

Information on Sales Arrangements

銷售安排資料

Sales Arrangements No. 4A
銷售安排第 4A 號

<p>Name of the Phase of the Development: 發展項目期數名稱：</p>	<p>Phase 1 of THE SOUTHSIDE (“the Phase”) - The residential development of the Phase is known as “SOUTHLAND” 港島南岸的第 1 期 (「期數」) - 期數中的住宅發展部分稱為「晉環」</p>			
<p>Date of the Sale: 出售日期：</p>	<p>Batch A 第 A 批次</p> <p>From 22 May 2021 由 2021 年 5 月 22 日起</p>	<p>Batch B 第 B 批次</p> <p>22 May 2021 and every Monday and Thursday from 24 May 2021 until 30 December 2021 (both days inclusive) 2021 年 5 月 22 日及由 2021 年 5 月 24 日起至 2021 年 12 月 30 日 (包括首尾兩天) 的每個星期一及星期四 (each such Date of the Sale of Batch B is referred to as a “Tender Date”) (上述每一第 B 批次的出售日期稱為「招標日」)</p> <p>(Note : Please refer to “Batch B” below) (注意: 請參閱下文「第 B 批次」)</p>		
<p>Time of the Sale: 出售時間：</p>	<p><u>On 22 May 2021 (“the First Date of Sale”):</u> From 10 a.m. to 7 p.m.</p> <p><u>From 23 May 2021 and thereafter:</u> From 11 a.m. to 8 p.m. daily</p> <p><u>2021 年 5 月 22 日 (「出售首日」):</u> 由上午 10 時至下午 7 時</p> <p><u>由 2021 年 5 月 23 日起:</u> 每日由上午 11 時至下午 8 時</p>	<p><u>Commencement time of tender:</u> 10 a.m. on each Tender Date</p> <p><u>Closing time of tender:</u> 3 p.m. on each Tender Date</p> <p><u>招標開始時間:</u> 每個招標日的上午 10 時</p> <p><u>招標截止時間:</u> 每個招標日的下午 3 時</p> <p>(Note : Please refer to “Batch B” below) (注意: 請參閱下文「第 B 批次」)</p>		
<p>Place where the sale will take place: 出售地點：</p>	<p>Unit 706-725, 7/F, One Island South, No.2 Heung Yip Road, Aberdeen, Hong Kong (“Sales Office”) 香港香港仔香葉道 2 號 One Island South 7 樓 706-725 室 (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>160</p> <table border="1" data-bbox="528 1839 1476 1957"> <tr> <td data-bbox="528 1839 967 1957"> <p>106 (Batch A, 第 A 批次)</p> </td> <td data-bbox="967 1839 1476 1957"> <p>54 (Batch B, 第 B 批次)</p> </td> </tr> </table>		<p>106 (Batch A, 第 A 批次)</p>	<p>54 (Batch B, 第 B 批次)</p>
<p>106 (Batch A, 第 A 批次)</p>	<p>54 (Batch B, 第 B 批次)</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：

Batch A
第 A 批次

The following units in Tower 1 (1A)
以下在第 1 座(1A)的單位：
5J, 12J

The following units in Tower 2 (2A)
以下在第 2 座(2A)的單位：
5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 25B,
39B, 40B, 41B, 42B, 38C, 39C, 40C, 41C, 42C,
39D, 40D, 41D, 42D, 5E, 6E, 7E, 8E, 9E, 10E,
11E, 12E, 15E, 16E, 17E, 18E, 19E, 20E, 21E,
22E, 23E, 25E, 26E, 27E, 5G, 21G, 22G, 23G,
25G, 26G, 27G, 28G, 29G, 30G, 31G, 32G, 33G,
35G, 36G, 37G, 38G, 5H, 7H, 8H, 9H, 10H,
12H, 15H, 21H, 22H, 23H, 25H, 26H, 27H,
29H, 30H, 31H

The following units in Tower 2 (2B)
以下在第 2 座(2B)的單位：
5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B,
18B, 19B, 20B, 21B, 22B, 23B, 25B, 26B, 27B,
28B, 29B, 39B, 40B, 41B, 42B, 5C

Batch B
第 B 批次

The following units in Tower 1 (1A)
以下在第 1 座(1A)的單位：
5A, 18A, 19A, 20A, 21A, 22A, 23A, 25A, 30A,
31A, 32A, 33A, 36A, 37A, 40A, 41&42A*,
23&25B*, 26&27B*, 28&29B*, 30&31B*,
32&33B*, 35&36B*, 37&38B*, 39&40B*,
41&42B*, 23&25C*, 26&27C*, 28&29C*,
30&31C*, 32&33C*, 35&36C*, 37&38C*,
39&40C*, 41&42C*, 22F, 23F, 25F, 26F, 30F,
31F, 32F, 33F, 40F, 41&42F*

The following units in Tower 2 (2A)
以下在第 2 座(2A)的單位：
39A, 40A, 41A, 42A

The following units in Tower 2 (2B)
以下在第 2 座(2B)的單位：
39A, 40A, 41A, 42A, 39C, 42C

* Duplex unit 複式單位

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：

Batch A
第 A 批次

Procedures for the First Date of Sale:
出售首日的程序:

Attendance Registration and Balloting
報到登記及抽籤

1. Each of those person(s) (personally or through a duly authorized attorney of that prospective purchaser who shall produce the original power of attorney and the original identification document of that attorney) or any one of the directors of each of the company(ies) incorporated in Hong Kong comprising the prospective purchaser shall attend the Sales Office for attendance registration during the following attendance registration period: 10 a.m. to 10:30 a.m. on the First Date of Sale. The following must be submitted during attendance registration:
 - (a) a cashier order in the amount of HK\$100,000 made payable to “DEACONS” or “的近律師行” which shall be used for part payment of the preliminary deposit when purchasing a specified residential property. The balance of the preliminary deposit shall be paid upon signing the Preliminary Agreement for Sale and Purchase by cheque(s); and
 - (b) a copy of the person’s H.K.I.D. Card(s) or Passport(s) (as the case may be) or (if the prospective purchaser is or comprises company(ies) incorporated in Hong Kong) copies of H.K.I.D. Card(s) or Passport(s) of the director(s), Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of the company.
 2. The prospective purchaser whose identities have been confirmed and verified by the Vendor (which is referred to as “**Eligible Prospective Purchaser**” below) shall be eligible for participating in the balloting and selecting specified residential properties. Prospective purchaser who fails to complete attendance registration during the aforesaid attendance registration period shall not be eligible for participating in the balloting and selecting any specified residential property.
 3. The balloting will take place at or after 10:30 a.m. on the First Date of Sale at the Sales Office. The balloting results will be announced by means as the Vendor considers appropriate at the Sales Office. Eligible Prospective Purchasers will not be separately notified of the balloting results.
1. 組成準買家的每位人士(親身或透過其妥為授權之受權人(該受權人須出示授權書及該受權人之身份證明文件正本))及每間香港註冊成立的公司準買家之任何一位董事須於下述報到時段，即出售首日上午10時正至上午10時30分期間，於售樓處報到登記。報到登記時須遞交以下文件：
 - (a) 一張港幣\$100,000 本票，抬頭人為「的近律師行」或「DEACONS」。已遞交之本票將會作為購買指明住宅物業的部份臨時訂金，臨時訂金之餘額須在簽署臨時買賣合約時以支票支付；及
 - (b) 該人士的香港身份證或護照(視屬何情況而定) 副本或(如準買家為或包括香港公司)

所有董事的香港身分證或護照、商業登記證、公司註冊證書和最新的周年申報表副本。

2. 經賣方確認並核實身份之準買家 (下文稱為「合資格準買家」) 方有資格參與抽籤及揀選指明住宅物業。未能於上述報到時段內報到登記之準買家將不獲參與抽籤程序及揀選指明住宅物業的資格。
3. 抽籤程序將於出售首日當天上午10時30分或之後於售樓處進行。抽籤結果將會顯示於售樓處以賣方認為合適之方式於售樓處公布。合資格準買家將不獲另行通知抽籤結果。

Selection of Specified Residential Properties

揀選指明住宅物業

1. After the completion of balloting, the Eligible Prospective Purchasers 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 the balloting. Should an Eligible Prospective Purchaser fail to select any specified residential property(ies), he/she/it shall be disqualified from selecting specified residential properties.
2. Prior to the signing of the Preliminary Agreement for Sale and Purchase, the Eligible Prospective Purchaser may notify the Vendor on spot to add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase, provided that the additional individual(s) must be close relative(s) to the Eligible Prospective Purchaser or (if the Eligible Prospective Purchaser comprises more than one individual) mutual close relative(s) to all individuals comprising the Eligible Prospective Purchaser (the Eligible Prospective Purchaser must on spot produce proof of close relative relationship to the satisfaction of the Vendor). The Vendor may accept or reject the request to add the name and the Vendor's determination shall be final. For the purpose of this Information on Sales Arrangements, "close relative(s)" means a spouse, parents, children, parents-in-law, children-in-law, brothers, sisters, grandparents and grandchildren.
3. If the Eligible Prospective Purchaser shall purchase more than one specified residential properties, the Eligible Prospective Purchaser shall on spot provide to the Vendor an additional cashier order for each of the additional specified residential property(ies) purchased. Each additional cashier order shall be in the amount of HK\$100,000 and made payable to "DEACONS" or "的近律師行" which shall be used for part payment of the preliminary deposit of an additional specified residential property. The balance of the preliminary deposit shall be paid upon signing the Preliminary Agreement(s) for Sale and Purchase by cheque(s).

1. 完成抽籤程序後，合資格準買家將根據抽籤結果之先後次序揀選指明住宅物業。倘合資格準買家未能揀選任何指明住宅物業，其揀選指明住宅物業的資格即告終止。
2. 在簽署臨時買賣合約購買指明住宅物業前，合資格準買家可即時通知賣方增加簽署臨時買賣合約的個人，惟屆時被加入的個人則必須為合資格準買家的近親或(如合資格準買家含有多於一個個人)組成合資格準買家的所有個人的共同近親(合資格準買家須即場出示令賣方滿意的該近親關係的證明)。賣方有權接納或拒絕加名的要求，就此賣方的決定為最終決定。就此銷售安排資料而言，「近親」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女。
3. 如合資格準買家購入多於一個指明住宅物業，合資格準買家須即場向賣方就每個額外購入的指明住宅物業額外遞交一張本票。每張額外遞交的本票金額為港幣\$100,000，抬頭人為「的近律師行」或「DEACONS」，將用作額外指明住宅物業的部份臨時訂金，臨時訂金之餘額須在簽署臨時買賣合約時以支票支付。

Procedure after Selection by Eligible Prospective Purchasers on the First Date of Sale and on subsequent dates of the sale

於出售首日合資格準買家完成揀樓之後及其後的出售日期的程序

1. All the remaining specified residential properties (if any) will be offered for sale on a first come first served basis. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person (including balloting).
1. 所有餘下的指明住宅物業(如有)將以先到先得形式發售。如有任何爭議，賣方保留絕對權力以任何方式分配任何指明住宅物業予任何有意購買的人士(包括抽籤)。

General Procedures (applicable in all circumstances)

一般程序 (適用於所有情況)

1. Any company which is not incorporated in Hong Kong is not eligible to purchase any of the specified residential properties of the Phase, regardless the specified residential properties are included in this Information on Sales Arrangements or not.
2. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
3. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 7:00 a.m. and 8:00 p.m. on any of the dates of sale, or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in Sales Office and/or their vicinity, for the safety of the prospective purchasers and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to postpone the first day of sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Sales Office or any part thereof. Details of the arrangement will be posted by the Vendor on the website (<http://www.southland.hk>) designated by the Vendor for the Phase.
4. In the event of any discrepancy between the English and Chinese versions of these Sales Arrangements, the English version shall prevail.
1. 賣方不接受任何不在香港註冊成立的公司購買期數的任何指明住宅物業 (不論是否本銷售安排資料所列之住宅物業)。
2. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉售樓處。
3. 如在出售日期的任何一天上午7時至晚上8時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，或賣方認為出現任何影響或可能影響售樓處及/或其附近之安全、秩序或公共衛生之事件或情況時，為保障準買家的安全及維持售樓處的秩序，賣方保留絕對權利延遲出售日期的首天至賣方認為合適的其他日期及/或時間及/或關閉售樓處或其任何部分。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址 (<https://www.southland.hk>)公布。
4. 倘若本銷售安排中英文文本有異，以英文文本為準。

Batch B

第 B 批次

Sale by Tender –

See details and particulars in the tender notice. The tender notice and other relevant tender documents will

be made available for collection free of charge at Unit 706-725, 7/F, One Island South, No.2 Heung Yip Road, Aberdeen, Hong Kong from 21 May 2021 daily from 10:00 a.m. to 6:00 p.m..

1. The Vendor has on 12 June 2021 updated the tender notice, the tender documents and the annexes (which do not form part of the tender documents), which updated documents are applicable to the tender exercise on or after 14 June 2021. The Vendor has the absolute right to revise the tender notice, the tender documents and the annexes from time to time without informing tenderers individually. The Vendor advises tenderers to check and ensure before submission of tender that the latest version of the tender notice, tender documents and annexes has been used.
2. 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 accept any offer at or before the closing time of the tender. Some of the specified residential properties may have been sold during the tender exercise on a previous Tender Day and are no longer available for sale on the subsequent Tender Days. The Vendor advises tenderers to inspect the Register of Transactions before submission of tender. 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 and/or issuing the Sales Arrangements.
3. Notwithstanding anything herein provided, if Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning is in effect in Hong Kong or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity at any time from 10:00 a.m. to 3:00 p.m. on a Tender Day, the closing time of the tender will automatically be postponed to 3:00 p.m. on the next succeeding working day. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.

以招標方式出售 -

請參閱招標公告的細節和詳情。招標公告及其他有關招標文件可於 2021 年 5 月 21 日起每日上午 10 時正至下午 6 時正於香港香港仔香葉道 2 號 One Island South 7 樓 706-725 室免費領取。

1. 賣方已於2021年6月12日更新招標公告、招標文件及不構成招標文件一部分之附件，該等更新之文件適用於2021年6月14日及其後的招標。賣方有全權不時修改招標公告、招標文件及附件，而不會個別通知投標者。賣方建議投標者在投標前應先檢查及確保已使用最新版本之招標公告、招標文件及附件。
2. 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。賣方有絕對權利於招標截止時間或之前接受任何要約。部分指明住宅物業或會在先前的招標日的招標程序中售出，令該等物業在其後的招標日不再可供出售。賣方建議投標者在投標前應先查閱成交紀錄冊。賣方有全權透過修改及/或發出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。
3. 即使本銷售安排資料另有規定，如在某招標日上午 10 時至下午 3 時內的任何時間，8 號或以上颱風信號或黑色暴雨警告在香港生效或賣方認為出現任何影響或可能影響售樓處及/或其附近之安全、秩序、或公共衛生情況之事件或情況，招標截止時間將自動順延至隨後的下一個工作天的下午 3 時。賣方保留權利拒絕任何人士進入售樓處。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。

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。

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：

Unit 706-725, 7/F, One Island South, No.2 Heung Yip Road, Aberdeen, Hong Kong

香港香港仔香葉道 2 號 One Island South 7 樓 706-725 室

Date of Issue (發出日期): 18/5/2021

Date of Revision (修改日期): 12/6/2021