

Information on Sales Arrangements

Sales Arrangements No. 1
銷售安排第 1 號

銷售安排資料

<p>Name of the Development: 發展項目的名稱：</p>	<p>VAU Residence</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 19 June 2021 由 2021 年 6 月 19 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 19 June 2021 (the “First Date of Sale”)</u> From 10:00 a.m. to 8:00 p.m.</p> <p><u>After the First Date of Sale:</u> From 20 June 2021 and thereafter (except for the specific date(s) below): From 11:00 a.m. to 8:00 p.m. (Monday to Sunday and Public Holiday)</p> <p>Specific date(s): On 21 September 2021, 21 December 2021, 24 December 2021, 31 December 2021, 31 January 2022, 10 September 2022, 22 December 2022, 24 December 2022 and 31 December 2022: From 11:00 a.m. to 3:30 p.m.</p> <p><u>2021 年 6 月 19 日 (「出售首日」)</u> 由上午 10 時至晚上 8 時</p> <p><u>出售首日之後：</u> 由 2021 年 6 月 20 日起 (以下特定日子除外)： 由上午 11 時至晚上 8 時 (星期一至日及公眾假期)</p> <p>特定日子： 2021 年 9 月 21 日、2021 年 12 月 21 日、2021 年 12 月 24 日、2021 年 12 月 31 日、2022 年 1 月 31 日、2022 年 9 月 10 日、2022 年 12 月 22 日、2022 年 12 月 24 日及 2022 年 12 月 31 日： 由上午 11 時至下午 3 時 30 分</p>
<p>Place where the sale will take place: 出售地點：</p>	<p>G/F, Commercial Accommodation, The Campton, 201 Fuk Wing Street, Cheung Sha Wan, Hong Kong (the “Sales Office”)</p> <p>香港長沙灣福榮街 201 號 The Campton 商場地下 (下稱「售樓處」)</p>
<p>Number of specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的數目：</p>	<p>55</p>

Description of the specified residential properties that will be offered to be sold:

將提供出售的指明住宅物業的描述：

The following flats 以下單位：

5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 6A, 6B, 6C, 6D, 6F, 6G, 6H, 7A, 7C, 7E, 7F, 7H, 8A, 8B, 8C, 8D, 8F, 8G, 9B, 9C, 9E, 9F, 9G, 9H, 10A, 10B, 10D, 10F, 10H, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 12A, 12B, 12C, 12F, 12H, 15A, 15B, 15C, 15F, 15H, 16H

The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the specified residential properties may select the residential property that the person wishes to purchase:

將會使用何種方法，決定有意購買該等指明住宅物業的每名人士可揀選其意欲購買的住宅物業的優先次序：

1. General provisions:

一般規定：

1.1 Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.

如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

1.2 In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

1.3 Except for adding additional person(s) of close family connection of the original individual purchaser as joint purchaser(s) in the Formal Agreement for Sale and Purchase, the Vendor will not entertain any request for removal or modification of purchaser(s) once a Preliminary Agreement for Sale and Purchase has been executed.

除在簽署正式買賣合約加入原個人買方之近親作為聯名買方外，臨時買賣合約一經簽署，賣方不接受任何減去或改動買方之要求。

2. First Date of Sale:

出售首日：

2.1 Balloting will be used to determine the order of priority. Details are as follows.

優先次序將以抽籤方式決定。詳情如下。

2.2 To participate in the balloting, interested persons must first submit a Registration of Intent. The form of Registration of Intent is available for collection at the Sales Office and 2/F, 18 Lun Fat Street, Wan Chai, Hong Kong (the "Sales Venue"). The manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent for details. The order of the submission of a Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. Generally:

有意參與抽籤的人士須先遞交購樓意向登記。購樓意向登記表格可於售樓處及香港灣仔聯發街18號2樓（「銷售會場」）索取。遞交購樓意向登記之方式及所需文件及材料等於該表格中有所說明。詳情請參閱購樓意向登記表格。遞交購樓意向

登記次序不會影響揀選指明住宅物業的優先次序。概括而言：

- (a) In addition to copies of specified identification documents, each Registration of Intent shall be submitted together with one cashiers' order. The amount of each cashiers' order shall be HK\$100,000. Each cashiers' order shall be payable to "Baker & McKenzie".
除指明的身份證明文件副本外，遞交一份購樓意向登記時必須同時遞交一張銀行本票。每張本票金額為港幣\$100,000。每張本票抬頭人為「貝克·麥堅時律師事務所」或「Baker & McKenzie」。
- (b) A completed Registration of Intent shall be submitted at the Sales Office or Sales Venue during the period from 10 June 2021 to 17 June 2021 (from 11:00 a.m. to 8:00 p.m. daily) and 18 June 2021 (from 11:00 a.m. to 7:00 p.m.) (the "**Submission Period**"), notwithstanding anything as may be specified in the Registration of Intent. A Receipt for Registration of Intent will be issued to the registrant in respect of a validly submitted Registration of Intent.
填妥之購樓意向登記須於2021年6月10日至2021年6月17日（每日上午11時至晚上8時）及2021年6月18日（由上午11時至下午7時）（「遞交期間」）到售樓處或銷售會場遞交（即使購樓意向登記內可能指定任何其他安排）。有效地遞交購樓意向登記後登記人將獲發購樓意向登記表格收據。
- (c) An interested person may also online submit a Registration of Intent via <https://roi.vankehk.com/ROI/PreROIFormList?batch=74A24425-D6B9-EB11-969A-000C290E58D9> (the "Registration Website") during the Submission Period and follow the procedures specified therein. To complete such online submission of the Registration of Intent, that person must submit copies of specified identification documents and the cashiers' order(s) as referred to in paragraph 2.2(a) at the Sales Office or Sales Venue during Submission Period. A Receipt for Registration of Intent will be issued to the registrant in respect of a validly submitted Registration of Intent. The Vendor shall not be responsible to anyone being unable to complete the registration at the Registration Website for whatever reason (including downtime of the server or network congestion).
有意參與抽籤的人士亦可自行透過 <https://roi.vankehk.com/ROI/PreROIFormList?batch=74A24425-D6B9-EB11-969A-000C290E58D9>（「登記網站」）並依據網站內的步驟於遞交期間網上遞交購樓意向登記。作網上遞交後，該人士必須於遞交期間到售樓處或銷售會場遞交第2.2(a)段所述之指明的身份證明文件副本外和銀行本票以完成遞交購樓意向登記。有效地遞交購樓意向登記後，登記人將獲發購樓意向登記表格收據。如因任何原因（包括伺服器問題或者網絡擠塞）任何人未能於登記網站成功完成登記，賣方無須對其負上責任。
- (d) Each individual or company (whether alone or with others) can submit a maximum of two Registrations of Intent. No extra submission will be accepted.
每人或公司（不論單獨或連同他人）最多可遞交兩張購樓意向登記。多出的遞交將不被接受。
- (e) If after the submission of Registration of Intent there is any change in the directorship of the corporation submitting that Registration of Intent, that Registration of Intent shall become invalid immediately and such Registrant shall be disqualified from participating in the balloting and selecting any specified residential property in respect of that Registration of Intent.
如果公司在提交購樓意向登記之後其董事有任何變更，則該購樓意向登記將

立即無效，且該登記人將就該份購樓意向失去參加抽籤或揀選指明住宅物業的資格。

- 2.3 A registrant shall (personally or through a duly authorized attorney of that registrant who shall produce the original authorization document and the original identification document of that attorney) attend registration at the Sales Office during 10:00 a.m. to 10:30 a.m. on the First Date of Sale. The following must be produced for attendance registration: (i) the Receipt of the Registration of Intent and original / copy of identification document of the registrant (for individual registrant) OR (ii) the Receipt of the Registration of Intent, a copy of Business Registration Certificate and documents filed with the relevant companies registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s) and the company chop (for corporate registrant).

登記人須（親身或透過其妥為授權之受權人（該受權人須出示授權文件正本及該受權人之身份證明文件正本））於出售首日上午10時正至上午10時30分，於售樓處報到登記。進行報到登記需出示 (i)購樓意向登記之收據及登記人身份證明文件正本或副本（如登記人為個人）或 (ii)購樓意向登記之收據、商業登記證副本及已於相關公司註冊處登記之文件以顯示當時的董事及秘書的名單和董事的香港身份證或護照副本及公司印章（如登記人為公司）。

- 2.4 (a) The balloting to determine the priority for the selection of specified residential properties on the First Date of Sale will take place after the aforesaid attendance period. All Registrants whose identity(ies) has/have been confirmed and verified by the Vendor shall be eligible for participation in the balloting. Registrants who fail to attend registration during the applicable registration period shall not be eligible for any balloting. The balloting results will be announced by the Vendor on spot at the Sales Office. Registrants will not be separately notified of the balloting results. 決定出售首日的揀選指明住宅物業之優先次序將於出售首日上午上述報到時段之後於售樓處舉行。所有登記人經賣方確認並核實身份後方可享有抽籤資格，登記人未能於上述報到時段內報到將不獲任何抽籤資格。抽籤結果將會於售樓處即場公布。登記人將不獲另行通知抽籤結果。

- (b) For the purposes of balloting, each Registration of Intent will be allotted only one lot. Once the lot of a Registration of Intent has been drawn and priority in selection of specified residential properties assigned to that Registration of Intent, any other Registration of Intent submitted by the same Registrant (meaning the same person or same group of persons) will be classified into a group with lower priority in selection of specified residential properties (the “**Lower Priority Group**”) and the lot allotted to that other Registration of Intent will be deemed cancelled and that Registration of Intent shall temporarily cease to be eligible for selection of any specified residential property until it has been given a priority in the further balloting of Registrations of Intent in the Lower Priority Group . The priority in selection of specified residential properties among different Registrations of Intent in the Lower Priority Group will be determined by a further balloting under which each Registration of Intent will be allotted only one lot.

就抽籤程序而言，每一購樓意向登記可獲分配一個籌。當一份購樓意向登記的籌獲抽中得到揀選指明住宅物業次序後，同一登記人（指同一人士或同一組合之人士）的任何其他購樓意向登記將被編入揀選指明住宅物業次序較後的組別（「**次序較後的組別**」），而該其他購樓意向登記之籌將視作取消，以及該其他購樓意向登記之揀選指明住宅物業資格將暫時失效，直至該其他購樓意向登記在次序較後的組別抽籤中得到揀選指明住宅物業

次序。次序較後的組別中不同購樓意向登記之間的揀選指明住宅物業先後次序以另一抽籤程序決定，在該抽籤程序下，每一購樓意向登記可獲分配一個籌。

- 2.5 Registrants shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority according to the result of balloting allocated to the Registrations of Intent. A registrant must in respect of a Registration of Intent select at least one and at most five specified residential properties. Where a registrant is, for whatever reason, not able to make such a selection, that registrant will cease to be eligible to select any specified residential property in respect of that Registration of Intent.

登記人根據抽籤結果分配予各購樓意向登記之順序揀選當時仍可供選擇的指明住宅物業。一名登記人於揀樓時段必須就一份購樓意向登記揀選至少一個及最多五個指明住宅物業。若一名登記人因任何原因未能作如此揀選，該登記人即失去就該份購樓意向登記揀選任何指明住宅物業之資格。

- 2.6 The following provisions apply to the selection of specified residential properties:
以下條款適用於指明住宅物業揀選：

- (a) 'The applicable number of cashiers' order(s) submitted with the Registration of Intent will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque(s) - please bring along blank cheque(s)) if the registrant shall successfully purchase one or more specified residential property(ies). If the number of specified residential properties a registrant purchases is more than the number of cashiers' order(s) submitted, the registrant shall submit on spot one cashiers' order (of the same payee and amount as a cashiers' order submitted with the Registration of Intent) in respect of each such extra specified residential property to settle part of the preliminary deposit of that extra specified residential property (the balance to be paid by cheque(s) - please bring along blank cheque(s)).

如登記人成功購入一個或以上的指明住宅物業，隨購樓意向登記附上適用數量的銀行本票將兌現以支付所購入指明住宅物業的部份臨時訂金（餘款以支票支付－請備空白支票）。倘登記人購入的指明住宅物業數目多於其所遞交之銀行本票數目，登記人須就每一超出之指明住宅物業即場補交一張銀行本票（抬頭人及金額與隨「購樓意向登記」附上之本票相同）以支付該超出之指明住宅物業的部份臨時訂金（餘款以支票支付－請備空白支票）。

- (b) Where a registrant selects one or more specified residential properties in respect of a Registration of Intent:

登記人就購樓意向登記揀選一個或多個指明住宅物業：

- (i) the purchaser of at least one such selected specified residential property shall be:
最少一個揀選之指明住宅物業之買方須為：

(1) all of the person(s) comprising that registrant; or
組成該登記人之所有人士；或

(2) all of the person(s) comprising that registrant, together with one or more Immediate Family Members of any individual comprising that registrant;
and
組成該登記人之所有人士，連同組成該登記人之任何個人之一位或多位直系親屬；及

(ii) the purchaser of any other such selected specified residential property shall be: 任何一個揀選之其他指明住宅物業之買方須為：

- (1) all of the person(s) or any one or more person(s) comprising that registrant; or 組成該登記人之所有人士或其中一名或多名人士；或
- (2) all of the person(s) or any one or more person(s) comprising that registrant, together with one or more Relatives of any individual comprising that registrant; or 組成該登記人之所有人士或其中一名或多名人士，連同組成該登記人之任何個人之一位或多位親屬；或
- (3) one or more Relatives of any individual comprising that registrant. 組成該登記人之任何個人之一位或多位親屬。

(c) In this paragraph 2.6:
在本第2.6段中：

(i) “Immediate Family Member”, in relation to an individual, means a spouse, parent, child or sibling of that individual Provided That relevant supporting documents to the satisfaction of the Vendor must be produced to prove the relationship; and
「直系親屬」就任何個人而言，指其配偶、父母、子女或兄弟姊妹，惟必須出示令賣方滿意之有效證明文件證明親屬關係；及

(ii) “Relative”, in relation to an individual, means:

- (i) a spouse, parent, child, sibling, grandparent, grandchild, parent-in-law, child-in-law, uncle, aunt, nephew, niece or cousin of the individual; or
- (ii) the parent, child, sibling, grandparent, grandchild, parent-in-law, child-in-law, uncle, aunt, nephew, niece or cousin of the spouse of that individual;

Provided That relevant supporting documents to the satisfaction of the Vendor must be produced to prove the relationship.

「親屬」就任何個人而言，指：

- (i) 其配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫、外孫女、岳丈母、翁姑、女婿、媳婦、伯父、叔父、舅父、姑丈、姨丈、伯母、嬸母、舅母、姑母、姨母、姪、甥、姪女、甥女、表兄弟、表姊妹、堂兄弟或堂姊妹；或
- (ii) 其配偶之父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫、外孫女、岳丈母、翁姑、女婿、媳婦、伯父、叔父、舅父、姑丈、姨丈、伯母、嬸母、舅母、姑母、姨母、姪、甥、姪女、甥女、表兄弟、表姊妹、堂兄弟或堂姊妹；

惟必須出示令賣方滿意之有效證明文件證明親屬關係。

2.7 After the completion of the aforesaid selection of specified residential properties, the sale of any remaining specified residential properties will be on a first come first served basis. The Vendor does not accept any person interested in purchasing having queued up before the commencement of such sale.

完成上述揀選指明住宅物業後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受該發售開始前在場輪候之人士。

2.8 The Vendor also reserves its right to adjust the time of any balloting or selection of residential properties in accordance with the progress of confirmation and verification of identities of registrants or carrying out other procedures.

賣方保留最終決定權因應確認和核實登記人身份和其他程序之進度調整任何抽籤或揀選住宅物業時間。

3. On the day following the First Date of Sale and thereafter:

出售首日翌日及之後:

First come First served. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。

The method to be used, where 2 or more persons are interested in purchasing a particular specified residential property, to determine the order of priority in which each of those persons may proceed with the purchase:

在有兩人或多於兩人有意購買同一個指明住宅物業的情況下，將會使用何種方法決定每名該等人士可購買該物業的優先次序：

Please refer to the above method.

請參照上述方法。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

Other matters:

其他事項：

(a) The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a registrant's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the Sales Office or a waiting queue does not guarantee that that registrant / person will be able to purchase any specified residential property.

將提供出售的指明住宅物業售完即止。登記人獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入售樓處或獲賣方接受輪候，均不保證該登記人／人士能購得任何指明住宅物業，敬希注意。

(b) Collection of cashiers' order –any unused cashiers' order concerned will be available for collection at the Sales Office during the period from 29 July 2021 to 30 July 2021 between the hours of 11:00 a.m. and 8:00 p.m.. The registrant shall bring along the Receipt for Registration of Intent, original / copy of identification document of the registrant or the copy of Business Registration Certificate and the company chop for the collection procedures.

本票取回辦法 – 任何未使用之本票，登記人可於2021年7月29日至2021年7月30日上午11時至晚上8時於售樓處取回。登記人須攜同購樓意向登記表格收據、其身份證明文件正本或副本或公司商業登記證副本及公司印章。

(c) For the safety and the maintenance of order at the Sales Office/ Sales Venue, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above is hoisted or

Black Rainstorm Warning is issued or where the Vendor considers that there being any event or circumstances affecting or which may affect the safety, order or public health in the Sales Office/ Sales Venue and/or the vicinity of any of foregoing, postpone, extend or modify the date, time, period, deadline or place of the submission of Registrations of Intent or of any balloting, any attendance registration period, sale or selection of specified residential properties or other procedure to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Development (www.vauresidence.com.hk) and registrants and interested persons will not be separately notified of the same. Please note that entry of any person into the Sales Office/ Sales Venue will be subject to satisfactory check of normal body temperature on-site. Any person entering into the Sales Office/ Sales Venue is required to wear a self-provided satisfactory surgical face mask at all times while at Sales Office/ Sales Venue. No face mask will be provided by the Vendor on-site. The Vendor reserves the absolute right and discretion to determine whether a person's body temperature is "normal" or "satisfactory" and whether a person's surgical face mask is of "satisfactory" standard, and to deny entry of any person (whether such person is a registrant or not) who fails to meet the aforesaid requirements, which may result in a loss of that person's right to select any specified residential property. The Vendor's decision in this regard shall be final and binding on all persons.

為保障安全及維持售樓處/銷售會場秩序，賣方保留絕對權力當遇上天文台發出八號或更高風球信號或黑色暴雨警告時或賣方認為出現任何影響或可能影響售樓處/銷售會場及/或任何上述地點之附近之安全、秩序或公共衛生之事件或情況時，延後、延長或改動遞交購樓意向登記或任何抽籤、報到時段或發售或揀選指明住宅物業或其他程序之日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間、期限或地點，詳情於發展項目網站 (www.vauresidence.com.hk) 公布，登記人及有意購買之人士將不獲另行通知。請注意所有進入售樓處/銷售會場的人士均須在現場接受並通過令人滿意的正常體溫測試。所有進入售樓處/銷售會場的人士均須時刻於售樓處/銷售會場內配戴自備和令人滿意的外科手術口罩。賣方將不會在現場提供任何口罩。賣方保留權利及酌情權決定該人士的體溫是否「正常」或「令人滿意」以及該人士所配戴的外科手術口罩是否達到「令人滿意」的規格，並拒絕讓任何未能達到上述要求的人士（不論其是否登記人）進入售樓處，而該人士可能因此失去揀選任何指明住宅物業的權利。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

- (d) The Vendor shall not be responsible to any registrant for any error or omission in any balloting or ballot results announced.

如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:

載有上述銷售安排的資料的文件印本於以下地點可供公眾免費領取：

Sales Office and Sales Venue
售樓處及銷售會場

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