

附件 1

Appendix 1

「雨後」(以下稱「項目」)
 “After The Rain” (the “Development”)
 停車位之銷售安排 Sales Arrangements of the Parking Spaces

<p>1. 認購登記資格 Eligibility of Registration</p>	<p>所有 (a) 已簽妥正式買賣合約購買項目的住宅單位的買家;或 (b) 已完成交易並成為項目的住宅單位的業主(以下統稱為「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 (a) entered into a formal agreement for sale and purchase to purchase residential unit(s) of the Development; or (b) completed the sale and purchase and become an owner of residential unit(s) of the Development (collectively referred to as the “Eligible Prospective Owner(s) or Owner(s)”) shall be entitled to submit the Registration Form for Purchase of Parking Space(s).</p>
<p>2. 認購登記時段 Registration Period</p>	<p>2024 年 6 月 29 日(星期六)至 2024 年 7 月 11 日(星期四) 每日上午11時至晚上 7 時。</p> <p>29 June 2024 (Saturday) to 11 July 2024 (Thursday) from 11 a.m. to 7 p.m. daily.</p>
<p>3. 認購登記地點 Place of Registration</p>	<p>「雨後」地下2號舖。</p> <p>Shop 2, G/F, of “After The Rain”</p>
<p>4. 認購登記文件 Registration Documents</p>	<p>如合資格的準業主或業主有意選購項目的住宅停車位及住宅電單車停車位(以下統稱為「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地點提交：-</p> <p>For those Eligible Prospective Owner(s) or Owner(s) who is/are interested in selecting and purchasing the Residential Parking Space(s) and the Residential Motor Cycle Parking Space(s) of the Development (collectively referred to as the “Parking Space(s)”) shall submit the duly completed and signed “Registration Form for Purchase of Parking Space(s)” (the “Registration Form”) together with the following documents within the Registration Period at the Place of Registration:-</p> <p>(i) 證明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 one person as Eligible Prospective Owner(s) or Owner(s), e.g. a copy of the Agreement for Sale and Purchase or Assignment of a residential unit of the Development;</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</p>

	<p>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(s) or Owner(s). If the Eligible Prospective Owner(s) or Owner(s) 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(s) or Owner(s) 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 Prospective Owner(s) or Owner(s).</p> <p>每一已成功遞交「停車位認購登記表」的合資格的準業主或業主(以下稱「登記人」)將可領取登記收據(以下稱「登記收據」)。</p> <p>Each Eligible Prospective Owner(s) or Owner(s) who has successfully submitted the Registration Form (the “Registrant(s)”) will be entitled to collect a registration receipt (the “Registration Receipt”).</p>
<p>5. 將會使用何種方法決定揀選停車位的優先次序，其公布日期及出售</p> <p>The method to be used to determine the order of priority in selecting Parking Space(s), the date of announcement and sale</p>	<p>A. <u>將會使用何種方法決定出售日揀選停車位的優先次序</u> <u>The method to be used to determine the order of priority in selecting Parking Space(s) on the date of sale</u></p> <p>申請將分作 (1) 住宅車位權及 (2) 一般停車位認購兩組，每組均以抽籤決定優先揀選次序。首先進行住宅車位權組揀選停車位。</p> <p>The applications will be divided into 2 streams, (1) Option to purchase a residential parking space, and (2) Parking Space(s) purchase. Balloting will be used to determine the order of priority in selecting Parking Space(s) for each stream. Selection of the Parking Space(s) for the Option to purchase a residential parking space stream will take place first.</p> <p>B. <u>抽籤結果公布日期</u> <u>Date of Announcement of Balloting Results</u></p> <p>於 2024 年 7 月 12 日(星期五) 下午 2 時於「雨後」地下 2 號舖進行即場抽籤。</p> <p>The balloting of the Parking Space(s) will be taken place on 12 July 2024 (Friday) 2:00PM in Shop 2, G/F, of “After The Rain” on spot.</p> <p>C. <u>未能出席</u> <u>Fail to Attend</u></p> <p>如登記人未能於 2024 年 7 月 13 日(星期六) 於指定時間出席及認購停車位，該優先認購停車位位置自動失效。</p> <p>In the event that the Registrant(s) fail(s) to attend and select the Parking Space(s) at the designated time on 13 July 2024 (Saturday), the priority to purchase Parking Space(s) will lapse automatically.</p>

	<p>「住宅車位權」組指已按項目住宅單位的有關價單的選擇並享有及持續享有「住宅車位權」的利益的合資格的準業主或業主。</p> <p>“Option to purchase a residential parking space” stream means those Eligible Prospective Owner(s) or Owner(s) who have chosen and entitled or continued to be entitled to the benefit of a “Option to purchase a residential parking space” under the relevant price list(s) of residential units of the Development.</p>
<p>6. 出售日期及時間 Date of Sale and Time</p>	<p>2024年7月13日(星期六)(以下稱「出售日」)</p> <p>(1) 住宅車位權 : 上午10時 (2) 一般停車位認購 : 上午11時</p> <p>13 July 2024 (Saturday) (the “Date of Sale”)</p> <p>(1) Option to purchase a Parking Space : 10 a.m. (2) Parking Space purchase : 11 a.m.</p>
<p>7. 出售地點 Place of Sale</p>	<p>「雨後」地下2號舖(以下稱「出售地點」)</p> <p>Shop 2, G/F, of “After The Rain” (the “Place of Sale”)</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) 由賣方發出之登記收據(正本); the original Registration Receipt issued by the Vendor;</p> <p>(ii) 證明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 one person as Eligible Prospective Owner(s) or Owner(s), e.g. a copy of the Agreement for Sale and Purchase or Assignment of a residential unit of the Development;</p> <p>(iii) 一張港幣\$100,000 抬頭為「羅文錦律師樓」的銀行本票及空白支票; 及 a cashier order of HK\$100,000 made payable to “Lo and Lo” and cheque(s); and</p> <p>(iv) 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(鑒證副本); 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), <u>original</u> 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</p>

	<p>Certificate of Incorporation; (3) <u>certified copy</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 Registrant(s) whose identities have been confirmed and verified by the Vendor shall be eligible for the selection of Parking Space(s).</p> <p>3. 未能於抽籤結果中所指示的時段到達出售地點報到的登記人將被取消根據抽籤結果揀選停車位的資格，而該登記人根據項目住宅單位的價單享有的「住宅車位權」亦將同時被取消。該等登記人不會因此獲得任何補償。 Registrant(s) who arrive(s) at the Place of Sale at any time later than the timeslot assigned in the ballot results shall not be eligible to select the Parking Space(s) according to the ballot results. Entitlement of such Registrant(s) to the “Option to purchase a residential parking space” under the relevant price list(s) of residential units of the Development shall also be cancelled. Such Registrant(s) shall not be entitled to any compensation therefor.</p> <p>4. 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>
<p>9. 揀選停車位程序 Procedure on selection of Parking Space(s)</p>	<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>2. 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/are 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>
<p>10. 價單及付款方法 Price List and Payment Method</p>	<p>登記人可參閱停車位價單了解付款方法。 Registrant(s) can refer to the Price List of the Parking Spaces to find out 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(s) or Owner(s), Registrant(s) and purchasers of Parking Space(s) :

1. 任何享有「住宅車位權」的合資格的準業主或業主不論任何原因沒有依照此銷售安排所規定的時限、條款及方法認購住宅停車位，其將會被視作放棄享有該「住宅車位權」的權利，該合資格的準業主或業主亦不會為此獲得任何補償。
Any Eligible Prospective Owner(s) or Owner(s) entitled to the “Option to purchase a residential parking space” fails to purchase the residential parking space according to the time limit, terms and manner as prescribed by this sales arrangements for whatever reason, he shall be deemed to give up his entitlement to the “Option to purchase a residential parking space” and shall not be entitled to any compensation therefor.
2. 「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) in the Preliminary Agreement for Sale and Purchase shall be the same person(s).
3. 如合資格的準業主或業主是超過一個人，則每一位必須在同一份「停車位認購登記表」列明為登記人及簽署。每一位亦須為停車位臨時買賣合約的買家 (如適用)。
If the Eligible Prospective Owner(s) or Owner(s) comprise(s) more than one person, each person shall be named as one of the persons of the Registrant(s) and signed in the same Registration Form. And each person shall be included as one of the purchaser(s) in the Preliminary Agreement for Sale and Purchase of the Parking Space(s) (if applicable).
4. 合資格的準業主或業主只可就其每一個「兩後」住宅單位遞交一份「停車位認購登記表」並領取一張登記收據。為免生疑問，每一個「兩後」住宅單位只可遞交一份的「停車位認購登記表」，賣方將不會接納任何「兩後」住宅單位遞交多於一份的「停車位認購登記表」。
Eligible Prospective Owner(s) or Owner(s) can only submit ONE Registration Form for each of his/her their residential units in “After The Rain” and collect ONE Registration Receipt. For the avoidance of doubt, each residential unit in “After The Rain” shall only have ONE Registration Form, the Vendor will not accept submission of more than ONE Registration Form from any each residential unit of “After The Rain”.
5. 登記人憑每張登記收據可認購最多 3 個停車位。
The Registrant(s) shall be entitled to purchase maximum three (3) Parking Space(s) with each Registration Receipt.
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/are sold on an “as is” basis. The Vendor advises each Registrant(s) 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(s) for Sale and Purchase of the Parking Space(s).
7. 根據政府批地文件特別條款第(63)(a)條，停車位不能：—
Under Special Condition No. (63)(a) of the Government Grant, the Parking Space(s) shall not be:-
轉讓，除非
assigned except
 - (i) 一併連同賦予專有權使用及管有現已或將會興建於該地段上的一幢或多幢建築物當中一個或多個住宅單位之不分割份數；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) 予本身已擁有具專有權使用及管有現已或將會興建於該地段上的一幢或多幢建築物當中一個或多個住宅單位的不分割份數的人士。
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.

惟在任何情況下，不得轉讓合共總數超過3個住宅停車位及住宅電單車停車位予現已或將會興建於該地段上一幢或多幢建築物內任何同一個住宅單位的業主。

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the building or buildings erected or to be erected on the lot.

8. 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的車輛或（視乎情況而定）電單車停泊之用。
The Parking Space(s) shall not be used for any purpose other than for parking of motor vehicles or (as the case may be) motor cycle licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.
9. 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).
10. 賣方現保留一切權利取消、更改或變更銷售安排，而無需另行通知。
The Vendor reserves the right to cancel, modify or vary the sales arrangements without further notice
11. 如任何情況下沒有遵守上述程序及/或如有任何爭議，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/or in case of any dispute, the Vendor reserves its absolute discretion to make any decision.
12. 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.