

附件 1 Appendix 1

「星凱・堤岸」(以下簡稱「項目」)

The Arles (the “Development”)

停車位之銷售安排

Sales Arrangements of the Parking Spaces

1. 認購登記資格 Eligibility of Registration	<p>所有 (a) 已簽妥正式買賣合約購買「星凱・堤岸」的住宅單位的買家(下稱「準業主」); 或 (b) 已完成交易並成為「星凱・堤岸」的住宅單位的註冊業主(下稱「業主」並連同準業主統稱為「合資格的準業主或業主」) 可以有權遞交「停車位認購登記表」。</p> <p>Those who have purchased a residential unit in The Arles either by having (a) entered into a formal agreement for sale and purchase to purchase residential unit(s) of The Arles (the “Prospective Owners”); or (b) completed the sale and purchase and is a registered owner of residential unit(s) of The Arles (“Registered Owners” and together with the Prospective Owners are collectively referred to as the “<b>Eligible Prospective Owner or Registered Owner</b>”) shall be entitled to submit the Registration Form.</p>
2. 認購登記時段 Registration Period	<p>2025 年 6 月 23 日(星期一)至 2025 年 6 月 30 日(星期一) (包括首尾兩天) 每日上午 11 時至晚上 7 時, 逾期登記恕不受理。</p> <p>23<sup>rd</sup> June 2025 (Monday) to 30<sup>th</sup> June 2025 (Monday) (both days inclusive) from 11 a.m. to 7 p.m. daily. Late submission of registration will not be accepted.</p>
3. 認購登記方法 Registration Method	<p>有意認購「星凱・堤岸」住宅停車位(以下簡稱「停車位」)的合資格的準業主或業主可將已填妥及簽署之「停車位認購登記表」及相關認購登記證明資料:</p> <ol style="list-style-type: none"> <li>1. 電郵至enquiry@centralcon.hk, 並獲電郵回覆已成功登記; 或</li> <li>2. 親身交到「星凱・堤岸」1樓會所入口大堂接待處(以下簡稱「會所接待處」)</li> </ol> <p>Eligible Prospective Owner or Registered Owner interested in purchase of the Residential Parking Space of The Arles (the “Parking Space(s)”) can register through:</p> <ol style="list-style-type: none"> <li>1. sending email to enquiry@centralcon.hk with the filled-in registration form with the registration documents subject to email reply for the verification of the registration; OR</li> <li>2. Deliver to The Clubhouse Reception of Club Arles at first floor of The Arles, (the “Clubhouse Reception”)</li> </ol>
4. 認購登記文件 Registration Documents	<p>如合資格的準業主或業主有意根據本文件登記選購(以下簡稱「登記人」)停車位, 須於認購登記時段內, 將已填妥及簽署的「停車位認購登記表」連同以下文件於認購登記時段內於認購登記地點提交:</p> <p>Eligible Prospective Owner or Registered Owner who are interested in selecting and purchasing Parking Space(s) by registration hereunder (the “Registrant”) shall submit the duly completed and signed Registration Form for Purchase of Parking Space(s) (the “<b>Registration Form</b>”) together with the following documents within the Registration Period at the Place of Registration: -</p> <p>(i) 證明登記人是合資格的準業主或業主的文件, 如項目住宅單位買賣合約或轉讓契約副本; document(s) proving Registrant is as Eligible Prospective Owner or Registered Owner, e.g. a copy of an Agreement for Sale and Purchase or Assignment of a residential unit of The Arles;</p> <p>及 And</p>

	<p>(ii) 合資格的準業主或業主的身份證明文件。如合資格的準業主或業主為個人，則其香港居民身份證或護照（副本）（視屬何種情況而定）。如合資格的準業主或業主為公司，則（1）其有效商業登記證書（副本）（如適用）；（2）其公司註冊證書（副本）；及（3）已於公司註冊處登記以顯示該公司當時的董事名單之文件（副本）。</p> <p>Identity document(s) of the Eligible Prospective Owner or Registered Owner. If the Eligible Prospective Owner or Registered Owner is/are individual(s), <u>copy</u> of his/her/their Hong Kong Identity Card(s) or Passport(s) (as the case may be). If the Eligible Prospective Owner or Registered Owner is/are company(ies), (1) <u>copy</u> of it's/their valid Business Registration Certificate (if applicable); (2) <u>copy</u> of it's/their Certificate of Incorporation; and (3) <u>copy</u> of documents filed with the Companies Registry showing the current list of director(s) of each company constituting that Eligible Prospective Owner or Registered Owner.</p> <p>「停車位認購登記表」只適用於登記人本人及不能轉讓。 The Registration Form is personal to the Registrant and shall not be transferable.</p>
<p>5. 將會使用何種方法決定揀選車位的優先次序及其公布日期 The Method to be used to Determine the Order of Priority in Selecting Parking Space(s) and Date of Announcement</p>	<p><b>A. <u>將會使用何種方法決定出售日揀選車位的優先次序</u></b> <b><u>The method to be used to determine the order of priority in selecting Parking Space(s) on the Date of Sale</u></b></p> <p>是次付款條款的認購申請將會分作兩組，即（甲）已買停車位之業主或未買但現租用停車位之業主（乙） 不屬於以上甲組所述之業主或準業主。本公司將於2025 年 7 月 2 日（星期三）以抽籤形式決定揀選停車位次序。 The applications of the payment terms of Parking Space(s) below will be divided into 2 groups, (A) Owners who have either purchased Parking Space(s) or have not yet purchased Parking Space(s) but are currently renting Parking Space(s); and (B) Registered Owner or Prospective Owners not belonging to Group A as stated above. Balloting will be used to determine the order of priority in selecting Parking Space(s) and the sales will take place on 2<sup>nd</sup> July 2025 (Wednesday) in two different timeslots.</p> <p><b>B. <u>抽籤結果公布日期</u></b> <b><u>Date of Announcement of Balloting Results</u></b></p> <p>於 2025 年 7 月 2 日（星期三）於相關出售時間即場抽籤及揀選車位 Ballot and selection of the Parking Space(s) on spot on 2<sup>nd</sup> July 2025 (Wednesday) at the relevant Time of Sale.</p>
<p>6. 出售日期及時間 Date of Sale and Time</p>	<p>2025 年 7 月 2 日（星期三）（以下簡稱「<b>出售日</b>」） （甲）組：已買停車位之業主或未買但現租用停車位之業主：上午 11 時 （乙）組：不屬於以上甲組所述之業主或準業主：下午 2 時</p> <p>2nd July 2025 (Wednesday) (the “<b>Date of Sale</b>”) Group (A): Owners who have either purchased Parking Space(s) or have not purchased Parking Space(s) but are currently renting Parking Space(s): 11am Group (B) : Registered Owners or Prospective Owners not belonging to Group A as stated above: 2pm</p>
<p>7. 出售地點 Place of Sale</p>	<p>沙田火炭坳背灣街1號「星凱·堤岸」會所多功能宴會廳(以下簡稱「<b>出售地點</b>」) Banquet Room of Club Arles, The Arles, No. 1 Au Pui Wan Street, Fo Tan, Shatin (the “<b>Place of Sale</b>”)</p>
<p>8. 出售日報到程序 Check-in Procedure on Date of Sale</p>	<p>1. 登記人須要攜同以下文件報到:- Registrant(s) shall bring along the documents below for check-in:</p> <p>(i) 由賣方發出之電郵確認;</p>

	<p>the email confirmation issued by the Vendor;</p> <p>(ii) 一張港幣\$88,000.00 抬頭為「羅文錦律師樓」的銀行本票; 及 a cashier order of HK\$88,000.00 made payable to “Lo and Lo”; and</p> <p>(iii) 登記人的身份證明文件。如登記人為個人, 則其香港居民身份證或護照(正本)(視屬何種情況而定)。如登記人為公司, 則(1)其有效商業登記證書(正本)(如適用); (2)其公司註冊證書(正本); (3)已於公司註冊處登記以顯示該公司當時的董事名單之文件(副本); 及 (4)該公司親臨出售地點之每一位董事的香港居民身份證或護照(正本)(視屬何種情況而定)。 Identity document(s) of the Registrant(s). If the Registrant(s) is/are individual(s), original of his/her/their Hong Kong Identity Card(s) or Passport(s) (as the case may be). If the Registrant(s) is/are company(ies), (1) <u>original</u> of it's/their valid Business Registration Certificate (if applicable); (2) <u>original</u> of it's/their Certificate of Incorporation; (3) <u>original</u> of documents filed with the Companies Registry showing the current list of director(s) of each company constituting that Registrant(s); and (4) <u>original</u> Hong Kong Identity Card(s) or Passport(s) (as the case may be) of each director(s) of that company attending the Place of Sale.</p> <p>2. 只有經賣方確認並核實身份後的登記人方有資格參與揀選停車位。 Only those Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for the selection of Parking Space(s).</p> <p>3. 如有爭議, 賣方保留絕對權利決定登記人是否有資格參與揀選及購買停車位。 In case of dispute, the Vendor reserves its absolute right to determine whether a Registrant(s) is eligible to participate in selecting and purchasing the Parking Space(s).</p>
9. 揀選車位程序 Procedure on selection of Parking Spaces	<p>1. 只有已根據上述第 8 部分已報到的登記人方可參與揀選停車位程序。 Only those Registrant(s) checked-in in accordance with section 8 above may participate in the selection of Parking Space(s).</p> <p>登記人(如登記人為公司, 則最少一位已被正式委任之董事)須根據抽籤結果順序有秩序地及於合理時間內揀選於當時可供揀選的停車位。 Registrant(s) (if the registrant is a company, at least one of the director(s) duly appointed by the company registrant) may select the Parking Space(s) which is available for selection at the time of selection in the order of priority according to the ballot result sequence and in an orderly manner and within reasonable time.</p>
10. 價單及付款方法 Price List and Payment Method	<p>賣方將於2025年6月21日(星期六)或之前於項目網站 <a href="http://www.thearles.com.hk">www.thearles.com.hk</a> 公布停車位價單。登記人可參閱停車位價單了解付款方法。 The Price List of the Parking Space(s) will be announced by the Vendor in the project website <a href="http://www.thearles.com.hk">www.thearles.com.hk</a> on or before 21<sup>st</sup> June 2025 (Saturday). Registrant(s) can refer to the aforementioned Price List of the Parking Space(s) for the payment method.</p>

合資格的準業主或業主、登記人及停車位買家須知：

Important Notes to Eligible Prospective Owner or Registered Owner, Registrant(s) and purchaser of Parking Space(s) :

- 「停車位認購登記表」的登記人及簽訂停車位臨時買賣合約的買家須為同一人。  
The Registrant(s) of the Registration Form and the purchaser(s) of the Parking Space(s) shall be the same person(s).
- 如合資格的準業主或業主是超過一個人, 則其中一位必須在「停車位認購登記表」列明為登記人及簽署。

而該位登記人須為停車位臨時買賣合約的買家（如適用）。

If the Eligible Prospective Owner or Registered Owner comprises more than one person, one of the persons shall be named as the Registrant(s) and signed in the Registration Form and that person shall be named as Purchaser in the Preliminary Agreement for Sale and Purchase of the Parking Space(s) (if applicable).

3. 合資格的準業主或業主只可就其每一個「星凱·堤岸」住宅單位遞交一份「停車位認購登記表」。為免生疑問，每一個「星凱·堤岸」住宅單位只可有一份「停車位認購登記表」，賣方將不會接納任何「星凱·堤岸」住宅單位遞交多於一份的「停車位認購登記表」。

Eligible Prospective Owner or Registered Owner can only submit ONE Registration Form for each of his residential unit(s). For the avoidance of doubt, each residential unit in The Arles shall only have ONE Registration Form for Parking Space(s), the Vendor will not accept submission of more than ONE Registration Form from any each residential unit of The Arles.

4. 登記人可認購 1 個但不多於3個停車位。如登記人已是停車位的業主或準業主，在停車位成交後他不能擁有多於3個停車位。

The Registrant(s) shall be entitled to purchase One (1) Parking Space but no more than Three (3) Parking Spaces. If the Registrant is Registered Owner or Prospective Owner of Parking Space(s), the Parking Spaces he/she/it owns after completion of purchase of such Parking Spaces shall not exceed 3 Parking Spaces.

5. 登記人可參閱已上載於項目網站 (<http://www.thearles.com.hk>) 的售樓說明書內的第十三部份的發展項目中的停車位的樓面平面圖以了解各車位的位置。

The Registrant(s) can refer to the Floor Plans of Parking Spaces in the Development under Section 13 of the Sales Brochure uploaded to the project website at <http://www.thearles.com.hk> to find out the location of the Parking Spaces.

6. 停車位將會以“現狀”出售。賣方建議各登記人於揀選停車位及簽署停車位臨時買賣合約前視察停車位以了解各停車位的現狀及其四周環境。

The Parking Space(s) is sold on an “as is” basis. The Vendor advises each Registrant to conduct an on-site inspection of the Parking Space(s) to inspect the condition and the surrounding environment of each Parking Space(s) prior to selecting the Parking Space(s) and entering into the Preliminary Agreement for Sale and Purchase of the Parking Space(s).

7. 根據政府批地文件特別條款第(52)(a)條，該停車位不能：—

Under Special Condition No. (52)(a) of the Government Grant, the Parking Space(s) shall not be:-

- (a) 轉讓，除非

assigned except

- (i) 連同賦予獨有使用及管有已經或將會在該地段上興建的建築物的住宅單位的權利的該地段的不可分割份數；或

together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or

- (ii) 予本身已是該地段不可分割份數的擁有人擁有獨有使用及管有已經或將會在該地段上興建的建築物的住宅單位的權利的人士；或

to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or

- (b) 租賃，除非是出租予已經或將會在該地段上興建的建築物的住宅單位的住戶。

underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.

惟在任何情況下，不可將合共總數超過 3 個的住宅停車位及住宅電單車停車位轉讓或租賃給已經或將會在該地段上興建的建築物的任何一個住宅單位的住戶。

Provided that in any event not more than three in number of the total of the Residential Car Parking Space(s) and Residential Motor Cycle Parking Space(s) shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

8. 所有停車位只供用作停泊根據《 道路交通條例 》、 其附例及修訂條例獲發牌並屬於「星凱·堤岸」住宅單位的住戶及其真正訪客、探訪者及受邀人士的車輛停泊之用。

All Parking Space(s) shall not be used for any purpose other than for parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units of The Arles or their bona-fide guests, visitors or invitees.

9. 就上述條款第 7 及 8 條所訂，停車位買家須於簽訂臨時買賣合約之時聲明及保證如下:-  
In regards to clauses 7 and 8 hereinabove, purchasers of Parking Space(s) shall upon signing of the preliminary agreement for sale and purchase of the Parking Space(s) declare and warrant as follows:-

- (a) 如停車位買家是「星凱·堤岸」住宅單位的註冊業主，於完成停車位買賣時，該停車位買家仍會是「星凱·堤岸」住宅單位的註冊業主並會向賣方提供能滿足賣方要求之文書以證明已符合上述的規定；或  
If purchaser of Parking Space(s) is the registered owner(s) of residential unit(s) of The Arles, such purchaser of Parking Space(s) shall remain as registered owner(s) of a residential unit(s) of The Arles upon completion of the sale and purchase of the Parking Space(s) and shall produce such documentary evidence(s) as required by the Vendor to prove compliance of the aforesaid requirements to the satisfaction of the Vendor; or
- (b) 如停車位買家是合資格準業主，該停車位買家須根據「星凱·堤岸」住宅單位買賣協議的條款和條件完成買賣該住宅單位並於完成停車位買賣時，該停車位買家已完成該「星凱·堤岸」住宅單位的買賣並成為業主及會向賣方提供能滿足賣方要求之文書以證明已符合上述的規定。在任何情況下，停車位的成交日不可早於該「星凱·堤岸」住宅單位的成交日。  
If purchaser of Parking Space(s) is eligible prospective owner, such purchaser of Parking Space(s) shall complete the sale and purchase of a residential unit of The Arles in accordance with the terms and conditions of the Agreement for Sale and Purchase of such residential unit and become the owner of such residential unit upon completion of the sale and purchase of the Parking Space(s) and shall produce such documentary evidence(s) as required by the Vendor to prove compliance of the aforesaid requirements to the satisfaction of the Vendor. PROVIDED ALWAYS that the date of completion of the sale and purchase of the Parking Space(s) shall in any event be no earlier than the date of completion of the sale and purchase of such residential unit.

如果有任何違反前述聲明及保證的行為，停車位買家須賠償賣方因停車位買家違反停車位買家作出之保證且未能兌現保證之一切損失、補償、法律行動、訴訟、費用及開支。

Should there be any breach of the aforesaid declarations and warranties, the purchaser of Parking Space(s) shall indemnify and keep the Vendor indemnified for any loss, damages, claims, proceedings, costs and expenses suffered by the Vendor as the result of such breach.

10. 有關停車位買賣之律師費、印花稅、登記費、雜費及其他費用均由買方支付。  
All legal costs and disbursements, stamp duty, registration fee and other costs and expenses of and incidental to the sale and purchase of Parking Space(s) shall be borne by the Purchaser(s).
11. 賣方保留權利修改上述銷售安排。  
The Vendor reserves the right to change the above sales arrangements.
12. 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。  
In any circumstances where the procedure is not adhered to and in case of any dispute, the Vendor reserves its absolute discretion to make any decision.
13. 倘若本銷售安排中英文版有異，以英文版本為準。  
In the event of any discrepancy between the Chinese and English versions of this Sales Arrangements, the English version shall prevail.