

Harbour Island Residences was among the first approved CIP approved projects. The property is located in Jolly Harbour, a gated community with a marina, commercial centre, golf course and 24-hour security. We have completed our first 40 units which are fully furnished. As we speak HIR is completing the connections of utilities and ongoing landscaping. Planning is already in place for the second phase. Our development spans almost 14 acres of prime residential land in the middle of Jolly Harbour. Construction material for the second phase are already on site.

港島公寓是获得投资公民项目(CIP)批准的第一批核准项目之一。该物业位于欢乐港(Jolly Harbour), 一个拥有码头, 商业中心, 高尔夫球场和 24 小时保安的封闭社区。我们已经完成了我们首批 40 个单位, 其配套齐全。正如我们所说的港島公寓(HIR)正在完成连接设施和进行绿化。规划已经到了第二阶段。我们的发展, 拥有近 14 英亩的优质住宅用地位于欢乐港的中央位置。第二阶段的施工材料已经送抵现场。

Energy efficiency is important to the developers, hence all the units are equipped with inverter driven air-condition and low energy appliances. There are three underground cisterns to provide additional water supplies.

能源效率对开发商很重要, 所有单位都配备了变频器驱动的空气调和低能耗设备。有三个地下水池提供额外的供水。

Each of the units are 934 square feet and consist of two bedrooms, two bathrooms and two porches. The units are on two levels and they use a very simple and modest pricing structure. Upper units are priced at US\$418,000 and lower units can be obtained for US\$410,000. Based on size, location and amenities, our product represents the best value for money.

每个单位是 934 平方英尺, 包括两间卧室, 两间浴室和两个门廊。这些单位分为两个层次, 它们使用非常简单和适度的定价结构。高层单位的价格为 418,000 美元, 下层单位为 410,000 美元。基于大小, 位置和设施, 我们的产品代表了最佳的经济效益。

Since Jolly Harbour possesses a collection of amenities that no other CIP project contains (golf course, gated, marina, yachting facilities, beaches, restaurants, commercial centre), it is a great investment opportunity. The Jolly Harbour is a well established brand for vacationing in the UK, Germany, Canada, USA, Russia and other parts of Europe. There is a thriving vacation rental business here with bookings as far as a year in advance.

由于欢乐港拥有的是集合了在投资公民项目其他在建工程项目中没有包含的设施(高尔夫球场, 门控, 游艇码头, 游艇设施, 海滩, 餐厅, 商业中心)的集合, 这是一个巨大的投资机会。快乐港是在英国, 德国, 加拿大, 美国, 俄罗斯和欧洲其他地区度假的良好品牌。这里有一个蓬勃发展的度假租赁业务需要提前一年预订。

Harbour Island offers property management services and a sharing of revenue after expenses. This amounts to a rate of 3% or higher. They are working with several local and online booking agents to drive the vacation rental business. We have held promising talks with an international brand as well.

海港島提供物业管理服务及在支出费用后共享收益。这相当于 3% 以上。他们正在与几家本地和在线预订代理商合作推动度假租赁业务。我们也与国际品牌进行了很好的会谈。

The typical annual fixed costs are as follows:

通常性的年固定成本如下:

Property Tax: US\$1,500 per year

Community Charge: \$316 per month. This cover security, sewage, garbage collection and other services

Insurance: We have negotiated rates of US\$9 per thousand

物业税: 每年 1,500 美元

社区费用: 每月 316 美元。这覆盖安保, 污水, 垃圾收集等服务

保险: 我们已经达成协议, 每千美元 9 美元