

敬啟者：

MALIBU 住客停車位發售事宜

十(10)個特選MALIBU 住客停車位（「車位」）即將於 2024 年 8 月 3 日（星期六）至 2025 年 2 月 2 日（星期日）期間（為期六個月）（下稱「出售期間」）重新推出發售。有關詳情請參閱 (1) MALIBU 住客停車位發售事宜（即本函）；(2) MALIBU 住客停車位價單第6號（取代印製於 2022 年 9 月 22 日MALIBU 住客停車位價單第5號）及 (3) MALIBU 住客停車位平面圖。

已推售的二十七 (27)個MALIBU 住客停車位將於2024 年7 月 26 日（今天）起期間暫停發售。

任何人士均可於是次發售中認購車位。為感謝MALIBU 住宅單位買家/業主對本公司之支持，MALIBU 住宅單位買家/業主可優先於2024 年 8 月 3 日上午 11 時起認購車位，而其他人士則可於同日中午 12 時起認購車位。有意認購車位之人士可於 2024 年 8 月 3 日上午 11 時起（如為MALIBU 住宅單位買家/業主）或中午 12 時起（如為其他人士）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 10 樓（下稱「銷售地點」），並於當天遞交下列文件：-

- i) MALIBU 住客停車位發售事宜通知信（即本函）；
- ii) 就每個選購之車位帶備一張港幣\$100,000之銀行本票以繳付選購之車位的部份臨時訂金，抬頭人為「的近律師行」，請另備支票以繳付臨時訂金之餘額；
- iii) (a) （如買家為個人）買家之香港身份證或護照之副本（視屬何種情況而定）；或
(b) （如買家為公司）買家之公司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買家之董事的香港身份證或護照副本（視屬何種情況而定）。
- iv) （如MALIBU 住宅單位買家/業主欲參與下文所述之第一組別出售）車位買家名稱必須與所購MALIBU 住宅單位買家名稱相同，並提供相關土地登記冊之副本。

於 2024 年 8 月 3 日（星期六）（「出售首日」）當日，本公司將以分組及現場抽籤方式決定揀選車位的優先順序。各組之登記及報到時段*如下：

- 第一組別（只適用於MALIBU 住宅單位買家/業主）：2024 年 8 月 3 日（星期六）上午 11 時正至 11 時 10 分
- 第二組別（適用於所有人士）：2024 年 8 月 3 日（星期六）中午 12 時正至 12 時 10 分

* 所有有意購買車位的人士必須依照「登記及報到時段」帶同上述文件親臨（如為公司，則由任何一位董事親臨）或由獲授權代表到銷售地點登記及報到。抽籤將於「登記及報到時間」結束後進行，所有已登記及報到的人士須根據抽籤結果順序揀選一個於當時仍可供揀選的車位。請注意，如任何MALIBU 住宅單位買家/業主於第一組別「登記及報到時段」結束後才到達銷售地點，將不獲優先認購車位的安排，並自動進入第二組別。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。車位的買家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，內容不得修改。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。

在所有參與第二組別之人士揀選車位後，餘下可供出售之車位將於出售期間內每日上午11時至下午8時以先到先得方式出售。

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在任何情況下，每個買家不可擁有及/或租用總數超過三(3)個向賣方一手購入的MALIBU住客停車位及住客電單車停車位。

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。各MALIBU住戶將不獲另行通知。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，歡迎致電銷售熱線 2118 2000。

此致

MALIBU 住宅單位買家/業主

會德豐地產(香港)有限公司
代表 Leading Elite Limited (如此聘用的人)

2024年7月26日

26 July, 2024

To: Valued Residents of MALIBU

Sale of Residential Car Parking Spaces at MALIBU

10 Residential Parking Spaces of MALIBU (“the Parking Spaces”) will be relaunched for public sale for 6 months starting from 3 August 2024 (Saturday) to 2 February 2025 (Sunday) (“the Sales Period”). Please refer to (1) “Sale of Residential Car Parking Space at MALIBU (i.e. this letter)”, (2) “Price List No. 6 of MALIBU Parking Spaces ” (superseded the Price List No. 5 of MALIBU Parking Spaces printed on 22 September 2022), and (3) Floor plans of Residential Car Parking Space in MALIBU.

Sale of the 27 launched Residential Parking Spaces of MALIBU will be suspended from 26 July 2024 (Today).

The above sales launch is open to all members of the public. To express our appreciation for your support, purchasers/owners of residential units of MALIBU shall have the priority to purchase the Parking Spaces starting from 11 a.m. on 3 August 2024, and other persons may purchase the Parking Spaces starting from 12 noon on the same day. Persons who are interested in purchasing a Parking Space must attend personally or by an authorized representative to 10/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui, Hong Kong (“the Sales Venue”) starting from 11 a.m. (for purchasers/owners of residential units of MALIBU) or 12 p.m. (for other persons) on 3 August 2024 and submit the following documents:-

- i) MALIBU Sale of Residential Car Parking Spaces Notice Letter (i.e. this letter);
- ii) One cashiers’ order in the amount of HK\$100,000 made payable to “DEACONS” for part of the payment of the preliminary deposit of each Parking Space(s) selected and purchased. Please also prepare cheque(s) for payment of the balance of the preliminary deposit;
- iii) (a) (for individual purchasers) a copy of the H.K.I.D Card or Passport (as the case may be) of the purchaser; or
(b) (for company purchasers) a copy of each of the valid business registration certificate, certificate of incorporation and the latest annual return of that corporate purchaser and the H.K.I.D. Card(s) or Passport(s) (as the case may be) of the director(s) of the purchaser.
- iv) (If the purchasers/owners of the residential units of MALIBU intends to participate in the Group 1 sale mentioned below) 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 MALIBU, with a copy of relevant Land Register.

On 3 August 2024 (Saturday) (“the First Date of Sale”), we will determine the order of priority for selection of Parking Spaces by grouping and live balloting. The Registration and Check-in Timeslot for each group* is listed as below :-

- Group 1 (applicable only to the purchasers/owners of the residential units of MALIBU): 3 August 2024 (Saturday) 11 a.m to 11:10 a.m..
- Group 2 (open to all): 3 August 2024 (Saturday) 12 p.m to 12:10 p.m.

* All persons who are interested in purchasing the Parking Spaces (in case of a company, then any one of its directors) must personally (or by an authorized representative) register and report attendance at the Sales Venue according to the Registration and Check-in Timeslot together with the above listed documents. Balloting will take place after the end of the Registration and Check-in Timeslot. All persons registered and reported attendance may select **ONE** Parking Space(s) which are still available at the time of selection in the order of priority according to the ballot results. Please note that any purchasers/owners of residential units of MALIBU who arrive at the Sales Venue after the end of the Registration and Check-in Timeslot of Group 1 will not be entitled to any priority arrangements and will be assigned to Group 2 automatically. 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 cashiers’ order submitted will be applied towards part of the preliminary deposit of the Parking Space purchased. Balance of the preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase (“PASP”) by way of cheque(s) and/or cashiers’ order(s). Purchaser of the Parking Space 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.

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After selection by all persons participating in Group 2, the remaining Parking Space(s) available for sale will be sold on a first-come-first-served basis during the Sales Period from 11 a.m. to 8 p.m. daily.

In any event, a purchaser shall not purchase and/or lease more than three (3) in the total number of MALIBU Residential Parking Spaces and Residential Motorcycle Parking Spaces first-hand from the Vendor.

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 revise the above sales arrangements or price list. The residents of MALIBU 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
for and on behalf of Leading Elite Limited (the Person so Engaged)