

致「星凱·堤岸」住宅單位的註冊業主/準業主

有關：「星凱·堤岸」住宅停車位銷售事宜

本公司中洲（火炭）有限公司（以下簡稱「賣方」）將推出「星凱·堤岸」住客停車位（以下統稱為「停車位」）供閣下認購，每個停車位均配有汽車充電設備，而每個售價僅港幣 \$248 萬元起。隨函附上「停車位之銷售安排」及「停車位認購登記表」供閣下參考。

如閣下有意認購「星凱·堤岸」停車位，請於 2023 年 11 月 21 日（星期二）至 2023 年 11 月 29 日（星期三）（包括首尾兩天），每日上午 11 時至晚上 7 時，將已填妥及簽署之「停車位認購登記表」（附件 2）及相關認購登記證明資料（見附件 1「星凱·堤岸」停車位之銷售安排第 4 部分）交回沙田火炭坳背灣街 1 號「星凱·堤岸」3 座會所大堂接待處（以下簡稱「會所接待處」），並領取登記收據；有意認購「星凱·堤岸」停車位人士亦可於 2023 年 11 月 29 日（星期三）晚上 7 時前將已填妥及簽署之「停車位認購登記表」及相關認購登記證明資料電郵至 enquiry@centralcon.hk，並獲電郵回覆已成功登記及領取電子登記收據，請確保閣下收到該回覆電郵。

認購申請將分作（A 組）優越住客停車位認購權及（B 組）一般停車位認購兩組，以組別計，（A 組）將優先於（B 組）揀選車位，而每一組別之成功登記將以抽籤形式決定優先揀選停車位次序（詳情見附件 1）。本公司將於 2023 年 12 月 1 日（星期五）於沙田火炭坳背灣街 1 號「星凱·堤岸」會所 — 室內多功能運動場進行即場抽籤，揀選並出售停車位。

供出售之停車位價單將於 2023 年 11 月 30 日（星期四）或之前於「星凱·堤岸」項目網站（<http://www.thearles.com.hk>）上載，是次推出之停車位之支付條款如下：—

車位售價 10% （臨時訂金）	於買方簽署臨時買賣合約時繳付，買方必須在簽署臨時買賣合約後五個工作天之內簽署正式買賣合約。
車位售價 90% （售價餘款）	於成交時繳付（該成交日期為 2024 年 1 月 31 日（星期三）或之前，惟可受住宅物業成交日而變更（如適用）。

停車位銷售事宜如有任何更新，亦將於項目網站公布。

賣方現保留一切權利取消、更改或變更停車位之銷售安排而無需另行通知。

如閣下對上述事宜有任何垂詢，歡迎致電 2788-0333 與本公司職員聯絡，辦公時間為每日上午 11 時至晚上 7 時。

中洲（火炭）有限
2023 年 11 月 17 日



隨函附上

附件 1：「星凱·堤岸」停車位之銷售安排

附件 2：停車位認購登記表

Re: Sale of Residential Parking Spaces of The Arles

We, Centralcon (Fo Tan) Company Limited (the “Vendor”), write to inform you that we will launch the sale of the residential parking spaces (the “Parking Space(s) of The Arles”), all equipped with EV charger, with the purchase price of each Parking Space only starting from HK\$2.48 million for your subscription. The Sales Arrangements of the Parking Spaces (the “Sales Arrangements”) and Registration Form for Purchase of Parking Space(s) (the “Registration Form”) are enclosed for your information.

If you intend to purchase any of the Parking Space(s), please submit the duly completed and signed Registration Form (Appendix 2) together with the registration documents (please refer to Section 4 of Appendix 1 of the Sales Arrangements) to The Clubhouse Reception of Club Arles at Tower 3, The Arles, No. 1 Au Pui Wan Street, Fo Tan, Shatin (the “Clubhouse Reception”) from 11 a.m. to 7 p.m. daily during the period from 21st November 2023 (Tuesday) to 29th November 2023 (Wednesday) (both days inclusive). A registration receipt will be provided upon submission of the Registration Form. You can also register through sending email to enquiry@centralcon.hk with the filled-in and signed Registration Form with the registration documents before 7p.m. on 29th November 2023 (Wednesday), with registration documents (subject to email reply for the verification of the registration and receipt of “electronic registration receipt”) and please ensure receipt thereof.

The applications will be divided into 2 streams, (Group A) Premium Option to purchase Residential Parking Space and (Group B) Residential Parking Space purchase. In terms of groups, (Group A) will have priority over (Group B) in selecting Parking Space(s). Balloting will be used to determine the order of priority in selecting Parking Space(s) by each successful registration in each Group. (Please refer to Appendix 1 for details.) The balloting, selection and sale of Parking Space(s) will be taken place on 1st December 2023 (Friday) in Arène Lab of Club Arles, The Arles, No. 1 Au Pui Wan Street, Fo Tan, Shatin.

The Price List of the available Parking Spaces of The Arles will be uploaded to project website of The Arles (<http://www.thearles.com.hk>) on or before 30th November 2023 (Thursday) and the payment terms of the Parking Spaces is as follows:-

10% of the purchase price (Preliminary Deposit)	To be paid upon signing of the Preliminary Agreement for Sale and Purchase and the Purchaser shall sign the formal Agreement for Sale and Purchase within 5 working days of the Preliminary Agreement for Sale and Purchase.
90% of the purchase price (Balance of the purchase price)	To be paid upon completion which the completion date shall not be later than 31 st January 2024 (Wednesday) (subject to variation due to the completion date of residential unit(s) of The Arles, if applicable.)

Any change of the Sale of Residential Parking Spaces will also be updated on the project website.

The Vendor hereby reserves the right to cancel, modify or vary the Sales Arrangements of the Parking Spaces without further notice. Should you have any enquiries, please feel free to call our hotline at 2788-0333 during office hours (from 11 a.m. to 7 p.m. daily).

Yours faithfully,

Centralcon (Fo Tan) Company Limited



Encl.

Appendix 1 : The Arles Sales Arrangements of the Parking Spaces

Appendix 2 : Registration Form for Purchase of Parking Space(s)