

以簽訂合約為準

敬啟者：

## **MARINI / GRAND MARINI / OCEAN MARINI**

### **住客電單車停車位發售事宜**

位於日出康城第IX期的住客電單車停車位（「車位」）即將於 2022 年 6 月 4 日上午 11 時推出發售，有關詳情請參閱賣方就 MARINI、GRAND MARINI 及 OCEAN MARINI 指定的互聯網網站的網址 ([www.marini.com.hk](http://www.marini.com.hk)) ([www.grandmarini.com.hk](http://www.grandmarini.com.hk)) ([www.oceanmarini.com.hk](http://www.oceanmarini.com.hk)) 上所提供的 (1) 車位價單 3 號；(2) 車位認購申請表格及 (3) 住客電單車停車位平面圖。

已購買 MARINI、GRAND MARINI 或 OCEAN MARINI 住宅單位的買家/業主如欲認購車位，可於 2022 年 5 月 28 日至 2022 年 6 月 2 日（上午 11 時至晚上 8 時）期間親臨或由獲授權代表到香港尖沙咀海港城港威大廈第二座 19 樓（以下稱為「銷售地點」）遞交下列文件，並注意以下事項：-

- i) 如申請者有意認購一個車位，已由買家/業主（「申請者」）填妥及簽署的車位認購申請表格（適用於 MARINI、GRAND MARINI 或 OCEAN MARINI 住宅單位買家/業主）；
- ii) 每一份車位認購申請表格須連同一張港幣\$6,750之銀行本票，抬頭人為「的近律師行」；及
- iii) (a)（每一位個人申請者）個人申請者的香港身份證或護照之副本（視屬何種情況而定）；  
或  
(b)（每一位公司申請者）公司申請者的有效商業登記證書、公司註冊證書、最新的周年申報表及公司申請者之董事的香港身份證或護照副本（視屬何種情況而定）。
- iv) 車位買家名稱必須與所購 MARINI、GRAND MARINI 或 OCEAN MARINI 住宅單位買家名稱相同。

每位申請者最多只可遞交一份住客電單車停車位認購申請表格，並只可使用每份申請表格揀選及購買一個車位。所有申請均不能轉讓。

在任何情況下，每個住宅單位的買家/業主不可擁有總數超過三 (3) 個向賣方一手購入及/或租用的日出康城第IX期住客停車位及住客電單車停車位。

揀選車位的優先順序將由電腦抽籤決定。抽籤結果及揀選車位次序將於 2022 年 6 月 3 日（星期五）下午 2 時後於銷售地點公布，並同時上載至 MARINI、GRAND MARINI 及 OCEAN MARINI 之指明網頁內 (<http://www.marini.com.hk>) ([www.grandmarini.com.hk](http://www.grandmarini.com.hk)) ([www.oceanmarini.com.hk](http://www.oceanmarini.com.hk))。所有申請者需自行到網頁查閱抽籤結果。

報到時段如下：

報到時段：2022 年 6 月 4 日上午 11 時正至 11 時 10 分

申請者必須於 2022 年 6 月 4 日（星期六）依照抽籤結果中所指示的「報到時段」親臨或由持有有效地簽署的授權書受權人到達銷售地點報到，並根據抽籤結果順序揀選於當時仍可供揀選的車位。如有爭議，賣方保留絕對權利以任何方式（包括抽籤）分配任何車位予有意購買的人士。逾時不到者，作棄權論。

蒞臨銷售地點時，申請者或其受權人須攜同：

- i) 香港身份證或護照及（如申請者為有限公司）商業登記證書副本、公司註冊證書副本、最新的周年申報表副本、公司印鑒和董事的香港身份證或護照，及（適用於受權人）授權書正本和相關申請者或其董事的香港身份證或護照副本；及
- ii) 私人支票以繳付選購之車位的臨時訂金之餘額（如適用）。

閣下於所有買家完成選擇車位程序後，如欲再認購額外車位，可以於上述選擇車位程序後以先到先得形式認購餘下仍可出售之車位（只適用於日出康城第 IXA 期 (MARINI)、日出康城第 IXB 期 (GRAND MARINI) 或日出康城第 IXC 期 (OCEAN MARINI) 住宅單位買家/業主）。如有爭議，賣方保留絕對權利以任何方式分配任何車位予任何有意購買的人士。已遞交之銀行本票將會作為支付購買車位的部份臨時訂金。臨時訂金餘款須於簽署車位的臨時買賣合約時以支票及/或銀行本票支付。閣下亦須於車位的臨時買賣合約的日期後 5 個工作天內就所選購的車位簽署由賣方代表律師所訂定之標準正式買賣合約。否則，車位的臨時買賣合約即告終止，而臨時訂金即予沒收歸於賣方。

如申請者並無購入任何車位，申請者（或其獲授權代表）可於由 2022 年 6 月 5 日至 2022 年 6 月 7 日期間由上午 11 時至晚上 8 時到銷售地點辦理取回未使用之銀行本票。

車位乃以現狀出售。建議閣下親身到訪現場參觀車位之狀況。

為保障登記人安全及維持銷售地點秩序，賣方保留絕對權力當政府就2019冠狀病毒病將實施之強制全民檢測及有關措施或賣方認為發生影響銷售地點及/或附近之安全或秩序或公共衛生之事件時，延後或改動發售之日期、時間、期間或地點至賣方認為合適的其他日期、時間、期間或地點，詳情於 MARINI、GRAND MARINI 及 OCEAN MARINI 之指明網站公布。申請者將不獲另行通知。

如有任何爭議，賣方保留絕對權利以任何方式分配任何車位予任何有意購買的人士。賣方保留權利更改上述銷售安排或價單，並會於 MARINI、GRAND MARINI 及 OCEAN MARINI之指明網站公布經修改的安排。申請者將不獲另行通知。本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

M A R I N I  
— C<sub>EAST</sub> —

GRAND MARINI  
— C<sub>EAST</sub> —

OCEAN MARINI  
— C<sub>EAST</sub> —

如閣下有任何查詢，歡迎致電我們熱線 2118 2000。

此致

MARINI、GRAND MARINI 及 OCEAN MARINI 住宅單位買家/業主台鑒

會德豐地產（香港）有限公司

2022 年 5 月 27 日

27 May, 2022

SUBJECT TO CONTRACT

Dear Sir/Madam,

MARINI / GRAND MARINI / OCEAN MARINI

Sale of Residential Motorcycle Parking Spaces

The Residential Motorcycle Parking Spaces in Phase IX of LOHAS Park ("the Parking Spaces") will be offered for sale at 11 a.m. on 4 June 2022. Please refer to (1) the Price List No.3 for Parking Spaces, (2) Application Form for the Purchase of Parking Space and (3) Floor plans of the Residential Motorcycle Parking Spaces on the Vendor's websites designated for MARINI, GRAND MARINI and OCEAN MARINI ([www.marini.com.hk](http://www.marini.com.hk)) ([www.grandmarini.com.hk](http://www.grandmarini.com.hk)) ([www.oceanmarini.com.hk](http://www.oceanmarini.com.hk)).

Purchasers/Owners of residential units of MARINI, GRAND MARINI or OCEAN MARINI who would like to purchase a Parking Space(s) must submit the following personally or by an authorized representative to 19/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui, Hong Kong ("the Sales Venue") during the period from 28 May 2022 to 2 June 2022 (from 11 a.m. to 8 p.m.), and pay attention to the following matters:-

- i) Application Form for the Purchase of Parking Space (applicable to all Purchasers/Owners of residential units on MARINI, GRAND MARINI or OCEAN MARINI) duly completed and signed by the Purchaser/Owner ("the Applicant") if the Applicant intends to purchase a Parking Space;
- ii) One cashier's order in the amount of HK\$6,750 made payable to "DEACONS" to be attached to each Application Form for the Purchase of Parking Space;
- iii) (a) (for each individual Applicant) a copy of the H.K.I.D Card or Passport (as the case may be) of that individual Applicant; or  
(b) (for each corporate Applicant) a copy of each of the valid business registration certificate, certificate of incorporation and the latest annual return of that corporate Applicant and the H.K.I.D. Card(s) or Passport(s) (as the case may be) of the director(s) of that corporate Applicant.
- iv) The name(s) of the Purchaser(s) of the Parking Spaces(s) must be identical to the name(s) of the Purchaser(s) of the residential unit(s) of MARINI, GRAND MARINI or OCEAN MARINI.

Each Applicant may submit only one (1) Application Form for the Purchase of Parking Space and select and purchase only one (1) Parking Space pursuant to such Application Form. All applications are not transferable.

**In any event, the purchaser/owner of any one residential unit shall not own more than three (3) in the total number of Residential Parking Spaces and Residential Motorcycle Parking Spaces in Phase IX of LOHAS Park first-hand from the Vendor.**

Computer balloting will be used to determine the order of priority for selection of Parking Spaces. The ballot result and selection sequence will be available for checking after 2:00 p.m. on 3 June 2022 (Friday) at the Sales Venue and will be uploaded to MARINI, GRAND MARINI and OCEAN MARINI's designated websites (<http://www.marini.com.hk>) (<http://www.grandmarini.com.hk>) (<http://www.oceanmarini.com.hk>). All Applicants should visit MARINI, GRAND MARINI and OCEAN MARINI's designated website to check the ballot result.

The check-in time slots are listed as below:

Check-in Timeslot: 4 June 2022, 11:00 a.m. to 11:10 a.m.

The Applicant must report his/her/their/its attendance according to the check-in timeslot in the ballot result in person or by an attorney with a validly executed power of attorney at the Sales Venue on 4 June 2022 (Saturday), and select the Parking Space(s) which are still available at the time of selection in the order of priority according to the ballot results. In case of any dispute, the Vendor reserves its absolute right to allocate any of the Parking Space(s) to any party interested in purchasing the Parking Space(s) by any method (including balloting). Those who do not show up on time according to the check-in timeslot will be treated as giving up their right to select and purchase the Parking Space.

When attending the Sales Venue, the Applicant, or his/her/their/its Attorney must bring along:-

- i) his/her/their/its H.K.I.D. Card(s) or Passport(s) and (if the Applicant is a company) also a copy of the business registration certificate, a copy of the certificate of the incorporation, a copy of the latest annual return, the company chop and H.K.I.D. Card(s) or Passport(s) of the director(s) of the Applicant, and (in the case of an attorney), also the original power of attorney and the copy of H.K.I.D. Card(s) or Passport(s) of the relevant Applicant or its director(s); and
- ii) personal cheque(s) for payment of the balance of the preliminary deposit (if applicable) of the Parking Space(s) selected and purchased.

If you wish to purchase another Parking Space after completion of the selection of the Parking Spaces by all the purchasers, you may purchase any remaining Parking Spaces on first-come-first-served basis after the abovementioned selection processes (only applicable to Purchaser/Owner of residential units of Phase IXA of LOHAS Park (MARINI) or Phase IXB of LOHAS Park (GRAND MARINI) or Phase IXC of LOHAS Park (OCEAN MARINI)). In case of any dispute, the Vendor reserves its absolute right to allocate any of the Parking Space(s) to any interested parties by any method.

The cashier's order(s) submitted by such Applicant will be applied as part payment of the preliminary deposit for purchasing the Parking Space(s) under the preliminary agreement for sale and purchase of the Parking Space(s) ("the PASP"). The balance of the preliminary deposit shall be paid by cheque(s) and/or cashier order(s) upon signing the PASP. You shall also sign the formal agreement for sale and purchase of the Parking Space(s) so purchased in the standard form prepared by the Vendor's Solicitors within 5 working days after the date of the PASP, failing which the PASP shall be terminated and the preliminary deposit shall be forfeited to the Vendor.

If an Applicant has not purchased any of the Parking Spaces, the unused cashier's order(s) concerned will be available for collection by the Applicant (or his/her/their/its authorized representative) at the Sales Venue during the period from 5 June 2022 to 7 June 2022 between 11 a.m. and 8 p.m.

The Parking Spaces are sold on "as is" basis. You are advised to conduct an on-site visit of the Parking Spaces.

For the safety of the registrants and maintenance of order at the Sales Venue, the Vendor reserves its absolute right to, in the case where a compulsory universal testing and relevant arrangement imposed by the government due to COVID-19 or where the Vendor considers that there being an event affecting the safety or order or public health in the Sales Venue and/or the vicinity, postpone or modify the date, time, period or place of sale to such other date, time, period or place as the Vendor may consider appropriate. Details will be announced on the designated websites of MARINI/GRAND MARINI/OCEAN MARINI. The Applicants will not be notified separately.

In case of any dispute, the Vendor reserves its absolute right to allocate any of the Parking Space(s) to any party interested in purchasing the Parking Space(s) by any method. The Vendor reserves the right to change the above sales arrangements or the Price List(s) by announcing the revised arrangements on the designated websites of MARINI/GRAND MARINI/OCEAN MARINI. The Applicants will not be notified separately. The Chinese translation of this Letter is for reference purposes only. In case of any discrepancy, the English version shall prevail.

Should you have query, please feel free to call our hotline at 2118 2000.

Yours faithfully,

Wheelock Properties (Hong Kong) Limited