

Information on Sales Arrangements for Parking Spaces at L · Harbour 18

利 · 港灣 18 泊車位銷售安排資料

Name of the Development: 發展項目名稱：	L · HARBOUR18 利 · 港灣 18
Date of the Sale: 出售日期：	From 30 June 2022 由 2022 年 6 月 30 日起
Time of the Sale: 出售時間：	<p><u>On 30 June 2022 (“the first day of the sale”):</u> From 10:00 a.m. to 6:00 p.m.</p> <p><u>On 1 July 2022 and thereafter:</u> From 12:00 p.m. to 7:00 p.m.</p> <p><u>2022 年 6 月 30 日 (「出售首日」):</u> 由上午十時正至晚上六時正</p> <p><u>2022 年 7 月 1 日及之後:</u> 由下午十二時至晚上七時正</p>
Place where the sale will take place: 出售地點：	Ground Floor Shop, L · Harbour18, No. 18 Chi Kiang Street, Kowloon, Hong Kong (“Sales Office”) 香港九龍浙江街 18 號利 · 港灣 18 地舖 (“售樓處”)
Number of Parking Spaces that will be offered to be sold: 將提供出售的泊車位的數目：	4 Single Residential Car Parking Spaces, 2 Residential Double Deck Mechanical Car Parking Spaces and 1 Residential Motor Cycle Parking Space 4 個單一住宅泊車位、2 個住宅雙層機械泊車位及 1 個住宅電單車泊車位
Description of the Parking Space(s) that will be offered to be sold: 將提供出售的泊車位的描述：	
<p>The following Single Residential Car Parking Spaces on the Second Floor: 以下在二樓之單一住宅泊車位: RP01,RP02,RP03,RP04</p> <p>The following Residential Double Deck Mechanical Car Parking Spaces on the Second Floor: 以下在二樓之住宅雙層機械泊車位: RP05&RP06, RP07&RP08</p> <p>(Single Residential Car Parking Spaces and Residential Double Deck Mechanical Car Parking Spaces collectively</p>	

refer to as “Residential Car Parking Spaces” and each a “Residential Car Parking Space”)

(單一住宅泊車位及住宅雙層機械泊車位統稱為「住宅泊車位」，而每一個為一個「住宅泊車位」)

The following Residential Motor Cycle Parking Space on Basement Floor:

以下在地庫之住宅電單車泊車位:

RMP

(Single Residential Car Parking Spaces, Residential Double Deck Mechanical Car Parking Spaces and Residential Motor Cycle Parking Space collectively refer to as “Parking Spaces” and each a “Parking Space”)

(單一住宅泊車、住宅雙層機械泊車位及住宅電單車泊車位統稱「泊車位」，而每一個為一個「泊車位」)

The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the Parking Space(s) may select the Parking Space(s) that the person wishes to purchase:

將會使用何種方法，決定有意購買該等泊車位的每名人士可揀選其意欲購買的泊車位的優先次序：

(I) General Provisions

(I) 一般條款

a) Only person(s) who is(are) the registered owner(s) of a residential property in L • Harbour 18 are eligible to submit a registration of intent to purchase a Parking Space (“Registration of Intent”) (person(s) who submit(s) Registration of Intent are hereinafter referred to as “Registrant(s)”). No person other than the registered owners of residential properties in L • Harbour 18 may purchase the Parking Spaces. If the registered owner(s) of a residential property comprises of more than one person, one or more or all of the registered owners may altogether submit only one Registration of Intent and be registered as a Registrant. For the avoidance of doubt, in respect of each residential property, only one Registration of Intent may be submitted. The Vendor reserves its absolute right to determine whether or not a person is eligible to be registered as a Registrant.

只有利•港灣18內住宅物業的註冊業主才有資格遞交購買泊車位意向登記（遞交購買泊車位意向登記的買家以下統稱為「登記人」）。除利•港灣18住宅物業的註冊業主外，沒有人可以購買泊車位。如某住宅物業的註冊業主由多於一位人士組成，該註冊業主的其中一位或多位或全部人士只可合共遞交一份購買泊車位意向登記，並登記成為一位登記人。為免生疑慮，就每一個住宅物業，只能遞交一份購買泊車位意向登記。賣方保留最終權利決定個別人士是否合資格登記為登記人。

b) Subject to paragraph c) below, a Registrant may purchase up to 2 Parking Spaces stated in this Information on Sales Arrangement by one duly submitted Registration of Intent, PROVIDED THAT if a Registrant intends to purchase up to 2 Parking Spaces, he/she/it shall state his/her/its said intention in the Registration of Intent or otherwise he/she/it may only purchase up to 1 Parking Space by that Registration of Intent submitted by him/her/it.

受限於下面c)段，一位登記人以一份妥為遞交的購買泊車位意向登記最多可購買2個載於本銷售安排資料的泊車位；唯登記人若擬購買最多2個泊車位，該登記人須於其購買泊車位意向登記中註明其欲購買2個泊車位

的意圖，否則該登記人只可用該份妥為遞交的買泊車位意向登記購買最多1個泊車位。

c) Notwithstanding anything contained in this Information on Sales Arrangement, according to Clause 22 of Schedule 3 of the Deed of Mutual Covenant and Management Agreement in respect of L • Harbour 18 :-

"The Residential Car Parking Spaces or the Motor Cycle Parking Spaces shall not be :-

(a) assigned except

(I) together with Undivided Shares giving the right of exclusive use and possession of a Residential Unit or Residential Units; or

(II) to a person who is already the Owner of Undivided Shares with the right of exclusive use and possession of a Residential Unit or Residential Units; or

(b) underlet except to residents of the Residential Units.

Provided that in any event not more than three in number of the total of the Residential Car Parking Spaces and the Residential Motor Cycle Parking Space shall be assigned to the Owner or underlet to the resident of any one Residential Unit and for the purpose of this proviso, an Owner or user of a Residential Double Deck Mechanical Car Parking Space for the time being shall be deemed to be an Owner or user (as the case may be) of two Residential Car Parking Spaces. For the avoidance of doubt, an Owner or user of a Residential Double Deck Mechanical Car Parking Space shall only, while he remains an Owner or user (as the case may be) of such Residential Double Deck Mechanical Car Parking Space, be entitled to acquire or use not more than one additional Single Residential Car Parking Space at the same time and no Owner shall own or use more than one Residential Double Deck Mechanical Car Parking Space at the same time."

For details, please refer to the said Deed of Mutual Covenant and Management Agreement. In the premises, for the avoidance of doubt, no person may purchase 2 Residential Double Deck Mechanical Car Parking Spaces and a Registrant who has stated his/her/its intention to purchase up to 2 Parking Spaces in his/her/its Registration of Intent may purchase 1 Single Residential Car Parking Space in addition to 1 Residential Double Deck Mechanical Car Parking Space by his/her/its said Registration of Intent.

不論本銷售安排資料其他條款所述如何，根據利•港灣18的大廈公契附件3的第22條:-

"住宅泊車位或電單車泊車位不得：

(a) 作轉讓，除非

(I) 連同給予的一個或多個住宅單位專有使用及管有權的不分割份數；或

(II) 轉讓予已是有擁一個或多個住宅單位專有使用及管有權的不分割份數業主；或

(b) 作分租，但分租予住宅單位的住戶除外。

惟在任何情況下均不得將住宅泊車位或住宅電單車位總數中多於三個的車位轉讓予任何住宅單位業主或分租予任何住宅單位住戶，且就本但書而言，當時的一個住宅雙層機械泊車位的業主或使用者（視乎情況而定）須被視為兩個住宅雙層機械泊車位的業主或使用者。為免生疑，一個住宅雙層機械泊車位的業主或使用者（當其仍為該住宅雙層機械泊車位的業主或使用者（視乎情況而定）時）僅有權同時購入或使用不多於一個額外的單一住宅泊車位，且任何業主均不得同時擁有或使用多於

一個住宅雙層機械泊車位。”

詳情請參閱前述大廈公契。因此，為免生疑慮，沒有人可購買兩個住宅雙層機械泊車位，而於其購買泊車位意向登記中註明欲購買2個泊車位的登記人，可以以其購買泊車位意向登記購買一個住宅雙層機械泊車位外，額外購買一個單一住宅泊車。

(II) Submission of Registration of Intent

(II) 遞交購買泊車位意向登記

a) Any Registrant interested in purchasing any of the Parking Spaces must submit a Registration of Intent by depositing the same into the designated collection box located at the [Entrance Lobby of L • Harbour 18] (“Designated Collection Box”) and may only submit a maximum of one Registration of Intent in respect of each of the residential property in L • Harbour 18 purchased by him/her/them/it. For the avoidance of doubt, in respect of each residential property, only one Registration of Intent may be submitted.

有意購買泊車位的登記人須遞交購買泊車位意向登記，並將購買泊車位意向登記投入位於[利•港灣18大堂]的指定收集箱（「指定收集箱」）內。登記人只可就其已購買之利•港灣18內的每個住宅物業遞交不多於一份購買泊車位意向登記。為免生疑慮，就每一個住宅物業，只能遞交一份購買泊車位意向登記。

b) The Registration of Intent shall also be accompanied with copy(ies) of the H.K.I.D. Card(s) or Passport(s) (as the case may be) of (each of) the registrant(s) (if the registrant(s) is/are individual(s)) or copies of the valid Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of (each of) the registrant(s) and the H.K.I.D. Card(s) or Passport(s) (as the case may be) of the director(s) of (each of) the registrant(s) (if the registrant(s) is/are Company Registrant(s)).

購買泊車位意向登記亦須附有（每個）登記人的香港身份證或護照副本（視屬何種情況而定）（如登記人為個人）或有效商業登記證書、公司註冊證書、最新的周年申報表和董事的香港身份證或護照副本（視屬何種情況而定）（如登記人為公司登記人）。

c) Any Registrant intended to purchase any of the Parking Spaces on the first day of the sale must submit his/her/its Registration of Intent during the period specified in this paragraph. The period for submission of the Registration of Intent is from 14 June 2022 to 27 June 2022 (both days inclusive) (during the office hours of the Sales Office, i.e. from 9:00 a.m. to 9:00 p.m. each day) and on 28 June 2022 (from 9:00 a.m. to 12:00 noon). The closing time for submission of the Registration of Intent will be 12:00 noon on 28 June 2022. Registrants must deposit the Registration of Intent into the Designated Collection Box by the closing time. Late submission of the Registration of Intent will not be accepted or entertained. The Vendor shall not be liable if the Registrant is for any reason unable to submit the Registration of Intent by the closing time and the Registrant shall have no claim whatsoever against the Vendor in respect thereof.

如欲於出售首日購買泊車位，該登記人須於此段所述時間內遞交其購買泊車位意向登記。遞交購買泊車位意向登記的時間為從2022年6月14日起至2022年6月27日(包括首尾兩日) (於售樓處的辦公時間，即每日上午九時至下午九時正)及2022年6月28日(由上午九時至中午十二時正)期間遞交。截止遞交購買泊車位意向登記的時間為2022年6月28日中午十二時正。登記人須於截止時間前將遞交的購買泊車位意向登記投入指定收集箱。逾期申請將不獲接受或受理。不論因任何原因登記人未能於截止時間前遞交購買泊車位意向登記，賣方均無須負上任何責任，而登記人不得就此而向賣方作出任何申索。

d) If a Registrant wishes to receive a receipt of the Registration of Intent duly submitted, the Registrant shall indicate the same in the Registration of Intent and the Vendor will send the relevant receipt to the mobile number stated in the Registration of Intent via WhatsApp.

如欲收到妥為遞交的購買泊車位意向登記的收據，登記人須於相關購買泊車位意向登記指出，而賣方會將相關收據以WhatsApp發送至載於相關購買泊車位意向登記的手提電話號碼。

e) Unless otherwise specified in this Information on Sales Arrangement, the order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the Parking Spaces.

除非本銷售安排資料另有指明，遞交購買泊車位意向登記的次序不會影響揀選泊車位的優先次序

f) The Registration of Intent is personal to the Registrant and shall not be transferrable.

購買泊車位意向登記只適用於登記人本人及不能轉讓。

g) The Vendor has the absolute discretion to determine whether a Registration of Intent is valid pursuant to the terms and conditions set out in the Registration of Intent.

賣方有絕對酌情權，決定一個購買泊車位意向登記是否根據購買泊車位意向登記內列明的條款及條件為有效。

(III) Procedure of balloting

(III) 抽籤程序

The order of priority for selection of the Parking Spaces will be determined by balloting

選擇泊車位的次序將以抽籤方式決定。

1. Balloting will be used to determine the order of priority in which Registrants may select and purchase any of the Parking Spaces on the first day of the sale.

以抽籤方式決定登記人於出售首日選購任何泊車位的優先次序。

2. Only Registrants who have duly submitted Registration of Intent within the time specified in paragraph (II)(c) of this Information on Sales Arrangement will be eligible to participate in the balloting.

只有於本銷售安排資料第(II)(c)段所述時間內已妥為遞交購買泊車位意向登記的登記人才可享有資格參與抽籤。

3. Balloting will be carried out at 2:00 p.m. on 29 June 2022 at the Sales Office. The Vendor reserves the right to postpone or modify the date, time or place of the balloting to such other date, time and/or place as the Vendor may consider appropriate in its absolute discretion. Any change to the date, time and/or place of the balloting will be posted at the Sales Office. The Vendor has no obligation to notify any Registrant separately of any of such changes. The Vendor also reserves the right to reject any persons to view the balloting procedure. Whether or not the Registrants attend the Sales Office to view the balloting procedure will not have any impact on the order of priority for selecting the Parking Spaces.

抽籤將於2022年6月29日下午二時進行。賣方保留權利延後或改動抽籤之日期、時間或地點至賣方有絕對酌情權認為合適的其他日期、時間或地點。任何抽籤之日期、時間及/或地點的修改會張貼於售樓處。賣方並無責任另行通知登記人任何該等修改。賣方亦保留權利拒絕任何人士進入售樓處觀看抽籤過程。登記人前往售樓處觀看抽籤程序與否不會影響揀選泊車位的優先次序。

4. The balloting results and selection sequence (“Order of Priority”) and the timeslots for Registrants to check in at the Sales Office on the first date of the sale (“Check-in Timeslot”) will be announced and posted at the Sales Office and be uploaded to the designated website of L • Harbour 18 (www.lharbour18.com).

抽籤結果及揀選順序（以下稱為「優先次序」）及登記人於出售首日應到售樓處報到的時段（以下稱為「報到時段」）將張貼及公布於售樓處及上載至利•港灣18的指定網頁內(www.lharbour18.com)。

(IV) Procedure of sale

(IV) 出售的安排

(A) Procedure on the first day of sale

於出售首日的安排

1. Each Registrant must attend in person (in case the Registrant comprises more than one person, by all of them, and in the case of a company Registrant, by at least one of its director(s)) or by attorney the Sales Office on 30 June 2022 according to his/her/their/its Check-in Timeslot. Those who do not attend in person or by attorney the Sales Office on time according to his/her/their/its Check-in Timeslot will be regarded as giving up his/her/their/its Order of Priority to select and purchase any of the Parking Space(s) and the Registrant shall not be entitled to any compensation therefor.

每位登記人（如登記人由多於一位人士組成，則所有該等人士；如登記人為公司，則至少其中一位董事）必須於2022年6月30日依照其報到時段親臨或由獲授權人到達售樓處。登記人如未能

依照其報到時段親臨或由獲授權人到達售樓處將被視為放棄其選購任何泊車位的優先次序，登記人不會為此獲得任何補償。

2. When attending the Sales Office, a Registrant, or in the case of a company Registrant, its director(s), or his/her/their/its attorney must bring along:
 - his/her/their/its H.K.I.D. Card(s) or Passport(s);
 - (in the case of a company Registrant) a copy of the business registration certificate, a copy of the certificate of 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 Registrant;
 - (in the case of an attorney) the original power of attorney and the copy of H.K.I.D. Card(s) or Passport(s) of the relevant Registrant or its director(s);
 - **cashier order** made payable to “T.H. KOO & ASSOCIATES” for payment of the preliminary deposit of the Parking Space(s) selected and purchased.

蒞臨售樓處時，登記人，或（如登記人為公司）其董事，或其獲授權人須攜同：

- 香港身份證或護照；
- (如登記人為公司)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；
- (適用於獲授權人)授權書正本和相關登記人或其董事的香港身份證或護照副本；
- **本票**以繳付選購之泊車位的臨時訂金，本票抬頭人為「顧增海律師行」。

3. Subject to paragraphs (I)(b) and (I)(c) of this Information on Sales Arrangement, a Registrant whose identity has been verified by the Vendor may select and purchase up to two (2) Parking Spaces which are still available at the time of selection according to his/her/their/its Order of Priority within reasonable time and in orderly manner

受限於本銷售安排資料第(I)(b)及(I)(c)段，登記人經賣家核實其身份後可依照其優先次序在合理時間內及有秩序地選購最多兩個當時仍可供揀選的泊車位。

4. Registrant who has successfully selected Parking Space(s) shall enter into Preliminary Agreement(s) for Sale and Purchase of the Parking Space(s) selected by him/her/them/it. The purchaser(s) under the Preliminary Agreement(s) for Sale and Purchase of the Parking Space(s) must be the relevant Registrant.

成功揀選泊車位的登記人須簽署其所揀選的泊車位的臨時買賣合約。泊車位的臨時買賣合約中訂明的買家必須為相關登記人。

(B) Procedure on sale from 1 July 2022 and thereafter

由2022年7月1日起的安排

5. Subject to paragraph (I)(c) of this Information on Sales Arrangement, first come first served for those persons who are the registered owners of residential properties of L • Harbour 18 and paragraphs (IV)2, (IV)3 and (IV)4 shall, mutatis mutandis, apply.

受限於本銷售安排資料第(I)(c)段，以先到先得形式發售予利•港灣18住宅物業的註冊業主，而本第(IV)部的第(IV)2、(IV)3及(IV)4段(在作出必要變更後)適用。

(V) Others

(V) 其他

1. The Vendor reserves the right to change the above sales arrangements.

賣方保留權利修改上述銷售安排。

2. In any circumstances where the above procedure is not adhered to and in case of any dispute, the Vendor reserves its absolute discretion to make any decision including its absolute right to allocate any Parking Space(s) to any Registrant(s) or person(s) by any method.

如任何情況下沒有遵守上述程序及如有任何爭議，賣方保留絕對酌情權作出任何決定，包括其絕對權利以任何方式分配任何泊車位予任何登記人或任何人。

3. The Vendor reserves the right to close the Sales Office at any time if all the Parking Spaces have been sold out. For the safety of prospective purchasers and maintenance of order at the Sales Office or for the compliance with any restriction imposed or any order issued by the Hong Kong Government relating to Coronavirus Disease 2019 (“COVID-19”) and/or for implementing the Compulsory Universal Testing (CUT) Scheme, (i) in the case where a Typhoon Signal No. 8 or above or Black Rainstorm Warning is in effect in Hong Kong or (ii) where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity or (iii) where any restriction imposed or any order issued by the Hong Kong Government relating to COVID-19 and/or for implementing the CUT Scheme which requires people in Hong Kong (except for exempted persons) to stay indoor (such as stay-at-home, movement control or lockdown order) is enforced, the Vendor reserves its absolute right to postpone or modify the date, time or place of sale to such other date, time or place as the Vendor may consider appropriate in its absolute discretion. Details of the arrangement will be posted by the Vendor on the designated website of L • Harbour 18 (www.lharbour18.com). Prospective purchasers will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.

賣方保留權利在所有泊車位已售出的情況下於任何時間關閉售樓處。為保障準買家安全及維持售樓處秩序或為遵從香港政府就有關 2019 冠狀病毒病 (「COVID-19」)及 /或實施全民強制檢測 (「全

民強檢」)計劃而施加或發出的限制或命令，(i)當八號或更高風球訊號或黑色暴雨警告在香港生效；或(ii)賣方認為出現任何影響或可能影響售樓處及 /或其附近之安全、秩序或公共衛生之事件或情況時；或(iii)香港政府就有關 COVID-19 及 /或實施全民強檢計劃而執行所施加或發出任何限制或命令要求在香港的人士(獲豁免人士除外)留在室內 (例如居家、活動管制或禁足令)時，賣方保留絕對權利延後或改動發售指明泊車位之日期、時間或地點至賣方絕對酌情認為合適的其他日期、時間或地點。賣方會將另行安排的詳情於利·港灣 18 的指定網頁 (www.lharbour18.com) 內公布。準買方將不獲另行通知。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

4. In the event of any discrepancy between the English and Chinese versions of this Information on Sales Arrangements, the English version shall prevail.

倘若本銷售安排資料中英文文本有異，以英文文本為準。

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