

價單 Price List

第一部份：基本資料 Part 1: Basic Information

期數名稱 Name of Phase	The Austin	期數 (如有) Phase No.(if any)	第2期 Phase 2
期數位置 Location of Phase	匯翔道8號 No.8 Wui Cheung Road		
期數中的住宅物業的總數 The total number of residential properties in the Phase of the development			576

印製日期 Date of Printing	價單編號 Number of Price List
10 November 2013	5

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
--	--	--

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)) 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.)									
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 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
T1 of Tower 1 第一座之T1	25 & 26	B**##	299.720 (3,226) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16)	144,363,000	481,660 (44,750)	--	6.542 (70)	--	164.337 (1,769)	--	--	--	5.300 (57)	--	--
	25	C**#	69.997 (753) 露台 Balcony: 2.063 (22) 工作平台 Utility Platform: 1.500 (16)	29,486,000	421,247 (39,158)	--	2.173 (23)	--	62.620 (674)	--	--	--	--	--	--
T1A of Tower 1 第一座之T1A	25	A*	56.892 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	20,348,000	357,660 (33,248)	--	2.034 (22)	--	41.325 (445)	--	--	--	--	--	--
	25	B**#	80.115 (862) 露台 Balcony: 2.377 (26) 工作平台 Utility Platform: 1.500 (16)	28,350,000	353,866 (32,889)	--	3.149 (34)	--	63.173 (680)	--	--	--	--	--	--
	25	C*	43.055 (463) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	16,110,000	374,173 (34,795)	--	0.981 (11)	--	55.142 (594)	--	--	--	--	--	--
T2 of Tower 2 第二座之T2	27 & 28	B**##	307.157 (3,306) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16)	169,237,000	550,979 (51,191)	--	6.734 (72)	--	193.913 (2,087)	--	--	--	7.421 (80)	--	--
T2A of Tower 2 第二座之T2A	27	B**#	145.333 (1,564) 露台 Balcony: 4.431 (48) 工作平台 Utility Platform: 1.500 (16)	63,881,000	439,549 (40,845)	--	4.512 (49)	--	182.333 (1,963)	--	--	--	5.125 (55)	--	--
T3 of Tower 3 第三座之T3	27 & 28	B**##	272.392 (2,932) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16)	121,016,000	444,271 (41,274)	--	8.896 (96)	--	116.552 (1,255)	--	--	--	6.945 (75)	--	--
	27 & 28	C**##	247.089 (2,660) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16)	110,203,000	446,005 (41,430)	--	8.362 (90)	--	94.205 (1,014)	--	--	--	6.388 (69)	--	--
T5 of Tower 5 第五座之T5	29 & 30	A**##	283.117 (3,047) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16)	135,569,000	478,844 (44,493)	--	7.236 (78)	--	117.741 (1,267)	--	--	--	7.161 (77)	--	--

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (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 of the Residential Properties (First-hand Sales) Ordinance.
- (4) 註：在第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中明明的住宅物業的實際售價。因應不同支付條款及／或折扣按售價計算得出之價目，皆以捨位到最接近的千位數作為樓價。
Note: In paragraph (4), "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded down 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，買方須繳付相等於樓價的5%作為臨時訂金。實用面積少於2,000平方呎之住宅物業，請帶備港幣\$400,000銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。實用面積多於2,000平方呎之住宅物業，請帶備港幣\$3,000,000銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$400,000 made payable to "DEACONS" for payment of part of the preliminary deposit for residential property with Saleable Area below 2,000 s.f. Please bring along a cashier order of HK\$3,000,000 made payable to "DEACONS" for payment of part of the preliminary deposit for residential property with Saleable Area above 2,000 s.f. Please also prepare a cheque for payment of the balance of the preliminary deposit.

(A) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減7%) (7% discount from 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(s) 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 & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

(2) 買方簽署正式合約時再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.

(3) 買方簽署臨時合約後 90 天內再付樓價 5%。
5% of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

(4) 樓價 85%即樓價餘款於買方簽署臨時合約後 180 天內由買方繳付或於完成交易時付清，以較早者為準。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or upon completion, whichever is the earlier.

(B) 270天現金優惠付款計劃 270-day Cash Payment Plan (照售價減5%) (5% discount from 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(s) 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 & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

(2) 買方簽署正式合約時再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.

(3) 買方簽署臨時合約後 90 天內再付樓價 5%。
5% of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

(4) 樓價 85%即樓價餘款於買方簽署臨時合約後 270 天內由買方繳付或於完成交易時付清，以較早者為準。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 270 days after signing of the PASP or upon completion, whichever is the earlier.

(C) 360天現金優惠付款計劃 360-day Cash Payment Plan (照售價減3%) (3% discount from 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(s) 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 & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

(2) 買方簽署正式合約時再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.

(3) 買方簽署臨時合約後 90 天內再付樓價 5%。
5% of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

(4) 樓價 85%即樓價餘款於買方簽署臨時合約後 360 天內由買方繳付或於完成交易時付清，以較早者為準。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 360 days after signing of the PASP or upon completion, whichever is the earlier.

(D) 建築期付款 Stage Payment Plan (照售價 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(s) 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 & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
- (2) 買方簽署正式合約時再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.
- (3) 買方簽署臨時合約後 90 天內再付樓價 5%。
5% of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
- (4) 樓價 85%即樓價餘款於買方向買方發出書面通知書可將有關物業之業權轉讓予買方的日期起14 天內付清。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) 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.

備註：Note:

- a. 有關臨時買賣合約及/或正式買賣合約及/或樓契之所有印花稅(包括但不限於根據香港法例第117章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)、上手契約鑑證本之費用、登記費用、圖則費及買方律師費包括處理、完成、簽署、蓋印及登記臨時買賣合約及/或正式買賣合約及/或樓契、有關擬備、打蓋印花、登記及完成大廈公契及管理合約(「大廈公契」)的適當分攤及其他有關買賣本物業之文件等費用，一概由買方負責及於成交日之前支付。

All stamp duties (including without limitation the Ad Valorem Stamp Duty, the Special Stamp Duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) on the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the subsequent Assignment, the charges for certified copy title deeds, the registration fees, plan fees and all the Purchaser's Solicitors charges and disbursements in preparing, completing, executing, stamping and registering the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the Assignment, a due proportion of the costs for the preparation, stamping, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser on or before completion.

- b. 買方須在賣方交吉本物業予買方時繳付管理人或賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契規定可收取之其他按金及費用，買方並須償還賣方代本物業已支付的上述費用包括但不限於水電煤按金。
The Purchaser shall before delivery of vacant possession of the Property by the Vendor pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payment including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.

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

除根據(4)(i)(A)(B)(C)所列之售價優惠及(4)(iii)所列之贈品、財務優惠或利益外，買方還享以下折扣優惠：

In addition to the corresponding discount on the price that is listed in (4)(i)(A)(B)(C) and the gift or financial advantage or benefit listed in (4)(iii), the Purchaser shall be offered discounts as listed below:

- 1 「New World CLUB」會員及「Club Wheelock」會員優惠
Privilege for 「New World CLUB」and 「Club Wheelock」member

在簽署臨時買賣合約當日，買方如同時屬「New World CLUB」會員及「Club Wheelock」會員，可獲3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「New World CLUB」會員及「Club Wheelock」會員，方可享此折扣優惠。
A 3% discount on the price would be offered to the Purchaser who is a New World CLUB member and a Club Wheelock member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a New World CLUB member and a Club Wheelock member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

- 2 「100%從價印花稅津貼」優惠
"100% Subsidy of Ad Valorem Stamp Duty" Benefit

凡於2013年11月30日(包括當日)或之前簽署臨時買賣合約，購買本價單中所列之單位設“*”之買方可獲額外7.5%售價折扣優惠作為「100%從價印花稅津貼」優惠；購買本價單中所列之單位設“***”之買方可獲額外8.5%售價折扣優惠作為「100%從價印花稅津貼」優惠。

For purchases made on or before 30th November 2013, extra 7.5% discount from the Price would be offered to the purchaser of a unit that has a "*" in the above price list as the "100% Subsidy of Ad Valorem Stamp Duty" Benefit; while extra 8.5% discount from the Price would be offered to the purchaser of a unit that has a "***" in the above price list as the "100% Subsidy of Ad Valorem Stamp Duty" Benefit.

(iii) 可就購買該期數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 Phase

- 1 住宅車位認購權
Option to purchase Residential Parking Space

在買方揀選住宅物業的同時，該單位於價單上設“#”的買方可獲認購The Austin一個住宅車位之權利；該單位於價單上設“##”的買方可獲認購The Austin兩個住宅車位之權利。價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

At the same time when a purchaser selects a residential property, the purchaser of a unit that has a "#” in the above price list shall have an option to purchase a Residential Parking Space in The Austin; while the purchaser of a unit that has a "##” in the above price list shall have an option to purchase two Residential Parking Spaces in The Austin. Price List and sales arrangement details will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(iv) 誰人負責支付買賣該期數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 Phase

請參閱4(i)備註a
Please refer to Note a. of 4(i)

(v) 買方須為就買賣該期數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 Phase

請參閱4(i)備註a
Please refer to Note a. of 4(i)

- (5) 賣方已委任地產代理在期數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 Phase:
Agent appointed by the vendor :
賣方委任的代理：

新世界地產代理有限公司
New World Real Estate Agency Limited

會德豐地產（香港）有限公司
Wheelock Properties (Hong Kong) Limited

Sub-agents appointed by New World Real Estate Agency Limited and Wheelock Properties (Hong Kong) Limited:
新世界地產代理有限公司及會德豐地產（香港）有限公司委任的次代理：

中原地產代理有限公司
Centraline Property 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
Riacorp Properties Limited
香港置業(地產代理)有限公司
Hong Kong Property Services (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
置業18物業代理有限公司
18 Property Agency Ltd.

世邦魏理仕有限公司
CBRE Limited
高力國際物業代理有限公司
Colliers International Agency Limited
高緯物業顧問有限公司
Cushman & Wakefield (HK) Limited
萊坊(香港)有限公司
Knight Frank Hong Kong Limited
第一太平戴維斯住宅代理有限公司
Savills Realty Limited

請注意：任何人可委任任何地產代理在購買該期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就期數指定的互聯網網站的網址為：www.theaustin.com.hk
The address of the website designated by the vendor for the Phase is: www.theaustin.com.hk