

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	One Wood Road	期數(如有) Phase No.(if any)	不適用 Not Applicable
發展項目位置 Location of Development	香港活道 1 號 No.1 Wood Road, Hong Kong		
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)			42

印製日期 Date of Printing	價單編號 Number of Price List
11/9/2024	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
-	-	-

One Wood Road

價單第 1 號 Price List No.1

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.)										
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭園 Yard	
One Wood Road	6	A	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	13,372,000	312,664 (29,070)	-	-	-	-	-	-	-	-	-	-	
		B	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	13,088,000	306,023 (28,452)	-	-	-	-	-	-	-	-	-	-	-
	7	A	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	13,556,000	316,966 (29,470)	-	-	-	-	-	-	-	-	-	-	-
		B	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	13,256,000	309,951 (28,817)	-	-	-	-	-	-	-	-	-	-	-
	8	A	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	13,728,000	320,988 (29,843)	-	-	-	-	-	-	-	-	-	-	-
		B	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	13,423,000	313,856 (29,180)	-	-	-	-	-	-	-	-	-	-	-

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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)) 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.)											
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭園 Yard		
One Wood Road	16	A	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	15,153,000	354,307 (32,941)	-	-	-	-	-	-	-	-	-	-	-	
		B	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	14,598,000	341,330 (31,735)	-	-	-	-	-	-	-	-	-	-	-	-
	17	A	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	15,510,000	362,654 (33,717)	-	-	-	-	-	-	-	-	-	-	-	-
		B	42.768(460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	14,933,000	349,163 (32,463)	-	-	-	-	-	-	-	-	-	-	-	-

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第三部份：其他資料 Part 3: 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 sales 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 the 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」指本價單第二部份表中所列之售價，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，皆以四捨五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 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. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

- (i) 支付條款；

The terms of payment;

買方於簽署臨時合約時須繳付相等於成交金額 5%之金額作為臨時訂金。其中港幣\$100,000 之部分臨時訂金須以銀行本票繳付（除非賣方另外同意），臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「陳劉韋律師行」或“Chan Lau & Wai, Solicitors”。

Upon signing the preliminary agreement for sale and purchase, a preliminary deposit equivalent to 5% of the Transaction Price shall be paid by the Purchaser. Part of the preliminary deposit in the sum of HK\$100,000 must be paid by cashier order (unless the Vendor agrees otherwise) and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to " Chan Lau & Wai, Solicitors " or 「陳劉韋律師行」。

(a) 90 天成交期計劃 – 照售價減 15%

- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 30 天內繳付。
- 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 90 天內繳付。

90 Days Completion Payment Plan – 15% discount from the Price

- 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
- 5% of the Transaction Price being the Further Deposit shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

(b) 180 天成交期計劃 – 照售價減 10%

- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 30 天內繳付。
- 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 180 天內繳付

180 Days Completion Payment Plan – 10% discount from the Price

- 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
- 5% of the Transaction Price being the Further Deposit shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.

(c) 270 天成交期計劃 – 照售價減 5%

- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 30 天內繳付。
- 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 270 天內繳付

270 Days Completion Payment Plan – 5% discount from the Price

- 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
- 5% of the Transaction Price being the Further Deposit shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 270 days after the Purchaser signs the preliminary agreement for sale and purchase.

(d) 360 天成交期計劃 – 照售價

- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 90 天內繳付。
- 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付

360 Days Completion Payment Plan – The Price

- 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
- 5% of the Transaction Price being the Further Deposit shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎;

The basis on which any discount on the price is available;

(a) 見 4(i) (如有)。

See 4(i) (If any).

(b) 「早鳥」優惠

凡於 2024 年 9 月 30 日或之前簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 6% 折扣。

“Early Bird” Benefit

An extra 6% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list on or before 30 September 2024.

(c) 「印花稅津貼」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 3.75% 折扣。

“Subsidy of Stamp Duty” Benefit

An extra 3.75% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(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;

(a) 見 4(i)及 4(ii) (如有)。

See 4(i) and 4(ii) (If any).

(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;

(a) 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其買賣合約及轉讓契等法律文件，賣方同意為買方支付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買賣合約及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal costs of the 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 the Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) 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:

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭之律師費及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The

Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

(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：利嘉閣地產有限公司

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。

The vendor has appointed estate agents to act in the sale of any specified residential property in the development: Ricacorp Properties Limited

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.onewoodroad.com.hk 。

The address of the website designated by the vendor for the development is: www.onewoodroad.com.hk.