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**	Island Residence	期數（如有） **Phase No.(if any)**	-
發展項目位置 **Location of Development**	筲箕灣道163號 163 Shau Kei Wan Road		
發展項目中的住宅物業的總數 **The total number of residential properties in the development**			170

印製日期 **Date of Printing**	價單編號 **Number of Price List**
05 January 2017	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**
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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.)									
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
Island Residence	31	A	36.320 (391) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	11,547,000	317,924 (29,532)	--	--	--	--	--	--	--	--	--	--
	30	A	36.320 (391) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	11,410,000	314,152 (29,182)	--	--	--	--	--	--	--	--	--	--
	29	A	36.320 (391) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	11,275,000	310,435 (28,836)	--	--	--	--	--	--	--	--	--	--
	29	C	46.439 (500) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	12,722,000	273,951 (25,444)	--	--	--	--	--	--	--	--	--	--
	28	C	46.439 (500) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	12,684,000	273,132 (25,368)	--	--	--	--	--	--	--	--	--	--
	23	C	46.439 (500) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	12,190,000	262,495 (24,380)	--	--	--	--	--	--	--	--	--	--
	22	C	46.439 (500) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	12,093,000	260,406 (24,186)	--	--	--	--	--	--	--	--	--	--
	31	D	25.244 (272) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	7,951,000	314,966 (29,232)	--	--	--	--	--	--	--	--	--	--
	30	D	25.244 (272) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	7,881,000	312,193 (28,974)	--	--	--	--	--	--	--	--	--	--
	29	D	25.244 (272) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	7,811,000	309,420 (28,717)	--	--	--	--	--	--	--	--	--	--
	28	D	25.244 (272) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	7,788,000	308,509 (28,632)	--	--	--	--	--	--	--	--	--	--
	25	D	25.244 (272) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	7,548,000	299,002 (27,750)	--	--	--	--	--	--	--	--	--	--
	23	D	25.244 (272) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	7,489,000	296,665 (27,533)	--	--	--	--	--	--	--	--	--	--
	22	D	25.244 (272) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	7,430,000	294,327 (27,316)	--	--	--	--	--	--	--	--	--	--
	31	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,950,000	299,869 (27,863)	--	--	--	--	--	--	--	--	--	--

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.)									
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
Island Residence	30	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,831,000	296,610 (27,560)	--	--	--	--	--	--	--	--	--	--
	29	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,713,000	293,378 (27,260)	--	--	--	--	--	--	--	--	--	--
	28	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,659,000	291,899 (27,122)	--	--	--	--	--	--	--	--	--	--
	27	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,481,000	287,025 (26,669)	--	--	--	--	--	--	--	--	--	--
	31	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	14,297,000	283,654 (26,330)	--	--	--	--	--	--	--	--	--	--
	30	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	14,141,000	280,559 (26,042)	--	--	--	--	--	--	--	--	--	--
	28	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	13,918,000	276,134 (25,632)	--	--	--	--	--	--	--	--	--	--
	27	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	13,685,000	271,512 (25,203)	--	--	--	--	--	--	--	--	--	--
	26	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	13,536,000	268,555 (24,928)	--	--	--	--	--	--	--	--	--	--
	25	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	13,416,000	266,175 (24,707)	--	--	--	--	--	--	--	--	--	--
	23	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	13,296,000	263,794 (24,486)	--	--	--	--	--	--	--	--	--	--
	22	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	13,177,000	261,433 (24,267)	--	--	--	--	--	--	--	--	--	--
	21	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	13,060,000	259,112 (24,052)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目售樓說明書，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 of the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 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『成交金額』指臨時買賣合約中訂明的住宅物業的價錢。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。
Note: In paragraph (4), "price" means the price of the residential property set out in Part 2 of this price list, and "transaction price" means the price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded up to the nearest thousand to determine the transaction price.

支付條款 Terms of Payment

(A) 180 天現金優惠付款計劃 180-day Cash Payment Plan (照售價減 7.5%) (7.5% discount from the price)
(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 180 天內或於完成交易時由買方付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or upon completion, whichever is the earlier.

(A1) 180 天備用二按貸款付款計劃 180-day Standby Second Mortgage Loan Payment Plan (照售價減 6.5%) (6.5% discount from the price)
(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 180 天內或於完成交易時由買方付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or upon completion, whichever is the earlier.

(A2) 180 天特別二按貸款付款計劃 180-day Special Second Mortgage Loan Payment Plan (照售價減 4.5%) (4.5% discount from the price)
(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 180 天內或於完成交易時由買方付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or upon completion, whichever is the earlier.

(A3) 180 天備用一按貸款付款計劃 180-day Standby First Mortgage Loan 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」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 180 天內或於完成交易時由買方付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or upon completion, whichever is the earlier.

(B) 360 天現金優惠付款計劃 360-day Cash Payment Plan (照售價減 5.5%) (5.5% discount from the price)
(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 360 天內或於完成交易時由買方付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 360 days after signing of the PASP or upon completion, whichever is the earlier.

(B1) 360 天備用二按貸款付款計劃 360-day Standby Second Mortgage Loan Payment Plan (照售價減 4.5%) (4.5% discount from the price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 360 天內或於完成交易時由買方付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 360 days after signing of the PASP or upon completion, whichever is the earlier.

(B2) 360 天備用一按貸款付款計劃 360-day Standby First Mortgage Loan 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」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 360 天內或於完成交易時由買方付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 360 days after signing of the PASP or upon completion, whichever is the earlier.

(C) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(D) 建築期付款計劃 Stage Payment Plan (照售價加1%) (plus 1% from the Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於賣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。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 14 days of the date of written notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).

(D1) 建築期備用二按貸款付款計劃 Stage Standby Second Mortgage Loan Payment Plan (照售價加2%) (plus 2% from the Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於賣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。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 14 days of the date of written notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).

(D2) 建築期備用一按貸款付款計劃 Stage Standby First Mortgage Loan Payment Plan (照售價加 3.5%) (plus 3.5% from the Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於賣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。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 14 days of the date of written notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).

(E) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(F) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(G) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(H) 90 天輕鬆現金優惠付款計劃 90-day Relax Cash Payment Plan (照售價減 8.5%) (8.5% discount from the Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 90 天內由買方繳付或於完成交易時付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 90 days after signing of the PASP or upon completion, whichever is the earlier.

(H1) 90 天二按貸款輕鬆付款計劃 90-day Second Mortgage Loan Relax Payment Plan (照售價減 7.5%) (7.5% discount from the Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 90 天內由買方繳付或於完成交易時付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 90 days after signing of the PASP or upon completion, whichever is the earlier.

(H2) 90 天一按貸款輕鬆付款計劃 90-day First Mortgage Loan Relax Payment Plan (照售價減 6%) (6% discount from the Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%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 transaction 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) 成交金額 95%即成交金額之餘款於買方簽署臨時合約後 90 天內由買方繳付或於完成交易時付清，以較早者為準。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 90 days after signing of the PASP or upon completion, whichever is the earlier.

(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)

See 4(i)

(b) **「Club Wheelock」會員優惠 Privilege for「Club Wheelock」member**

在簽署臨時買賣合約當日，買方如屬「Club Wheelock」會員，可獲3%售價折扣優惠。於簽署臨時買賣合約當日，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「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 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) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount.

(c) **印花稅津貼折扣 Stamp Duty Subsidy Discount**

買方購買本價單中所列售價為港幣$6,000,000或以下之單位可獲6%售價折扣優惠，買方購買本價單中所列售價為港幣$6,000,001或以上之單位可獲7.5%售價折扣優惠。
6% discount on the price would be offered to the Purchaser of a residential property with a price at or below HK$6,000,000 as set out in this price list, and 7.5% discount on the price would be offered to the Purchaser of a residential property with a price at or above HK$6,000,001 as set out in this price list.

(d) **精選家庭現金回贈 Family Bonus Cash Rebate**

如：
(i) 買方簽署一份臨時買賣合約購買於本價單或其他價單內公布的兩個或以上住宅物業；或
(ii) 買方同一日簽署多於一份臨時買賣合約購買於本價單或其他價單內公布的兩個或以上住宅物業；或
(iii) 買方簽署臨時買賣合約購買於本價單或其他價單內公布的住宅物業而於同一日買方（或構成買方之任何人）之近親（不論是否與任何人一同）簽署臨時買賣合約購買於本價單或其他價單內公布的住宅物業

（上述每個獲購買之住宅物業稱為「相關住宅物業」，上述所有「相關住宅物業」稱為一組相關住宅物業），及其中最少一個相關住宅物業為一房或兩房之住宅物業，且所有相關住宅物業的每一期樓款及成交金額餘款均依照有關買賣合約訂定的日期付清（以賣方代表律師實際收到款項日期計算），則賣方將就買方每個購買之相關住宅物業提供相等於該相關住宅物業成交金額 1%之現金回贈 。

任何個人的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在有關關係保留最終決定權。

為免疑慮，每個相關住宅物業只可獲一次「精選家庭現金回贈」。

「精選家庭現金回贈」只會向首四組相關住宅物業提供。

詳情以相關交易文件條款作準。

If :
(i) a purchaser signs one preliminary agreement for sale and purchase to purchase two or more residential properties in this price list or other price list(s); or
(ii) a purchaser signs more than one preliminary agreement for sale and purchase on the same day to purchase two or more residential properties in this price list or other price list(s); or
(iii) a purchaser signs preliminary agreement(s) for sale and purchase to purchase residential property(ies) in this price list or other price list(s) and on the same day a close family member of that purchaser (or any person comprising that purchaser) signs (whether or not together with any person) preliminary agreement(s) for sale and purchase to purchase residential property(ies) in this price list or other price list(s)

(each aforesaid purchased residential property shall be referred to as a "relevant residential property" , and all such relevant residential properties shall be referred to as a group of relevant residential properties), and that at least one of the relevant residential properties is a one-bedroom unit or two-bedroom unit, and each part payment and balance of the transaction price of each relevant residential property has been settled according to the respective dates stipulated in the agreement for sale and purchase concerned (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors), the Vendor will, in respect of each relevant residential property purchased by that purchaser, offer a cash rebate of 1% of the transaction price of that relevant residential property.

A spouse, parent, grandparent, child, grand child or sibling of a person is a "close family member" of that person Provided That the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists.

For the avoidance of doubt, only one "Family Bonus Cash Rebate" will be offered to one relevant residential property.

The "Family Bonus Cash Rebate" will be offered to the first 4 groups of relevant residential properties only.

Subject to the terms and conditions of the relevant transaction documents.

(e) **特選買家折扣優惠 Discount to specified purchasers**

如買方（或構成買方之任何人士）居住於香港島東區，均可獲額外1%售價折扣優惠。
An 1% discount on the price would be offered to the Purchaser if the Purchaser (of any person comprising the Purchaser) lives in Eastern district of Hong Kong Island.

(iii) 可就購買該發展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) **傢具禮券優惠 Furniture Coupon benefit**

以下列出之指明住宅物業之一手買方可獲得由 Franc Franc 發出之傢具禮券：
Furniture coupon issued by Franc Franc will be offered to the the first hand purchasers of the following specified residential properties:

5-12/F, 15-23/F 及 25-31/F 之 D 單位之一手買方將可獲得價值港幣$80,000 之傢具禮券。
5-12/F, 15-23/F, 25-28/F 及 30-31/F 之 E 單位之一手買方將可獲得價值港幣$100,000 之傢具禮券。
A coupon of HK$80,000 will be provided to first hand purchasers of Units D, 5-12/F, 15-23/F and 25-31/F.
A coupon of HK$100,000 will be provided to first hand purchasers of Units E, 5-12/F, 15-23/F, 25-28/F and 30-31/F.

詳情以相關交易文件條款作準。
This benefit is subject to the terms and conditions of the relevant transaction documents.

(b) **備用二按貸款 (只適用於選擇第4(i)段中支付條款(A1), (B1), (D1)及(H1)之買家)**
Standby Second Mortgage Loan (Only applicable to the Purchaser who has selected Terms of Payment (A1), (B1), (D1) and (H1) in paragraph 4(i))

買家可向 Harbour Horizon Limited (「賣方指定的財務機構」)申請備用二按貸款，主要條款如下：
Purchaser can apply for Standby Second Mortgage Loan from Harbour Horizon Limited ("Vendor's designated financing company"), key terms are as follows:

A) 第二按揭貸款最高金額為成交金額的25% ，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額的85%。
The maximum second mortgage loan amount shall be 25% of the transaction price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 85% of the transaction price.

B) 第二按揭貸款首38個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減2.25% p.a. (P-2.25%)，其後之按揭利率為港元最優惠利率(P)減1% p.a. (P-1%)，利率浮動。最終按揭利率以賣方指定的財務機構最後審批結果為準。
Interest rate of second mortgage loan for the first 38 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.25% p.a. (P-2.25%), thereafter at Hong Kong Dollar Best Lending Rate (P) minus 1% p.a. (P-1%), subject to fluctuation. The final interest rate will be subject to final approval by the Vendor's designated financing company.

C) 如買方於提款日起計的38個月內準時並全數清還第二按揭貸款，賣方指定的財務機構將會向買方退還1%之成交金額 。
If the Purchaser shall duly and fully repay the second mortgage loan within 38 months from the date of drawdown of the second mortgage loan, 1% of transaction price will be refunded to the Purchaser by the Vendor's designated financing company.

D) 買方必須於付清成交金額餘額之日起計最少60日前以書面向賣方申請第二按揭貸款。
The Purchaser shall make a written application to the Vendor for a second mortgage loan not less than 60 days before the date of settlement of the balance of the transaction price.

E) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期相約，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the same tenor of first mortgage loan, whichever is shorter.

F) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款及第二按揭貸款及其他借貸的還款)不超過香港金融管理局不時訂明的「供款與入息比率」上限。
The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage, second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.

G) 第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行同意辦理第二按揭貸款。
First mortgage bank shall be nominated and referred by the Vendor and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

H) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.

I) 所有第二按揭貸款之法律文件必須由賣方(或賣方指定的財務機構)指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及雜費。
All legal documents of the second mortgage shall be handled by the Vendor's (or Vendor's designated financing company) designated solicitors and all legal costs and disbursement relating thereto shall be borne by the Purchaser.

J) 第二按揭貸款批出與否及其條款，受制於賣方的指定財務機構的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor's designated financing company and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price.

K) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

L) 買方需就申請第二按揭貸款繳交港幣$5,000不可退還的申請手續費。
A non-refundable application fee of HK$5,000 for the second mortgage loan will be payable by the Purchaser.

M) 第二按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the second mortgage loan.

(c) **首兩年免息免供二按貸款 (只適用於選擇第4(i)段中支付條款(A2)之買家)**
First 2 Years Interest and Payment Holiday Second Mortgage Loan (Only applicable to the Purchaser who has selected Terms of Payment (A2) in paragraph 4(i))

買家可向 Harbour Horizon Limited (「賣方指定的財務機構」)申請首兩年免息免供二按貸款，主要條款如下：
Purchaser can apply for First 2 Years Interest and Payment Holiday Second Mortgage Loan from Harbour Horizon Limited ("Vendor's designated financing company"), key terms are as follows:

A) 第二按揭貸款最高金額為成交金額的20% ，惟第一按揭貸款及第二按揭貸款總金額不可超過成交金額的80%。
The maximum second mortgage loan amount shall be 20% of the transaction price, but the total amount of first mortgage loan and second mortgage loan together shall not exceed 80% of the transaction price.

B) 第二按揭貸款後首2年延期供款及豁免利息，其後的年利率則以香港上海匯豐銀行有限公司不時報價之港元最優惠利率(P)減1% p.a. (P-1%)計算，利率浮動。最終按揭利率以賣方指定的財務機構最後審批結果為準。
Deferment of principal payment and waiver of interest payment for the first 2 years from the date of the Second Mortgage loan advancement, thereafter at Hong Kong Dollar Best Lending Rate (P) minus 1% p.a. (P-1%) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, subject to fluctuation. The final interest rate will be subject to final approval by the Vendor's designated financing company.

C) 如買方於提款日起計的38個月內準時並全數清還第二按揭貸款，賣方指定的財務機構將會向買方退還3%之成交金額 。
If the Purchaser shall duly and fully repay the second mortgage loan within 38 months from the date of drawdown of the second mortgage loan, 3% of transaction price will be refunded to the Purchaser by the Vendor's designated financing company.

D) 買方必須於付清成交金額餘額之日起計最少60日前以書面向賣方申請第二按揭貸款。
The Purchaser shall make a written application to the Vendor for a second mortgage loan not less than 60 days before the date of settlement of the balance of the transaction price.

E) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期相約，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the same tenor of first mortgage loan, whichever is shorter.

F) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款及第二按揭貸款及其他借貸的還款)不超過香港金融管理局不時訂明的「供款與入息比率」上限。
The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage, second mortgage and any other loan repayment) does not exceed the maximum debt-servicing ratio as stipulated by the Hong Kong Monetary Authority from time to time.

G) 第一按揭貸款銀行須為賣方所指定及轉介之銀行，買方並須首先得到該銀行同意辦理第二按揭貸款。
First mortgage bank shall be nominated and referred by the Vendor and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

H) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be processed by the relevant mortgagees independently.

I) 所有第二按揭貸款之法律文件必須由賣方(或賣方指定的財務機構)指定律師行辦理，買方須支付所有第二按揭貸款相關之律師費及雜費。
All legal documents of the second mortgage shall be handled by the Vendor's (or Vendor's designated financing company) designated solicitors and all legal costs and disbursement relating thereto shall be borne by the Purchaser.

J) 第二按揭貸款批出與否及其條款，受制於賣方的指定財務機構的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Vendor's designated financing company and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price.

K) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

L) 買方需就申請第二按揭貸款繳交港幣$5,000不可退還的申請手續費。
A non-refundable application fee of HK$5,000 for the second mortgage loan will be payable by the Purchaser.

M) 第二按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the second mortgage loan.

(d) **備用一按貸款 (只適用於選擇第4(i)段中支付條款 (A3), (B2), (D2) 及 (H2) 之買家)**
Standby First Mortgage Loan (Only applicable to the Purchaser who has selected Terms of Payment (A3), (B2), (D2) and (H2) in paragraph 4(i))

買家可向 Harbour Horizon Limited 或賣方指定的其他公司 (統稱「賣方指定的財務機構」)申請備用一按貸款(賣方或賣方指定的財務機構有權隨時停止提供備用一按而無須另行通知)，主要條款如下：
Purchaser can apply for Standby First Mortgage Loan from Harbour Horizon Limited or any other company designated by the Vendor (collectively "Vendor's designated financing company") (the Vendor or Vendor's designated financing company may stop providing Standby First Mortgage Loan at any time without further notice) and on the following terms:-

A) 第一按揭貸款最高金額為成交金額的80%。
The maximum first mortgage loan amount shall be 80% of the transaction price.

B) 第一按揭貸款首38個月之按揭利率為香港上海匯豐銀行有限公司不時公佈之港元最優惠利率 (P) 減2% p.a. (P-2%)，其後之按揭利率為港元最優惠利率(P)，利率浮動。最終按揭利率以賣方指定的財務機構最後審批結果為準。
Interest rate of first mortgage loan for the first 38 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2% p.a. (P-2%), thereafter at Hong Kong Dollar Best Lending Rate (P), subject to fluctuation. The final interest rate will be subject to final approval by the Vendor's designated financing company.

C) 如買方於提款日起計的38個月內準時並全數清還第一按揭貸款，賣方指定的財務機構將會向買方退還2.5%之成交金額 。
If the Purchaser shall duly and fully repay the first mortgage loan within 38 months from the date of drawdown of the first mortgage loan, 2.5% of the transaction price will be refunded to the Purchaser by the Vendor's designated financing company.

D) 買方必須於付清成交金額餘額之日起計最少60日前以書面向賣方申請第一按揭貸款。
The Purchaser shall make a written application to the Vendor for a first mortgage loan not less than 60 days before the date of settlement of the balance of the transaction price.

E) 第一按揭貸款年期最長為25年。
The maximum tenor of first mortgage loan shall be 25 years.

F) 買方須提供足夠文件證明其還款能力，包括但不限於提供信貸報告，收入證明及/或銀行紀錄。
The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing credit report, income proof and/ or banking record.

G) 所有第一按揭貸款之法律文件必須由賣方(或賣方指定的財務機構)指定律師行辦理，買方須支付所有一按揭貸款相關之律師費及雜費。
All legal documents of the first mortgage shall be handled by the Vendor's (or Vendor's designated financing company) designated solicitors and all legal costs and disbursement relating thereto shall be borne by the Purchaser.

H) 第一按揭貸款批出與否及其條款，受制於賣方的指定財務機構的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the first mortgage loan and terms thereof are subject to the final decision of the Vendor's designated financing company and are not related to the Vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price.

I) 此貸款受賣方指定的財務機構所定的其他條款及細則約束。
This loan is subject to other terms and conditions as determined by the Vendor's designated financing company.

J) 買方需就申請第一按揭貸款繳交港幣$5,000不可退還的申請手續費。
A non-refundable application fee of HK$5,000 for the first mortgage loan will be payable by the Purchaser.

K) 第一按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the first mortgage loan.

(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) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意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處理買賣合約、按揭及轉讓契，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(s) appoints the Vendor's solicitors to handle the agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser(s) chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the Vendor and Purchaser(s) 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、買家印花稅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 by the Purchaser, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser(s).

(v) 買方須爲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，如：附加合約、買方提名書之律師費、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(s). 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：
The Vendor has appointed estate agents to act in the sale of any specified residential property in the development:

賣方委任的代理:
Agent appointed by the Vendor :

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

中原地產代理有限公司
Centaline 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
Ricacorp Properties Limited
香港置業(地產代理)有限公司
Hong Kong Property Services (Agency) Limited

世紀21集團有限公司及旗下特許經營商
Century 21 Group Limited and Franchisees
云房網絡(香港)代理有限公司
Qfang Network (Hong Kong) Agency Limited

請注意：任何人可委任任何地產代理在購買該發展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爲：www.islandresidence.hk
The address of the website designated by the Vendor for the development is: www.islandresidence.hk