

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	濠林 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
23 July 2013	4

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use " ✓ " to indicate changes to prices of residential properties
		價錢 Price
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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
6	G	A*	52.321 (563) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	5,473,000	104,604 (9,721)	-	1.631 (18)	-	-	20.685 (223)	-	-	-	-	-
6	G	B*	46.833 (504) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	4,861,000	103,794 (9,645)	-	1.823 (20)	-	-	13.058 (141)	-	-	-	-	-
6	G	C*	54.291 (584) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	5,667,000	104,382 (9,704)	-	2.823 (30)	-	-	17.327 (187)	-	-	-	-	-
6	1	A	53.686 (578) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,021,000	93,525 (8,687)	-	0.675 (7)	-	-	-	-	-	-	-	-
6	1	B	50.155 (540) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,808,000	95,863 (8,904)	-	1.823 (20)	-	-	-	-	-	-	-	-
6	1	C**	57.791 (622) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,367,000	92,869 (8,629)	-	2.823 (30)	-	-	-	-	-	-	-	-
6	2	A	53.686 (578) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,070,000	94,438 (8,772)	-	0.675 (7)	-	-	-	-	-	-	-	-
6	2	B	50.155 (540) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	4,856,000	96,820 (8,993)	-	1.823 (20)	-	-	-	-	-	-	-	-
6	2	C**	57.791 (622) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,417,000	93,734 (8,709)	-	2.823 (30)	-	-	-	-	-	-	-	-
6	3	A*	53.686 (578) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	6,174,000	115,002 (10,682)	-	0.675 (7)	-	-	-	-	42.998 (463)	-	-	-
6	3	B*	50.155 (540) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,887,000	117,376 (10,902)	-	1.823 (20)	-	-	-	-	37.402 (403)	-	-	-
6	3	C*	57.791 (622) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	6,118,000	105,864 (9,836)	-	2.823 (30)	-	-	-	-	48.783 (525)	-	-	-
10	G	A*	111.936 (1205) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	9,935,000	88,756 (8,245)	-	3.854 (41)	-	-	60.655 (653)	-	-	-	-	-
10	G	B*	93.930 (1011) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	8,412,000	89,556 (8,320)	-	2.774 (30)	-	-	53.260 (573)	-	-	-	-	-
11	G	A*	63.404 (682) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	5,330,000	84,064 (7,815)	-	2.178 (23)	-	-	7.828 (84)	-	-	-	-	-

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, 每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
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
11	G	B*	68.994 (743) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	6,086,000	88,211 (8,191)	-	2.880 (31)	-	-	24.247 (261)	-	-	-	-	
11	1	A**	66.904 (720) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,208,000	77,843 (7,233)	-	2.178 (23)	-	-	-	-	-	-	-	
11	1	B**	72.498 (780) 露台 Balcony: 2.138 (23); 工作平台 Utility Platform: 1.498 (16)	5,649,000	77,919 (7,242)	-	2.880 (31)	-	-	-	-	-	-	-	
11	1	C**	73.410 (790) 露台 Balcony: 2.102 (23); 工作平台 Utility Platform: 1.500 (16)	5,659,000	77,088 (7,163)	-	2.077 (22)	-	-	-	-	-	-	-	
11	2	A**	66.904 (720) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,257,000	78,575 (7,301)	-	2.178 (23)	-	-	-	-	-	-	-	
11	2	B**	72.498 (780) 露台 Balcony: 2.138 (23); 工作平台 Utility Platform: 1.498 (16)	5,701,000	78,637 (7,309)	-	2.880 (31)	-	-	-	-	-	-	-	
11	2	C**	73.410 (790) 露台 Balcony: 2.102 (23); 工作平台 Utility Platform: 1.500 (16)	5,712,000	77,810 (7,230)	-	2.077 (22)	-	-	-	-	-	-	-	
11	3	A*	66.904 (720) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	5,902,000	88,216 (8,197)	-	2.178 (23)	-	-	-	51.600 (555)	-	-	-	
11	3	B*	72.498 (780) 露台 Balcony: 2.138 (23); 工作平台 Utility Platform: 1.498 (16)	6,433,000	88,733 (8,247)	-	2.880 (31)	-	-	-	59.486 (640)	-	-	-	
11	3	C*	73.410 (790) 露台 Balcony: 2.102 (23); 工作平台 Utility Platform: 1.500 (16)	6,513,000	88,721 (8,244)	-	2.077 (22)	-	-	-	67.297 (724)	-	-	-	

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, 每平方米呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
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
B1#			226.622 (2439) 露台 Balcony: 5.450 (59); 工作平台 Utility Platform: 1.499 (16)	26,649,000	117,592 (10,926)	2.180 (23)	3.121 (34)	-	3.473 (37)	61.464 (662)	-	52.637 (567)	6.321 (68)	-	
C1#			202.007 (2174) 露台 Balcony: 5.748 (62); 工作平台 Utility Platform: 1.499 (16)	26,792,000	132,629 (12,324)	1.913 (21)	5.221 (56)	-	-	46.505 (501)	-	45.936 (494)	8.280 (89)	-	

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\$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.

(A) 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。

90% of purchase price being balance of purchase price shall be paid within 90 days after the purchaser's signing of the PASP.

(B) 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 5%於買方簽署臨時合約後 90 天內繳付。

5% of purchase price shall be paid within 90 days after the purchaser's signing of the PASP.

- (4) 樓價 85%即樓價餘款於買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。

85% 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)(A)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漆林住宅停車位，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)(A) 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車位價單編號No.3A內所列的漆林住宅停車位之中揀選一個漆林住宅停車位，而該單位於價單上設有“***”的買方則有權從賣方於已提供的車位價單編號No.3B內所列的漆林住宅停車位之中揀選一個漆林住宅停車位，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 the Price List of the Parking Space No. 3A made available by the vendor; while 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 the Price List of the Parking Space No. 3B 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. 3C。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. 3C. 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.3C所列住宅停車位 Residential Parking Space as listed in the Price List of the Parking Space No.3C
B1	No. 187, 188
C1	No. 128, 129

(2) 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)(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

Centaine 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