

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 | 蔚林 The Woodside | 期數 (如有) Phase No.(If any) | - |
| 發展項目位置 Location of Development | 青山公路 - 洪水橋段 512號 · 516號 512, 516 Castle Peak Road - Hung Shui Kiu | | |
| 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) | | | 98 |

| | |
|--------------------------|------------------------------|
| 印製日期 Date of Printing | 價單編號 Number of Price List |
| 11 August 2015 | 3 |

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 |
| - | - | - |

| 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 |
| 1* | 188.405 (2,028) 露台 Balcony: 4.637 (50) 工作平台 Utility Platform: 1.500 (16) | 20,868,000 | 110,761 (10,290) | 1.625 (17) | 3.173 (34) | -- | 10.799 (116) | 34.929 (376) | 25.755 (277) | 31.848 (343) | 6.935 (75) | -- | -- |
| 2* | 188.405 (2,028) 露台 Balcony: 4.637 (50) 工作平台 Utility Platform: 1.500 (16) | 20,868,000 | 110,761 (10,290) | 1.625 (17) | 3.173 (34) | -- | 10.799 (116) | 37.346 (402) | 25.755 (277) | 31.848 (343) | 6.935 (75) | -- | -- |
| 3* | 188.836 (2,033) 露台 Balcony: 4.637 (50) 工作平台 Utility Platform: 1.500 (16) | 20,920,000 | 110,784 (10,290) | 1.625 (17) | 3.173 (34) | -- | 10.799 (116) | 32.321 (348) | 25.755 (277) | 31.848 (343) | 6.935 (75) | -- | -- |
| 5* | 188.411 (2,028) 露台 Balcony: 4.637 (50) 工作平台 Utility Platform: 1.500 (16) | 20,868,000 | 110,758 (10,290) | 1.625 (17) | 3.173 (34) | -- | 10.799 (116) | 34.303 (369) | 25.755 (277) | 31.848 (343) | 6.935 (75) | -- | -- |
| 6* | 188.411 (2,028) 露台 Balcony: 4.637 (50) 工作平台 Utility Platform: 1.500 (16) | 20,868,000 | 110,758 (10,290) | 1.625 (17) | 3.173 (34) | -- | 10.799 (116) | 37.036 (399) | 25.755 (277) | 31.848 (343) | 6.935 (75) | -- | -- |
| 7* | 188.836 (2,033) 露台 Balcony: 4.637 (50) 工作平台 Utility Platform: 1.500 (16) | 20,920,000 | 110,784 (10,290) | 1.625 (17) | 3.173 (34) | -- | 10.799 (116) | 26.930 (290) | 25.755 (277) | 31.848 (343) | 6.935 (75) | -- | -- |
| 8* | 188.576 (2,030) 露台 Balcony: 4.637 (50) 工作平台 Utility Platform: 1.500 (16) | 20,889,000 | 110,772 (10,290) | 1.625 (17) | 3.173 (34) | -- | 10.774 (116) | 23.015 (248) | 25.755 (277) | 31.848 (343) | 6.935 (75) | -- | -- |
| 9* | 150.565 (1,621) 露台 Balcony: 3.653 (39) 工作平台 Utility Platform: 1.498 (16) | 16,681,000 | 110,789 (10,291) | 1.380 (15) | 2.625 (28) | -- | 6.911 (74) | 20.484 (220) | 27.453 (296) | 26.879 (289) | 6.982 (75) | -- | -- |

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 section 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) 實用面積及屬該單位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) 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\$150,000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\$150,000 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.

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，皆以向下捨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. Transaction Price obtained after applying the relevant discounts on the Price will be rounded down to the nearest thousand.

現金付款計劃 Cash Payment Plan (照售價減3%) (3% discount from the Price)

(1) 成交金額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 Transaction 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) 成交金額5%於買方簽署正式合約時繳付。

5% of Transaction Price shall be paid upon the purchaser's signing of the ASP.

(3) 成交金額5%即部份樓價餘款於買方簽署臨時合約後30天內繳付。

5% of Transaction Price being part payment of the purchase price shall be paid within 30 days after the purchaser's signing of the PASP.

(4) 成交金額85%即樓價餘款於買方簽署臨時合約後120天內繳付。

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

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

(1) 除根據(4)(i)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) 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) 升級置業優惠 Home Upgrade Offer (照售價減2%) (2% discount from the Price)

除根據(4)(i)所列之售價優惠及(4)(iii)所列之贈品、財務優惠或利益外，買方購買指明住宅物業，可就該指明住宅物業獲得額外一次性2%售價折扣優惠。

In addition to the corresponding discount on the Price that is listed in (4)(i) and the gift or financial advantage or benefit listed in (4)(iii), a purchaser shall, in respect of the specified residential property so purchased, be offered an extra one-off 2% discount from the Price.

(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)及(4)(ii)所列之各項售價優惠及(4)(iii)(2)及(3)所列之贈品、財務優惠或利益外，以上設有“*”的指明住宅物業之買方可獲贈蔚林住宅停車位，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) and (4)(ii) and the gift or financial advantage or benefit listed in (4)(iii)(2)and(3), the purchaser of a specified residential property that has a "*" will be offered Residential Parking Space(s) of The Woodside 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. 1。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蔚林住宅停車位，但該住宅物業不會額外或另外獲贈任何蔚林住宅停車位。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. 1. The purchaser of those residential properties will be offered the residential parking spaces of The Woodside as respectively allocated and with the numbering as shown in the following table for free, but they will not be offered any extra or other residential parking space(s) of The Woodside for free.

| 屋號 House Number | 車位價單編號 No. 1 所列住宅停車位 Residential Parking Space as listed in the Price List of the Parking Space No. 1 |
|-----------------------|---|
| 1 | No. 14 & No. 15 |
| 2 | No. 16 & No. 17 |
| 3 | No. 18 & No. 19 |
| 5 | No. 20 & No. 21 |
| 6 | No. 22 & No. 23 |
| 7 | No. 24 & No. 25 |
| 8 | No. 26 & No. 27 |
| 9 | No. 28 & No. 29 |

該住宅物業及已選的住宅停車位必須受同一份買賣合約及其後的同一份轉讓契涵蓋。

Both the residential property and the selected residential parking spaces shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

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

除根據(4)(i)及(4)(ii)所列之各項售價優惠外，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) and (4)(ii), 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) |
|--|------------------------|--|
| 超逾 Exceeds | 不超逾 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.

(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) 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買住宅物業，賣方將承擔該律師在處理正式買賣合約、其後之轉讓契及第一按揭（如有）之律師費用，但不包括擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用（該等費用由買家支付）。在任何其他情況下，買方須負責其在有關購買住宅物業之所有律師費用及代墊付費用。

If an individual purchaser or a corporate purchaser which is registered in Hong Kong shall also instruct the Vendor's solicitors to act for such purchaser in respect of the purchase of the residential property, the Vendor shall bear such solicitors' legal costs in respect of the Formal Agreement for Sale and Purchase, the subsequent Assignment and the First Mortgage (if any), exclusive of the legal costs in respect of any sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the purchaser. In any other cases, the purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

- (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 (if applicable) will be borne by the purchaser.

(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:
新世界地產代理有限公司
New World Real Estate Agency Limited
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.thewoodside.com.hk
The address of the website designated by the Vendor for the Development is: www.thewoodside.com.hk