

# 觀月·樺峯 Park Metropolitan

## 停車位及電單車停車位(統稱“車位”)價單 Price List of Parking Spaces and Parking Spaces for Motorcycle (collectively the "General Parking Space(s)")

### 停車位

#### Parking Space (5.0M x 2.5M)

地庫 B/F	
停車位編號 Parking Space No.	售價(港幣) Purchase Price(HK\$)
20	\$1,600,000
22	\$1,600,000
23	\$1,550,000
24	\$1,600,000
28	\$1,750,000
30	\$1,750,000
32	\$1,700,000
36	\$2,000,000
37	\$2,100,000
38	\$1,750,000
40	\$1,750,000
42	\$1,750,000
43	\$1,800,000
44	\$1,850,000
45	\$1,800,000
46	\$1,800,000

### 停車位

#### Parking Space (5.0M x 2.5M)

地庫 B/F	
停車位編號 Parking Space No.	售價(港幣) Purchase Price(HK\$)
47	\$1,800,000
51	\$1,650,000
52	\$1,600,000
53	\$1,700,000
54	\$1,750,000
56	\$1,750,000
57	\$1,750,000
59	\$2,000,000
60	\$2,000,000
62	\$2,100,000
63	\$2,100,000
64	\$1,750,000
65	\$1,700,000
66	\$1,750,000
68	\$1,850,000

### 停車位\*

#### Parking Spaces (5.0M x 3.5M)\*

停車位編號 Parking Space No.	售價(港幣) Purchase Price(HK\$)
58	\$1,850,000
61	\$1,850,000

### 電單車停車位

#### Parking Space for Motorcycle (2.0M x 1.0M)

停車位編號 Parking Space No.	售價(港幣) Purchase Price(HK\$)
M2	\$100,000

\*停車位58及61號為發展項目批地文件特別條件第(42)(b)(ii)條下定義的「供傷健人士用車位」。

\*Parking Spaces Nos.58 and 61 are "Parking Spaces for Disabled Persons" as defined under Special Condition No.(42)(b)(ii) of the Land Grant of the Development.

請參閱末頁之付款辦法。

本價單載列的所有售價、付款辦法及內容只供參考，可能不時調整而無須任何事先通知。

與本價單任何條款及條件有關的任何爭議，概由賣方享有最終決定權。

Please refer to the payment terms as stated on the last page.

All purchase prices, payment terms and contents of this Price List are for information only and are subject to change from time to time without any prior notice.

In case of any dispute in relation to any terms and conditions of this Price List, the Vendor shall have the right to make the final decision.

印製日期：  
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## A. 「觀月・樺峯」車位付款辦法

### Payment Terms of Park Metropolitan General Parking Spaces

- 1 售價10%為臨時訂金，須於簽署臨時合約時繳付。  
10% of the Purchase Price as the preliminary deposit shall be payable upon the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").
- 2 售價90%為售價餘款，須於簽署臨時買賣合約後90天內付清。  
90% of the Purchase Price as the balance of the Purchase Price shall be paid in full within 90 days after the signing of the Preliminary Agreement.

## B. 其他條款及條件

### Other Terms and Conditions

- 1 買方如在簽署臨時合約後放棄或未依期到律師樓簽署正式買賣合約，賣方有權在無須事先通知買方的情況下，(i)單方面終止臨時合約及將其購買的車位另行轉售，並沒收車位售價百份之十的已繳付訂金及追討一切的損失及傷害；及/或(ii)向買方採取法律行動強制執行臨時合約。

Should the purchaser, after signing the Preliminary Agreement, fail to sign or fail to attend the solicitor's firm within the prescribed time to sign the agreement for sale and purchase, the Vendor shall be entitled, without prior notice to the purchaser, to (i) unilaterally terminate the Preliminary Agreement, resell the General Parking Space purchased by the purchaser, forfeit the deposit paid up to 10% of the purchase price of the General Parking Space, and recover all losses and damages; and/ or (ii) enforce specific performance of the Preliminary Agreement.

- 2 所有車位均以「現狀」發售，買方及買方代理人須於簽署臨時合約前視察及會被視為已經視察過所認購的車位，並被視為已完全清楚知道並已接受該車位的實質狀況。買方知悉及同意在車位之上方或下面，可能有非供車位使用的管道、溝渠、電纜、電線及/或其他固定裝置、裝飾或設備存在，亦可能有排水管道及/或管道蓋於車位範圍內，買方不得為此向賣方提出質詢、反對或索償，或賣方亦不須應對該等質詢、反對或索償。

All General Parking Spaces shall be sold on "as is" basis. The purchaser and the purchaser's agent are advised to inspect and shall be deemed to have inspected the General Parking Space to be sold prior to the entering into the Preliminary Agreement and shall be deemed to be fully aware of and have accepted the actual physical condition of such General Parking Space. The purchaser acknowledges and agrees that there may exist overhead or underneath General Parking Spaces pipes, drains, cables, wires and/ or other fixtures, fittings or installations not serving the General Parking Spaces and there may also exist drainage channels and/ or channels covers within the General Parking Spaces and that no requisition or objection or claim whatsoever shall be made by the purchaser or be entertained by the Vendor in respect thereof.

- 3 根據批地文件及公契之條文，停車位及電單車停車位不得轉讓，除非連同「觀月・樺峯」座落的地段賦予「觀月・樺峯」住宅單位獨有使用及管有權之分割業權份數一併轉讓；或該承讓人已經擁有該地段賦予「觀月・樺峯」住宅單位獨有使用及管有權之分割業權份數，但是於任何情況下，「觀月・樺峯」內的任何一個住宅單位的業主及住戶均不可承讓或承租總數多於三(3)個停車位及電單車停車位。停車位或電單車停車位只供停泊屬於「觀月・樺峯」單位之住戶及其真正賓客、訪客或獲邀請人已根據香港法例《道路交通條例》領有牌照的車輛或電單車(視情況而定)。如任何停車位被撥作面積為17.5平方米的供傷健人士用車位，該停車位只供根據香港法例《道路交通條例》定議的傷殘人士停泊及屬於「觀月・樺峯」單位之住戶及其真正賓客、訪客或獲邀請人的車輛之用。車位不可用作存放、展示或展覽車輛及電單車用途，不論該等存放、展示或展覽是否作銷售用途。

According to the provisions of the land grant and the DMC, the Parking Spaces and the Parking Spaces for Motorcycles shall not be assigned except together with undivided shares in the lot at which Park Metropolitan is situate giving the right of exclusive use and possession of a residential unit or units in Park Metropolitan; or to a person who is already the owner of undivided shares in the said lot with the right of exclusive use and possession of a residential unit or units in Park Metropolitan Provided that in any event not more than three in number of the total of the Parking Spaces and the Parking Spaces for Motorcycles shall be assigned to the owner or underlet to the resident of any one residential unit in Park Metropolitan. The Parking Spaces or the Parking Spaces for Motorcycles shall only be used for parking of motor vehicles or motor cycles (as the case may be) licensed under the Road Traffic Ordinance and belonging to the residents of Park Metropolitan and their bona fide guests, visitors or invitees. If any Parking Space is designated as parking space for disabled person with the area of 17.5m<sup>2</sup>, such Parking Space shall only be used for parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance and belonging to the residents of Park Metropolitan and their bona fide guests, visitors or invitees. The General Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles and motor cycles for sale or otherwise.

- 4 每一個車位只售予於車位完成交易時為「觀月・樺峯」住宅單位的註冊業主。車位買方與住宅單位的註冊業主必須相同。

Each General Parking Space shall only be sold to a purchaser who is the registered owner of a residential unit of Park Metropolitan at the time of the completion of the sale and purchase of such General Parking Space, and the purchaser of General Parking Space and the registered owner of the said residential unit must be the same person(s).

- 5 買方必須於成交日上午10時至下午4時期間付清車位售價餘款及其他有關費用，並到律師樓簽妥轉讓契及完成交易。車位於交易完成後以交吉的情況交予買方，而在成交日該日或之前，所有車位權益均屬賣方所有；在成交日之後，有關車位的所有費用及支出包括但不限於管理費、差餉及地租等開支均由買方負責。買方亦須償還賣方就車位已付的管理費按金及公用事業按金（如有）。

The purchaser must fully pay the balance of purchase price of the General Parking Space and other related fees between 10:00 a.m. to 4:00 p.m. on the Date of Completion, and attend the solicitor's firm to execute the assignment and complete the transaction. Vacant possession of the General Parking Space shall be delivered to the purchaser after completion. All rights and interests in the General Parking Space shall belong to the Vendor on or before the date of completion. After the date of completion, all fees and expenses in connection with the General Parking Space, including but not limited to expenses such as management fees, rates and Government rents, shall be borne by the purchaser. The purchaser shall also reimburse to the Vendor the management fee deposit and common utilities deposit paid in respect of the General Parking Space (if any).

- 6 買賣雙方各自承擔其有關車位買賣的律師費及其他有關費用。有關車位買賣的業權契據、文件的核證副本費用、草擬大廈公契及管理協議("公契")費用及附於公契之圖則費用的適當分攤、圖則費及登記費等及所有臨時合約、正式買賣合約及轉讓契的印花稅均由買方負責繳付。

The purchaser and the Vendor shall bear their own legal fees and other relevant expenses in respect of the sale and purchase of the General Parking Spaces. The certified copying charges of title deeds and documents of the General Parking Spaces, a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans attached to the DMC, plan fees and registration fees etc. in connection with the sale and purchase of the General Parking Spaces and all stamp duties payable on the Preliminary Agreement, the agreement for sale and purchase and the subsequent assignment shall be borne by the purchaser absolutely.

- 7 賣方及信和地產代理有限公司保留修訂上述付款辦法及其他條款及條件的全部權利(包括但不限於不接受買方認購車位的權利)。

The Vendor and Sino Real Estate Agency Limited reserve all rights to amend the above Payment Terms and Other Terms and Conditions (including but not limited to the right not to accept any offer from the Purchaser to purchase the General Parking Spaces).

- 8 賣方將保留不時更改車位售價之絕對權利。車位售價如有修改，賣方或信和地產代理有限公司並無責任事先作出通知，而車位將以賣方最終決定之價格出售。

The Vendor reserves the absolute right to change the purchase prices of the General Parking Spaces from time to time. If there is/are any price adjustment(s) in relation to the General Parking Space(s), the Vendor or Sino Real Estate Agency Limited shall not be under any obligation to make any prior notification, and the General Parking Space(s) will be sold at the purchase prices as finally determined by the Vendor.

- 9 如本文件及其內容的中英文版本有異，一概以英文版本為準。

In case of inconsistency between Chinese and English versions of this document and its content, the English version shall prevail.

所有作為支付售價或其任何部份的支票或銀行本票抬頭請寫  
"貝克・麥堅時律師事務所"  
All cheque(s) or cashier's order(s) for payment of Purchase Price  
or any part thereof should be made payable to  
"Baker & McKenzie"