

凱柏峰

住客車位及電單車車位（「停車位」）出售通知


致：凱柏峰 III 期住宅單位註冊業主或買家

本公司謹訂於 **2026年6月13日(星期六)** 於香港九龍尖沙咀梳士巴利道尖沙咀中心地庫出售凱柏峰停車位。隨函附上「停車位價單第 2 號」及「停車位平面圖」以供參閱。

是次銷售接受所有凱柏峰一、二及三期的註冊業主或買家（「註冊業主」）認購登記，選購停車位次序將於銷售日以電腦抽籤形式決定。所有認購登記均不能轉讓。

不論業主是否已進行認購登記，所有註冊業主均可於銷售日期停車位銷售結束後，以先到先得方式購買當時仍可供購買之停車位及電單車車位，停車位售完即止。

銷售安排：

銷售日期及時間	2026年6月13日(星期六) 上午 11 時正
報到時段	上午 10 時 30 分至上午 11 時正
銷售地點	香港九龍尖沙咀梳士巴利道尖沙咀中心地庫
出售車位總數	193 個住客車位及 26 個電單車車位 (詳情請參閱「停車位價單第 2 號」)
登記程序	<p><u>登記日期</u></p> <p>2026年6月3日(星期三)中午 12 時至 2026年6月12日(星期五)下午 5 時 (包括首尾兩日)</p> <p><u>登記方式</u></p> <p>每個住宅單位只限登記一次。</p> <p>登記人須透過 https://registration.sino.com（「登記網站」）並依據網站內的步驟遞交網上意向登記。遞交網上意向登記之所需文件等於登記網站中有所說明。</p> <p>註冊業主可親自或委託代表遞交登記申請，經核對後者業主將會經電郵或電話短訊收到一個登記號碼之確認登記。</p> <p>截止遞交網上意向登記的時間為 2026年6月12日(星期五)下午 5 時。所有逾期遞交的登記將不獲受理。</p>
登記網站 QR Code	
銷售方式	<p>銷售日當日電腦抽籤將於報到時段結束後進行。</p> <p>按上述程序認購停車位完畢後，尚餘之停車位將以先到先得形式於當日起發售予任何有意欲購買的註冊業主。</p>

銷售日所需文件：

認購者必須為凱柏峰註冊業主，選購時須親臨銷售地點並須提交：

1. 凱柏峰住客車位及電單車車位出售通知正本（即本函）；
2. 就每個選購之停車位須帶同等同選購之停車位售價之 10% 港幣銀行本票/支票以繳付臨時訂金，抬頭人為「的近律師行」；
3. (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、本次購買的董事會會議記錄、公司蓋章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）。
4. **車位的買家名稱必須與該單位業主或買家名稱相同**，並提供以下註冊業主之有效證明文件：
 - (a) 按揭供款月結單（有顯示業主姓名）；或
 - (b) 住宅單位之臨時買賣合約首頁；或
 - (c) 列有註冊業主姓名之管理費收據；或
 - (d) 賣方律師樓發出之收樓信通知書

請留意，如該單位的業主或買家多於一人，則所有人士或其有法律效力的授權代表必須親臨銷售地點同時簽署停車位的臨時買賣合約。如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）分配任何停車位予任何有意欲購買的人士。

在銷售日當日，每個住宅單位的註冊業主/買家不可向賣方一手購入總數超過兩(2)個的凱柏峰電單車車位。

如上述銷售後餘下仍有可出售之停車位，賣方及本公司保留日後以任何形式出售停車位予其他人士（包括已購買停車位之業主）之權利。

所有停車位乃以現狀出售，建議閣下親身到訪現場了解停車位之實際環境。

本通告及其任何內容並不構成亦不得詮釋成作出任何不論明示或隱含之要約、陳述、保證或合約條款。一切交易以買賣合約條款為準。

如本通知的中英文版本內容有任何歧異，一概以英文版本為準。如有任何查詢，歡迎致電 2721 8388 查詢。

銷售代理

信和地產代理有限公司謹啟

2026年6月2日

VILLA GARDA

Notice of Sale of Residential Car Parking Spaces and Motor Cycle Parking Spaces (the “Parking Spaces”)

To: Registered Owner(s) or Purchaser(s) of VILLA GARDA III

The sale of the Parking Spaces of VILLA GARDA will be launched on **13 June 2026 (Saturday)** at B/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong. Please find the “Parking Spaces Price List No. 2” and “Floor Plan of the Parking Spaces” in the attachment for your information.

Registration for the sale of Parking Spaces are open to all registered owners or purchaser(s) of residential units in Villa Garda I, Villa Garda II and Villa Garda III (“Registered Owners”). The order for selecting the parking spaces will be determined by computer balloting on the Date of Sale. All registrations are not transferable.

Regardless of whether a Registered Owner has completed registration for the Sale, all Registered Owners may, after the end of sales procedures on the Date of Sale, purchase any remaining available Parking Space (s) on a first-come, first-served basis.

Arrangements of Sale:

Date of Sale and Time	<u>13 June 2026 (Saturday) 11:00 am</u>
Registration Period	10:30 am to 11:00 am
Sales Venue	B/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong
Total Number of Parking Spaces for Sale	193 Parking Spaces and 26 Motor Cycle Parking Spaces (Please refer to “Parking Spaces Price List No. 2” for details)
Registration Procedures	<p><u>Registration Period</u></p> <p>12:00 noon, 3 June 2026 (Wednesday) to 5:00 p.m., 12 June 2026 (Friday) (Both days inclusive)</p> <p><u>Registration Method</u></p> <p>Each residential unit may register once only.</p> <p>Registrant(s) shall submit an online Registration of Intent via https://registration.sino.com (the “Registration Website”) and follow the procedures specified therein. The documents and materials required, etc. for the submission of the Registration of Intent are specified in the Registration Website.</p> <p>Registered Owner(s) can submit the registration application in person or by an authorized person, who will receive 1 Registration Number to confirm his/her/their registration via e-mail or SMS.</p>



Registration Website QR Code

	The deadline of submitting of the online Registration of Intent is 5:00 p.m., 12 June 2026 (Friday). All late submissions will not be accepted.
Sales Procedures	<p>On the Date of Sale, computer balloting to determine the order of selection will be carried out after the Registration Period has ended.</p> <p>Any Registered Owner(s) who arrive at the Sales Venue after the end of the Registration Period shall not be eligible for participating in the balloting and/or Parking Space selection.</p>

Required Documents on Date of Sale:

<p>Purchaser(s) must be the Registered Owner(s) of the Unit(s). At the time of purchase, Registered Owner(s) must attend at sales venue and shall submit:</p> <ol style="list-style-type: none"> 1. Original copy of this Notice of Sale of Residential Car Parking Spaces and Motor Cycle Parking Spaces (i.e. this letter); 2. Cashiers' order(s)/cheque(s) in the amount of 10% of the purchase price made payable to "DEACONS" for the payment of the preliminary deposit of each Parking Space(s) selected and purchased. 3. (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, the latest annual return of that corporate purchaser, Board Minutes for the purchase, company chop and the H.K.I.D. Card(s) or Passport(s) (as the case may be) of the director(s) of the purchaser; 4. The name(s) of the Purchaser(s) of the Car Parking Space(s) must be identical to the name(s) of the registered owner(s) or purchaser(s) of the Unit. Please provide the following supporting documents for identity proof: <ol style="list-style-type: none"> (a) Monthly statements of mortgage repayment (showing the Owner's name) OR (b) The first page of the Preliminary Agreement for Sale and Purchase of the Unit; OR (c) Receipt of management fee payment with the name of the Owner(s); OR (d) Notice of Completion issued by the Vendor's solicitors.

If the registered owner(s) or purchaser(s) of the Unit comprises of more than 1 person, all such persons or authorized representative(s) must attend the Sales Venue in person to sign the preliminary agreement for sale and purchase of the Parking Space(s) at the same time. In case of any dispute, the Vendor reserves its absolute right to allocate any of the Parking Space(s) to any interested Purchaser by any method (including balloting).

On the Date of Sale, the registered owner / purchaser of any one residential unit shall not purchase more than a total of two (2) Motor Cycle Parking Spaces of VILLA GARDA first-hand from the Vendor.

If there are any remaining parking spaces available for sale after the aforementioned sales, the Vendor and we reserve the rights to sell the Parking Spaces to other persons, including those who have purchased Parking Space(s) before, in any manner in the future.

All Parking Spaces are sold on “as is” basis. You are advised to conduct an on-site visit for a better understanding of the Parking Spaces.

This notice and the contents hereof do not constitute and shall not be construed as constituting any offer, representation, warranty or contractual term, whether express or implied. All transactions are subject to the terms and conditions of the sale and purchase agreements to be signed.

In case of any discrepancy, the English version shall prevail. For further enquiries, please call our hotline at 2721 8388.

Yours faithfully,

Sino Real Estate Agency Limited

Sales Agent

2 June 2026