

Information on Sales Arrangements

Sales Arrangements No. 21
銷售安排第 21 號

銷售安排資料

Name of the Phase: 期數名稱：	POGGIBONSI (Phase 16 on Area N1d of the development of Discovery Bay City) 意堤（愉景灣發展項目 N1d 地區第 16 期）						
Date of the Sale: 出售日期：	<p>Batch A 第 A 批次</p> <p>From 21 January 2023 由 2023 年 1 月 21 日起</p> <p>Batch B 第 B 批次</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;">Tender Document No. 招標文件號碼</th> <th style="width: 70%;">Date of the Sale 出售日期</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">21</td> <td style="text-align: center;"> Every day from 21 January 2023 until 20 April 2023 (both days inclusive) 由 2023 年 1 月 21 日起至 2023 年 4 月 20 日(包括首尾兩天)的每日 </td> </tr> </tbody> </table> <p>(Note: see “Other matters” below) (注意: 請參閱下文「其他事項」)</p>	Tender Document No. 招標文件號碼	Date of the Sale 出售日期	21	Every day from 21 January 2023 until 20 April 2023 (both days inclusive) 由 2023 年 1 月 21 日起至 2023 年 4 月 20 日(包括首尾兩天)的每日		
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Time of the Sale: 出售時間：	<p>Batch A 第 A 批次</p> <p>From 11:00 a.m. to 5:00 p.m. 由上午 11 時 至下午 5 時</p> <p>Batch B 第 B 批次</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 20%;">Tender No. 招標號碼</th> <th style="width: 40%;">Commencement date and time of the tender 招標開始日期及時間</th> <th style="width: 40%;">Closing date and time of the tender 招標截止日期及時間</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">21</td> <td style="text-align: center;"> 2:00 p.m. on every day from 21 January 2023 until 20 April 2023 (both days inclusive) 由 2023 年 1 月 21 日起至 2023 年 4 月 20 日(包括首尾兩天)的每日下午 2 時 </td> <td style="text-align: center;"> 5:00 p.m. on every day from 21 January 2023 until 20 April 2023 (both days inclusive) 由 2023 年 1 月 21 日起至 2023 年 4 月 20 日(包括首尾兩天)的每日下午 5 時 </td> </tr> </tbody> </table> <p>(Note: see “Other matters” below) (注意: 請參閱下文「其他事項」)</p>	Tender No. 招標號碼	Commencement date and time of the tender 招標開始日期及時間	Closing date and time of the tender 招標截止日期及時間	21	2:00 p.m. on every day from 21 January 2023 until 20 April 2023 (both days inclusive) 由 2023 年 1 月 21 日起至 2023 年 4 月 20 日(包括首尾兩天)的每日下午 2 時	5:00 p.m. on every day from 21 January 2023 until 20 April 2023 (both days inclusive) 由 2023 年 1 月 21 日起至 2023 年 4 月 20 日(包括首尾兩天)的每日下午 5 時
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<p>Place where the sale will take place: 出售地點：</p>	<p>- Poggibonsi Sales Office, G/F, 82 Siena Avenue, Discovery Bay, Lantau (on Saturdays, Sundays and Public Holidays only) - 28/F, CDW Building, 388 Castle Peak Road, Tsuen Wan (on Mondays to Fridays excluding Saturdays, Sundays and Public Holidays)</p> <p>-大嶼山愉景灣海澄湖畔路82號地下意堤售樓處 (只適用於星期六、星期日及公眾假期) - 荃灣青山道 388 號中染大廈 28 樓 (只適用於星期一至五(星期六、星期日及公眾假期除外))</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 style="text-align: center;">5 (Batch A 第 A 批次: 1; Batch B 第 B 批次: 4)</p>
<p>Description of the residential properties that will be offered to be sold: 將提供出售的指明住宅物業的描述：</p> <p><u>Batch A 第 A 批次</u></p> <p>The following flat in Block 5 (Floor/Flat): 以下在 5 座 的單位(樓層/單位)： 16E</p> <p><u>Batch B 第 B 批次</u></p> <p>The following flats in Block 6 (Floor/Flat): 以下在 6 座 的單位(樓層/單位)： 16D, 17D</p> <p>The following flats in Block 8 (Floor/Flat): 以下在 8 座 的單位(樓層/單位)： 1B, 16B</p>	
<p>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：</p>	
<p><u>Batch A 第A批次</u></p> <ol style="list-style-type: none"> 1. First come First served. For the purposes of determining the order of priority, 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。為決定優先次序的目的，賣方不接受相關日期出售時間前在場輪候的有意欲購買之人士。 2. The Vendor reserves the right to postpone the commencement time of selection of the specified residential properties, and the Vendor's decision shall be final and binding in this respect. 賣方保留權利延後揀選指明住宅物業的開始時間，賣方就此的決定為最終且具約束力。 	

3. Any person who has successfully selected any of the specified residential properties (either in person or by an attorney duly appointed under a valid and duly executed power of attorney) shall enter into Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies), as purchaser(s), personally or by the attorney (as the case may be).
成功揀選任何指明住宅物業（不論親身或透過獲有效和妥為簽署之授權書妥為授權之受權人）的人士須就所選購的指明住宅物業親身或透過受權人（視乎情況而定）作為買方簽署臨時買賣合約。
4. 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 be the same purchaser (i.e. comprising 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為同一買方（即由同一人士或同一組人士構成）。
5. In any circumstances where the procedure herein is not adhered to and in case of any dispute, the Vendor reserves its absolute discretion to make any decision including its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).
在任何情況下沒有遵守所載於此的程序及如有任何爭議，賣方保留絕對酌情權作出任何決定，包括其絕對權利以任何方式（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。

Batch B 第B批次

Subject to “Other matters”, Sale by Tender

See details and particulars in the tender notice for the respective specified residential properties.

During 10:30 a.m. to 5:00 p.m. from 18 January 2023 to 20 April 2023 (both days inclusive), the tender notice and other relevant tender documents for the respective specified residential properties will be available for collection free of charge at Shop 118, CDW Building, 388 Castle Peak Road, Tsuen Wan (on Mondays to Fridays, excluding Saturdays, Sundays and Public Holidays) or Poggibonsi Sales Office, G/F, 82 Siena Avenue, Discovery Bay, Lantau (on Saturdays, Sundays and Public Holidays only).

受制於「其他事項」，以招標方式出售

請參閱各指明住宅物業的招標公告的細節和詳情。各指明住宅物業的招標公告及其他有關招標文件可於 2023 年 1 月 18 日至 2023 年 4 月 20 日（包括首尾兩天）上午 10 時 30 分至下午 5 時於荃灣青山道 388 號中染大廈 118 號舖（只適用於星期一至五（星期六、星期日及公眾假期除外））或大嶼山愉景灣海澄湖畔路 82 號地下意堤售樓處（只適用於星期六、星期日及公眾假期）免費領取。

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：

Batch A 第A批次

Please refer to the above method.

請參照上述方法。

In any circumstances where the procedure herein is not adhered to and in case of any dispute, the Vendor reserves its absolute discretion to make any decision including its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

在任何情況下沒有遵守所載於此的程序及如有任何爭議，賣方保留絕對酌情權作出任何決定，包括其絕對權利以任何方式(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。

Batch B 第B批次

Please refer to the tender notices and other relevant tender documents.

請參照招標公告及其他相關招標文件。

Other matters :

其他事項

Generally 一般事項

In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

倘若本銷售安排中英文版本有異，以英文版本為準。

Batch A 第A批次

(a) The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of any order of priority in respect of the selection of the specified residential properties, or the Vendor's admittance of any person to the place where the sale will take place or the waiting queue thereof, does not guarantee that that 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。任何人士獲確認和核實任何揀選指明住宅物業的優先次序或獲賣方批准進入出售地點或獲賣方接受輪候進入出售地點，均不保證該人士能購得任何指明住宅物業，敬希注意。

(b) For the safety of the prospective purchasers and the maintenance of order at the place where the sale will take place, the Vendor reserves its absolute right to, in the case where Tropical Cyclone Warning Signal No.8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 11:00 a.m. and 5:00 p.m. on any date of sale, or where the Vendor considers that the safety or order is at risk at the place where the sale will take place and/or its vicinity on any date of sale, postpone or extend or modify the date, time, period, deadline or place of the selection of the specified residential properties to such other date, time, period, deadline or place as the Vendor may consider appropriate, and/or to close the place where the sale will take place.

為保障準買家安全及維持出售地點的秩序，賣方保留絕對權力當8號或以上熱帶氣旋警告信號或黑色暴雨警告信號於任何出售日期上午11時至下午5時之間的任何時間在香港生效時或於任何出售日期賣方認為出售地點及/或其附近之安全或秩序有風險時，延後、延長或改動揀選指明住宅物業之日期、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，及/或關閉出售地點。

(c) The Vendor will not entertain any request for addition, removal or modification of purchaser(s) once a preliminary agreement for sale and purchase has been executed.

臨時買賣合約一經簽署，賣方不接受任何加入、減去或改動買方之要求。

Batch B 第B批次

- (a) The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to change the closing date and/ or time of the tender and/or the place where the sale will take place in respect of all or any of the specified residential properties from time to time by amending this Sales Arrangements and/or issuing new sales arrangements.

賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有全權透過修改本銷售安排及/或發出新銷售安排不時更改全部或任何指明住宅物業的招標截止日期及/或時間及/或出售地點。

- (b) Persons interested in submitting tenders of the specified residential properties are reminded to (i) enquire with the Vendor; and/or (ii) read the latest register of transactions of the Phase so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within 14 working days after the close of the previous tender exercise. (“Working day” is as defined in section 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).)

有意遞交指明住宅物業的投標書的人士敬請 (i) 向賣方查詢；及/或 (ii) 檢視期數的成交紀錄冊，以知悉某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後 14 個工作日接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。(「工作日」的定義如《一手住宅物業銷售條例》(第 621 章)第 2 條所界定。)

- (c) If Tropical Cyclone Warning Signal No.8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at or after 1:00 p.m. and before the closing time of tender on any date of tender, or where the Vendor considers that the safety or order is at risk at the place where the sale will take place and/or its vicinity on any date of tender, the tender of the specified residential properties on that day will be cancelled, and any tender(s) submitted on that day will not be accepted by the Vendor.

若於任何招標日的下午1時或之後及招標截止時間前的任何時間，8號或以上熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，或於任何招標日賣方認為出售地點及/或其附近之安全或秩序有風險時，指明住宅物業於當日的招標將會取消，而任何當日遞交的投標書將不會被賣方接受。

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：

Poggibonsi Sales Office, G/F, 82 Siena Avenue, Discovery Bay, Lantau and

Shop 118, CDW Building, 388 Castle Peak Road, Tsuen Wan

大嶼山愉景灣海澄湖畔路 82 號地下意堤售樓處 及

荃灣青山道 388 號中染大廈 118 號舖

Date of Issue (發出日期): 17/1/2023