

車位價單 Price List of the Parking Spaces

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	OASIS KAI TAK	期數 (如有) Phase No.(if any)	-
發展項目位置 Location of Development	沐寧街10號 10 Muk Ning Street		
發展項目中的住客停車位總數 The total number of Residential Parking Spaces in the Development			96
發展項目中的住客電單車車位總數 The total number of Residential Motor Cycle Parking Spaces in the Development			10

印製日期 Date of Printing	價單編號 Number of Price List
18 December 2020	2

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
-	-	-

第二部份：售價資料 Part 2: Information on Price

地庫1樓住客停車位		
B1/F Residential Parking Space		
車位編號	售價	備註
C/P No.	Price	Remark
3	\$3,280,000	#
4	\$3,280,000	#
7	\$3,380,000	
8	\$3,280,000	#
9	\$3,380,000	#
14	\$3,280,000	
21	\$3,380,000	#
22	\$3,280,000	#
32	\$3,380,000	#
33	\$3,280,000	
37	\$3,280,000	
39	\$3,380,000	
42	\$3,280,000	
43	\$3,380,000	
46	\$3,280,000	
50	\$3,280,000	
51	\$3,380,000	
53	\$3,280,000	

地庫1樓住客停車位		
B1/F Residential Parking Space		
車位編號	售價	備註
C/P No.	Price	Remark
54	\$3,380,000	
57	\$3,280,000	
58	\$3,380,000	
59	\$3,500,000	
61	\$3,280,000	#
72	\$3,380,000	
73	\$3,380,000	#
74	\$3,280,000	#
75	\$3,280,000	
76	\$3,280,000	
77	\$3,600,000	
78	\$3,380,000	
85	\$3,380,000	#
86	\$3,280,000	#
93	\$3,380,000	
95	\$3,380,000	
96	\$3,380,000	#

備註: 本價單上設"#"的住客停車位暫將不出售。

Remarks: Residential Parking Space(s) marked with "#" in this price list is/are not offered for sale.

第三部份：其他資料 Part 3: Other Information

- (1) 根據批地文件規定，轉讓予發展項目任何一個住宅單位的擁有人或出租予發展項目任何一個住宅單位的住客的住客停車位及住客電單車停車位總數不得多於 3 個。詳情請參閱批地文件，一切以批地文件條款為準。
According to the Land Grant, not more than three in number of the total of the Residential Parking Spaces and Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the Development. Subject to the terms and conditions of the Land Grant. Please refer to the Land Grant for details.
- (2) 準買家應參閱車位銷售說明書，以了解車位的資料。
Prospective purchasers are advised to refer to the sales brochure for parking space for information on the parking spaces.
- (3) (i) 發展項目住客停車位支付條款
Terms of Payment of the Residential Car Parking Spaces of the Development
- (A) **90 天現金優惠付款計劃**
90-day Cash Payment Plan
- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約（「正式合約」）。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方簽署正式合約時再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the Purchaser upon signing of the ASP.
- (3) 成交金額 90% 即成交金額之餘款於買方簽署臨時合約後 90 天內由買方繳付。
90% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 90 days after signing of the PASP
- (B) **置業攻略1088 升級版付款計劃**（僅適用於在購買住宅物業時選擇「置業攻略 1088 升級版付款計劃」或「家倍靈活 1088 付款計劃」，且在2020年12月24日當日或之前仍未簽署相關住宅物業之轉讓契約的買方）
1088 Premium Payment Plan (Only applicable to Purchaser who has elected "1088 Premium Payment Plan" or "1088 Flexi-Payment Plan" when purchasing residential property(ies) and the Assignment of which has not yet been signed on or before 24 December 2020)
- (1) 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約（「正式合約」）。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 成交金額 5% 於買方簽署臨時合約日期後第 30 天（「指明日期」）當日或之前由買方繳付作為加付訂金。
5% of the Purchase Price shall be paid by the Purchaser on or before the 30th day after the date of signing of the PASP (the "Specified Date") as further deposit.
- (3) 成交金額 90% 即成交金額之餘款於簽署臨時合約日期後第 1088 天當日（「成交日期」）或之前或在買方購買之相關住宅物業買賣成交時由買方繳付，以較早者為準。
90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser on or before the 1088th day after the date of signing of the PASP (the "Completion Date") or the date of completion of sale and purchase of the relevant residential property purchased by the Purchaser, whichever is earlier.
- 如準買家購買住宅停車位，請就每個住宅停車位帶備港幣 \$100,000 銀行本票以支付每個住宅停車位部份臨時訂金，抬頭為「貝克·麥堅時律師行」。請另備支票以繳付臨時訂金之餘額。
If the prospective purchaser purchases the Residential Parking Space(s), please bring along a cashier order of HK\$100,000 made payable to "Baker & McKenzie" for each Residential Parking Space for payment of part of the preliminary deposit of each Residential Car Parking Space. Please also prepare cheque(s) for payment of the balance of the preliminary deposit.
- (ii) 可就購買該發展項目中的住宅停車位或住宅電單車停車位而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a Residential Parking Space or Residential Motor Cycle Parking Space in the Development
- (a) **先住後付優惠（只適用於選擇第 3(i) 段中支付條款 (B) 之買家**
Occupation before Completion Benefit (Only applicable to the Purchaser who has selected Terms of Payment (B) in paragraph 3(i))
- 買方可選擇獲取先住後付優惠（「該優惠」），如買方決定選擇獲取該優惠（買方須於簽署正式合約時決定是否選擇獲取該優惠），買方須於簽署正式合約時同時簽署在該物業買賣成交前佔用該物業之許可協議（「許可協議」）（格式及內容由賣方訂明，買方不得要求任何修改），主要條款如下：
- The Purchaser may opt for obtaining the Occupation before Completion Benefit (the "Benefit"). If the Purchaser decides to opt for obtaining the Benefit (the Purchaser must decide whether to opt for obtaining the Benefit when the Purchaser executes the Agreement), the Purchaser shall execute a Licence Agreement of the Property (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto) for the pre-completion occupation of the Property (the "Licence Agreement") simultaneously when the Purchaser executes the Agreement, the principal terms of which are as follows:
- (1) 許可佔用期由簽署臨時合約日期後第30天（「指明日期」）翌日至簽署臨時合約日期後第1088天當日（「成交日期」）為止，或如該物業或買方購買之相關住宅物業買賣之成交較早發生，至該成交日期為止；
The licence period shall commence from the day following the 30th day after the date of signing of the Preliminary Agreement (the "Specified Date") until the 1088th day after the date of signing of the Preliminary Agreement (the "Completion Date"), or if completion of sale and purchase of the Property or the relevant residential property purchased by the Purchaser takes place earlier, until the date of which the completion takes place;
- (2) 許可佔用期之許可費用金額為每月港幣3,000 元；
The licence fee during the licence period is HK\$3,000 per month.;
- (3) 買方必須負責繳付許可協議之印花稅裁定費及印花稅（如有）、準備和簽署許可協議所需之所有律師費及於許可佔用期內該物業之管理費、差餉、地租、公用事業服務收費、公用事業服務
The Purchaser shall be responsible to pay for the stamp duty adjudication fee and stamp duty (if any) on the Licence Agreement, the legal costs for the preparation and execution of the Licence Agreement and the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings, etc. of the Property during the licence period.
- (4) 賣方保留出售或最終不出售全部或任何車位之全部權利。
The Vendor reserves all rights to sell or not to sell any or all of the parking spaces in the Development.