

# 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	北映薈 NEXUS GRAND	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	聯益街 8 號 8 Luen Yick Street		
發展項目（或期數）中的停車位的總數 The total number of Car Parking Spaces in the development (or phase of the development)	13		
發展項目（或期數）中的電單車停車位的總數 The total number of Motor Cycle Parking Spaces in the development (or phase of the development)	2		

印製日期 Date of Printing	價單編號 Number of Price List
11/11/2025	1

## 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 Number 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
17/11/2025	1A	
27/11/2025	1B	

**第二部份：面積及售價資料****Part 2: Information on Area and Price**

樓層 Floor	住宅車位號碼 Residential Car Parking Space No.	售價 (港幣) Purchase Price (HK\$)
地庫 1 層 B1/F	01	\$1,300,000
	02	\$1,250,000
	03	\$1,270,000
	05	\$1,280,000
	06	\$1,250,000
	07	\$1,280,000
	08	\$1,270,000
	09	\$1,270,000
	10	\$1,280,000
地庫 2 層 B2/F	19	\$1,270,000
	20	\$1,270,000
	21	\$1,280,000
	22	\$1,250,000

樓層 Floor	電單車車位號碼 Motor Cycle Parking Space No.	售價 (港幣) Purchase Price (HK\$)
地庫 1 層 B1/F	M1	\$150,000
	M2	\$150,000

### 第三部份：其他資料 Part 3: Other Information

- (1) 每個住宅物業之買家/業主可從賣方購入的車位總數目不得超過3個（包括停車位及電單車停車位）。

The total number of Parking Spaces that the purchaser(s)/owner(s) of each residential property may purchase from the Vendor shall not exceed 3 (including Car Parking Spaces and Motor Cycle Parking Spaces).

- (2) (i) 車位支付條款

Terms of Payment of the Parking Spaces

- (a) 支付條款將與同時購買的發展項目住宅物業的支付條款相同。

Terms of payment shall be the same as the terms of payment of the residential property(ies) in the development purchased at the same time.

- (b) 如車位並非與發展項目住宅物業同時購買

- (i) 售價 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作日內簽署買賣合約。

- (ii) 售價 95% 售價餘款於賣方就其有能力將車位有效地轉讓予買方一事向買方發出書面通知書的日期起14天內繳付。

為免生疑問，於買方完成買入車位之時，該買方必須已完成買入發展項目住宅物業，或已成為發展項目住宅物業的登記業主。

Where a parking space is not purchased together with the residential property(ies) in the development at the same time

- (i) 5% of the purchase price being the preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

- (ii) 95% of the purchase price being balance of the purchase price shall be paid within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the parking space to the Purchaser.

For the avoidance of doubt, when the Purchaser completes the purchase of the parking space, he must either have completed his purchase of a residential property of the development or have had become the registered owner of a residential property of the development.

- (ii) 可就購買發展項目的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 parking space in the development.

- (a) 「Nexus Dream 明醒你」優惠 1+1=3

於2025年12月31日或之前簽署臨時買賣合約購買任何發展項目的住宅車位之買方，每購買一個該等住宅車位，可選擇 –

- (A) 在運輸署「一換一」計劃下獲得總價值約港幣\$155,000元（「一換一」售價）之比亞迪 Atto 2電動車一輛。該等住宅車位之買方必須依照臨時買賣合約簽署正式買賣合約，並依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款，方可獲得本優惠。該等住宅車位之買方須自行及自費按「一換一」計劃下將「舊私家車」拆毀及取消登記以符合「一換一」計劃的條件。上述電動車之提供受相關供應商所訂明之條款及條件限制。詳情以相關交易文件條款及條件為準；或

- (B) 獲得港幣\$130,000的現金回贈，現金回贈將以由賣方不時決定的方式支付予該等住宅車位之買方。該等住宅車位之買方必須依照臨時買賣合約簽署正式買賣合約，並依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款，方可獲得本優惠。詳情以相關交易文件條款及條件為準。

註:

- (i) 買方在簽署臨時買賣合約時，必須決定及確認是否選擇本優惠及選用以上其中一項優惠。有關選擇一經確認將不能在簽署臨時買賣合約後修改或變更。
- (ii) 如買方未能符合申請「一換一」計劃的條件，請選擇以上(B)項優惠。賣方並不就買方能否成功申請「一換一」計劃作出任何不論明示或隱含之要約、陳述、承諾或保證。

“Nexus Dream Offer” Benefit 1+1=3

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the residential car parking space on or before 31 December 2025, for each such residential car parking space purchased, may choose to have –

- (A) a BYD Atto 2 Electric Vehicle in the total value of approximately HK\$155,000 (the price under “One-for-One Replacement” Scheme) under the “One-for-One Replacement” Scheme of Transport Department provided that such Purchaser shall sign the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and settle all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase. The Purchaser shall be obliged to scrap and de-register an “Old Private Car” under the “One-for-One Replacement” Scheme at the Purchaser’s own costs. The provision of the aforesaid Electric Vehicle is subject to the terms and conditions prescribed by the relevant supplier(s). Details are subject to the terms and conditions of the relevant transaction documents; or
- (B) cash rebate of a sum of HK\$130,000. The cash rebate will be paid to such Purchaser in such manner as the Vendor may decide from time to time, provided that such Purchaser shall sign the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and settle all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase. Details are subject to the terms and conditions of the relevant transaction documents.

Note:

- (i) The Purchaser must decide and confirm whether to choose this benefit and choose one of the benefits set out above upon signing of the preliminary agreement for sale and purchase. The choice, once confirmed, shall not be amended or changed after signing of the preliminary agreement for sale and purchase.
- (ii) If the Purchaser does not fulfil the eligible criteria for applying the “One-for-One Replacement” Scheme, please select option (B) offer above. The Vendor makes no offer, representation, undertaking, or warranty, whether express or implied, as to whether the Purchaser can apply for the “One-for-One Replacement” Scheme successfully.
- (b) 如買方就發展項目住宅物業享有「置業易彈性成交安排」優惠，而買方未有於賣方以書面通知買方其已有能力將該住宅物業有效地轉讓予買方之日後十四日內支付該住宅物業之餘款，且純粹因前述原因導致買方未能於賣方以書面通知買方其已有能力將車位有效地轉讓予買方之日後十四日內完成買入車位（縱使買方須於該十四日內支付車位的售價餘款），買方將就該車位享有類似前述「置業易彈性成交安排」之優惠。如有任何爭議，賣方之最終決定為準。

Where the Purchaser is entitled to the benefit of “Easy Home Flexible Completion Arrangements” in respect of a residential property of the development and the Purchaser does not pay the balance of the purchase price of that residential property within 14 days after the date of the Vendor’s written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, and solely as a result of the foregoing he is not able to complete the purchase of the parking space within 14 days after the date of the Vendor’s written notification to the Purchaser that the Vendor is in a position validly to assign the parking space to the Purchaser (even though he is required to pay the balance of purchase price of the parking space within those 14 days), the Purchaser will be entitled to a benefit similar to the aforesaid “Easy Home Flexible Completion Arrangements” in respect of the parking space. In case of any dispute, the decision of the Vendor shall be final.

- (3) 賣方保留出售或最終不出售發展項目的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.

- (4) 準買家應參閱發展項目的車位銷售說明書，以了解發展項目車位的資料。

Prospective purchasers are advised to refer to the Sales Brochure for Parking Space of the development for information on the Parking Spaces in the Development.

- (5) 賣方就發展項目指定的互聯網網站的網址為: **www.nexusgrand.com.hk**

The address of the website designated by the vendor for the development is: [www.nexusgrand.com.hk](http://www.nexusgrand.com.hk)

- (6) 如本價單任何內容在英文版本與中文版本之間有歧異，一概以英文版本為準。

In case of discrepancy between the English version and the Chinese version in respect of any of the contents hereof, the English version shall prevail.