

敬啟者：

MALIBU 住客停車位發售事宜

MALIBU 住客停車位（「車位」）即將於 2021 年 10 月 23 日上午 10 時推出發售，有關詳情請參閱賣方就 MALIBU 指定的互聯網網站的網址 (www.malibu.com.hk) 上所提供的MALIBU車位價單 3號（包括新推出餘下的二十七 (27) 個車位及已推售的六十(60) 個車位（截至2021年10月15日））及車位認購申請表格。有關車位之位置，請參閱隨函附上之MALIBU住客停車位平面圖。

本次車位發售對象只適用於已於2021 年 10 月 15 日或之前購買「日出康城」第I期、第IIA期、第IIB期、第IIC期、第IIIA期、第IVA期、第IVB期、第VA期或第VI期之住宅單位（『「日出康城」住宅單位』）並已簽署轉讓契的業主；及購買車位及完成車位交易時，買家是『「日出康城」住宅單位』的註冊業主。符合上述資格的業主如欲認購車位，可於 2021 年 10 月 15 日至 2021 年 10 月 22 日（上午 11 時至晚上 8 時）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 樓之MALIBU 售樓處（「售樓處」）遞交下列文件：-

- i) 如申請者有意認購一個住客停車位，已由業主（「申請者」）填妥及簽署的住客停車位認購申請表格（適用於所有住宅單位業主）；
- ii) （適用於每一份住客停車位認購申請表格）每一份住客停車位認購申請表格須連同一張港幣 \$100,000 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) 有效之『「日出康城」住宅單位』業權證明，例如土地註冊處的查冊紀錄，以證明業權人身份。

每位申請者最多只可遞交住客停車位認購申請表格一份，並只可使用每份申請表格揀選及購買一個住客停車位。所有申請均不能轉讓。

在任何情況下，每個住宅單位的業主不可擁有及/或租用總數超過三 (3) 個向一手購入及/或租用的MALIBU住客停車位及住客電單車停車位。

本次車位發售將會分三節出售及順序以第 A1 節，第 A2節然後第 B 節進行，申請者揀選車位的優先順序將於 10 月 23 日以現場抽籤形式決定，各節次的報到時段如下：

第 A1 節報到時段：2021 年 10 月 23 日上午 10 時正至 10 時 10 分

第 A2 節報到時段：2021 年 10 月 23 日上午 10 時 10 分至 10 時 20 分

第 B 節報到時段：2021 年 10 月 23 日上午 10 時 20 分至 10 時 30 分

買方符合資格參加第 A1 節的前提是根據 MALIBU 住宅物業價單第 1 號、第 2 號、第 3 號、第 4 號、第 5 號、第 6 號、第 7 號、第 8 號及第 9 號（及其修改價單）第三部份第 4(iii) 或賣方已經或將會發出之相關「招標公告」具有未行使的住客車位認購權（以下統稱為「住客車位認購權」）

的住宅物業業主，相關的業主會收到通知，其餘之日出康城第 VA 期 (MALIBU) 住宅的業主將參加第 A2 節，其他『「日出康城」住宅單位』(第 VA 期除外)的業主將參加第 B 節。所有申請者（如申請者為公司申請者，則該公司任何一位董事）必須於 2021 年 10 月 23 日（星期六）依照「報到時段」帶同（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（ii）住宅單位業權證明親臨售樓處報到，並根據現場抽籤結果順序揀選於當時仍可供揀選的車位。於報到時段後才到達指定會場的申請者，將不享有參與抽籤的資格。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（只適用於已購買『「日出康城」住宅單位』並已簽署轉讓契的業主）。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 個工作天內簽署所選購的車位的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 2021 年 10 月 24 日至 2021 年 10 月 26 日期間由上午 11 時至晚上 8 時到售樓處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。

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 MALIBU 之指明網頁上公布經修改的安排。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。

如閣下有任何查詢，歡迎致電我們熱線 2118 2000。

此致

『「日出康城」住宅單位』業主台鑒

會德豐地產（香港）有限公司

2021年10月15日
（修改日期：2021年10月18日）

附件: MALIBU 住客停車位平面圖

15 October, 2021

(Date of Revision: 18 October, 2021)

The Owner(s) of “Residential Unit(s) of LOHAS Park”

SUBJECT TO CONTRACT

Dear Sir/Madam,

MALIBU – Sale of Residential Parking Spaces

The Residential Parking Spaces of MALIBU (“the Parking Spaces”) will be offered for sale at 10 a.m. on 23 October, 2021. Please refer to the Price List No.3 for Parking Space (including a new batch of remaining 27 Parking Spaces and 60 launched Parking Spaces (as at 15 October, 2021)) and Application Form for Purchase of Parking Space on the Vendor’s website designated for MALIBU (www.malibu.com.hk). For the location of the Parking Spaces, please refer to the enclosed Floor plans of Residential Car Parking Space in MALIBU.

The above sales launch is only applicable to Owners of residential unit(s) of LOHAS Park Phase I, Phase IIA; Phase IIB; Phase IIC; Phase IIIA; Phase IVA; Phase IVB; Phase VA or Phase VI (“Residential Unit of LOHAS Park”) who have completed the signing of an Assignment on or before 15 October, 2021; and who is and will be the registered owner of a Residential Unit of LOHAS Park at the time of purchasing and at the time of completing the sale and purchase of the Parking Space. Qualified Owners who would like to purchase a Parking Space(s) must submit the following personally or by an authorized representative to the sales office of MALIBU at 19/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui, Hong Kong (“the Sales Office”) during the period from 15 October, 2021 to 22 October, 2021 (from 11 a.m. to 8 p.m.):-

- i) Application Form for Purchase of Parking Space of MALIBU (applicable to all Owners of Residential Units of LOHAS Park) duly completed and signed by the Owner (“the Applicant”) if the Applicant intends to purchase a Parking Space;
- ii) (applicable to each Application Form for Purchase of Parking Space) one cashier’s order in the amount of HK\$100,000 made payable to “DEACONS” to be attached to each of the Application Form for 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) Valid proof of residential unit ownership of LOHAS Park Residential Unit(s), such as the land search record(s) at the Land Registry for the purpose of proving the ownership.

Each Applicant may submit only one (1) Application Form for 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 owner of any one residential unit shall not own and/or lease more than three (3) in the total number of MALIBU Residential Parking Spaces and Residential Motorcycle Parking Spaces from first-hand transactions.

The sale of the Parking Spaces will be divided into 3 sessions, and shall proceed in the following order, namely, Session A1 followed by Session A2 and Session B. The order of priority for selection of the Parking Spaces will be determined by live balloting on 23 October, 2021. The check-in time slots for 3 sessions are listed as below:

Session A1: 23 October, 2021, 10:00 a.m. to 10:10 a.m.

Session A2: 23 October, 2021, 10:10 a.m. to 10:20 a.m.

Session B: 23 October, 2021, 10:20 a.m. to 10:30 a.m.

A Purchaser is eligible for Session A1, who will be informed separately, provided that that Purchaser is an Owner of Phase VA of LOHAS Park (MALIBU) Residential unit with an unexercised option to purchase a Residential Parking Space (“the Option”) in accordance with Paragraph 4(iii) in Part 3 of the price lists No.1, No.2, No.3, No.4, No.5, No.6, No.7, No.8, No.9 and the revised price list(s) of residential properties of MALIBU or the “Tender Notice” concerned issued or to be issued by the Vendor which is subject to change from time to time. An Owner of Phase VA of LOHAS Park (MALIBU) residential unit without the Option e is eligible for Session A2. An Owner of Residential Unit(s) of LOHAS Park (except Phase VA) is eligible for Session B. All Applicants (in case of a corporate Applicant, then any one of its directors) must personally report attendance at the Sales Office on 23 October, 2021 according to the check-in timeslot and bring along (i) H.K.I.D. Card(s) or Passport(s) and (in case of a corporate Applicant) a copy of each of the valid business registration certificate, certificate of incorporation, the latest annual return of the corporate Applicant, its company chop and the H.K.I.D. Card or passport of its director(s) and (ii) proof of residential unit ownership and select the Parking Space(s) which are still available at the time of selection in the order of priority according to the live ballot results. Applicant(s) who arrives at the Sales Office at any time after the check-in timeslot shall not be eligible to participate in the balloting. 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 Purchasers who purchased the Residential Unit(s) of LOHAS Park who have completed signing of Assignments). 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 Space, 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 Office during the period from 24 October, 2021 to 26 October, 2021 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.

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 sales arrangements on MALIBU's designated website. 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

Encl. Floor plans of Residential Car Parking Space in MALIBU