

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	尚林 THE WOODS	期數 (如有) Phase No. (if any)	不適用 Not Applicable
發展項目位置 Location of Development	洋房 A Villa A	白石窩新村路 2 號 2 Pak Shek Wo San Tsuen Road	
	洋房 B 至 F Villas B to F	白石窩新村路 6 號 6 Pak Shek Wo San Tsuen 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)		6	

印製日期 Date of printing	價單編號 Number of Price List
11/10/2016	No.1

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
03/11/2016	1B	--

第二部份：面積及售價資料 Part 2 : Information on Area and Price

物業的描述 Description of Residential Property	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 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
洋房 C Villa C	187.095 (2,014) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	56,000,000	299,313 (27,805)	-	-	-	2.822 (30)	67.532 (727)	35.583 (383)	82.450 (887)	7.933 (85)	-	-
洋房 D Villa D	187.095 (2,014) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	58,000,000	310,003 (28,798)	-	-	-	2.822 (30)	85.520 (921)	35.583 (383)	82.450 (887)	7.933 (85)	-	-
洋房 E Villa E	192.130 (2,068) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	60,000,000	312,289 (29,014)	-	-	-	2.822 (30)	74.390 (801)	35.583 (383)	82.450 (887)	7.933 (85)	-	-
Villa F 洋房 F	192.130 (2,068) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	66,000,000	343,517 (31,915)	-	-	-	2.822 (30)	143.589 (1,546)	35.583 (383)	82.450 (887)	7.933 (85)	-	-

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) 註：於本第 (4) 節內，「售價」指本價單第二部份中所列之售價，而「成交金額」指臨時買賣合約中訂明指明住宅物業的實際售價。因應相關折扣（如有）按售價計算得出之價目，皆以四捨五入方式換算至千位數作成交金額。

Note : In this Section (4), "Price" means the price set out in Part 2 of this Price List and "purchase price" means the actual price of the specified residential property set out in the Preliminary Agreement for Sale and Purchase. The price obtained after applying the relevant discount(s) if any on the Price will be rounded to the nearest thousand to determine the purchase price.

(i) 支付條款

Terms of Payment

於簽署臨時買賣合約時，買方須支付相等於有關住宅物業的成交金額的 5% 作為臨時訂金（「臨時訂金」），部份臨時訂金港幣 \$200,000.00 須以銀行本票支付，剩餘之臨時訂金須以銀行本票及 / 或支票支付。支付臨時訂金的銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「黃江森、林輝德律師事務所」。

Purchasers shall pay a preliminary deposit ("Preliminary Deposit") equivalent to 5% of the purchase price of the residential property upon signing of the Preliminary Agreement for Sale and Purchase. HK\$200,000.00 being part of the Preliminary Deposit shall be paid by a cashier order and the remaining balance of the Preliminary Deposit shall be paid by cashier order and/or cheque. The cashier orders and cheques in payment of the Preliminary Deposit shall be issued by a licensed bank in Hong Kong and shall be made payable to "Bernard Wong & Co.".

90 天付款計劃

90-day Payment Plan

(1) 相等於成交金額 5% 的臨時訂金於買方簽署臨時買賣合約時支付。

The Preliminary Deposit equivalent to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

(2) 成交金額 5% 的加付訂金及再期樓款於臨時買賣合約簽署日期之後 5 個工作天內支付。

5% of the purchase price being further deposit and part payment of the purchase price shall be paid within five (5) working days after the date on which the Preliminary Agreement for Sale and Purchase is signed.

(3) 成交金額 90% 即成交金額餘款於臨時買賣合約簽署日期之後 90 天內付清。

90% of the purchase price being balance of the purchase price shall be paid within 90 days after the date on which the Preliminary Agreement for Sale and Purchase is signed.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

無
NIL

(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) Quintessentially Lifestyle 國際精英會雙人尊貴級別會籍 1 年

Quintessentially Lifestyle Couple Dedicated Membership for 1 year

(i) 本價單上的指明住宅物業的買方可獲得由 Quintessentially Lifestyle 國際精英會提供雙人尊貴級別會籍 1 年，條件是買方必須遵守及履行臨時買賣合約及正式買賣合約的所有條款及條件，並按該等條款及條件完成購買該住宅物業。

Purchaser of the specified residential property in this Price List is entitled to a couple dedicated membership provided by Quintessentially Lifestyle for 1

year provided that the Purchaser shall observe and comply with all the terms and conditions of the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase and shall complete the purchase of the said residential property in accordance with those terms and conditions.

- (ii) 賣方就買方是否可獲該會籍的決定是最終及不可推翻的，並對買方有約束力。一切關於本優惠之任何事宜，如有爭議，以賣方最終決定為準。The Vendor's determination as to whether the Purchaser is entitled to the said membership shall be final and conclusive and be binding on the Purchaser. In the event of any dispute relating to or arising from this benefit, the Vendor's decision shall be final.
- (iii) 該會籍不能兌換現金、其他商品或折扣。
The said membership cannot be exchanged for cash, other products or discounts.

(2) (i) 按揭現金回贈

Mortgage Cash Rebate

本價單上的指明住宅物業的買方可享相等於成交金額 1% 的現金回贈（「該現金回贈」），條件是：

Purchaser of the specified residential property in this Price List shall be entitled to a cash rebate equivalent to 1% of the purchase price (the "Cash Rebate") provided that :

- (i) 買方須向東亞銀行（「東亞銀行」）申請按揭；
Purchaser must apply to The Bank of East Asia, Limited ("BEA") for mortgage loan;
- (ii) 貸款額及按揭貸款申請獲東亞銀行批核；
Loan amount and the mortgage loan application are approved by BEA;
- (iii) 貸款額須於成交時從東亞銀行提取並用作支付成交金額；
Purchaser must drawdown the loan from BEA on completion in payment of the purchase price;
- (iv) 該現金回贈將於成交時用作支付成交金額餘款；及
The Cash Rebate shall be utilised to set off the balance of purchase price payable upon completion; and
- (v) 買方必須遵守及履行臨時買賣合約及正式買賣合約的所有條款及條件，並按該等條款及條件完成購買該住宅物業。
The Purchaser shall observe and comply with all the terms and conditions of the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase and shall complete the purchase of the said residential property in accordance with those terms and conditions.

註：

Note :

- (a) 買方於決定選擇此安排前，請先向東亞銀行查詢清楚有關按揭的貸款額、條款及條件、批核條件、申請手續及服務收費。
The Purchaser is advised to enquire with BEA on details of the loan amount and the terms and conditions of the mortgage, approval conditions, application procedures and service charges of BEA before choosing this arrangement.
- (b) 有關按揭之批核以東亞銀行之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無亦不得被視作就有關按揭之貸款額、條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。
The approval of the mortgage application is subject to the final decision of BEA, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the loan amount, the terms and conditions and the approval of the mortgage application.

或 / OR

(2) (ii) 寶馬房車優惠

BMW Saloon Benefit

於 2016 年 11 月 30 日或之前簽署臨時買賣合約購買本價單上的指明住宅物業的首名買方可免費獲贈寶馬 520d 型號汽車一部（「該車輛」），條件是：

The first Purchaser who signs the Preliminary Agreement for Sale and Purchase on or before 30th November 2016 to purchase the specified residential property in this Price List shall be entitled to one unit of BMW Model No.520d motor vehicle (the "Vehicle") at no extra consideration provided that :

- (i) 買方須透過經絡集團（香港）有限公司（「經絡按揭轉介」）轉介及安排，向經絡按揭轉介所夥拍的銀行或財務機構（「相關銀行或財務機構」）申請按揭；

The Purchaser must through the referral and arrangement by mReferral Corporation (HK) Limited ("mReferral Mortgage Brokerage Services") apply to the banks or financial institutions partnered with mReferral Mortgage Brokerage Services (the "relevant banks or financial institutions") for mortgage loan;

- (ii) 貸款額及按揭貸款申請須獲相關銀行或財務機構批核；

Loan amount and the mortgage loan application are approved by the relevant banks or financial institutions;

- (iii) 貸款額須於成交時從相關銀行或財務機構提取並用作支付成交金額；

The Purchaser must drawdown the loan from the relevant banks or financial institutions on completion in payment of the purchase price;

- (iv) 買方必須遵守及履行臨時買賣合約及正式買賣合約的所有條款及條件，並按該等條款及條件完成購買該住宅物業；

The Purchaser shall observe and comply with all the terms and conditions of the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase and shall complete the purchase of the said residential property in accordance with those terms and conditions;

- (v) 該車輛不能兌換現金、其他商品或折扣；及

The Vehicle cannot be exchanged for cash, other products or discounts; and

- (vi) 此優惠只適用於買方個人，買方無權將此優惠轉讓給第三者。

This benefit is personal to the Purchaser and the Purchaser shall have no right to transfer this benefit to a third party.

註：

Note :

- (a) 買方於決定選擇此安排前，請先向經絡按揭轉介及相關銀行或財務機構查詢清楚有關按揭的貸款額、條款及條件、批核條件、申請手續及服務收費。

The Purchaser is advised to enquire with mReferral Mortgage Brokerage Services and the relevant banks or financial institutions on details of the loan amount and the terms and conditions of the mortgage, approval conditions, application procedures and service charges before choosing this arrangement.

- (b) 有關按揭之批核以相關銀行或財務機構之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無亦不得被視作就有關按揭之貸款額、條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。

The approval of the mortgage application is subject to the final decision of the relevant banks or financial institutions, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the loan amount, the terms and conditions and the approval of the mortgage application.

- (c) 此優惠包括該車輛的車價、標準設備裝置及首次登記稅。所有其他費用、收費、保險費、自選設備裝置及相關稅項，概由買方支付。
This benefit shall include the purchase price of the Vehicle, its standard equipment and first registration tax. All other fees, charges, insurance premium, optional equipment and tax thereon shall be borne by the Purchaser.
- (d) 受制於該車輛的製造及運輸時間，該車輛於成交時未必能即時交付。該車輛的交付時間以寶馬汽車（香港）有限公司不時公佈的時間表為準。就交付該車輛予買方之任何延誤，賣方不會負任何責任。
Subject to the manufacturing and shipment lead time of the Vehicle, the Vehicle may not be delivered immediately upon completion. Delivery of the Vehicle shall be subject to the schedule announced by BMW Concessionaires (HK) Ltd. from time to time. The Vendor takes no responsibility in any delay in the delivery of the Vehicle to the Purchaser.
- (e) 賣方不會就該車輛作出任何保證或陳述。更不會就其狀況及狀態、品質或性能或其他方面作出任何保證或陳述。
No warranty or representation whatsoever is given by the Vendor in any respect as regards the Vehicle. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of the Vehicle.
- (f) 賣方就買方是否可獲本優惠的決定是最終及不可推翻的，並對買方有約束力。一切關於本優惠之任何事宜，如有爭議，以賣方最終決定為準。
The Vendor's determination as to whether the Purchaser is entitled to this benefit shall be final and conclusive and be binding on the Purchaser. In the event of any dispute relating to or arising from this benefit, the Vendor's decision shall be final.

為免疑問：

For the avoidance of doubt :

- (i) 第(4)(iii)(2)(ii)段所述之「寶馬房車優惠」只適用於本價單上的指明住宅物業的首名買方；
The "BMW Saloon Benefit" as set out in Paragraph (4)(iii)(2)(ii) is only applicable to the first Purchaser of the specified residential property in this Price List;
- (ii) 該首名買方只可享有第(4)(iii)(2)(i)段所述之「按揭現金回贈」或第(4)(iii)(2)(ii)段所述之「寶馬房車優惠」的其中一項優惠；及
That first Purchaser shall only be entitled to either the "Mortgage Cash Rebate" as set out in Paragraph (4)(iii)(2)(i) or the "BMW Saloon Benefit" as set out in Paragraph (4)(iii)(2)(ii); and
- (iii) 該首名買方必須於 2016 年 11 月 30 日或之前簽署臨時買賣合約。
That first Purchaser must sign the Preliminary Agreement for Sale and Purchase on or before 30th November 2016.

(3) 傢俱及物件

Furniture and chattels

洋房 F 將連同已安裝於其內的傢俱及物件（「該等傢俱」）一併出售。購買洋房 F 的買方可免費獲贈該等傢俱，條件是：

Villa F is sold together with the furniture and chattels now installed at or within Villa F (the "Furniture"). The Purchaser of Villa F is entitled to have the Furniture at no extra consideration provided that :

- (i) 賣方或其代表不會就該等傢俱作出任何保證，更不會保證其狀況、品質或效能；
No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Furniture. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the Furniture or as to whether any of the Furniture are or will be in working condition;
- (ii) 該等傢俱將於洋房 F 完成交易時以「現狀」(即該等傢俱在交易日當天的狀況) 交予買方；
The Furniture will be handed over to the Purchaser on completion of the sale and purchase of Villa F in an "as is" condition, meaning, the condition of the Furniture are or will be as at the date of completion;
- (iii) 該等傢俱不能兌換現金、其他商品或折扣；及
The Furniture cannot be exchanged for cash, other products or discounts; and
- (iv) 買方必須遵守及履行臨時買賣合約及正式買賣合約的所有條款及條件，並按該等條款及條件完成購買該住宅物業。
The Purchaser shall observe and comply with all the terms and conditions of the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase and shall complete the purchase of the said residential property in accordance with those 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) 倘若買方委託賣方律師就購買指明住宅物業代表其行事，賣方須承擔該律師事務所就正式買賣合約及其後轉讓契收取的律師費。
If the Purchaser shall also instruct the Vendor's Solicitors to act for him in respect of the purchase of the specified residential property, the Vendor shall bear such solicitors' legal fees in respect of the formal Agreement for Sale and Purchase and the subsequent Assignment.
- (2) 倘若買方選擇委託其自己的律師就購買指明住宅物業之事代表其行事，則賣方和買方應各自支付其自己的律師就正式買賣合約和其後轉讓契收取的律師費。
If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the specified residential property, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the formal Agreement for Sale and Purchase and the subsequent Assignment.
- (3) 買方須承擔及支付一概有關買賣指明住宅物業之印花稅(包括從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。
All stamp duty (including ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) payable in respect of the sale and purchase of the specified residential property shall be paid and borne by the purchaser solely.

(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) 一切圖則費用、有關業權之契約之認證副本包括圖則之費用、查冊費、註冊費及其他支出款項均須由買方承擔。一切有關指明住宅物業按揭之法律

費用及其他支出、均由買方負責。

All plan fees, the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, registration fees and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage of the specified residential property.

- (2) 買方須支付依據《律師（一般）事務費規則》規定的收費率就擬備、完成並登記發展項目的公契及管理協議（「公契」）產生或附帶的費用中其應付的部份，該等費用包括提供一份公契核證副本的費用和圖則費用。

The Purchaser shall pay the respective due proportions of the costs of and incidental to the preparation, completion and registration of the Deed of Mutual Covenant and Management Agreement in relation to the Development (the "DMC") in accordance with the scale of costs prescribed in the Solicitors (General) Costs Rules, which include the costs for the provision of a certified copy of the DMC and the plan fees thereof.

- (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 :

- | | |
|--|----------------------|
| (1) Centaline Property Agency Limited | 中原地產代理有限公司 |
| (2) Midland Realty International Limited | 美聯物業代理有限公司 |
| (3) KPC Agency (Sai Kung) Limited | 嘉信置業代理（西貢）有限公司 |
| (4) Ricacorp Properties Limited | 利嘉閣地產有限公司 |
| (5) Hong Kong Property Services (Agency) Ltd | 香港置業（地產代理）有限公司 |
| (6) Century 21 Group Limited and Franchisees | 世紀 21 集團有限公司及旗下特許經營商 |
| (7) 1691HOME.COM LIMITED | 一流交易有限公司 |

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

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.thewoods.com.hk

The address of the website designated by the Vendor for the Development is : www.thewoods.com.hk