

Information on Sales Arrangements For Parking Spaces in Dragons Range

玖龍山車位銷售安排資料

Name of the development: 發展項目名稱:	Dragons Range 玖龍山
Date of the Sale: 出售日期:	6 June 2015 onwards 由 2015 年 6 月 6 日起
Time of the Sale: 出售時間:	<u>On 6 June 2015</u> From 11:00 a.m. to 8:00 p.m. From 7 June 2015 onwards From 11:00 a.m. to 8:00 p.m. <u>2015 年 6 月 6 日</u> 由上午 11 時至下午 8 時 由 2015 年 6 月 7 日起 由上午 11 時至下午 8 時
Place where the sale will take place: 出售地點:	35/F, Tower 1, Enterprise Square Five, 38 Wang Chiu Road, Kowloon Bay ("Dragons Range Sales Office") 九龍灣宏照道38號企業廣場五期第一座三十五樓 ("玖龍山售樓處")
Number of Parking Spaces that will be offered to be sold: 將提供出售的停車位的數目:	Residential Parking Spaces 住宅停車位: 288 Motor Cycle Parking Spaces 電單車停車位: 26
Description of the Parking Spaces that will be offered to be sold: 將提供出售的停車位的描述:	
<u>The following Parking Spaces at LG/F 以下在低層地下之停車位:</u> Residential Parking Spaces 住宅停車位 LG021, LG022, LG023, LG024, LG025, LG026, LG027, LG028, LG029, LG030, LG031, LG032, LG047, LG048, *LG049, LG050, LG051, LG052, LG053, LG054, LG055, LG056, LG057, LG058, LG059, LG060, LG061, LG062, LG063, LG064, LG073, LG074, LG075, LG076, LG077, LG078, LG079, LG080, LG084, LG085, LG086, LG087, LG088, LG089, LG090, *LG091, LG224, LG225, LG226, LG227, LG228, LG229, LG230, LG231, LG232, LG233, LG234, LG235, LG236, LG237, LG238	
<u>The following Parking Spaces at B/F 以下在地庫之停車位:</u> Residential Parking Spaces 住宅停車位 B001, B002, B003, B004, B005, B006, B007, B008, B009, B010, B011, B012, B013, B014, B015, B016, B017, B018, B019, B020, B021, B022, B023, B024, B025, B026, B027, B028, B029, B030, B031, B032, B033, B034, B035, B043, B044, B045, B046, B047, B048, B049, B050, B051, B052, B053, B054, B055, B056, B057, B058, B059, B060, B061, B062, B063, B064, B065, B066, B067, B068, B069, B070, B071, B072, B073, B074, B075, B076, B077, B078, B079, B088, B089, B090, B091, B092, B093, B094, B095, B096, B097, B098, B099, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B123, B124, B125, B126, B127, B128, B129, B130, B131, B132, B133, B134, B135, B136, B137, B138, B139, B140, B141, B142, B143, B144, B145, B146, B147, B148, B149, B150, B151, B152, B153, B154, B155, B156, B157, B158, B159, B160, B161, B162, B163, B164, B165, B166, B167, B168, B169, B170, B171, B172, B173, B174, B175, B176, B177, B178, B179, B180, B181, B182, B183, B184, B185, B186, B187, B188, B189, B190, B191, B192, B193,	

B194, B195, B196, B197, B198, B199, B200, B201, B202, B203, B204, B205, B206, B207, B208, B209, B210, B211, B212, B213, B214, B215, B216, B217, B218, B219, B220, B221, B222, B223, B224, B225, B226, B227, B228, B229, B230, B231, B232, B233, B234, B235, B236, B237, B238, B239, B240, B241, B242, B243, B244, B245, B246, B247, B248, B249, B250

Motor Cycle Parking Spaces 電單車停車位

M30, M31, M32, M33, M34, M35, M36, M37, M38, M39, M40, M41, M42, M43, M44, M45, M46, M47, M48, M49, M50, M51, M54, M55, M56, M57,

* Accessible Residential Parking Spaces 暢通易達住宅停車位

(Residential Parking Spaces and Motor Cycle Parking Spaces are collectively referred to as “**Parking Spaces**”, and “**Parking Space**” shall be construed accordingly. 住宅停車位及電單車停車位統稱「**停車位**」。))

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

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

General Provisions:

一般規定：

- (i) The Parking Spaces are only available for purchase by the purchasers (“**Qualified Purchasers**”) of specified residential properties of Dragons Range who have signed the “Purchase of Residential Parking Space” with the Vendor under which the relevant purchasers shall, subject to contract, have an option to purchase one Residential Parking Space in Dragons Range (“**Purchase Option**”).
是次停車位只供「**合資格買家**」購買，「合資格買家」者為玖瓏山指明住宅物業的買家，且已與賣方簽訂「認購住宅停車位」文件，而按該文件，受制於合約，買家可獲認購一個玖瓏山住宅停車位之權利（「**車位認購權**」）。
- (ii) The sale of the Parking Spaces will be divided into groups. The priority of selection of the Parking Spaces among the Registrants (as defined hereinafter) of each group will be determined in the manner as mentioned in paragraph 5 of the Procedure hereinafter. The Vendor shall categorize all Qualified Purchasers according to the criteria as set out hereinafter. In case of dispute, the Vendor has absolute discretion to decide which category each Qualified Purchaser belongs to and its decision is final and binding.
停車位出售將分組進行，每組的「**登記人**」（定義見下文）揀選停車位的先後次序將以後述程序第 5 段的方法決定。賣方將根據下述條件分類所有「合資格買家」。如有爭議，賣方有絕對酌情權決定每一位「合資格買家」所屬組別。賣方的決定是最終及具約束力的。
- (iii) The Vendor will issue a notice to each Qualified Purchaser to notify him of the group to which he belongs.
賣方會另函發信通知「每位合資格買家」其所屬組別。
- (iv) If a Qualified Purchaser fails to (a) submit a Registration Form of Purchase of Parking Spaces in accordance with this Information on Sales Arrangements for Parking Spaces in Dragons Range or (b) fails to attend (either in person or by his authorized representative) Dragons Range Sales Office for registration or (c) fails to select any Parking Space(s) after registration, then he is deemed to have waived his Purchase Option and his “Purchase of Residential Parking Space” signed with the Vendor will cease to be valid forthwith.
「合資格買家」若今次(a)沒有按本「玖瓏山車位銷售安排資料」遞交「認購停車位登記表格」或 (b)沒有(親身或由其授權代表)到達玖瓏山售樓處進行登記或(c)登記後沒有選購停車位，則表示放棄其「車位認購權」，其與賣方簽訂之「認購住宅停車位」文件即告無效。
- (v) Notwithstanding anything herein contained, an Accessible Parking Space will only be sold to a Registrant who is or whose family member(s) is/are disabled person(s) as defined in the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation. Any Registrant interested to purchase an

Accessible Parking Space must produce documentary evidence proving to the Vendor's satisfaction that he or his family member(s) is/ are disabled person(s) so defined.

不論本銷售安排有任何規定，暢通易達停車位只會售予本身是傷殘人士的「登記人」或其家人是傷殘人士的「登記人」。傷殘人士以《道路交通條例》(第374章)，及其任何附屬規則及任何修正法例的定義為準。有意購買暢通易達停車位的「登記人」必須提供令賣方滿意之有效證明文件，以證明其或其家人是前述的傷殘人士。

On 6 June 2015 (the “date of sale”):

2015年6月6日「出售當天」:

The sale of the Parking Spaces will be divided into the following three sessions and five groups. The priority of selecting Parking Spaces among the Registrants of each group will be determined in the manner as mentioned in paragraph 5 of the Procedure hereinafter. After the selection of Parking Spaces in Group A1 is completed, the remaining Parking Space(s) will be available for sale in Group A2; after the selection of Parking Spaces in Group A2 is completed, the remaining Parking Space(s) will be available for sale in Group B1; after the selection of Parking Spaces in Group B1 is completed, the remaining Parking Space(s) will be available for sale in Group B2; after the selection of Parking Spaces in Group B2 is completed, the remaining Parking Space(s) will be available for sale in Group C. Each Qualified Purchaser / Registrant may only participate in one of the following groups to which he belongs for the purpose of purchase of Parking Space(s).

停車位將會分以下三節及五組出售，每組內之「登記人」之揀選停車位優先次序將以後述程序第5段的方法決定。A1組完成揀選停車位後，餘下之停車位將於A2組提供出售；A2組完成揀選停車位後，餘下之停車位將於B1組提供出售；B1組完成揀選停車位後，餘下之停車位將於B2組提供出售；B2組完成揀選停車位後，餘下之停車位將於C組提供出售。每一名「合資格買家」/「登記人」只可參予以下其所屬組別認購車位。

Session 節	Group 組別	Qualified Purchaser 合資格買家
A	A1	<p>One purchaser who, in the same name, has purchased two adjacent units (namely, Unit A and Unit B) on the same floor in Court D Tower 1 or Court D Tower 2, and have two (2) Purchase Options. If a purchaser has purchased one of the units in his sole name, and purchased the other unit with a co-owner(s), both purchasers will be regarded as Group A1 Qualified Purchasers.</p> <p>In case each of the two units is purchased in the name of a different corporate purchaser, provided that valid documentary evidence can be produced to the satisfaction of the Vendor that the two corporate purchasers have at least one common director, such corporate purchasers may qualify as Group A1 “Qualified Purchaser”.</p> <p>If a purchaser is regarded as a Group A1 Qualified Purchaser as per the above requirements, he will also be regarded as Group A1 Qualified Purchaser in relation to any other unit(s) purchased by him with which a Purchase Option is granted.</p> <p>同一名稱買家購入2個位於天璣閣第一座或天璣閣第二座同層之相鄰A及B住宅單位及擁有2個車位認購權。假若一位買家以個人名義購入其中一個單位，並與他人以聯名購入另一單位，則兩個單位之買家均視作A1組「合資格買家」。</p> <p>若以公司名義購入，2間不同公司名稱而擁有最少一名相同董事都可成為A1組「合資格買家」，惟須出示令賣方滿意之有效證明文件。</p> <p>另外，任何買家若根據前述被當作A1組「合資格買家」，則就該買家購入的其他獲車位認購權的單位而言，均會一律視作A1組「合資格買家」。</p>
	A2	<p>Purchaser of one Unit A in any of Court D Tower 1 or Court D Tower 2 or Court B Tower 2 who has one Purchase Option</p> <p>購入1個位於天璣閣第一座A單位或天璣閣第二座之A單位或月璣閣第二座A單位及擁有1個車位認購權。</p>
B	B1	<p>One purchaser who, in the same name, has purchased two or more residential units and has one Purchase Option in respect of each residential unit. In case such units</p>

		<p>are purchased in the names of two different corporate purchasers, provided that valid documentary evidence can be produced to the satisfaction of the Vendor that the two corporate purchasers have at least one common director, such corporate purchasers may qualify as Group B1 “Qualified Purchaser”.</p> <p>同一名買家購入2個或以上之住宅單位且就該每一個住宅單位均擁有一個車位認購權。若以公司名義購入, 2間不同公司名稱而擁有最少一名相同董事都可成為B1組「合資格買家」, 惟須出示令賣方滿意之有效證明文件。</p>
	B2	<p>Purchaser of one residential unit including a garden thereof who has one Purchase Option</p> <p>購入1個地下連花園住宅單位及擁有1個車位認購權。</p>
C	C	<p>Purchaser of one residential unit who has one Purchase Option, and who does not belong to any of the groups above.</p> <p>購入1個住宅單位及擁有1個車位認購權, 且不屬於以上任何組別。</p>

Procedures 程序

1.	<p>Any Qualified Purchaser interested in purchasing any of the Parking Spaces (“Registrants”) must submit a duly completed Registration Form of Purchase of Parking Spaces to 35/F, Tower 1, Enterprise Square Five, 38 Wan Chiu Road, Kowloon Bay (“Dragons Range Sales Office”) during the period from 16th May 2015 to 2nd June 2015 from 11 a.m. to 8 p.m. in person or by his authorized representative.</p> <p>任何有意購買任何停車位的「合資格買家」(下稱「登記人」)須於2015年5月16日至2015年6月2日上午 11時至下午8時期間親身或由其授權代表到九龍灣宏照道38號企業廣場五期第一座三十五樓(下稱: 玖龍山售樓處)遞交一份已填妥之「認購停車位登記表格」。</p>
2.	<p>The Registrant must submit the Registration Form of Purchase of Parking Spaces in the name of the purchaser under the relevant formal agreement for sale and purchase of specified residential property(ies) in Dragons Range. All registrations are non-transferrable.</p> <p>「登記人」必須以其購入玖龍山指明住宅物業之正式買賣合約之買方名義登記「認購停車位登記表格」, 所有登記概不能轉讓。</p>
3.	<p>Each Registrant shall only be registered under one valid Registration Form of Purchase of Parking Spaces. Duplicated registration will not be accepted. Late submission or submission outside the above specified hours will not be accepted. One registration number shall be allocated to each valid registration form.</p> <p>每名「登記人」只可遞交一份「認購停車位登記表格」, 重覆遞交將不會被接受。逾期或在以上指定時間以外遞交恕不受理。每一份有效之登記表格可獲分配一個登記號碼。</p>
4.	<p>The Registrant may, for each residential unit granted with a Purchase Option, register for purchase of one (1) Residential Parking Space and not more than two (2) Motor Cycle Parking Spaces. According to Special Condition No.(22)(a) of the relevant Land Grant (i.e. New Grant No.21273 dated 9th August 2011), in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the building(s) erected or to be erected on the lot.</p> <p>「登記人」可就每一個獲得「車位認購權」之住宅單位, 登記認購一個住宅停車位及不多於兩個電單車停車位。根據相關批地文件 (即2011年8月9日簽訂之新批租契第21273號) 特別條款第(22)條(a)規定, 在任何情況下, 不得轉讓超過3個住宅停車位和電單車停車位給予該地段已建或擬建的建築物的任何一個住宅單位的業主。</p>
5.	<p>The priority of selection of Parking Spaces in each group is determined by the number of residential unit(s) in Dragons Range purchased by a Registrant. A higher priority will be given to the Registrant who has purchased higher number of residential properties. If more than one(1) Registrant in the same group have purchased the same number of residential properties, then the priority of selection of Parking Spaces among such Registrants in the same group is determined by balloting. The results of the priority of selection of parking space and the result of the balloting will be posted at 5:00 p.m. on 4th June 2015 at the Dragons Range</p>

	<p>Sales Office and on the website designated for Dragons Range (www.dragonsrange.com.hk). The Vendor shall not be responsible to the Registrants for any accidental error or omission contained in the ballot results.</p> <p>每組別揀選停車位之先後次序將以「登記人」在玖龍山所購買的住宅單位數量決定，數量較多者優先。若果在同一組別內多於一名「登記人」購入了相同數量的住宅物業，則該等同一組別之「登記人」間之揀選停車位之優先次序以抽籤方式決定。揀選停車位之先後次序及抽籤結果將於2015年6月4日下午5時於玖龍山售樓處公布，並同時上載至玖龍山指明網頁(www.dragonsrange.com.hk)內。如抽籤結果有任何意外的錯誤或遺漏，賣方無須向登記人承擔任何責任。</p>												
6.	<p>On the date of sale, Registrants of each group shall, in person or by his authorized representative, attend the Dragons Range Sales Office for registration in accordance with the respective check-in timeslots stated below. For the purposes of administrative convenience and maintaining order, the Vendor may register those Registrants who arrive earlier than the check-in timeslot of the respective group. The order of registration will not have any impact on the priority for selecting Parking Spaces.</p> <p>於出售當天，各組別之「登記人」需親身或由其授權代表按以下報到時段準時到達玖龍山售樓處進行登記。為了行政便利及維持秩序，賣方可早於以下指定時段為該組別已到場的登記人先進行登記，登記次序不會影響揀選停車位的優先次序。</p> <p>Check-in Timeslots for Dragons Range: 玖龍山報到時段:</p> <table><tr><th>Session 節</th><th>Group 組別</th><th>Check-in Timeslots 報到時間</th></tr><tr><td>A</td><td>A1, A2</td><td>10:30 a.m. to 11:00 a.m.</td></tr><tr><td>B</td><td>B1, B2</td><td>11:00 a.m. to 11:30 a.m.</td></tr><tr><td>C</td><td>C</td><td>2:00 p.m. to 2:30 p.m.</td></tr></table> <p>For the purpose of verification of identities, Registrants must bring along the following documents: 為核實身份之用，登記人須攜同以下文件：</p> <ul style="list-style-type: none">- for individual Registrant, his/her original HK Identity Card or passport (as the case may be); 如「登記人」是個人，其香港身份證 / 護照正本(視屬何情況而定)；- For corporate Registrant, its Business Registration Certificate, Certificate of Incorporation, documents filed with the Companies Registry showing the current list of director(s) and HKID Card or passport (as the case may be) of the director(s);- 如「登記人」是公司，其商業登記證書、公司註冊證書、已於公司註冊處登記之有關文件顯示當時的董事名單及董事之香港身份證/護照(視屬何情況而定)；- Original receipt for the Registration Form of Purchase of Parking Spaces; 「認購停車位登記表格」之正本收據；- A copy of the “Purchase of Residential Parking Space” signed by the Vendor and the purchaser; and 買賣雙方簽署之「認購住宅停車位」文件複本；及- The authorized representative must bring along the original letter of authorization duly signed by the Registrant 授權代表需帶同一份「登記人」簽妥之授權書正本	Session 節	Group 組別	Check-in Timeslots 報到時間	A	A1, A2	10:30 a.m. to 11:00 a.m.	B	B1, B2	11:00 a.m. to 11:30 a.m.	C	C	2:00 p.m. to 2:30 p.m.
Session 節	Group 組別	Check-in Timeslots 報到時間											
A	A1, A2	10:30 a.m. to 11:00 a.m.											
B	B1, B2	11:00 a.m. to 11:30 a.m.											
C	C	2:00 p.m. to 2:30 p.m.											
7	<p>If a Registrant attends the Dragons Range Sales Office for registration later than the respective check-in time slot of the group to which he belongs, he is deemed to have waived his right to select the Parking Spaces in accordance with the order of priority of selection for his group. Such Registrant may select any remaining Parking Spaces after all the other Registrants among his group have selected Parking Spaces. In the event that the selection of Parking Spaces for his group has already completed and the selection of Parking Spaces for the next group has already commenced, then such Registrant must wait for the selection process of that group to complete before he may select any remaining Parking Spaces.</p> <p>倘若「登記人」在其所屬組別之指定報到時間後才到達玖龍山售樓處進行登記，他將被視作放棄根據該組別之揀選停車位次序購買停車位的資格。該「登記人」可在該所屬組別的其他「登記人」揀選完畢後補上並揀選餘下停車位。若該所屬組別的停車位揀選程序已完畢並且已進行下一組別停車位揀選程序，則該「登記人」必須等待整個組別程序完畢後才可補上揀選餘下停車位。</p>												

8.	<p>After a Registrant or his authorized representative has successfully selected any of the Parking Spaces, he shall proceed to enter into a preliminary agreement for sale and purchase in respect of the Parking Space(s), and make payment by cheque for the sum equivalent to 5% of the purchase price of the relevant Parking Space as preliminary deposit and made payable to “Kao, Lee & Yip Solicitors”.</p> <p>(Provided that a Registrant or his authorized representative provides reasonable ground(s) and documentary evidence to the satisfaction of the Vendor to prove that the Registrant is unable to enter into the relevant preliminary agreement for sale and purchase at the spot, the Vendor reserves its right to deal with such situation in its sole discretion and on a case-by-case basis.)</p> <p>「登記人」或其授權代表成功揀選停車位後，登記人須即時簽訂相關的臨時買賣合約並以支票支付相等於停車位售價的百分之五作為臨時訂金，抬頭人為「高李葉律師行」。</p> <p>(若登記人或由其授權代表有合理原因及令賣方滿意之證明文件證明登記人未能即時簽訂相關的臨時買賣合約，賣方保留絕對酌情決按個別情況另行處理之權利)。</p>
9.	<p>After the selection of Parking Spaces as aforesaid finishes, the Vendor reserves the remaining Parking Space(s) (if any) to be sold in priority to the purchasers of the following specified residential properties of Dragons Range: (i) unsold specified residential properties covered in the relevant issued price list(s) of specified residential properties which properties would be granted with a Purchase Option and (ii) other specified residential properties which have not yet been offered for sale. The Vendor hereby expressly reserves its right to use any method it considers appropriate to determine the order of priority of selecting the remaining Parking Space(s) (if any).</p> <p>當按上述程序完成揀選停車位後，賣方將保留尚餘之停車位（如有）優先售予以下玖龍山指明住宅物業的買家：(i) 已公佈之指明住宅物業價單內尚未售出且可獲「車位認購權」之指明住宅物業及(ii) 其他尚未提供出售之指明住宅物業。賣方特此保留權利以任何賣方認為合適的方法決定揀選尚餘之停車位（如有）之優先次序。</p>
<p>The Sales Brochure for Parking Spaces, Price List of the Parking Spaces, Sales Arrangements and Registration Forms are available for collection free of charge at 35/F, Tower 1, Enterprise Square Five, 38 Wang Chiu Road, Kowloon Bay (“Dragons Range Sales Office”)</p> <p>車位銷售說明書、車位價單、銷售安排及車位登記表格可於九龍灣宏照道 38 號企業廣場五期第一座三十五樓（“玖龍山售樓處”）免費領取。</p>	
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