

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	WHITESANDS	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	嶼南道160號		
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)			28

印製日期 Date of Printing	價單編號 Number of Price List
29-Oct-2015	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
28-Dec-2015	1A	無 NIL
28-Jan-2016	1B	無 NIL
26-Feb-2016	1C	無 NIL
24-Mar-2016	1D	無 NIL
27-Apr-2016	1E	無 NIL
2-Nov-2016	1F	√

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.)									
				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
一號洋房 House 1	240.951 (2,594) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	69,804,000	289,702 (26,910)	--	--	--	11.071 (119)	299.510 (3,224)	14.614 (157)	93.931 (1,011)	10.556 (114)	--	7.909 (85)
二號洋房 House 2	218.746 (2,355) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	57,688,000	263,721 (24,496)	--	--	--	15.426 (166)	153.137 (1,648)	15.663 (169)	83.253 (896)	10.556 (114)	--	13.591 (146)
三號洋房 House 3	214.577 (2,310) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	56,292,000	262,339 (24,369)	--	--	--	--	135.543 (1,459)	15.106 (163)	121.469 (1,307)	10.502 (113)	--	--
五號洋房 House 5	218.746 (2,355) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	57,803,000	264,247 (24,545)	--	--	--	12.468 (134)	127.464 (1,372)	15.663 (169)	83.253 (896)	10.556 (114)	--	9.396 (101)
六號洋房 House 6	218.746 (2,355) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	59,254,000 56,193,000	270,880 (25,161) 256,887 (23,861)	--	--	--	12.468 (134)	139.070 (1,497)	15.663 (169)	83.253 (896)	10.556 (114)	--	9.387 (101)
七號洋房 House 7	218.746 (2,355) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	60,465,000 57,341,000	276,416 (25,675) 262,135 (24,349)	--	--	--	12.468 (134)	149.732 (1,612)	15.663 (169)	83.253 (896)	10.556 (114)	--	9.387 (101)

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, 每平方米呎) 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.)									
				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
八號洋房 House 8	181.573 (1,954) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	48,899,000	269,308 (25,025)	--	--	--	4.306 (46)	103.356 (1,113)	15.209 (164)	69.779 (751)	10.556 (114)	--	6.123 (66)
九號洋房 House 9	181.573 (1,954) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	49,721,000	273,835 (25,446)	--	--	--	4.306 (46)	127.193 (1,369)	15.209 (164)	69.779 (751)	10.556 (114)	--	6.168 (66)
十號洋房 House 10	181.573 (1,954) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	48,703,000 42,130,000	268,228 (24,925) 232,028 (21,561)	--	--	--	4.306 (46)	111.208 (1,197)	15.209 (164)	69.779 (751)	10.556 (114)	--	6.424 (69)
十一號洋房 House 11	181.573 (1,954) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	48,559,000 42,006,000	267,435 (24,851) 231,345 (21,497)	--	--	--	4.306 (46)	105.969 (1,141)	15.209 (164)	69.779 (751)	10.556 (114)	--	6.425 (69)
十二號洋房 House 12	181.573 (1,954) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	48,510,000	267,165 (24,826)	--	--	--	4.306 (46)	102.811 (1,107)	15.209 (164)	69.779 (751)	10.556 (114)	--	6.906 (74)
十三號洋房 House 13	181.573 (1,954) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	48,500,000 41,955,000	267,110 (24,821) 231,064 (21,471)	--	--	--	4.306 (46)	100.658 (1,083)	15.209 (164)	69.779 (751)	10.556 (114)	--	2.876 (31)

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, 每平方米呎) 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.)									
				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
十五號洋房 House 15	218.746 (2,355) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	59,972,000	274,163 (25,466)	--	--	--	12.468 (134)	141.594 (1,524)	15.663 (169)	83.253 (896)	10.556 (114)	--	9.401 (101)
十六號洋房 House 16	218.746 (2,355) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	51,497,000 46,385,000	235,419 (21,867) 212,050 (19,696)	--	--	--	12.468 (134)	130.084 (1,400)	15.663 (169)	83.253 (896)	10.556 (114)	--	9.384 (101)
十七號洋房 House 17	218.746 (2,355) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	52,024,000 46,860,000	237,828 (22,094) 214,221 (19,898)	--	--	--	12.468 (134)	129.455 (1,393)	15.663 (169)	83.253 (896)	10.556 (114)	--	13.183 (142)
十九號洋房 House 19	240.240 (2,586) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	69,359,000	288,707 (26,821)	--	--	--	10.884 (117)	207.371 (2,232)	14.929 (161)	94.090 (1,013)	10.556 (114)	--	5.952 (64)
二十號洋房 House 20	240.240 (2,586) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	72,584,000 71,684,000	302,131 (28,068) 298,385 (27,720)	--	--	--	10.884 (117)	258.056 (2,778)	14.929 (161)	94.090 (1,013)	10.556 (114)	--	5.952 (64)

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, 每平方米呎) 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.)									
				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
二十一號洋房 House 21	241.353 (2,598) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	69,172,000 68,314,000	286,604 (26,625) 283,046 (26,295)	--	--	--	13.196 (142)	143.184 (1,541)	17.701 (191)	94.416 (1,016)	10.150 (109)	--	11.396 (123)
二十二號洋房 House 22	225.621 (2,429) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	60,013,000	265,990 (24,707)	--	--	--	5.325 (57)	230.250 (2,478)	18.684 (201)	91.813 (988)	9.980 (107)	--	--
二十三號洋房 House 23	225.621 (2,429) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	59,423,000 58,686,000	263,375 (24,464) 260,109 (24,161)	--	--	--	5.325 (57)	252.087 (2,713)	18.684 (201)	91.813 (988)	9.980 (107)	--	--
二十五號洋房 House 25	218.746 (2,355) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	59,214,000	270,698 (25,144)	--	--	--	12.468 (134)	196.704 (2,117)	15.663 (169)	83.253 (896)	10.556 (114)	--	15.005 (162)
二十六號洋房 House 26	218.746 (2,355) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	60,441,000	276,307 (25,665)	--	--	--	12.468 (134)	187.724 (2,021)	15.663 (169)	83.253 (896)	10.556 (114)	--	17.257 (186)

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, 每平方米) 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.)									
				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
二十七號洋房 House 27	230.394 (2,480) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	76,218,000 75,273,000	330,816 (30,733) 326,714 (30,352)	--	--	--	12.498 (135)	220.440 (2,373)	15.667 (169)	88.758 (955)	10.556 (114)	--	15.202 (164)
二十八號洋房 House 28	230.394 (2,480) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	64,929,000	281,817 (26,181)	--	--	--	12.498 (135)	127.226 (1,369)	15.667 (169)	88.758 (955)	10.556 (114)	--	11.147 (120)
二十九號洋房 House 29	230.394 (2,480) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	65,256,000	283,237 (26,313)	--	--	--	12.498 (135)	129.169 (1,390)	15.667 (169)	88.758 (955)	10.556 (114)	--	9.870 (106)
三十號洋房 House 30	230.394 (2,480) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	65,581,000	284,647 (26,444)	--	--	--	12.498 (135)	134.057 (1,443)	15.667 (169)	88.758 (955)	10.556 (114)	--	9.870 (106)
三十一號洋房 House 31	240.240 (2,586) 露台 Balcony: 6.000 (65) 工作平台 Utility Platform: 1.500 (16)	68,956,000 68,101,000	287,030 (26,665) 283,471 (26,334)	--	--	--	10.884 (117)	144.528 (1,556)	14.929 (161)	94.090 (1,013)	10.556 (114)	--	6.720 (72)

第三部份：其他資料 Part 3: Other Information

- (1) 準買方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 section 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)(i) 支付條款 Terms of Payment

註：「售價」指本價單第二部份中所列之住宅物業的售價，而「樓價」指臨時買賣合約中訂明的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，以四捨五入方式換算至千位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

"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 discount(s) (if any) on the price will be rounded off to the nearest thousand to determine the purchase price. The purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(a) **90天付款計劃 (照售價減3%) 90-day Payment Plan (3% discount from the Price)**

- (I) 買方須於簽署臨時買賣合約時繳付相等於樓價5%之金額作為臨時訂金。其中HK\$300,000之部份臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付。本票及支票抬頭須為“Mayer Brown JSM”或「孖士打律師行」。
- Upon signing of the preliminary agreement for sale and purchase, the purchaser should pay an initial deposit equivalent to 5% of the purchase price. Part of the initial deposit in the sum of HK\$300,000 must be paid by cashier order and the balance of the initial deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to “Mayer Brown JSM” or 「孖士打律師行」.
- (II) 買方須於簽署臨時買賣合約後的 5 個工作天內簽署正式買賣合約。
- The formal agreement for sale and purchase must be executed within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- (III) 須於簽署臨時買賣合約後 14天內繳付相等於樓價 5%之加付訂金。
- A further deposit equivalent to 5% of the purchase price shall be paid within 14 days after the date of signing of the preliminary agreement for sale and purchase.
- (IV) 須於簽署臨時買賣合約後的 90天內繳付樓價90% (即樓價餘額)。
- 90% of the purchase price (being balance of the purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

(b) **720天付款計劃 (照售價) 720-day Payment Plan (Same as the Price)**

- (I) 只有於簽署本價單所列之首五個指明住宅物業的臨時買賣合約的個人買方擁有資格選擇本付款計劃。本付款計劃將於本價單所列之五個指明住宅物業的臨時買賣合約 (而該個人買方在該臨時買賣合約中選擇本付款計劃) 獲賣方和個人買方簽署後終止。如有爭議，以賣方最終決定為準。
- Only individual purchaser(s) who signs or sign preliminary agreement(s) for sale and purchase in respect of the first five (5) specified residential properties listed in this price list on a first-come-first-serve basis will be eligible to select this payment plan. This payment plan will cease to be available once preliminary agreement(s) for sale and purchase in respect of five (5) specified residential properties listed in this price list have been signed by the vendor and the individual purchaser(s), pursuant to which this payment plan has been selected. The vendor shall have the absolute discretion in case of dispute.
- (II) 個人買方須於簽署臨時買賣合約時繳付相等於樓價5%之金額作為臨時訂金。其中HK\$300,000之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付。本票及支票抬頭須為“Mayer Brown JSM”或「孖士打律師行」。
- Upon signing the preliminary agreement for sale and purchase, the individual purchaser should pay an initial deposit equivalent to 5% of the purchase price. Part of the initial deposit in the sum of HK\$300,000 must be paid by cashier order and the balance of the initial deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to “Mayer Brown JSM” or 「孖士打律師行」.
- (III) 個人買方須於簽署臨時買賣合約後的 5 個工作天內簽署正式買賣合約。
- The formal agreement for sale and purchase must be executed by the individual purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
- (IV) 須於簽署臨時買賣合約後 14天內繳付相等於樓價 5%之加付訂金。
- A further deposit equivalent to 5% of the purchase price shall be paid within 14 days after the date of signing of the preliminary agreement for sale and purchase.

(V) 須於簽署臨時買賣合約後360天內繳付相等於樓價 2.5%之加付訂金。

A further deposit equivalent to 2.5% of the purchase price shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

(VI) 須於簽署臨時買賣合約後540天內繳付相等於樓價 2.5%之加付訂金。

A further deposit equivalent to 2.5% of the purchase price shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

(VII) 於簽署臨時買賣合約後720天內繳付樓價85%（即樓價餘額）。

85% of the purchase price (being balance of the purchase price) shall be paid within 720 days after the date of signing of the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

(a) 付款計劃優惠

Payment Plan Benefit

見(4)(i)。

See (4)(i).

(b) 特別折扣

Special Discount

如買方於2016年12月16日或之前簽署臨時買賣合約，則可獲10%的售價折扣優惠。

10% discount on the price would be offered to a purchaser if the preliminary agreement for sale and purchase is signed on or before 16 December 2016.

(4)(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) 提前入住優惠

Early Move-in Benefit

(I) 受限於以下各項，如個人買方選擇第(4)(i)(b)段所述的付款計劃，賣方將給予個人買方入住許可證以准許個人買方以獲准許可人身份佔用指明住宅物業，個人買方將接受上述入住許可證:-

Where an individual purchaser chooses the payment plan stated in paragraph (4)(i)(b), the vendor will grant a licence to the individual purchaser who will accept such licence to occupy the specified residential property as a licensee subject to the following :-

- (A) 個人買方於簽署臨時買賣合約時，已同時簽署一份經由賣方訂明而未作任何修改的許可協議；
a licence agreement in a prescribed form the vendor has been signed by the individual purchaser without any amendment at the same time of signing of the preliminary agreement for sale and purchase;
- (B) 個人買方已根據臨時買賣合約簽署正式買賣合約；
the individual purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase;
- (C) 個人買方已根據正式買賣合約向賣方繳付不少於樓價10%；
the individual purchaser has paid to the vendor not less than 10% of the purchase price in accordance with the formal agreement for sale and purchase;
- (D) 個人買方已向賣方另外繳付相等於樓價2%之許可證按金(「許可證按金」)，而許可證按金將按以下第(II)段及第(III)段所述的方式使用；
the individual purchaser has separately paid a licence deposit (“Licence Deposit”) equivalent to 2% of the purchase price, which shall be applied in accordance with paragraphs (II) and (III) below;
- (E) 個人買方已向賣方另外繳付相等於樓價9%之許可證費用(「許可證費用」)，而許可證費用將按以下第(III)段所述的方式使用；
the individual purchaser has separately paid a licence fee (“Licence Fee”) equivalent to 9% of the purchase price, which shall be applied in accordance with paragraph (III) below;
- (F) 許可期將於簽署臨時買賣合約的日期後第90天開始，而許可期將於指明住宅物業買賣按正式買賣合約成交而終止；
the licence period shall commence on the 90th day after the date of signing of the preliminary agreement for sale and purchase and shall expire upon completion of the sale and purchase of the specified residential property in accordance with the formal agreement for sale and purchase.;
- (G) 個人買方已同意負責所有就許可協議而產生的律師費及支出(包括印花稅)；及
the individual purchaser has agreed to bear all legal costs and expenses (including stamp duty) arising from the licence agreement; and
- (H) 賣方將有權利終止許可協議如(i)個人買方未能按正式買賣合約繳付任何款項；(ii)個人買方未能按正式買賣合約完成指明住宅物業買賣；(iii)個人買方違反許可協議的條款；或(iv)該等情況發生導致許可協議按其條款終止。
the vendor shall be entitled to terminate the licence agreement if (i) the individual purchaser fails to make any payment in accordance with the formal agreement for sale and purchase; (ii) the individual purchaser fails to complete the sale and purchase of the specified residential property in accordance with the formal agreement for sale and purchase; (iii) the individual purchaser breaches the terms under the licence agreement; or (iv) the occurrence of such circumstances resulting in termination of the licence agreement pursuant to the provisions of the licence agreement.

- (II) 在許可期內，買方須自行負責指明住宅物業之管理費、地租、差餉及所有其他公用設施收費、支出及開支（統稱「相關開支」）。相關開支（每當其於許可期內招致及須繳付時）將會從許可證按金中扣除。
During the licence period, the purchaser shall be solely responsible for management fees, Government rent and rates of the specified residential property and all other utilities charges, outgoings and expenses (collectively, "Relevant Expenses"). The Relevant Expenses will be deducted from the Licence Deposit as and when such Relevant Expenses are incurred and payable during the licence period.
- (III) 受限於個人買方根據正式買賣合約及由賣方施加的其他條款及條件完成指明住宅物業買賣，賣方於指明住宅物業買賣成交時，將許可證按金之剩餘部分（即許可期按金的金額減除於許可期內的相關開支之總金額）及許可證費用直接用於支付部份樓價餘額。
Subject to completion of the sale and purchase of the specified residential property by the individual purchaser in accordance with the formal agreement for sale and purchase and such other terms and conditions as prescribed by the vendor, the surplus of the Licence Deposit (being the amount of the Licence Deposit less the total sum of the Relevant Expenses during the licence period) and the Licence Fee will be used for part payment of the balance of the purchase price directly by the vendor upon completion of the sale and purchase of the specified residential property.
- (IV) 就許可協議而言，賣方律師僅代表作為特許人的賣方。買方須就許可協議尋求獨立的法律意見。
The vendor's solicitors will only represent the vendor as licensor in respect of the Licence Agreement. The purchaser shall seek its own independent legal advice in respect of the Licence Agreement.

(b) 印花稅現金回贈
Stamp Duty Cash Rebate

凡於2016年12月16日或之前簽署臨時買賣合約購買本價單所列之指明住宅物業，買方可享有下列從價印花稅現金優惠或下述的買家印花稅現金優惠（若買方須支付買家印花稅及若買家印花稅現金優惠仍可供使用）。買方必須於簽署臨時買賣合約時決定選用從價印花稅現金優惠或買家印花稅現金優惠（若買方須支付買家印花稅及若買家印花稅現金優惠仍可供使用），該選擇其後不得更改。買方須為於同一份臨時買賣合約下購買的所有指明住宅物業選擇相同的現金回贈優惠。賣方保留絕對的情權決定買方是否符合獲得買家印花稅現金優惠或從價印花稅現金優惠的資格。

A purchaser who signs a preliminary agreement for sale and purchase to purchase a specified residential property listed in this price list on or before 16 December 2016 shall be entitled to enjoy either the AVD Cash Benefit or the BSD Cash Benefit (if the purchaser is required to pay buyer's stamp duty and if the BSD Cash Benefit is still available) set out below. The purchaser must choose either the AVD Cash Benefit or the BSD Cash Benefit (if the purchaser is required to pay buyer's stamp duty and if the BSD Cash Benefit is still available) upon signing of the preliminary agreement for sale and purchase and must not change his choice thereafter. The purchaser must choose the same cash rebate for all specified residential properties purchased under the same preliminary agreement for sale and purchase. The vendor reserves the absolute discretion to determine whether a purchaser is eligible for the AVD Cash Benefit or the BSD Cash Benefit.

(I) 從價印花稅現金優惠AVD Cash Benefit

- (A) 受限於買方根據正式買賣合約及由賣方施加的其他條款及條件完成指明住宅物業買賣(包括但不限於已繳付所有應繳付的印花稅)，買方可獲賣方提供相等於該指明住宅物業樓價之7.5%的現金優惠(「從價印花稅現金優惠」)。該買方須於指明住宅物業買賣成交日的14天前以書面形式通知賣方，並向賣方提交令至賣方滿意的並由印花稅署所發出的文件證據（包括但不限於正式收據）以證明該買方已付清就正式買賣合約而須繳付的所有印花稅。賣方會於從買方收到書面通知及所有相關文件證據（包括但不限於正式收據）並核實由該買方所提交的資料後於指明住宅物業買賣成交時將從價印花稅現金優惠直接用於支付部份樓價餘額。如有爭議，以賣方最終決定為準。

Subject to completion of the sale and purchase of the specified residential property in accordance with the formal agreement for sale and purchase and such other terms and conditions as prescribed by the vendor (including but not limited to payment of all stamp duty payable), a purchaser will be offered a cash benefit equivalent to 7.5% of the purchase price of the specified residential property ("AVD Cash Benefit"). The purchaser shall, at least 14 days before the date of completion of the sale and purchase of the specified residential property, inform the vendor in writing and submit to the vendor documentary evidence (including, without limitation, official receipt(s) issued by the Stamp Office to the satisfaction of the vendor proving the due payment of all stamp duty payable on the formal agreement for sale and purchase. The vendor will apply the AVD Cash Rebate in part payment of the balance of the purchase price directly upon completion of the sale and purchase of the specified residential property after the vendor has received the written notification and all the relevant documentary evidence (including, without limitation, official receipt(s)) from the purchaser and has verified the information submitted by the purchaser. The vendor shall have the absolute discretion in case of dispute.

- (B) 從價印花稅現金優惠以四捨五入方式調整至最接近整數。
The AVD Cash Benefit shall be rounded off to the nearest Hong Kong Dollar.

(II) 買家印花稅現金優惠 BSD Cash Benefit

- (A) 受限買方根據正式買賣合約及由賣方施加的其他條款及條件完成相關指明住宅物業買賣(包括但不限於已繳付所有應繳付的印花稅)，因購買相關指明住宅物業而須支付買家印花稅及於簽署臨時買賣合約時不選擇第(4)(iii)(b)(I)段的從價印花稅現金優惠之買方，在先到先得原則下，簽署本價單所列之首兩個指明住宅物業的臨時買賣合約的買方，可獲賣方提供相等於相關住宅物業樓價之11.75%的現金優惠(「買家印花稅現金優惠」)。買方須於指明住宅物業買賣成交日的14天前以書面形式通知賣方，並向賣方提交令至賣方滿意的並由印花稅署所發出的文件證據(包括但不限於正式收據)以證明買方已付清就正式買賣合約而須繳付的所有印花稅。賣方會於從買方收到書面通知及所有相關文件證據(包括但不限於正式收據)並核實由買方所提交的資料後於指明住宅物業買賣成交時將買家印花稅現金優惠直接用於支付部份樓價餘額。買家印花稅現金優惠將於第二個指明住宅物業的臨時買賣合約獲賣方和買方簽署後終止。如有任何爭議，以賣方最終決定為準。

Subject to completion of the sale and purchase of the relevant specified residential property in accordance with their respective formal agreements for sale and purchase and such other terms and conditions as prescribed by the vendor (including but not limited to payment of all stamp duty payable), the purchaser(s) who signs or sign preliminary agreement(s) for sale and purchase in respect of the first two (2) specified residential properties listed in this price list on a first-come-first-serve basis and who are required to pay the buyer's stamp duty for the purchase of such specified residential properties and do not choose the AVD Cash Benefit stated in paragraph (4)(iii)(b)(I) above at the time of signing of the preliminary agreement(s) for sale and purchase will each be offered a cash rebate equivalent to 11.75% of the purchase price of the relevant specified residential property ("BSD Cash Benefit"). The purchaser shall, at least 14 days before the date of completion of the sale and purchase of the specified residential property, inform the vendor in writing and submit to the vendor documentary evidence (including, without limitation, official receipt(s)) issued by the Stamp Office to the satisfaction of the vendor proving the due payment of all stamp duty payable on the formal agreement for sale and purchase. The vendor will apply the BSD Cash Benefit in part payment of the balance of the purchase price directly upon completion of the sale and purchase of the specified residential property after the vendor has received the written notification and all the relevant documentary evidence (including, without limitation, official receipt(s)) from the purchaser and has verified the information submitted by the purchaser. The BSD Cash Benefit will cease to be available once the preliminary agreement for sale and purchase in respect of the second specified residential property in which the purchaser is required to pay buyer's stamp duty has been signed by the vendor and the purchaser. The vendor shall have the absolute discretion in case of dispute.

- (B) 在賣方支付買家印花稅現金優惠後，如買方實際無須支付買家印花稅，買方須立即將由賣方支付的買家印花稅現金優惠之部份(相等於買家印花稅現金優惠與從價印花稅現金優惠之差額，即樓價4.25%)退回給賣方。為免疑慮，屆時買方將不會獲賣方提供從價印花稅現金優惠。

After the vendor has paid the BSD Cash Benefit, if in fact the purchaser is not required to pay buyer's stamp duty, the purchaser must refund part of the BSD Cash Benefit paid by the vendor (equivalent to the difference between BSD Cash Benefit and AVD Cash Benefit, i.e. 4.25% of the purchase price) to the vendor immediately. For the avoidance of doubt, in such event, the purchaser shall not be entitled to the AVD Cash Benefit.

- (C) 買家印花稅現金優惠以四捨五入方式調整至最接近整數。

The BSD Cash Benefit shall be rounded off to the nearest Hong Kong Dollar.

(c) 送贈家具優惠
Free Furniture Offer

- (I) 受限買方根據正式買賣合約及由賣方施加的其他條款及條件完成相關指明住宅物業的買賣，並在先到先得的原則下，於2016年12月16日或之前簽署本價單以下列表內之首五個指明住宅物業的臨時買賣合約以認購下列任何指明住宅物業的買方，擁有資格免費獲得本價單附錄1所述之相關指明住宅物業之裝飾、家具和物件(“該家具”)。送贈家具優惠將於本價單以下列表內之五個指明住宅物業的臨時買賣合約(而賣方同意在該臨時買賣合約中提供該家具予該買方)獲賣方和買方簽署後終止。如有任何爭議，以賣方最終決定為準。

Subject to completion of the sale and purchase of the relevant specified residential property in accordance with the formal agreement for sale and purchase and such other terms and conditions as prescribed by the vendor, the purchaser(s), on a first-come-first-serve basis, who signs or sign preliminary agreement(s) for sale and purchase in respect of the first five (5) specified residential properties listed in the table below of this price list on or before 16 December 2016 to purchase any of the following specified residential properties will be eligible to have the decorations, furniture and chattels of the relevant specified residential property as set out in Annex 1 hereto (the “Furniture”) free of charge. This Free Furniture Offer will cease to be available once the preliminary agreement for sale and purchase in respect of five (5) specified residential properties listed in the table below of this price list have been signed by the vendor and the purchaser, pursuant to which the vendor has agreed to provide the Furniture to the purchaser. The vendor shall have the absolute discretion in case of dispute:-

指明住宅物業 Specified residential property	家具估計價值 Estimated value of the Furniture
1號洋房 House 1	HK\$1,200,000
2號洋房 House 2	HK\$1,200,000
5號洋房 House 5	HK\$1,200,000
6號洋房 House 6	HK\$1,200,000
7號洋房 House 7	HK\$1,200,000
8號洋房 House 8	HK\$1,000,000
9號洋房 House 9	HK\$1,000,000
10號洋房 House 10	HK\$1,000,000
11號洋房 House 11	HK\$1,000,000
12號洋房 House 12	HK\$1,000,000

指明住宅物業 Specified residential property	家具估計價值 Estimated value of the Furniture
13號洋房 House 13	HK\$1,000,000
16號洋房 House 16	HK\$1,200,000
17號洋房 House 17	HK\$1,200,000
19號洋房 House 19	HK\$1,200,000
20號洋房 House 20	HK\$1,200,000
21號洋房 House 21	HK\$1,200,000
22號洋房 House 22	HK\$1,200,000
23號洋房 House 23	HK\$1,200,000
25號洋房 House 25	HK\$1,200,000
26號洋房 House 26	HK\$1,200,000
28號洋房 House 28	HK\$1,200,000
29號洋房 House 29	HK\$1,200,000
30號洋房 House 30	HK\$1,200,000
31號洋房 House 31	HK\$1,200,000

- (II) 賣方或其任何代表不會及將不會就該家具的任何方面作出任何保證、保養或陳述，更不會就其狀況、狀態、種類、品牌名稱、品質、性能或其是否或會否在可運作狀態作出任何保證、保養或陳述。
No warranty, maintenance or representation whatsoever is or will be given by the vendor or any person on behalf of the vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, type, brand name, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition.
- (III) 該家具將於指明住宅物業的買賣交易成交日以成交時之狀況連同住宅物業交予買方。
The Furniture will be provided to the purchaser upon completion of the sale and purchase of the specified residential property in such condition as at completion together with the specified residential property.
- (IV) 任何情況下，買方不得就該家具提出任何異議或質詢。
In any event, no objection or requisitions whatsoever shall be raised by the purchaser in respect of the Furniture.
- (V) 本優惠受其他條款及條件約束。
This offer is subject to other terms and conditions.
- (VI) 如有爭議，賣方擁有絕對酌情權作出決定。
The vendor shall have the absolute discretion in case of dispute.

附錄1-送贈家具優惠
Annex 1- Free Furniture Offer

傢俬 Furniture	洋房門牌號數 / House Number																							
	1	2	5	6	7	8	9	10	11	12	13	16	17	19	20	21	22	23	25	26	28	29	30	31
餐檯 / 角几 Dining table / Side table	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
餐椅 / 椅子 Dining chair / Chair	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
儲物櫃 Cabinet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
吊燈 Ceiling Lamp	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
沙發 Sofa	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
架子 Shelf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
床 Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
書桌 Desk	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
衣櫃 Wardrobe	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
窗簾 Curtain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

For details of the design, colour, materials and quantity of the furniture above, please enquire with the Vendor.
有關以上家具的設計、顏色、物料或數量，請向賣方查詢。

(4)(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

若買方亦聘用賣方之律師行為買方之代表律師處理購買指明住宅物業的事宜，賣方將承擔該律師在處理正式買賣合約及其後之轉讓契約之法律費用。若買方選擇(或被要求)另聘律師代表其買入指明住宅物業，則買賣雙方須各自負責其在有關正式買賣合約及其後之轉讓契約之法律費用。

If the purchaser also instructs 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. If the purchaser chooses (or is required) 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.

買方需支付厘印費、買家印花稅*及特別印花稅* (*如適用)

All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyers' Stamp Duty* and Special Stamp Duty* payments will be borne by the purchaser (*if applicable)

(4)(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

一切其他律師費及費用，包括附加合約、有關該樓宇交易之地契、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。就買賣該項目內的指明住宅物業有關任何按揭的一切律師費及支出均由買方負責。

All other legal costs and charges including supplemental agreement, 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 all legal costs and disbursements in respect of any mortgage related to the sale and purchase of a specified residential property in the development.

(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:

中原地產代理有限公司
Centaline Property Agency Limited
HomeSolutions Real Estate Limited

世紀21集團有限公司
Century 21 Group Limited
香港置業(地產代理)有限公司
Hong Kong Property Services (Agency) Limited

範梁集團有限公司
Findley Leung Group Limited
仲量聯行
Jones Lang LaSalle Limited
云房網絡(香港)代理有限公司
Qfang Network (Hongkong) 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

盛旅地產有限公司
Proper Trip Real Estate 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:

The address of the website designated by the vendor for the development is:

www.whitesands.com.hk

www.whitesands.com.hk