 成交金額 0.5% 於買方簽署臨時買賣合約後120天內繳付。
6. 成交金額 0.5% 於買方簽署臨時買賣合約後150天內繳付。
7. 成交金額 0.5% 於買方簽署臨時買賣合約後180天內繳付。
8. 成交金額 0.5% 於買方簽署臨時買賣合約後210天內繳付。
9. 成交金額 0.5% 於買方簽署臨時買賣合約後240天內繳付。
10. 成交金額 0.5% 於買方簽署臨時買賣合約後270天內繳付。
11. 成交金額 86% 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。

**「提早還款現金回贈」優惠**

如買方提前於簽署臨時買賣合約後270天<sup>#</sup>內付清成交金額餘款，可獲賣方送出成交金額5.5%之現金回贈。惟買方必須於付清成交金額後7天內，以書面通知賣方並提供買方於滙豐銀行/恒生銀行/渣打銀行/中國銀行(香港)的銀行帳戶資料，賣方會於收到通知及銀行帳戶資料後 45 天內將現金回贈直接存入買方指定的銀行帳戶。

<sup>#</sup>以賣方代表律師收到款項日期計算

**「升級DIVA置業賀禮」- 額外10%售價折扣優惠**

以私人名義簽署臨時買賣合約購買住宅物業之買方可獲額外10%售價折扣優惠。

**「馬上有禮」優惠- 額外5%售價折扣優惠**

於2014年3月2日或之前以私人名義簽署臨時買賣合約購買住宅物業之買方可獲額外5%售價折扣優惠。

**(3) Easy Regular Payment 1 – in accordance with the Price (For Personal Purchaser)**

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon the Purchaser signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being Further Deposit shall be paid within 30 days after the Purchaser signing the preliminary agreement for sale and purchase.
3. 0.5% of the Transaction Price shall be paid within 60 days after the Purchaser signing the preliminary agreement for sale and purchase.
4. 0.5% of the Transaction Price shall be paid within 90 days after the Purchaser signing the preliminary agreement for sale and purchase.
5. 0.5% of the Transaction Price shall be paid within 120 days after the Purchaser signing the preliminary agreement for sale and purchase.
6. 0.5% of the Transaction Price shall be paid within 150 days after the Purchaser signing the preliminary agreement for sale and purchase.
7. 0.5% of the Transaction Price shall be paid within 180 days after the Purchaser signing the preliminary agreement for sale and purchase.
8. 0.5% of the Transaction Price shall be paid within 210 days after the Purchaser signing the preliminary agreement for sale and purchase.
9. 0.5% of the Transaction Price shall be paid within 240 days after the Purchaser signing the preliminary agreement for sale and purchase.
10. 0.5% of the Transaction Price shall be paid within 270 days after the Purchaser signing the preliminary agreement for sale and purchase.
11. 86% 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.

**“Cash Rebate for Early Repayment” Benefit**

A cash rebate of 5.5% of Transaction Price will be provided to the Purchaser if the Purchaser settles the balance of the Transaction Price within 270 days<sup>#</sup> after the date of Preliminary Agreement, provided that the Purchaser shall, by written notice to the Vendor within 7 days of full payment of the Transaction Price, notify the Vendor and provide details of his/her bank account at The Hongkong and Shanghai Banking Corporation Limited / Hang Seng Bank Limited / Standard Chartered Bank Limited / Bank of China (Hong Kong) Limited. The Vendor will, within 45 days of receipt of such notification and the relevant information, directly deposit the cash rebate into the bank account designated by the Purchaser.

<sup>#</sup> the actual date of balance payment received by Vendor’s solicitors

**“Super DIVA - Home Purchase” Benefit - An extra 10% discount from the Price**

An extra 10% discount from the Price would be offered to a Personal Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property.

**“DIVA on the Ride” Benefit - An extra 5% discount from the Price**

An extra 5% discount from the Price would be offered to a Personal Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property on or before 2<sup>nd</sup> March 2014.

Price List No.	4
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**(四) 輕鬆置業付款二 – 照售價 (只適用於公司名義買方)**

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方須於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30天繳付。
3. 成交金額 0.5% 於買方簽署臨時買賣合約後60天內繳付。
4. 成交金額 0.5% 於買方簽署臨時買賣合約後90天內繳付。
5. 成交金額 0.5% 於買方簽署臨時買賣合約後120天內繳付。
6. 成交金額 0.5% 於買方簽署臨時買賣合約後150天內繳付。
7. 成交金額 0.5% 於買方簽署臨時買賣合約後180天內繳付。
8. 成交金額 0.5% 於買方簽署臨時買賣合約後210天內繳付。
9. 成交金額 0.5% 於買方簽署臨時買賣合約後240天內繳付。
10. 成交金額 0.5% 於買方簽署臨時買賣合約後270天內繳付。
11. 成交金額 86% 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。

**「提早還款現金回贈」優惠**

如買方提前於簽署臨時買賣合約後270天<sup>#</sup>內付清成交金額餘款，可獲賣方送出成交金額5.5%之現金回贈。惟買方必須於付清成交金額後7天內，以書面通知賣方並提供買方於滙豐銀行/恒生銀行/渣打銀行/中國銀行(香港)的銀行帳戶資料，賣方會於收到通知及銀行帳戶資料後 45 天內將現金回贈直接存入買方指定的銀行帳戶。

<sup>#</sup>以賣方代表律師收到款項日期計算

**「買家印花稅津貼」- 額外15% 售價折扣優惠**

如買方以公司名義簽署臨時買賣合約購買住宅物業可獲額外15% 售價折扣優惠，作為所購住宅物業之買家印花稅津貼。

**(4) Easy Regular Payment 2 – in accordance with the Price (For Corporate Purchaser)**

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon the Purchaser signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being Further Deposit shall be paid within 30 days after the Purchaser signing the preliminary agreement for sale and purchase.
3. 0.5% of the Transaction Price shall be paid within 60 days after the Purchaser signing the preliminary agreement for sale and purchase.
4. 0.5% of the Transaction Price shall be paid within 90 days after the Purchaser signing the preliminary agreement for sale and purchase.
5. 0.5% of the Transaction Price shall be paid within 120 days after the Purchaser signing the preliminary agreement for sale and purchase.
6. 0.5% of the Transaction Price shall be paid within 150 days after the Purchaser signing the preliminary agreement for sale and purchase.
7. 0.5% of the Transaction Price shall be paid within 180 days after the Purchaser signing the preliminary agreement for sale and purchase.
8. 0.5% of the Transaction Price shall be paid within 210 days after the Purchaser signing the preliminary agreement for sale and purchase.
9. 0.5% of the Transaction Price shall be paid within 240 days after the Purchaser signing the preliminary agreement for sale and purchase.
10. 0.5% of the Transaction Price shall be paid within 270 days after the Purchaser signing the preliminary agreement for sale and purchase.
11. 86% 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.

**“Cash Rebate for Early Repayment” Benefit**

A cash rebate of 5.5% of Transaction Price will be provided to the Purchaser if the Purchaser settles the balance of the Transaction Price within 270 days<sup>#</sup> after the date of Preliminary Agreement, provided that the Purchaser shall, by written notice to the Vendor within 7 days of full payment of the Transaction Price, notify the Vendor and provide details of his/her bank account at The Hongkong and Shanghai Banking Corporation Limited / Hang Seng Bank Limited / Standard Chartered Bank Limited / Bank of China (Hong Kong) Limited. The Vendor will, within 45 days of receipt of such notification and the relevant information, directly deposit the cash rebate into the bank account designated by the Purchaser.

<sup>#</sup> the actual date of balance payment received by Vendor’s solicitors

**“Buyer’s Stamp Duty Subsidy Cash Rebate” Benefit - An extra 15% discount from the Price**

An extra 15% discount from the Price would be offered to the Corporate Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property as the Buyer’s Stamp Duty subsidy for the residential property purchased.

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) 「代繳成交金額7.5% 從價印花稅」優惠

賣方會代買方繳付從價印花稅，以成交金額7.5%為上限。若實際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回贈予買方。如買方已作出及簽立格式由賣方指定或批准之法定聲明及所有其他相關文件以證明及確認財政司司長於2013年2月22日宣佈之從價印花稅新稅率並不適用於買賣合約，買方付清成交金額<sup>#</sup>後40天內，成交金額7.5%中未有用於繳付從價印花稅之部分（如有）會回贈予買方，唯買方須承諾確保所有從價印花稅會於相關法定時限內全數繳付。

<sup>#</sup>以賣方代表律師收到款項日期計算

**“Transaction Price 7.5% Ad Valorem Stamp Duty” Benefit**

The Vendor will pay the Ad Valorem Stamp Duty for the Purchaser, subject to a cap of 7.5% of the Transaction Price. Where the actual Ad Valorem Stamp Duty falls short of 7.5% of the Transaction Price, the difference will also be paid to the Purchaser as a cash rebate. If the Purchaser has made and entered into a statutory declaration and all other relevant documents (such statutory declaration and documents shall be in such forms as the Vendor may prescribe or approve) to substantiate and confirm that the new ad valorem stamp duty rates as announced by The Financial Secretary on 22 February 2013 will not be applicable to the agreement for sale and purchase, the Vendor will, within 40 days after full payment of the Transaction Price<sup>#</sup>, pay to the Purchaser the remaining balance of 7.5% of the Transaction Price which has not been used to pay Ad Valorem Stamp Duty, if any, provided that the Purchaser must undertake to ensure that all Ad Valorem Stamp Duty will be paid within the relevant period prescribed by law.

<sup>#</sup> the actual date of balance payment received by Vendor’s solicitors

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 sale and purchase of a specified residential property in the development:**

(a) 見4(i)。

See 4(i).

(b) 「成交金額20% 第二按揭」優惠（如買方選擇此優惠方適用）:

The benefit of “Second Mortgage for 20% of Transaction Price” (applicable only if the Purchaser has chosen this benefit):

(1) 買方可向賣方介紹之第二按揭承按人，即尚乘集團有限公司（「介紹之第二承按人」）申請最高達成交金額20% 之第二按揭（「第二按揭」）。

The Purchaser can apply for a second mortgage through AMTD Group Company Limited, the second mortgagee referred by the Vendor (the “Referred Second Mortgagee”) for a maximum loan amount equivalent to 20% of the Transaction Price.

(2) 第二按揭及其申請受以下條款及條件規限：

The Second Mortgage and its application are subject to the following terms and conditions:

(A) 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不超過其每月總入息之一半。

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 total amount of monthly instalment of the first mortgage, Second Mortgage and any other loan does not exceed 50% of the Purchaser’s total monthly income.

(B) 第二按揭年期必須不長於第一按揭年期或20年，以較短年期為準。

The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 20 years, whichever is shorter.

(C) 第二按揭年利率以介紹之第二承按人選用之最優惠利率(P)計算。P為浮動利率，於本價單日期P為每年5.25%。

The interest rate of the Second Mortgage shall be Prime Rate (P). P is subject to fluctuation. The P as at the date of this price list is 5.25% per annum.

(D) 所有第二按揭之文件必須由賣方指定之律師行辦理並於該律師行簽立。與第二按揭有關之法律費用及其他費用由買方負責。

All legal documents in relation to the Second Mortgage must be prepared by and executed at the solicitors’ firm designated by the Vendor. All legal and other expenses in relation to the Second Mortgage shall be paid by the Purchaser.

(E) 買方須就申請第二按揭向介紹之第二承按人支付申請費用，金額等如第一按揭及第二按揭的按揭貸款總額之0.5%或為介紹之第二承按人決定之其他金額。

An application fee will be payable by the Purchaser to the Referred Second Mortgagee in respect of the application for the Second Mortgage, the amount of which is equivalent to 0.5% of the total mortgage loan amount of the first mortgage and the Second Mortgage or such other amount as may be decided by the Referred Second Mortgagee.

(3) 買方於決定選擇此優惠前，請先向第一按揭銀行及介紹之第二承按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。

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

(4) 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。

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).

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代表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。如買方選擇另聘代表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其他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, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. 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.

(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」(按《印花稅條例》所定)、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" defined in the Stamp Duty Ordinance, any buyer's stamp duty 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:**

有關其他法律文件之律師費如：附加合約、委託書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

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 disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the 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：長江實業地產發展有限公司。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。

The vendor has appointed estate agents to act in the sale of any specified residential property in the development: Cheung Kong Property Development Limited. 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.diva.com.hk**

The address of the website designated by the vendor for the development is: **www.diva.com.hk**