

## 價單 Price List

### 第一部份：基本資料 Part 1: Basic Information

發展項目名稱 <b>Name of Development</b>	香島 Island Garden	期數(如有) <b>Phase No. (if any)</b>	--
發展項目位置 <b>Location of Development</b>	柴灣道33號 33 Chai Wan Road		
發展項目（或期數）中的住宅物業的總數 <b>The total number of residential properties in the development (or phase of the development)</b>			470

印製日期 <b>Date of Printing</b>	價單編號 <b>Number of Price List</b>
2-2-2017	2

### 修改價單(如有) Revision to Price List (if any)

修改日期 <b>Date of Revision</b>	經修改的價單編號 <b>Numbering of Revised Price List</b>	如物業價錢經修改，請以「✓」標示 <b>Please use "✓" to indicate changes to prices of residential properties</b>
		價錢 <b>Price</b>
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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
大廈名稱 Block Name	樓層 Floor	單位 Unit													
1	7	C	66.440 (715) 露台 Balcony: 2.681 (29) 工作平台 Utility Platform: 1.500 (16)	16,190,000	243,679 (22,643)	--	--	--	--	--	--	--	--	--	--
1	7	D	47.643 (513) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	11,800,000	247,675 (23,002)	--	--	--	--	--	--	--	--	--	--
1	12	A	78.511 (845) 露台 Balcony: 2.846 (31) 工作平台 Utility Platform: 1.500 (16)	19,950,000	254,105 (23,609)	--	--	--	--	--	--	--	--	--	--
1	12	B	62.268 (670) 露台 Balcony: 2.619 (28) 工作平台 Utility Platform: 1.500 (16)	15,830,000	254,224 (23,627)	--	--	--	--	--	--	--	--	--	--
1	12	C	66.440 (715) 露台 Balcony: 2.681 (29) 工作平台 Utility Platform: 1.500 (16)	16,560,000	249,247 (23,161)	--	--	--	--	--	--	--	--	--	--
1	12	D	47.643 (513) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	12,130,000	254,602 (23,645)	--	--	--	--	--	--	--	--	--	--
1	17	A	78.511 (845) 露台 Balcony: 2.846 (31) 工作平台 Utility Platform: 1.500 (16)	20,280,000	258,308 (24,000)	--	--	--	--	--	--	--	--	--	--
1	17	B	62.268 (670) 露台 Balcony: 2.619 (28) 工作平台 Utility Platform: 1.500 (16)	16,080,000	258,239 (24,000)	--	--	--	--	--	--	--	--	--	--
1	17	C	66.440 (715) 露台 Balcony: 2.681 (29) 工作平台 Utility Platform: 1.500 (16)	16,770,000	252,408 (23,455)	--	--	--	--	--	--	--	--	--	--
1	17	D	47.643 (513) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	12,320,000	258,590 (24,016)	--	--	--	--	--	--	--	--	--	--
1	20	A	97.974 (1,055) 露台 Balcony: 2.846 (31) 工作平台 Utility Platform: 1.500 (16)	25,780,000	263,131 (24,436)	--	--	--	--	--	--	--	--	--	--
1	20	B	80.074 (862) 露台 Balcony: 2.619 (28) 工作平台 Utility Platform: 1.500 (16)	21,070,000	263,132 (24,443)	--	--	--	--	--	--	--	--	--	--
1	20	C	94.514 (1,017) 露台 Balcony: 2.949 (32) 工作平台 Utility Platform: 1.500 (16)	24,260,000	256,682 (23,854)	--	--	--	--	--	--	--	--	--	--
1	20	D	114.105 (1,228) 露台 Balcony: 3.197 (34) 工作平台 Utility Platform: 1.500 (16)	36,270,000	317,865 (29,536)	--	--	--	--	--	--	--	--	--	--
1	22	A	97.974 (1,055) 露台 Balcony: 2.846 (31) 工作平台 Utility Platform: 1.500 (16)	26,090,000	266,295 (24,730)	--	--	--	--	--	--	--	--	--	--

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) 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.)									
						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
大廈名稱 Block Name	樓層 Floor	單位 Unit													
1	22	B	80.074 (862) 露台 Balcony: 2.619 (28) 工作平台 Utility Platform: 1.500 (16)	21,320,000	266,254 (24,733)	--	--	--	--	--	--	--	--	--	--
1	22	C	94.514 (1,017) 露台 Balcony: 2.949 (32) 工作平台 Utility Platform: 1.500 (16)	24,580,000	260,067 (24,169)	--	--	--	--	--	--	--	--	--	--
1	22	D	114.105 (1,228) 露台 Balcony: 3.197 (34) 工作平台 Utility Platform: 1.500 (16)	36,650,000	321,195 (29,845)	--	--	--	--	--	--	--	--	--	--
1	25	A	97.974 (1,055) 露台 Balcony: 2.846 (31) 工作平台 Utility Platform: 1.500 (16)	26,520,000	270,684 (25,137)	--	--	--	--	--	--	--	--	--	--
1	25	B	80.074 (862) 露台 Balcony: 2.619 (28) 工作平台 Utility Platform: 1.500 (16)	21,670,000	270,625 (25,139)	--	--	--	--	--	--	--	--	--	--
1	25	C	94.514 (1,017) 露台 Balcony: 2.949 (32) 工作平台 Utility Platform: 1.500 (16)	24,930,000	263,770 (24,513)	--	--	--	--	--	--	--	--	--	--
1	25	D	114.105 (1,228) 露台 Balcony: 3.197 (34) 工作平台 Utility Platform: 1.500 (16)	37,060,000	324,789 (30,179)	--	--	--	--	--	--	--	--	--	--
2	12	A	81.928 (882) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	19,990,000	243,995 (22,664)	--	--	--	--	--	--	--	--	--	--
2	12	C	80.054 (862) 露台 Balcony: 3.156 (34) 工作平台 Utility Platform: 1.499 (16)	20,750,000	259,200 (24,072)	--	--	--	--	--	--	--	--	--	--
2	12	D	64.577 (695) 露台 Balcony: 2.681 (29) 工作平台 Utility Platform: 1.500 (16)	16,050,000	248,541 (23,094)	--	--	--	--	--	--	--	--	--	--
2	12	E	45.014 (485) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	11,440,000	254,143 (23,588)	--	--	--	--	--	--	--	--	--	--
2	12	F	64.314 (692) 露台 Balcony: 2.681 (29) 工作平台 Utility Platform: 1.500 (16)	15,980,000	248,468 (23,092)	--	--	--	--	--	--	--	--	--	--
2	17	A	81.928 (882) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	20,330,000	248,145 (23,050)	--	--	--	--	--	--	--	--	--	--
2	17	C	80.054 (862) 露台 Balcony: 3.156 (34) 工作平台 Utility Platform: 1.499 (16)	21,080,000	263,322 (24,455)	--	--	--	--	--	--	--	--	--	--
2	17	D	64.577 (695) 露台 Balcony: 2.681 (29) 工作平台 Utility Platform: 1.500 (16)	16,250,000	251,638 (23,381)	--	--	--	--	--	--	--	--	--	--

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.)										
						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	
大廈名稱 Block Name	樓層 Floor	單位 Unit														
2	17	E	45.014 (485) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	11,600,000	257,698 (23,918)	--	--	--	--	--	--	--	--	--	--	--
2	17	F	64.314 (692) 露台 Balcony: 2.681 (29) 工作平台 Utility Platform: 1.500 (16)	16,190,000	251,734 (23,396)	--	--	--	--	--	--	--	--	--	--	--
2	20	A	110.376 (1,188) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	31,800,000	288,106 (26,768)	--	--	--	--	--	--	--	--	--	--	--
2	20	B	109.123 (1,175) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	32,380,000	296,729 (27,557)	--	--	--	--	--	--	--	--	--	--	--
2	20	C	91.014 (980) 露台 Balcony: 3.053 (33) 工作平台 Utility Platform: 1.500 (16)	23,330,000	256,334 (23,806)	--	--	--	--	--	--	--	--	--	--	--
2	20	D	92.099 (991) 露台 Balcony: 3.053 (33) 工作平台 Utility Platform: 1.500 (16)	23,580,000	256,029 (23,794)	--	--	--	--	--	--	--	--	--	--	--
2	22	A	110.376 (1,188) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	32,160,000	291,368 (27,071)	--	--	--	--	--	--	--	--	--	--	--
2	22	B	109.123 (1,175) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	32,740,000	300,028 (27,864)	--	--	--	--	--	--	--	--	--	--	--
2	22	C	91.014 (980) 露台 Balcony: 3.053 (33) 工作平台 Utility Platform: 1.500 (16)	23,620,000	259,521 (24,102)	--	--	--	--	--	--	--	--	--	--	--
2	22	D	92.099 (991) 露台 Balcony: 3.053 (33) 工作平台 Utility Platform: 1.500 (16)	23,880,000	259,286 (24,097)	--	--	--	--	--	--	--	--	--	--	--
3	18	A	80.054 (862) 露台 Balcony: 3.156 (34) 工作平台 Utility Platform: 1.499 (16)	21,480,000	268,319 (24,919)	--	--	--	--	--	--	--	--	--	--	--
3	18	C	81.928 (882) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	22,090,000	269,627 (25,045)	--	--	--	--	--	--	--	--	--	--	--
3	20	A	109.123 (1,175) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	32,610,000	298,837 (27,753)	--	--	--	--	--	--	--	--	--	--	--
3	20	B	110.376 (1,188) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	33,090,000	299,793 (27,854)	--	--	--	--	--	--	--	--	--	--	--
3	20	C	92.099 (991) 露台 Balcony: 3.053 (33) 工作平台 Utility Platform: 1.500 (16)	23,640,000	256,680 (23,855)	--	--	--	--	--	--	--	--	--	--	--

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.)									
						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
大廈名稱 Block Name	樓層 Floor	單位 Unit													
3	20	D	91.014 (980) 露台 Balcony: 3.053 (33) 工作平台 Utility Platform: 1.500 (16)	23,330,000	256,334 (23,806)	--	--	--	--	--	--	--	--	--	--
3	25	A	109.123 (1,175) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	33,440,000	306,443 (28,460)	--	--	--	--	--	--	--	--	--	--
3	25	B	110.376 (1,188) 露台 Balcony: 3.135 (34) 工作平台 Utility Platform: 1.499 (16)	33,930,000	307,404 (28,561)	--	--	--	--	--	--	--	--	--	--
3	25	C	92.099 (991) 露台 Balcony: 3.053 (33) 工作平台 Utility Platform: 1.500 (16)	24,290,000	263,738 (24,511)	--	--	--	--	--	--	--	--	--	--
3	25	D	91.014 (980) 露台 Balcony: 3.053 (33) 工作平台 Utility Platform: 1.500 (16)	23,960,000	263,256 (24,449)	--	--	--	--	--	--	--	--	--	--

### 第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。  
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -  
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

#### 第52(1)條/Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for 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 / The terms of payment

註:在本第(4)段中,「售價」指本價單第二部份中所列之住宅物業的售價,「折扣價」指因應不同付款辦法(視屬何情況而定)之有關折扣(如有)按售價計算得出之價目,而「樓價」指臨時買賣合約中訂明的住宅物業的實際售價。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辦法。

Note: In this paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, the "Discounted Price" means the price obtained after applying the relevant discount (if any) in respect of different payment methods (as the case may be) on the Price and "Purchase Price" means the actual price of the residential property set out in the Preliminary Agreement for Sale and Purchase. The Purchaser must choose the same payment methods for all the residential properties purchased under the same Preliminary Agreement for Sale and Purchase.

買方於簽署臨時買賣合約時須繳付相等於樓價之5%之金額作為臨時訂金。其中港幣200,000元之部份臨時訂金必須以銀行本票支付,抬頭請寫「胡關李羅律師行」。臨時訂金餘額可以支票支付,抬頭請寫「胡關李羅律師行」。其餘樓價款項需以銀行本票付予賣方指定律師行。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the Preliminary Deposit equivalent to 5% of the Purchase Price. HK\$200,000.- being part of the Preliminary Deposit must be paid by cashier order payable to 「WOO KWAN LEE & LO」 and the remaining balance of the Preliminary Deposit may be paid by cheque(s) payable to 「WOO KWAN LEE & LO」. Other payments of the Purchase Price must be paid by cashier order payable to the solicitors' firm designated by the Vendor.

付款辦法 Payment Methods :

(A) 即供分期付款辦法(照售價減12%)

樓價5% : 於簽署臨時買賣合約時付清。

樓價5% : 於簽署正式買賣合約時付清,買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。

樓價90% : 於簽署正式買賣合約後90天內付清。

Immediate Instalment Payment Method (12% discount from the Price)

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

90% of the Purchase Price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.

(B) 首3年免供付款辦法(照售價減4%)

樓價5% : 於簽署臨時買賣合約時付清。

買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。

樓價95% : 於簽署正式買賣合約後90天內付清。

選擇本付款辦法之買方可向賣方安排的「南豐財務有限公司」申請「首3年免供按揭貸款」,詳情請參閱第(4)(iii)(c)段。

Three Easy Payment Method (4% discount from the Price)

5% of Purchase Price to be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

The Formal Agreement of Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

95% of the Purchase Price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.

Purchasers who have chosen this payment method can apply to "Nan Fung Finance Limited" arranged by the Vendor for the "Three Easy Mortgage Loan". Please refer to paragraph 4(iii)(c) for details.

(C) 輕鬆付款辦法(照售價)

樓價5% : 於簽署臨時買賣合約時付清。  
買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。  
樓價95% : 於賣方發出入伙通知書後14天內付清。

Easy Payment Method (in accordance with the Price)

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.  
The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.  
95% of the Purchase Price shall be paid by the Purchaser within 14 days from the date on which the Vendor issues notice to complete.

(D) 85%按揭付款辦法(照售價減7%)

樓價 5% : 於簽署臨時買賣合約時付清。  
買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。  
樓價 95% : 於簽署正式買賣合約後90天內付清。

選擇本付款辦法之買方可向賣方安排的「南豐財務有限公司」申請「85%按揭貸款」，詳情請參閱第(4)(iii)(d)段。

85% Mortgage Payment Method (7% discount from the Price)

5% of Purchase Price to be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.  
The Formal Agreement of Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.  
95% of the Purchase Price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.

Purchasers who have chosen this payment method can apply to "Nan Fung Finance Limited" arranged by the Vendor for the "85% Mortgage Loan". Please refer to paragraph 4(iii)(d) for details.

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

(a) 請參閱第4(i)段

Please refer to paragraph 4(i)

(b) 印花稅補貼優惠

Subsidy of Stamp Duty Benefit

購買本價單中所列之任何住宅物業之買方可獲額外15%折扣價折扣優惠作為印花稅補貼優惠，有關印花稅補貼優惠會於售價中扣除。  
Extra 15% discount from the Discounted Price would be offered to the Purchaser who purchases any residential property in this price list as the Subsidy of Stamp Duty Benefit. The Subsidy of Stamp Duty Benefit will be deducted from the Price.

(c) 新春大利是優惠(適用至(並包括)2017年2月28日)

Lunar New Year Red Packet Money Benefit(Valid until (and inclusive of) 28 February 2017)

購買本價單中所列之任何住宅物業之買方可獲額外1%折扣價折扣優惠作為新春大利是優惠，有關新春大利是優惠會於售價中扣除。  
An extra 1% discount from the Discounted Price would be offered to the Purchaser who purchases any residential property in this price list as the Lunar New Year Red Packet Money Benefit. The Lunar New Year Red Packet Money Benefit will be deducted from the Price.



(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) 住客車位優惠

**Benefit for Residential Carparking Space**

凡購入下列之住宅單位之買方可於購買該住宅單位之同時免費獲贈該住宅單位之指定住客車位1個而無須就該住客車位支付額外樓價。該住宅單位之指定住客車位如下：

The Purchaser of a residential property in the following list may at the same time when purchasing that residential property at no additional Purchase Price be entitled to ONE designated Residential Carparking Space of that residential property free of charge. The designated Residential Carparking Space of that residential property is as follows :

座數 Tower	樓層 Floor	單位 Unit	指定的住客車位 Designated Residential Carparking Space	
			樓層 Floor	號 No.
1	20	D	B1	R41
1	22	D	B1	R40
1	25	D	B1	R60
2	20	A	B1	R13
2	20	B	B1	R12
2	22	A	B2	R38
2	22	B	B2	R37

座數 Tower	樓層 Floor	單位 Unit	指定的住客車位 Designated Residential Carparking Space	
			樓層 Floor	號 No.
3	20	A	1	R34
3	20	B	1	R33
3	25	A	1	R37
3	25	B	1	R04

住客車位價值為每個港幣3,800,000元。住客車位之分配由賣方全權決定。

如買方意欲如此接受賣方分配之住客車位，該買方必須於簽訂臨時買賣合約時決定，惟倘若屆時該買方不接受賣方分配之住客車位，該權利將會自動失效，且不得於任何該時間之後行使，若買方未能於該同時接受以上住客車位之分配，買方不會為此獲得任何補償，而遇此情況時該住宅單位之樓價亦維持不變，特此聲明以免生疑。

有關之住宅物業及賣方分配之住客車位必須受同一份臨時買賣合約、同一份正式買賣合約及其後的同一份轉讓契涵蓋。一切關於住客車位銷售之事宜，如有爭議，以賣方最終決定為準。

The value of Residential Carparking Space is HK\$3,800,000 each. The allocation of Residential Carparking Space is subject to the sole discretion of the Vendor.

If the Purchaser wishes to accept the allocated Residential Carparking Space as aforesaid, such Purchaser must decide to do so when entering into the Preliminary Agreement for Sale and Purchase and not later, failing which such right shall automatically lapse and shall not be exercisable at any time thereafter and such Purchaser shall not be entitled to any compensation therefor if such Purchaser fails to accept the allocation of Residential Carparking Space as aforesaid at that same time. For the avoidance of doubt, the Purchase Price of that residential property will remain unchanged under such circumstances.

Both the residential property and the allocated Residential Carparking Space shall be covered in one single Preliminary Agreement for Sale and Purchase, one single Formal Agreement for Sale and Purchase and one single subsequent Assignment. In case of any dispute related to the sale of Residential Carparking Spaces, the Vendor's decision shall be final.

- (b) 賣方將在不減損買方於正式買賣合約下之權利下將於收到買方於實際完成交易日期起計的1年內所發出的書面通知後，在合理地切實可行的範圍內盡快自費就該物業欠妥之處作出補救(除非該欠妥之處由買方之行為或疏忽造成)，本優惠受相關交易文件條款及條件限制。

The Vendor is prepared to, but not in derogation from the Purchaser's rights under the Formal Agreement for Sale and Purchase, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by the Purchaser within 1 year from the actual date of the completion of the sale and purchase of the Property, remedy any defects to the Property caused otherwise than by the act or neglect of the Purchaser. This benefit is subject to the terms and conditions of the relevant transaction documents.

- (c) 首3年免供按揭貸款(只適用於選擇第(4)(i)(B)段「首3年免供付款辦法」之買方)

買方可向由賣方安排的「南豐財務有限公司」申請按揭貸款，主要條款如下：—

- 貸款額不超過樓價85%；按揭年期最長不超過20年。
- 按揭貸款後首3年延期供款及豁免利息，買家由按揭貸款第4年開始供款，第4年之利率按年息2.75%固定息率計算，其後全期按「香港上海滙豐銀行有限公司」港元最優惠利率(P)計算，利率浮動(貸款額、年期及利率以「南豐財務有限公司」最後決定為準)。賣方沒有亦不得詮釋為此作出任何陳述、承諾或保證，不論明示或暗示。
- 買方於決定選用此付款辦法前，敬請先向「南豐財務有限公司」查詢清楚按揭之按揭條款、批核條件及手續。
- 以上所有優惠均受「南豐財務有限公司」最後批出有關優惠安排之條款所規限。
- 所有按揭之文件必須由「南豐財務有限公司」指定之律師行辦理，並由買方負責一切有關費用。
- 按揭只屬買家個人，並只適用於第一手購買物業之買家。
- 「南豐財務有限公司」保留決定批核按揭貸款之權利。按揭貸款批出與否，「南豐財務有限公司」有最終決定權。就按揭的條款和條件、審批或申請，賣方沒有亦不得詮釋為此作出任何陳述、承諾或保證，不論明示或暗示。不論貸款獲批與否，買方仍須按正式買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

此貸款受其他條款及細則約束。

Three Easy Mortgage Loan (only applicable to Purchasers who have chosen the "Three Easy Payment Method" under paragraph (4)(i)(B))

The Purchaser can apply to "Nan Fung Finance Limited" arranged by the Vendor for a Mortgage loan, key terms are as follows:-

- The loan amount shall not exceed 85% of the Purchase Price. The maximum term of repayment of the Mortgage shall not exceed 20 years.
- Deferment of repayment of principal and waiver of interest payment for the first 3 years from the date of the Mortgage loan. The Purchaser shall make repayment of the Mortgage loan starting from the fourth year. Interest on Mortgage loan will be calculated at fixed interest rate of 2.75% p.a. for the fourth year after the date of the Mortgage Loan and thereafter at the Hong Kong Dollar Best Lending Rate (P) as quoted by "The Hongkong and Shanghai Banking Corporation Limited" and subject to fluctuation (the Mortgage loan, tenor and interest rate shall be subject to the final decisions of "Nan Fung Finance Limited"). No representation, undertaking or warranty, whether express or implied, is given or shall be deemed to have been given by the Vendor in respect thereof.
- The Purchaser is advised to enquire with "Nan Fung Finance Limited" on details of terms, conditions and application procedures of the Mortgage before selecting this payment method.
- All the above offers are subject to final terms and conditions approved by "Nan Fung Finance Limited".
- All documents of the Mortgage must be executed through a solicitors' firm designated by "Nan Fung Finance Limited". All legal cost and expenses shall be paid by the Purchaser.
- The Mortgage is personal to the Purchaser and exclusive to the Purchaser who is the first-hand purchaser of the Property.
- "Nan Fung Finance Limited" reserves the right to decide whether or not to approve the Mortgage loan. The approval or disapproval of the Mortgage loan is subject to the final decisions of "Nan Fung Finance Limited". No representation, undertaking or warranty, whether express or implied, is given or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or applications for the Mortgage loan. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full Purchase Price of the residential property in accordance with the Formal Agreement for Sale and Purchase.

This loan is subject to other terms and conditions.

(d) 85%按揭貸款(只適用於選擇第(4)(i)(D)段「85%按揭付款辦法」之買方)

買方可向由賣方安排的「南豐財務有限公司」申請按揭貸款，主要條款如下：—

- 貸款額不超過樓價85%；按揭年期最長不超過20年。
- 買方須每月供款，而利息由提款日起計算(提款日須於簽署正式買賣合約後90天內)，首24個月之利率按年息2.75%固定息率計算，其後全期按「香港上海滙豐銀行有限公司」港元最優惠利率(P)計算，利率浮動(貸款額、年期及利率以「南豐財務有限公司」最後決定為準)。賣方沒有亦不得詮釋為此作出任何陳述、承諾或保證，不論明示或暗示。
- 買方於決定選用此付款辦法前，敬請先向「南豐財務有限公司」查詢清楚按揭之按揭條款、批核條件及手續。
- 以上所有優惠均受「南豐財務有限公司」最後批出有關優惠安排之條款所規限。
- 所有按揭之文件必須由「南豐財務有限公司」指定之律師行辦理，並由買方負責一切有關費用。
- 按揭只屬買家個人，並只適用於第一手購買物業之買家。
- 「南豐財務有限公司」保留決定批核按揭貸款之權利。按揭貸款批出與否，「南豐財務有限公司」有最終決定權。就按揭的條款和條件、審批或申請，賣方沒有亦不得詮釋為此作出任何陳述、承諾或保證，不論明示或暗示。不論貸款獲批與否，買方仍須按正式買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

此貸款受其他條款及細則約束。

85% Mortgage Loan (only applicable to Purchasers who have chosen the "85% Mortgage Payment Method" under paragraph (4)(i)(D))

The Purchaser can apply to "Nan Fung Finance Limited" arranged by the Vendor for a Mortgage loan, key terms are as follows:-

- The loan amount shall not exceed 85% of the Purchase Price. The maximum term of repayment of the Mortgage shall not exceed 20 years.
- Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown, which shall be within 90 days after signing of the Formal Agreement for Sale and Purchase. Interest on Mortgage loan will be calculated at fixed interest rate of 2.75% p.a. for the first 24 months and thereafter at the Hong Kong Dollar Best Lending Rate (P) as quoted by "The Hongkong and Shanghai Banking Corporation Limited" and subject to fluctuation (the Mortgage loan, tenor and interest rate shall be subject to the final decisions of "Nan Fung Finance Limited"). No representation, undertaking or warranty, whether express or implied, is given or shall be deemed to have been given by the Vendor in respect thereof.
- The Purchaser is advised to enquire with "Nan Fung Finance Limited" on details of terms, conditions and application procedures of the Mortgage before selecting this payment method.
- All the above offers are subject to final terms and conditions approved by "Nan Fung Finance Limited".
- All documents of the Mortgage must be executed through a solicitors' firm designated by "Nan Fung Finance Limited". All legal cost and expenses shall be paid by the Purchaser.
- The Mortgage is personal to the Purchaser and exclusive to the Purchaser who is the first-hand purchaser of the Property.
- "Nan Fung Finance Limited" reserves the right to decide whether or not to approve the Mortgage loan. The approval or disapproval of the Mortgage loan is subject to the final decisions of "Nan Fung Finance Limited". No representation, undertaking or warranty, whether express or implied, is given or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or applications for the Mortgage loan. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full Purchase Price of the residential property in accordance with the Formal Agreement for Sale and Purchase.

This loan is subject to other terms and conditions.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

- (a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其正式買賣合約及轉讓契，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the Formal Agreement for Sale and Purchase and the Assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the Formal Agreement for Sale and Purchase and the Assignment.

- (b) 如買方選擇另聘代表律師為買方之代表律師處理其正式買賣合約及轉讓契，買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the Formal Agreement for Sale and Purchase and the Assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the Formal Agreement for Sale and Purchase and the Assignment.

- (c) 買方需支付一概有關臨時買賣合約、正式買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。

All stamp duty on the Preliminary Agreement for Sale and Purchase, the Formal Agreement for Sale and Purchase and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認證副本之費用、該住宅物業的正式買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、附加合約(如有)及其他實際支出等，均由買家負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the Formal Agreement for Sale and Purchase and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

(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:

南豐物業代理有限公司Nan Fung Property Agency 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

晉誠地產代理有限公司Earnest Property 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

香港地產代理商總會有限公司及其特許會員Hong Kong Real Estate Agencies General Association Limited & Chartered Members  
理想家居地產代理有限公司Ideal Home Property Agency Limited  
第一太平戴維斯住宅代理有限公司Savills Realty Limited  
輝騰置業有限公司Fidelity Real Estate Limited  
聯通國際物業顧問行Vision International Property Consultants  
保誠理財服務公司Integrity Wealth Services Company

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: [www.islandgarden.com.hk](http://www.islandgarden.com.hk)  
The address of the website designated by the vendor for the development is: [www.islandgarden.com.hk](http://www.islandgarden.com.hk)