

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	漆林 The Woodsville	期數（如有） Phase No.(If any)	—
發展項目位置 Location of Development	洪順路18號 No. 18 Hung Shun 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)			236

印製日期 Date of Printing	價單編號 Number of Price List
25 November 2013	6

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
26 November 2013	6A	—
2 April 2014	6B	—
4 April 2014	6C	✓
9 September 2015	6D	✓
16 November 2015	6E	—
14 March 2016	6F	—
30 March 2016	6G	—

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)) 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·每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
座號 Tower Number	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
2	1	A*	73.474 (791) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.499 (16)	6,145,000	83,635 (7,769)	-	2.632 (28)	-	-	-	-	-	-	-	-
2	1	B*	71.532 (770) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.500 (16)	5,998,000	83,851 (7,790)	-	2.632 (28)	-	-	-	-	-	-	-	-
3	1	E*	73.744 (794) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.499 (16)	6,737,000	91,357 (8,485)	-	2.779 (30)	-	-	-	-	-	-	-	-
5	1	A*	72.087 (776) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.500 (16)	7,011,000	97,257 (9,035)	-	2.718 (29)	-	-	-	-	-	-	-	-
5	2	A*	72.087 (776) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.500 (16)	7,077,000	98,173 (9,120)	-	2.718 (29)	-	-	-	-	-	-	-	-
7	1	A*	72.086 (776) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.500 (16)	6,530,000	90,586 (8,415)	-	2.718 (29)	-	-	-	-	-	-	-	-
7	1	B*	75.191 (809) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.500 (16)	6,768,000	90,011 (8,366)	-	2.538 (27)	-	-	-	-	-	-	-	-
7	2	A*	72.086 (776) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.500 (16)	6,591,000	91,432 (8,494)	-	2.718 (29)	-	-	-	-	-	-	-	-
7	2	B*	75.191 (809) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.500 (16)	6,831,000	90,849 (8,444)	-	2.538 (27)	-	-	-	-	-	-	-	-
8	1	A*	110.262 (1187) 露台 Balcony: - (-); 工作平台 Utility Platform: 1.500 (16)	8,394,000 10,116,000	76,128 (7,072) 91,745 (8,522)	-	3.966 (43)	-	3.770 (41)	-	-	-	-	-	-
8	1	B*	90.608 (975) 露台 Balcony: - (-); 工作平台 Utility Platform: 1.499 (16)	6,938,000	76,572 (7,116)	-	2.774 (30)	-	3.604 (39)	-	-	-	-	-	-
8	2	A*	113.442 (1221) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.500 (16)	8,668,000	76,409 (7,099)	-	3.966 (43)	-	-	-	-	-	-	-	-
8	2	B*	93.410 (1005) 露台 Balcony: 2.802 (30); 工作平台 Utility Platform: 1.499 (16)	7,166,000	76,716 (7,130)	-	2.774 (30)	-	-	-	-	-	-	-	-
10	1	A*	108.034 (1163) 露台 Balcony: - (-); 工作平台 Utility Platform: 1.500 (16)	8,228,000	76,161 (7,075)	-	3.854 (41)	-	3.770 (41)	-	-	-	-	-	-
10	1	B*	90.654 (976) 露台 Balcony: - (-); 工作平台 Utility Platform: 1.499 (16)	6,944,000	76,599 (7,115)	-	2.774 (30)	-	3.604 (39)	-	-	-	-	-	-

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.)									
座號 Tower Number	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
10	2	A*	111.214 (1197) 露台 Balcony: 3.180 (34); 工作平台 Utility Platform: 1.500 (16)	8,495,000	76,384 (7,097)	-	3.854 (41)	-	-	-	-	-	-	-	
10	2	B*	93.456 (1006) 露台 Balcony: 2.802 (30); 工作平台 Utility Platform: 1.499 (16)	7,177,000	76,795 (7,134)	-	2.774 (30)	-	-	-	-	-	-	-	
11	G	C*	69.808 (751) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	6,129,000	87,798 (8,161)	-	2.077 (22)	-	-	26.976 (290)	-	-	-	-	
12	1	A*	113.906 (1226) 露台 Balcony: 3.300 (36); 工作平台 Utility Platform: 1.500 (16)	8,550,000 10,303,000	75,062 (6,974) 90,452 (8,404)	-	3.105 (33)	-	-	-	-	-	-	-	
12	2	A*	113.906 (1226) 露台 Balcony: 3.300 (36); 工作平台 Utility Platform: 1.500 (16)	8,631,000	75,773 (7,040)	-	3.105 (33)	-	-	-	-	-	-	-	
12	3	B*	70.972 (764) 露台 Balcony: 2.128 (23); 工作平台 Utility Platform: 1.499 (16)	6,339,000	89,317 (8,297)	-	2.880 (31)	-	-	-	61.140 (658)	-	-	-	

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.)									
屋號 House Number					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
C2# ^		202.007 (2174) 露台 Balcony: 5.748 (62); 工作平台 Utility Platform: 1.499 (16)	27,896,000	138,094 (12,832)	1.913 (21)	5.221 (56)	-	-	41.408 (446)	-	45.936 (494)	8.280 (89)	-	-
D6#		176.734 (1902) 露台 Balcony: 4.823 (52); 工作平台 Utility Platform: 1.500 (16)	20,396,000 20,600,000	445,405 (40,723) 116,559 (10,831)	1.680 (18)	2.412 (26)	-	2.288 (25)	17.597 (189)	-	38.482 (414)	7.310 (79)	-	-
D7#		179.960 (1937) 露台 Balcony: 4.823 (52); 工作平台 Utility Platform: 1.500 (16)	20,726,000	115,170 (10,700)	1.680 (18)	2.412 (26)	-	2.288 (25)	17.261 (186)	-	38.568 (415)	7.310 (79)	-	-

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索索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase - (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金，並須用港幣\$200,000銀行本票以支付部份臨時訂金，抬頭請寫「高李葉律師行」或"KAO, LEE & YIP"。請另備支票以補足臨時訂金之餘額，抬頭請寫「高李葉律師行」或"KAO, LEE & YIP"。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the Preliminary Deposit equivalent to 5% of the purchase price. A cashier order of HK\$200,000 being part of the preliminary deposit shall be made payable to "KAO, LEE & YIP" or "高李葉律師行". Please prepare a cheque payable to "KAO, LEE & YIP" or "高李葉律師行" to pay for the balance of the preliminary deposit.

(A1) 現金優惠付款 Cash Payment Plan (照售價減5%) (5% discount from the Price)

(1) 樓價 5%於買方簽署臨時買賣合約(「臨時合約」)時繳付，買方須於5個工作日內簽署正式買賣合約(「正式合約」)。

A preliminary deposit equivalent to 5% of purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.

(2) 樓價 5%於買方簽署正式合約時繳付。

5% of purchase price shall be paid upon the purchaser's signing of the ASP.

(3) 樓價 90%即樓價餘款於買方簽署臨時合約後 90 天內繳付或於賣方就賣方有能力有效地轉讓有關物業予買方一事向買方發出書面通知的日期起14天內繳付，以較早者為準。

90% of purchase price being balance of purchase price shall be paid within 90 days after the purchaser's signing of the PASP or within 14 days of the date of written notification to the purchaser that the vendor is in a position validly to assign the property to the purchaser, whichever shall first happen.

(A2) 現金優惠付款 Cash Payment Plan (照售價減5%) (5% discount from the Price)

(1) 樓價 5%於買方簽署臨時買賣合約(「臨時合約」)時繳付，買方須於5個工作日內簽署正式買賣合約(「正式合約」)。

A preliminary deposit equivalent to 5% of purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.

(2) 樓價 5%於買方簽署正式合約時繳付。

5% of purchase price shall be paid upon the purchaser's signing of the ASP.

(3) 樓價 5%於買方簽署臨時合約後 30 天內繳付。

5% of purchase price shall be paid within 30 days after the purchaser's signing of the PASP.

(4) 樓價 85%即樓價餘款於買方簽署臨時合約後 120 天內繳付。

85% of purchase price being balance of purchase price shall be paid within 120 days after the purchaser's signing of the PASP.

(B1) 建築期付款 Stage Payment Plan (照售價) (in accordance with the Price)

(1) 樓價 5%於買方簽署臨時買賣合約(「臨時合約」)時繳付，買方須於5個工作日內簽署正式買賣合約(「正式合約」)。

A preliminary deposit equivalent to 5% of purchase price shall be paid upon the purchaser's signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.

(2) 樓價 5%於買方簽署正式合約時繳付。

5% of purchase price shall be paid upon the purchaser's signing of the ASP.

(3) 樓價 90%即樓價餘款於賣方就賣方有能力有效地轉讓有關物業予買方一事向買方發出書面通知的日期起14天內繳付。

90% of purchase price being balance of purchase price shall be paid within 14 days of the date of written notification to the purchaser that the vendor is in a position validly to assign the property to the purchaser.

(4)(ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available

(1) 除根據(4)(i)(A)所列之售價優惠及(4)(iii)所列之贈品、財務優惠或利益外，「New World CLUB」會員（不論以其個人或聯同一個或多個會員或非會員）或公司名義的買方（其一位或多位董事乃「New World CLUB」會員）

購買指明住宅物業，在其提供令賣方滿意的會員證明的前提下，可就該指明住宅物業獲得額外一次性3%售價折扣優惠。

In addition to the corresponding discount on the price that is listed in (4)(i)(A) and the gift or financial advantage or benefit listed in (4)(iii), a New World CLUB member (whether purchasing in his sole name or in joint names (together with one or more New World CLUB member(s) or non-member(s))) or a purchaser purchasing in the name of a corporation of which one or more directors of such corporation is/are New World CLUB members shall, in respect of the specified residential property so purchased, be offered an extra one-off 3% discount from the price, subject to production of evidence satisfactory to the vendor proving membership of New World CLUB.

(4)(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益 Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

(1) 除根據(4)(i)(A1)及(4)(ii)所列之各項售價優惠及(4)(iii)(2)所列之贈品、財務優惠或利益外，以上設有“*”或“#”的指明住宅物業之買方可獲贈添林住宅停車位，但受下述條款及條件規限。

In addition to the corresponding discount on the price that is listed in (4)(i)(A1) and (4)(ii) and the gift or financial advantage or benefit listed in (4)(iii)(2), the purchaser of a specified residential property that has a "*" or "#" will be offered Residential Parking Space(s) of The Woodsville for free, subject to the following terms and conditions.

(a) 在買方揀選住宅物業的同時，該單位於價單上設有“*”的買方有權從賣方於已提供的所有車位價單編號No.5A內所列的添林住宅停車位之中揀選一個添林住宅停車位，每認購一個住宅物業可揀選一個住宅停車位，惟倘若屆時買方不於上述的同時揀選所述住宅停車位，該權利將會自動失效，且不得於任何該時間之後行使。該住宅物業及已揀選的住宅停車位必須受同一份買賣合約及其後的轉讓契涵蓋。

At the same time when a purchaser selects a residential property, the purchasers of those units that have a "*" in the above price list shall have the right to simultaneously select one residential parking space of The Woodsville, from among the residential parking spaces of The Woodsville as listed in all the Price Lists of the Parking Space No. 5A made available by the vendor, for each residential property that the purchaser purchases provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the purchaser fails to select the residential parking space as aforesaid at that same time. Both the residential property and the selected residential parking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

(b) 於價單上設有“#”的指明住宅物業必須連同如下表所示分別所分配及編號的住宅停車位一起買賣，該等住宅停車位價錢列於車位價單編號No. 5B。這些住宅物業之買方將獲贈根據該表內指明獲分配及編號的添林住宅停車位，但該住宅物業不會額外或另外獲贈任何添林住宅停車位。

Those specified residential properties that have a "#" in the above price list shall be sold together with the residential parking spaces as respectively allocated and with the numbering as shown in the following table.

The prices of these residential parking spaces are listed in the Price List of the Parking Space No. 5B. The purchaser of those residential properties will not be offered any extra or other residential parking space(s) of The Woodsville for free.

屋號 House Number	車位價單編號 No.5B所列住宅停車位 Residential Parking Space as listed in the Price List of the Parking Space No.5B
C2	No. 112, 113
D6	No. 94, 95
D7	No. 92, 93

(2) 從價印花稅現金回贈 Ad Valorem Stamp Duty Cash Rebate

註：此現金回贈只適用於購買以下指明住宅物業：

屋號：C2, D6

Note: This cash rebate is ONLY applicable to the purchasers of the following specified residential properties:

House Number: C2, D6

除根據(4)(i)(A2)及(4)(ii)所列之各項售價優惠及(4)(iii)(1)所列之贈品、財務優惠或利益外，購買指明住宅物業之買方可獲以下現金回贈：

In addition to the corresponding discount on the price that is listed in (4)(i)(A2) and (4)(ii) and the gift or financial advantage or benefit listed in (4)(iii)(1), the purchaser of a specified residential property will be offered the following cash rebate:

(a) 買方在按買賣合約付清樓價餘額之後，可獲賣方提供從價印花稅現金回贈（「回贈」）。回贈金額相等於買方就買賣合約應付的從價印花稅（包括以（2014年印花稅（修訂）（第2號）條例）之從價印花稅新稅率（第1標準）計算的從價印花稅，如適用，及以每個指明住宅物業不是及不構成一宗更大交易或一系列交易的一部份的基準計算）的70%，並向上捨入方式換算至個位數。回贈金額按該指明住宅物業於付清樓價餘額之日的成交金額而定，而回贈金額的上限則以下表所計算的從價印花稅的70%金額為準：

After the purchaser has fully paid the balance of the purchase price in accordance with the agreement for sale and purchase, the purchaser shall be entitled to an Ad Valorem Stamp Duty Cash Rebate ("Rebate") offered by the vendor equal to the total amount of 70% of such ad valorem stamp duty rounded up to the nearest dollar (including the ad valorem stamp duty calculated with reference to the new rates of ad valorem stamp duty (Scale 1) under the Stamp Duty (Amendment)(No.2) Ordinance 2014, if applicable, and computed on the basis that each specified residential property is not and does not form part of a larger or a series of transactions). The amount of Rebate is determined based on 70% of the ad valorem stamp duty calculated upon the final Transaction Price of the specified residential property while the maximum amount of Rebate shall be in accordance with the following table:

代價款額或價值 (每一個指明住宅物業的成交金額) Amount or value of the consideration (Transaction Price of EACH specified residential property)		從價印花稅率 (第1標準) AVD Rates (Scale 1)
超過 Exceeds	不超過 Does not exceed	
	HK\$ 2,000,000	1.5% of Transaction Price
HK\$ 2,000,000	HK\$ 2,176,470	\$30,000 + 20% of Transaction Price in excess of \$2,000,000
HK\$ 2,176,470	HK\$ 3,000,000	3% of Transaction Price
HK\$ 3,000,000	HK\$ 3,290,330	\$90,000 + 20% of Transaction Price in excess of \$3,000,000
HK\$ 3,290,330	HK\$ 4,000,000	4.5% of Transaction Price
HK\$ 4,000,000	HK\$ 4,428,580	\$180,000 + 20% of Transaction Price in excess of \$4,000,000
HK\$ 4,428,580	HK\$ 6,000,000	6% of Transaction Price
HK\$ 6,000,000	HK\$ 6,720,000	\$360,000 + 20% Transaction Price in excess of \$6,000,000
HK\$ 6,720,000	HK\$ 20,000,000	7.5% of Transaction Price
HK\$ 20,000,000	HK\$ 21,739,130	\$1,500,000 + 20% of Transaction Price in excess of \$20,000,000
HK\$ 21,739,130		8.5% of Transaction Price

(b) 買方須於付清樓價餘額之日後30日內以書面方式(連同下列文件)向賣方指定的代表律師「高李葉律師行」申請從價印花稅現金回贈。「高李葉律師行」會於收到申請並確認有關資料無誤後向買方支付從價印花稅現金回贈。
The Purchaser shall apply to the Vendor's solicitor "KAO, LEE & YIP" in writing (together with the following documents) for the Ad Valorem Stamp Duty Cash Rebate within 30 days after the date of full payment of the balance of purchase price. After "KAO, LEE & YIP" has received the application and duly verified the information, "KAO, LEE & YIP" will pay the Ad Valorem Stamp Duty Cash Rebate to the purchaser:

申請須連同 (1) 就指明住宅物業的正式買賣合約應付的所有印花稅的印花稅證明書及 (2) 如買方聲稱第1標準從價印花稅率不適用, 證明印花稅署署長批准豁免或接受買方聲稱的文件證據一起提交。
The application shall be accompanied with (1) a copy of the Stamp Certificate of all stamp duty payable on the formal agreement for sale and purchase of the specified residential property and (2) if the Purchaser is to claim that the ad valorem stamp duty at Scale 1 does not apply, documentary evidence proving the exemption granted or the acceptance by the Collector of Stamp Revenue in respect of the Purchaser's claim.

(c) 印花稅現金回贈受其他條款及細則約束。
Stamp Duty Cash Rebate is subject to other terms and conditions.

(3) 以上所列指明住宅物業之買方可獲贈價值港幣\$10,000的K11購物藝術館現金券及港幣\$15,000的K11 Design Store現金券。賣方會於有關買方簽署其正式買賣合約後30天內安排領取現金券。
HK\$10,000 K11 Art Mall cash coupon and HK\$15,000 K11 Design Store cash coupon would additionally be offered to the purchasers of the specified residential properties listed above. The vendor will arrange the collection of the cash coupons within 30 days after the relevant purchaser's signing of the relevant formal agreement for sale and purchase.

(4) ^ 上述物業連租約出售, 租約的副本或其有關部分可於香港荃灣青山道398號愉景新城三層17舖溱林售樓處供公眾免費閱覽
^ The said property is sold subject to tenancy and a copy of the tenancy agreement or the relevant part thereof is available for inspection by the general public free of charge at The Woodsville Sales Office at Shop No.17, L3, D. Park, 398 Castle Peak Road, Tsuen Wan, Hong Kong

**(5) 備用第一按揭貸款 (只適用於2015年11月20日或之後簽署臨時買賣合約)
Standby First Mortgage Loan (Applicable only to the Purchaser(s) who has / have signed a PASP on or after 20th November 2015)**

買方可向賣方的指定財務機構怡家財務有限公司("財務機構")申請備用第一按揭貸款, 主要條款如下:
The Purchaser may apply for a standby first mortgage loan through Housing Finance Limited ("Finance Company"). Key terms are as follows:

- (a) 第一按揭貸款最高金額為臨時買賣合約內所列明之樓價的80%。
The maximum first mortgage loan amount shall be 80% of the purchase price as stated in the PASP.
- (b) 第一按揭貸款年期最長可達25年。
The maximum tenor of the first mortgage loan is up to 25 years.
- (c) 第一按揭貸款的利率在首3年內以香港上海匯豐銀行有限公司之港元最優惠利率("P")減2%計算, 其後按P減1%計算。第一按揭貸款的利率在首3年不可低於1%。P隨利率浮動調整。按揭利率以指定財務機構最終審批結果決定。利率是指年利率。
The interest rate of the first mortgage loan for the first 3 years shall be calculated at 2% below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and thereafter at 1% below P. During the first 3 years, interest rate shall not be less than 1%. P is subject to fluctuation. The interest rate will be subject to final approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方須提供足夠文件證明其還款能力, 包括但不限於提供足夠文件證明每月還款不超過買方及其擔保人(如有)的每月總入息之60%。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment payment does not exceed 60% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (e) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (f) 第一按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理, 一切有關費用概由借人繳付。
The first mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
- (g) 借人/擔保人須於預計貸款支取日的四十五天前帶同臨時合約、身份證明文件及入息證明, 親身前往財務機構辦理第一按揭貸款申請。借人/擔保人亦必須提供身份證明及所須文件之副本, 所有提交的文件, 一律不予發還。所有借人及擔保人必須親身前往財務機構指定律師樓簽署有關法律文件。
The borrower(s)/guarantor(s) has/have to attend the office of the Finance Company in person and bring along the PASP, his/her/their identity documents and income proof to process the application of first mortgage loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s)/guarantor(s) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) / guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.
- (h) 如成功申請, 買方需就申請第一按揭貸款支付按揭價計收1%的申請手續費。
The Purchaser shall pay 1% of the purchase price being the application fee for the first mortgage loan if the application is successful.
- (i) 買方敬請向財務機構查詢有關貸款申請手續及詳情。貸款批出與否及其條款, 財務機構有最終決定權。不論任何貸款獲批與否, 買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the Finance Company about the application procedure and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP.
- (j) 此貸款受其他財務公司不時所訂之條款及細則約束。
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (k) 有關第一按揭之批核與否及按揭條款及條件以財務機構之最終決定為準, 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 loan are subject to the final decision of the Finance Company, and the Vendor shall under no circumstances be responsible therefor.

(6) 備用第二按揭貸款
Standby Second Mortgage Loan

買方可向賣方的指定財務機構怡家財務有限公司("財務機構")申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply for a standby second mortgage loan through Housing Finance Limited ("Finance Company") Key terms are as follows:

- (a) 第二按揭貸款最高金額為樓價的20%，但第一按揭及第二按揭貸款的總貸款額不能超過樓價的70%，或應繳付之樓價餘額，以較低者為準。
The maximum second mortgage loan amount shall be 20% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 70% of the purchase price, or the balance of purchase price payable, whichever is lower.
- (b) 第二按揭年期最長可達25年或等同或不超過特約按揭銀行之首按年期，以較短者為準。
The maximum tenor of the second mortgage is up to 25 years or same as or not exceeding the first mortgage loan tenor of the designated first mortgagee banks, whichever is shorter.
- (c) 第二按揭的利率在首2年內以香港上海滙豐銀行有限公司之港元最優惠利率("P")減2%計算，期後按P計算。第二按揭的利率在首2年不可低於1%。P隨利率浮動調整。最終按揭利率以指定財務機構審批結果而定。
The interest rate of the second mortgage for the first 2 years shall be calculated at 2% below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and thereafter at P. During the first 2 years, interest rate shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval by the Finance Company.
- (d) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).
- (e) 第一按揭銀行須為財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgage bank shall be nominated and referred by the Finance Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (f) 第二按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關費用概由借款人繳付。
The second mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
- (g) 第一按揭及第二按揭需獨立審批，借款人/擔保人須於預計貸款支取日的四十五天前帶同臨時合約、身份證明文件及入息證明，親身前往財務機構辦理第二按揭貸款申請。借款人/擔保人必須提供身份證明及所須文件之副本，所有提交的文件，一律不予發還。所有借款人及擔保人必須親身前往財務機構指定律師樓簽署有關法律文件。
The application of first mortgage loan and second mortgage loan will be approved independently. The borrower(s)/guarantor(s) has/have to come to the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof to process the application of second mortgage loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s)/guarantor(s) must provide the duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) / guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.
- (h) 買方需就申請第二按揭貸款支付按貸款金額計收0.5%或港幣\$3,000不可退還的申請手續費，以較高者為準。
The Purchaser shall pay 0.5% loan amount or HK\$3,000 being the non-refundable application fee for the second mortgage loan, whichever is higher.
- (i) 買方敬請向財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire the Finance Company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP.
- (j) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (k) 有關第一按揭及第二按揭之批核與否及按揭條款及條件以第一按揭銀行及財務機構之最終決定為準，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 Finance Company, and the Vendor shall under no circumstances be responsible therefor.

備註: 對於每一個指明住宅物業的買家，財務機構只提供第一按揭或第二按揭，但不會兩者同時提供。

Note: In respect of the Purchaser(s) of a specified residential property, the Finance Company will only provide a first mortgage loan or a second mortgage loan, but not both.

(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

(1) 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所有法律文件，賣方同意為買方支付正式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購置事宜，買賣雙方須各自負責有關正式買賣合約、轉讓契及住宅物業按揭(如有)三項法律文件之律師費用及代墊付費用。

If the purchaser appoints the vendor's solicitors to act on the purchaser's behalf in respect of all legal documents in relation to the purchase, the vendor agrees to bear the legal costs of the formal 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 solicitor's legal costs and disbursements in respect of the formal agreement for sale and purchase, the assignment and the mortgage (if any).

(2) 買方需支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* (*如適用)。

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

(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

(1) 製作、登記及完成大廈公契及管理合約(「公契」)費用及附於公契之圖則之費用的適當分攤、指明住宅物業的業權契據及文件認證副本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關該住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。

The purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the specified residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges of any other documents relating to the sale and purchase of the residential property.

(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測量行有限公司及旗下特許經營商

Century 21 Surveyors Limited and Franchisees

香港置業(地產代理)有限公司

Hong Kong Property Services (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

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為：

www.thewoodsville.com.hk

The address of the website designated by the vendor for the development is:

www.thewoodsville.com.hk