

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
19 October 2016	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
25 October 2016	4A	--
26 January 2017	4B	--
02 March 2017	4C	✓
03 April 2017	4D	--
11 April 2017	4E	✓
28 July 2017	4F	--
24 August 2017	4G	--
03 November 2017	4H	--
04 January 2018	4I	--
24 January 2018	4J	✓
16 April 2018	4K	--
23 May 2018	4L	✓
18 September 2018	4M	--

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 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	25	A	36.320 (391) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	10,782,000	296,861 (27,575)	--	--	--	--	--	--	--	--	--	--
	23	A	36.320 (391) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	10,686,000	294,218 (27,330)	--	--	--	--	--	--	--	--	--	--
	22	A	36.320 (391) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	40,590,000 12,232,000	294,575 (27,084) 336,784 (31,284)	--	--	--	--	--	--	--	--	--	--
	19	A	36.320 (391) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	9,779,000	269,246 (25,010)	--	--	--	--	--	--	--	--	--	--
	18	A	36.320 (391) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	9,448,000	260,132 (24,164)	--	--	--	--	--	--	--	--	--	--
	5	B	20.079 (216) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	5,664,000	282,086 (26,222)	--	--	--	15.955 (172)	--	--	--	--	--	--
	19	C	46.439 (500) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	44,580,000 11,814,000	249,359 (23,160) 254,398 (23,628)	--	--	--	--	--	--	--	--	--	--
	18	C	46.439 (500) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	44,500,000 11,732,000	247,637 (23,000) 252,632 (23,464)	--	--	--	--	--	--	--	--	--	--
	10	C	46.439 (500) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,813,000	232,843 (21,626)	--	--	--	--	--	--	--	--	--	--
	9	C	46.439 (500) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,749,000	231,465 (21,498)	--	--	--	--	--	--	--	--	--	--

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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace
Island Residence	8	C	46.439 (500) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,749,000 11,072,000 11,200,000	231,465 (21,498) 238,420 (22,144) 241,177 (22,400)	--	--	--	--	--	--	--	--	--
	19	D	25.244 (272) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	7,187,000	284,701 (26,423)	--	--	--	--	--	--	--	--	--
	18	D	25.244 (272) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 0.000 (0)	7,138,000	282,760 (26,243)	--	--	--	--	--	--	--	--	--
	23	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,183,000 10,693,000 11,763,000	278,864 (25,911) 292,831 (27,209) 322,133 (29,931)	--	--	--	--	--	--	--	--	--
	22	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	10,092,000	276,372 (25,679)	--	--	--	--	--	--	--	--	--
	19	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	9,825,000	269,060 (25,000)	--	--	--	--	--	--	--	--	--
	18	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	9,747,000	266,924 (24,802)	--	--	--	--	--	--	--	--	--
	17	F	36.516 (393) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 0.000 (0)	9,518,000	260,653 (24,219)	--	--	--	--	--	--	--	--	--
	18	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	12,481,000	247,624 (22,985)	--	--	--	--	--	--	--	--	--
	10	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	11,621,000	230,562 (21,401)	--	--	--	--	--	--	--	--	--
	9	G	50.403 (543) 露台 Balcony : 2.004 (22) 工作平台 Utility Platform : 1.505 (16)	11,551,000	229,173 (21,273)	--	--	--	--	--	--	--	--	--

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

買方於簽署臨時買賣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 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the Preliminary Deposit which is equivalent to 5% of the transaction price. HK\$100,000 being part of the Preliminary Deposit must be paid by cashier order and the balance of the Preliminary Deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Baker & McKenzie".

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

- (A1) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

- (B) 秋月如意置業攻略付款方式 Mid-Autumn Festive Payment Terms (照售價減2%) (2% discount from the Price)
(只適用於2018年10月31日當日或之前簽署臨時買賣合約之買賣) (Only applicable to a transaction the preliminary Agreement for Sale and Purchase of which is signed on or before 31 October 2018)

- (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 5%於買方簽署臨時合約日期後第 30 天 (「指明日期」) 當日或之前由買方繳付作為加付訂金。
5% of the transaction price shall be paid by the Purchaser(s) on or before the 30th day after the date of signing of the PASP (the "Specified Date") as further deposit.
- (3) 成交金額 90%即成交金額之餘款於簽署臨時合約日期後第780天當日 (「成交日期」) 或之前由買方繳付。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) on or before the 780th day after the date of signing of the PASP (the "Completion Date").

(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2%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 2% 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

買方購買本價單中之單位可獲 7.5% 售價折扣優惠。

7.5% discount on the price would be offered to the Purchaser of a residential property as set out in this price list.

(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 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為準。
This benefit is subject to the terms and conditions of the relevant transaction documents.

(b) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

(c) 先住後付優惠（只適用於選擇第4(i)段中支付條款(B)之買家） Occupation before Completion Benefit (Only applicable to the Purchaser who has selected Terms of Payment (B) in paragraph 4(i))

買方必須簽署在成交前佔用所購住宅物業之許可協議（格式及內容由賣方訂明，買方不得要求任何修改），主要條款如下：
The Purchaser(s) must enter into a Licence Agreement for the pre-completion occupation of the residential property purchased (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto), the principal terms of which are as follows:

- 許可佔用期由指明日期翌日至成交日期為止，或如成交較早發生，至成交發生日期為止；
The licence period shall commence from the day following the Specified Date until the Completion Date, or if completion takes place earlier, until the date on which completion takes place;
- 許可佔用期之許可費用金額為所購住宅物業之成交金額 10%，分10期繳付（即每期金額為所購住宅物業之成交金額1%），第一期於簽署臨時合約日期後第90天支付，之後每60日繳付一期。許可費按金為HK\$30,000；
The licence fee during the licence period equals to 10% of the transaction price of the residential property purchased, payable in ten instalments (i.e. each instalment equals to 1% of the transaction price of the residential property purchased), the first instalment being payable on the 90th day after the date of signing of the PASP, and a subsequent instalment shall be payable every 60 days thereafter. The licence fee deposit is in the amount of HK\$30,000;
- 買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、準備和簽署許可協議所需之所有律師費及於許可佔用期內該住宅物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它開支等。
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement and the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings, etc. of the residential property during the licence period.

如：(i) 住宅物業的每一期樓款及成交金額之餘款均依照正式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）；(ii) 住宅物業買賣已完成；及 (iii) 於住宅物業許可佔用期中每期許可費用均依照許可協議訂定的日期付清及(iv)許可協議的條款和條件全面均已遵守，則賣方將就買方購買之住宅物業提供金額相等於該住宅物業許可佔用期中已支付之許可費總數之現金回贈。
If: (i) each part payment and balance of the transaction price of the residential property has been settled according to the respective dates stipulated in the ASP concerned (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors); (ii) the sale and purchase of the residential property has been completed; and (iii) each instalment of the licence fee has been paid according to the respective dates stipulated in the Licence Agreement during the licence period of the residential property and (iv) the terms and conditions of the Licence Agreement have been complied with in all respects, the Vendor will, in respect of the relevant residential property purchased by that Purchaser, offer a cash rebate for an amount equal to the total sum of the licence fee paid during the licence period of the residential property.

詳情以相關交易文件條款為準。
Subject to the terms and conditions of the relevant transaction documents.

(d) 提前付清樓價現金回贈（只適用於選擇第4(i)段中支付條款(B)之買家） Early Settlement Cash Rebate (Only applicable to the Purchaser who has selected Terms of Payment (B) in paragraph 4(i))

如買方提前於正式合約訂明的付款限期日之前付清成交金額之餘款及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），則賣方可根據以下列表送出提前付清樓價現金回贈（「提前付清樓價現金回贈」）予買方:-
If the Purchaser shall settle the balance of the transaction price earlier than due date of payment as specified in the ASP in full and perform and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate ("Early Settlement Cash Rebate") to the Purchaser in the amount according to the table below:-

提前付清樓價現金回贈列表Early Settlement Cash Rebate Table:

付清成交金額之餘款日期^ Date of settlement of the balance of the transaction price^	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時合約日期後180日內 Within 180 days after the date of signing of the PASP	成交金額3% 3% of the transaction price
簽署臨時合約日期後181日至240日內 Within 181 days to 240 days after the date of signing of the PASP	成交金額2% 2% of the transaction price
簽署臨時合約日期後241日至360日內 Within 241 days to 360 days after the date of signing of the PASP	成交金額1% 1% of the transaction price

^ 以賣方代表律師實際收到款項日期計算。
The date of settlement shall be the actual date on which payment is received by Vendor's solicitors.

詳情以相關交易文件條款為準。
Subject to the terms and conditions of the relevant transaction documents.

(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，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為：www.islandresidence.hk
The address of the website designated by the Vendor for the development is: www.islandresidence.hk