

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	溱林 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
21 August 2014	7

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
21 August 2014	7A	—
25 August 2014	7B	—
16 August 2015	7C	—
9 September 2015	7D	—
16 November 2015	7E	—
30 March 2016	7F	—
30 June 2016	7G	—
20 June 2018	7H	—

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.)									
				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
A2#	346.091 (3725) 露台 Balcony: 6.676 (72); 工作平台 Utility Platform: 1.500 (16)	58,059,000	167,756 (15,586)	3.250 (35)	3.296 (35)	-	8.262 (89)	156.137 (1681)	-	86.496 (931)	8.525 (92)	-	-
A3#	345.930 (3724) 露台 Balcony: 5.790 (62); 工作平台 Utility Platform: 1.500 (16)	58,043,000	167,788 (15,586)	3.250 (35)	3.292 (35)	-	8.262 (89)	148.635 (1600)	-	86.593 (932)	8.525 (92)	-	-
B2#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	27,448,000	121,118 (11,254)	2.180 (23)	3.121 (34)	-	3.473 (37)	59.614 (642)	-	52.637 (567)	6.321 (68)	-	-
B3#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	27,448,000	121,118 (11,254)	2.180 (23)	3.121 (34)	-	3.473 (37)	54.761 (589)	-	52.637 (567)	6.321 (68)	-	-
B5#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,648,000	117,588 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	49.907 (537)	-	52.637 (567)	6.321 (68)	-	-
B6#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,648,000	117,588 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	45.908 (494)	-	52.637 (567)	6.321 (68)	-	-
B7#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,648,000	117,588 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	45.543 (490)	-	52.637 (567)	6.321 (68)	-	-
B8#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,648,000	117,588 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	45.543 (490)	-	52.637 (567)	6.321 (68)	-	-
B9#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,648,000	117,588 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	45.543 (490)	-	52.637 (567)	6.321 (68)	-	-
B10# ^	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,648,000	117,588 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	45.543 (490)	-	52.637 (567)	6.321 (68)	-	-
B11#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,648,000	117,588 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	45.594 (491)	-	52.637 (567)	6.321 (68)	-	-
B15#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,648,000	117,588 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	48.118 (518)	-	52.637 (567)	6.321 (68)	-	-
B16#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,648,000	117,588 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	53.696 (578)	-	52.089 (561)	6.321 (68)	-	-
B17#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	27,448,000	121,118 (11,254)	2.180 (23)	3.121 (34)	-	3.473 (37)	53.625 (577)	-	52.637 (567)	6.321 (68)	-	-
B18#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	27,448,000	121,118 (11,254)	2.180 (23)	3.121 (34)	-	3.473 (37)	72.738 (783)	-	52.637 (567)	6.321 (68)	-	-
B19#^	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	27,448,000	121,118 (11,254)	2.180 (23)	3.121 (34)	-	3.473 (37)	50.078 (539)	-	52.637 (567)	6.321 (68)	-	-
B20#	226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	27,448,000	121,118 (11,254)	2.180 (23)	3.121 (34)	-	3.473 (37)	42.022 (452)	-	52.637 (567)	6.321 (68)	-	-
C3#	202.007 (2174) 露台 Balcony: 5.748 (62); 工作平台 Utility Platform: 1.499 (16)	23,753,000	117,585 (10,926)	1.913 (21)	5.221 (56)	-	-	34.896 (376)	-	45.936 (494)	8.280 (89)	-	-

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
D1#	179.753 (1935) 露台 Balcony: 4.823 (52); 工作平台 Utility Platform: 1.500 (16)	20,705,000	115,186 (10,700)	1.680 (18)	2.412 (26)	-	2.288 (25)	24.087 (259)	-	39.029 (420)	7.310 (79)	-	-
D2#	176.734 (1902) 露台 Balcony: 4.823 (52); 工作平台 Utility Platform: 1.500 (16)	20,352,000	115,156 (10,700)	1.680 (18)	2.412 (26)	-	2.288 (25)	18.716 (201)	-	38.482 (414)	7.310 (79)	-	-
D3#	176.734 (1902) 露台 Balcony: 4.823 (52); 工作平台 Utility Platform: 1.500 (16)	20,352,000	115,156 (10,700)	1.680 (18)	2.412 (26)	-	2.288 (25)	18.328 (197)	-	38.482 (414)	7.310 (79)	-	-
D5#	176.734 (1902) 露台 Balcony: 4.823 (52); 工作平台 Utility Platform: 1.500 (16)	20,352,000	115,156 (10,700)	1.680 (18)	2.412 (26)	-	2.288 (25)	17.962 (193)	-	38.482 (414)	7.310 (79)	-	-

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
2	G	C*	85.062 (916) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	8,971,000	105,464 (9,794)	-	3.000 (32)	-	-	17.765 (191)	-	-	-	-
5	1	B*	74.997 (807) 露台 Balcony: 2.061 (22); 工作平台 Utility Platform: 1.499 (16)	7,706,000	102,751 (9,549)	-	1.710 (18)	-	-	-	-	-	-	-

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) 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.

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

- (+) 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.

- (-) 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.

- (-) 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.

- (+) 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.

(C1) 行政總裁750付款 CEO750 Payment Plan (照售價加2%) (2% premium to the price)

- (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。買方須於簽署臨時合約後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 formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 買方須於簽署臨時合約後60天內再付樓價5%作為加付訂金。

5% of the purchase price being further deposit shall be paid by the Purchaser within 60 days after signing of the PASP.

- (3) 買方須於簽署臨時合約後90天內再付樓價5%作為部分價款。

5% of the purchase price being part payment shall be paid by the Purchaser within 90 days after signing of the PASP.

- (4) 買方須於簽署臨時合約後750天內再付樓價85%作為樓價餘款。

85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 750 days after signing of the PASP by 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)(A2)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)(A2) 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.

(2) 買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠)：

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase):

(1) 印花稅優惠

Stamp Duty Benefit

買方可獲額外售價 15% 折扣。

An extra 15% discount from the price will be offered to the Purchaser.

或

OR

(2) (i) 額外售價 10.75% 折扣 及

(i) An extra 10.75% discount from the price; **AND**

(ii) 代繳從價印花稅(上限為樓價 4.25%)優惠

(ii) "Ad Valorem Stamp Duty (maximum 4.25% of the purchase price)" Benefit

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相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 4.25%)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 4.25% of the Purchase Price).

或

OR

(3) 代繳從價印花稅(上限為樓價 15%)優惠

"Ad Valorem Stamp Duty (maximum 15% of the purchase price)" Benefit

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相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 15%)。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 15% of the Purchase Price).

以賣方代表律師實際收到款項日期計算。相關樓款指：從價印花稅應付之前，根據相關買賣合約所指定的日期應付的樓款。

subject to the actual date of payment(s) received by Vendor's solicitors. The relevant payment(s) refer(s) to the payment(s) which is / are payable according to the respective date(s) stipulated in the relevant agreement for sale and purchase, before the Ad Valorem Stamp Duty.

(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) 請參閱4(i)及4(ii)(2)以上設有"*"或"#"的指明住宅物業之買方可獲贈送溱林住宅停車位，但受下述條款及條件規限。

Please refer to 4(i) and 4(ii)(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) 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. 6。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溱林住宅停車位，但該住宅物業不會額外或另外獲贈任何溱林住宅停車位。

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. 6. The purchaser of those residential properties will not be offered any extra or other residential parking space(s) of The Woodsville for free.

座號 Tower Number	樓層 Floor	單位 Unit	車位價單編號 No.6所列住宅停車位 Residential Parking Space as listed in the Price List of
2	G	C	No. 83
5	1	B	No. 84

(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. 6。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漆林住宅停車位，但該住宅物業不會額外或另外獲贈任何漆林住宅停車位。

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. 6. The purchaser of those residential properties will not be offered any extra or other residential parking space(s) of The Woodville for free.

屋號 House Number	車位價單編號 No.6所列住宅停車位 Residential Parking Space as listed in the Price List of the Parking Space No.6
A2	No. 189, 190, 191
A3	No. 104, 105, 106
B2	No. 185, 186
B3	No. 183, 184
B5	No. 181, 182
B6	No. 179, 180
B7	No. 148, 178
B8	No. 176, 177
B9	No. 174, 175
B10	No. 172, 173
B11	No. 170, 171
B15	No. 166, 167
B16	No. 164, 165
B17	No. 114, 115
B18	No. 116, 117
B19	No. 123, 124
B20	No. 125, 126
C3	No. 230, 231
D1	No. 102, 103
D2	No. 100, 101
D3	No. 98, 99
D5	No. 96, 97

(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：B2, B3, B5, B6, B7, B8, B9, B10, B11, B15, B16, B17, B18, B19, B20, C3, D1, D2, D3, D5

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

House Number: B2, B3, B5, B6, B7, B8, B9, B10, B11, B15, B16, B17, B18, B19, B20, C3, D1, D2, D3, D5

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從價印花稅現金回贈：

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 ad valorem stamp duty cash rebate:

(a)-

買方須於付清樓價餘額之日前最少30日以書面(連同(4)(iii)(2)(b)項列明的文件)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(「回贈」)。「高李葉律師行」收到申請並確認有關資料無誤後，該回贈將在該指明住宅物業之買賣成交時直接用作支付部份樓價餘額。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大宗或一系列交易之一部份的基準計算)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之正式合約所述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。

The Purchaser shall apply to the Vendor's solicitors, "KAO, LEE & YIP" in writing (accompanied with documents set out in (4)(iii)(2)(b)) for the ad valorem stamp duty cash rebate ("Rebate") at least 30 days before the date of settlement of the balance of the purchase price. After "KAO, LEE & YIP" has received the application and duly verified the information, the Rebate will be applied directly for part payment of the balance of the purchase price upon completion of the sale and purchase of the specified residential property. 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 The Rebate ("Rebate") offered by the vendor is the total amount equivalent to of 70% of such ad valorem stamp duty, rounded up to the nearest dollar, payable on the agreement for sale and purchase of the specified residential property (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 is 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 as stated in the agreement for sale and purchase 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)
超越 Exceeds-	不超越 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) 買方必須以書面方式向賣方指定的代表律師「高季葉律師行」申請回贈，並必須連同 (1) 就指明住宅物業的買賣合約應付的所有印花稅的正式繳付收據及—

(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，「高季葉律師行」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's application to the Vendor's solicitor "KAO, LEE & YIP" for the Ad Valorem Stamp Duty Cash Rebate must be in writing and must be accompanied with (1) the official receipt(s) for payment of all stamp duty payable on the 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. 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另可獲贈價值港幣\$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號愉景新城二層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 Woodville Sales Office at Shop No.17, L3, D. Park, 398 Castle Peak Road, Tuen 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年內以香港上海滙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)的每月總本息之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款人繳付。~~
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一按揭貸款申請。借款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 borrower(s)/guarantor(s) has/have to attend the office of the Finance Company in person and bring along the PASP, his/her/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樓價計收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年內以香港上海匯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)的每月總入息之半。~~
The Purchaser shall provide sufficient documents to prove his/hers/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/hers/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.

備用第一按揭貸款
Standby First Mortgage Loan

買方可向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淨樓價*的85%。
The maximum first mortgage loan amount shall be 85% of the Net Purchase Price*.
- (b) 第一按揭貸款年期最長可達30年。
The maximum tenor of the first mortgage loan is up to 30 years.
- (c) 第一按揭貸款的利率在首3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2.85%計算，其後按P計算。惟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。按揭利率以財務機構最終批核及決定為準。利率是指年利率。
The interest rate of the first mortgage loan for the first 3 years shall be calculated at 2.85% 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. Provided 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 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 guarantor(s) (if any).
- (e) 第一按揭貸款須以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，一切有關律師費及其他相關的暫墊費用概由借款人繳付。
The first mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
- (g) 借款人/擔保人須於預計貸款支取日的45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。借款人/擔保人亦必須提供身份證明及財務機構認為必要的其他相關文件之副本，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。借款人在提取貸款時必須提供近一個月之文件證明其當時的還款能力不低於獲得批核時的還款能力。
The borrower(s)/guarantor(s) has/have to attend 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 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) and guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company. The borrower(s)/guarantor(s) must upon drawdown of this loan provide latest one month documents to prove that his/her latest repayment ability is not lower than the ability when the loan is approved.
- (h) 買方應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。就第一按揭貸款之批核，賣方並無給予任何陳述或保證。
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. No representation or warranty is given by the Vendor as to the approval of the First Mortgage Loan.
- (i) 此貸款受財務機構不時所訂之其他條款及細則約束。
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (j) 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，與祥邦發展有限公司無關，且於任何情況下祥邦發展有限公司均無需為此負責。
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 are not related to Fortune Kingdom Development Limited (which shall under no circumstances be responsible therefor).

備用第二按揭貸款

Standby Second Mortgage Loan

買方可向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 may 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淨樓價*的20%，但第一按揭及第二按揭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 Net 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第一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年內以香港上海匯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。惟第二按揭的利率在首2年不可低於1%，P隨利率浮動調整。最終按揭利率以財務機構批核及決定為準。利率是指年利率。
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. Provided during the first 2 years, interest rate of the second mortgage shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方須按財務機構要求提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her repayment ability upon request of the Finance Company.
- (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 mortgagee bank shall be nominated and referred by the Finance Company and the Purchaser shall first 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。一切有關這第二按揭貸款的律師費用及其他相關的暫墊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 fees and other incidental out-of-pocket expenses incurred in the second mortgage 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45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財務機構認為必要的所有相關支持憑證之副本。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) and 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) and guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.
- (h) 買方須就申請第二按揭貸款向財務機構支付按第二按揭貸款金額計收0.5%或港幣\$5,000作為不可退還的申請手續費，以較高者為準。
The Purchaser shall pay to Finance Company 0.5% of the second mortgage loan amount or HK\$5,000 being the non-refundable application fee for the second mortgage loan, whichever is higher.
- (i) 買方應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。不論貸款獲批與否，買方仍須按正式合約完成購買住宅物業的交易及繳付住宅物業的樓價全數。就第二按揭貸款之批核，賣方並無給予任何陳述或保證。
The Purchaser is advised to enquire 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.
No representation or warranty is given by the Vendor as to the approval of the Second Mortgage Loan.
- (j) 此貸款受財務公司不時所訂之其他條款及條件約束。
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，與祥邦發展有限公司無關，且於任何情況下祥邦發展有限公司均無需為此負責。
The terms and conditions and the approval of applications for the first mortgage loan and the second mortgage loan are subject to the final decision of the first mortgagee bank and the Finance Company, and are not related to Fortune Kingdom Development Limited (which shall under no circumstances be responsible therefor).

*上文「淨樓價」一詞指扣除(4)(ii)(2)(2)或(3)所述之賣方根據「代繳從價印花稅優惠」代繳從價印花稅的金額(如有)、(4)(iii)(3)所述之付清成交金額現金回贈及(4)(iii)(6)所述之柏巒尊貴業主提名優惠(如有)後之樓價

The term “Net Purchase Price” above means the amount of the Purchase Price after deducting the amount of the Ad Valorem Stamp Duty paid by the Vendor pursuant to “Ad Valorem Stamp Duty” Benefit (if any) (as stated in (4) (ii)(2)(2) or (3)), the amount of the Full Settlement Cash Rebate (as stated in (4) (iii) (3)) and the amount of PARK VILLA Honorable Owner Nomination Privilege (if any) (as stated in (4) (iii) (6)).

(3) **付清成交金額現金回贈**
Full Settlement Cash Rebate

如買方於簽署臨時買賣合約後750天內付清樓價餘額，可獲相等於樓價3%的付清成交金額現金回贈。買方須於付清樓價後60天內向賣方遞交書面申請，以申請付清成交金額現金回贈。賣方將於收到買方書面申請後60天內發出抬頭為買方的支票，以向買方支付付清成交金額現金回贈。

If the purchaser shall have paid the balance of the purchase price within 750 days after signing of the PASP by the Purchaser, the purchaser shall be entitled to the Full Settlement Cash Rebate of an amount equal to 3% of the purchase price. The Purchaser shall have submitted a written application to the Vendor for claiming the Full Settlement Cash Rebate on or before a date which is 60 days from the date of full settlement of the purchase price. The Vendor will pay the Full Settlement Cash Rebate to the purchaser by issuing a cheque drawn in the name of the purchaser within 60 days after the Vendor's receipt of the said written application from the purchaser.

(4) **提前入住優惠**
Early Move-in Benefit

(I) 受限於以下各項，在買方滿足以下的先決條件的前提下，賣方可給予買方許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業：-

Subject to the following conditions precedent being satisfied by the Purchaser, the Vendor may grant an licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property:-

(a) 提前入住優惠只適用於個人買方。個人買方已根據臨時買賣合約簽署正式買賣合約；及

The Early Move-in Benefit is applicable to individual Purchaser only. The individual purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase; and

(b) 買方須於簽署臨時買賣合約的日期後180日內，向賣方遞交買方已簽妥的提前入住優惠的申請表格，及簽署一份經由賣方訂明而未作任何修改的許可協議；及

submission of an application form duly signed by the Purchaser to the Vendor for the Early Move-in Benefit; and a licence agreement in the Vendor's prescribed form and content has been duly signed by the Purchaser without any amendment within 180 days after the date of signing of the preliminary agreement for sale and purchase; and

(c) 買方已根據正式買賣合約向賣方繳付不少於樓價15%；及

the Purchaser has paid to the Vendor not less than 15% of the purchase price in accordance with the formal agreement for sale and purchase; and

(d) 買方已向賣方另外繳付相等於樓價2%之許可證費用(「許可證費用」)(不論許可期的長短)，而許可證費用將按以下第(II)段所述的方式使用；及

the Purchaser has separately paid a licence fee ("Licence Fee") equivalent to 2% of the purchase price (irrespective of the length of the licence period), which shall be applied in accordance with paragraphs (II) below; and

(e) 許可期由2019年1月1日或許可協議訂明之日開始(以較遲者為準)並於買方簽署臨時合約後第750日或在物業買賣交易完成時屆滿，以較早者為準；及

the licence period shall commence on 1 January 2019 or the date specified in the licence agreement (whichever is the later) and expire on the 750th day after signing of the PASP by the purchaser or upon the completion of sale and purchase of the residential property, whichever is the earlier; and

(f) 買方已同意負責所有就許可協議而產生或附帶的律師費、支出及代墊付費用(包括印花稅及裁決費(如有))；及

the Purchaser has agreed to bear all legal costs, expenses and disbursements (including stamp duty and adjudication fee, if any) arising from or incidental to the licence agreement; and

(g) 賣方將有權利終止許可協議如(i) 買方未能按正式買賣合約繳付任何款項；(ii) 買方未能按正式買賣合約完成指明住宅物業的買賣；(iii) 買方違反許可協議的任何條款；或(iv) 該等情況發生導致許可協議按其條款終止。

the Vendor shall be entitled to terminate the licence agreement if (i) the Purchaser fails to make any payment in accordance with the formal agreement for sale and purchase; (ii) the Purchaser fails to complete the sale and purchase of the specified residential property in accordance with the formal agreement for sale and purchase; (iii) the Purchaser breaches any terms under the licence agreement; or (iv) the occurrence of such circumstances resulting in termination of the licence agreement pursuant to the provisions of the licence agreement.

(h) 任何其他由賣方施加的條款及細則。

any other terms and conditions as shall be imposed by the Vendor.

(II) 受限於個人買方根據正式買賣合約及由賣方施加的其他條款及條件完成住宅物業買賣，賣方於指明住宅物業買賣成交時，將許可證費用直接用於支付部份樓價餘額。在其他情況，許可證費用將不可退還。

Subject to completion of the sale and purchase of the residential property by the individual Purchaser in accordance with the formal agreement for sale and purchase and such other terms and conditions as prescribed by the Vendor, the Licence Fee will be applied for part payment of the balance of the purchase price directly by the Vendor upon completion of the sale and purchase of the specified residential property. In other circumstances, the Licence Fee is non-refundable.

(III) 提前入住優惠的權利或利益僅對買方有效，且買方無權向任何其他人作出讓與或以任何方式轉讓任何該等權利或利益。

The rights or benefits of the Early Move-in Benefit are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person.

(IV) 提前入住優惠受其他條款及細則約束。

Early Move-in Benefit is subject to other terms and conditions.

(5) **首1年保養優惠**

First 1 Year Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的平台(如有)內的園景(如有)及盆栽(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日起計1年內，或如買方選用提早入住計劃(如上述4(iii)(4)段所述)，以許可人的身份在住宅物業買賣交易完成前佔用住宅物業首天起計1年內，向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首1年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 1 year from the date of completion of the purchase of the residential property, or if the Purchaser chooses Early Move-in Benefit (as referred to in 4(iii)(4) above), within 1 year from the first date on which the Purchaser occupies the residential property as a licensee prior to the completion of sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area (if any) and potted plants (if any) in the flat roof (if any) of the residential property) caused otherwise than by the act or neglect of any person. The First 1 Year Maintenance Offer is subject to other terms and conditions.

(6) 柏樹尊貴業主提名優惠

PARK VILLA Honorable Owner Nomination Privilege

在簽署臨時買賣合約時符合以下所有條件之買方可獲額外樓價 1% 回贈(「提名回贈」)。該提名回贈將被賣方直接使用於支付部份樓價餘額：

An extra 1% rebate of the purchase price ("Nomination Rebate"), which will be applied by the Vendor for part payment of the balance of the purchase price directly, will be offered to the Purchaser who satisfies all the following conditions upon signing of the preliminary

(i) 買方(「被提名人」)獲已購買(不論以投標形式或簽署臨時買賣合約)柏樹住宅物業的另一位買方(「合資格提名人」)提名購買指明溱林住宅物業。

The Purchaser ("Nominee") of The Woodville has been nominated to purchase residential property by another Purchaser ("Eligible Nominator") who has purchased a residential property in Park Villa (whether by way of tender or signing of preliminary agreement for sale and purchase).

(ii) 提名回贈適用於被提名人(不論單獨或聯名與其他人)同時購買的指明住宅物業。

Nomination Rebate applies to the specified residential property purchased by the Nominee (whether in his/her/its sole name or jointly with other) at the same time.

(iii) 就每個被提名人所購買的住宅物業，不論被提名次數只可享有提名回贈一次。

For each residential property purchased by the Nominee, the Nomination Rebate shall apply once only irrespective of the number of nomination.

(iv) 被提名人須在選購住宅物業之前與合資格提名人一同填妥由賣方指定的提名表格，並於選購住宅物業時提交予賣方。

The Nominee shall before selecting and purchasing residential property complete a nomination form (in the form specified by the Vendor) together with the Eligible Nominator and submit the nomination form to Vendor when selecting and purchasing residential properties.

(v) 如合資格提名人最終沒有完成其所購買之住宅物業之買賣，賣方有權向被提名人撤銷並追討已提供之提名回贈。

If the Eligible Nominator does not eventually complete the sale and purchase of the residential property purchased by him/her/it, the Vendor shall have the right to revoke and recover the Nomination Rebate provided to the Nominee.

如有爭議，賣方有權就提名回贈引起的所有事宜作最後決定。該決定對合資格提名人及被提名人有約束力。提名回贈受其他條款及細則所約束。

In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from the Nomination Rebate and such decision shall be binding on the Eligible Nominator and the Nominee. The Nomination Rebate is subject to other terms and conditions.

(7) 僱員、親屬、朋友或商業夥伴現金回贈

Employees, Relatives, Friends or Business Partners Cash Rebate

(a) 在符合以下各項條件下，買方有權獲賣方提供金額相等於該物業淨樓價* 0.8% 的現金回贈：-

Subject to satisfaction of the following conditions, the Purchaser shall be entitled to a cash rebate offered by the Vendor which amount shall be equal to 0.8% of the Net Purchase Price* of the Property :-

(i) 買方或(如買方為香港註冊公司)買方的任何董事在臨時買賣合約之日為：-

As at the date of the preliminary agreement for sale and purchase of the Property ("PASP"), the Purchaser or (if the Purchaser is a corporation incorporated in Hong Kong) any director of the Purchaser is :-

(1) 新世界集團的僱員+；或
an employee of New World Group+ ; or

(2) 新世界集團僱員的親屬、朋友或商業夥伴(前述每一種關係於下文稱為「該指定關係」)，惟賣方有絕對酌情權決定該指定關係的條件是否獲得滿足，且如有任何爭議，賣方之決定為最終並對買方有約束力；
a relative, friend or business partner of any employee of New World Group (each of the said relationships is hereinafter referred to as the "Designated Relationship"), provided that the Vendor shall have absolute discretion to decide whether the criteria of the Designated Relationship are satisfied and in case of dispute, the Vendor's decision shall be final and binding on the Purchaser;

(ii) 買方購買該物業時並無涉及中介人或代理；及

No intermediary or agent was involved in the purchase of the Property by the Purchaser; and

(iii) 買方已按照正式買賣合約付清該物業的樓價餘額。

The Purchaser has settled the balance of purchase price of the Property in accordance with the formal Agreement for sale and purchase.

(b) 買方須於付清該物業的樓價餘額前最少30天向賣方發出書面通知以申請「僱員、親屬、朋友或商業夥伴現金回贈」。如賣方要求，買方須按賣方的要求提供證明文件證明買方在臨時買賣合約之日為新世界集團的僱員或該指定關係以令賣方滿意。

賣方就是否滿意上文(a)(i)段所述要求而作出的決定為最終及對買方具有約束力。

The Purchaser shall notify the Vendor in writing to apply for the 'Employees, Relatives, Friends or Business Partners Cash Rebate' at least 30 days before the date of settlement of the balance of Purchase Price of the Property.

Upon request by the Vendor, the Purchaser shall provide documentary evidence to prove that he/she is as at the date of the PASP an employee of New World Group or the Designated Relationship to the Vendor's satisfaction. The Vendor's decision as to whether the requirement under sub-paragraph (a)(i) above is satisfied is final and binding on the Purchaser.

(c) 賣方會於收到申請並確認有關資料無誤後將「僱員、親屬、朋友或商業夥伴現金回贈」直接用於支付部份樓價餘額。

After the Vendor has received the application and duly verified the information, the Vendor will apply the 'Employees, Relatives, Friends or Business Partners Cash Rebate' for part payment of the balance of the Purchase Price directly.

(d) 如有任何爭議，賣方的決定須為最終及對買方具有約束力。

In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

+ 新世界集團的僱員指：直接受僱於新世界集團旗下任何一間公司，包括新世界發展有限公司、新創建集團有限公司、新世界百貨中國有限公司，及前述任何一間公司之直接全資附屬機構 / 附屬業務單位，於香港或中國國內的全職長工員工

(惟該合資格員工須提供令賣方滿意的關係證明(就此賣方的決定為最終及具約束力))

an employee of New World Group means: any staff member under full-time permanent employment in Hong Kong or Mainland China and directly employed by any company within New World Group including New World Development Co Ltd, NWS Holdings Ltd, New World Department Store China Ltd and any of their respective wholly-owned direct subsidiaries/ subsidiary business units (provided that the staff must provide adequate proof of such relationship(s) to the Vendor's satisfaction and the Vendor's determination shall be final and binding)

* 上文「淨樓價」一詞指扣除 (4)(ii)(2)(2)或(3)所述之賣方根據「代繳從價印花稅優惠」代繳從價印花稅的金額(如有)；(4)(iii)(3)所述之付清成交金額現金回贈及(4)(iii)(6)所述之柏戀尊貴業主提名優惠(如有)後之樓價

The term "Net Purchase Price" above means the amount of the Purchase Price after deducting the amount of the Ad Valorem Stamp Duty paid by the Vendor pursuant to "Ad Valorem Stamp Duty" Benefit (if any) (as stated in (4) (ii)(2)(2) or (3)), the amount of the Full Settlement Cash Rebate (as stated in (4) (iii) (3)) and the amount of PARK VILLA Honorable Owner Nomination Privilege (if any) (as stated in (4) (iii) (6)).

(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買事宜，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