

Information on Sales Arrangements

Sales Arrangements No. 3
銷售安排 3 號

銷售安排資料

<p>Name of the Development: 發展項目名稱：</p>	<p>UPPER RIVERBANK 尚·埭滙</p>			
<p>Date of the Sale: 出售日期：</p>	<p><u>Batch A 第 A 批次</u> From 24 April 2020 由 2020 年 4 月 24 日起</p>	<p><u>Batch B 第 B 批次</u> Tender on everyday from 24 April 2020 until 30 June 2020 (both days inclusive) 招標於每日由 2020 年 4 月 24 日起至 2020 年 6 月 30 日(包括首尾兩天)</p>		
<p>Time of the Sale: 出售時間：</p>	<p><u>Batch A 第 A 批次</u> <u>From 24 April 2020 and thereafter:</u> From 1:00 p.m. to 8:00 p.m. (Monday to Friday) From 11:00 a.m. to 8:00 p.m. (Saturday, Sunday and Public Holidays) <u>2020 年 4 月 24 日及其後:</u> 由下午一時正至下午八時正 (星期一至星期五) 由上午十一時正至下午八時正 (星期六、日及公眾假期)</p>	<p><u>Batch B 第 B 批次</u> <u>On 24 April 2020 and thereafter:</u> From 4:00 p.m. to 6:00 p.m. <u>2020 年 4 月 24 日及其後:</u> 由下午四時正至下午六時正</p>		
<p>Place where the sale will take place: 出售地點：</p>	<p>Unit B, 4/F, Peninsula Centre, 67 Mody Road, Tsim Sha Tsui, Kowloon (the "Sales Office") 九龍尖沙咀麼地道 67 號半島中心 4 樓 B 室 (「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 align="center">138</p> <table border="1" data-bbox="746 1814 1481 2056"> <tr> <td data-bbox="746 1814 1098 2056"> <p align="center"><u>Batch A 第 A 批次</u> 72</p> </td> <td data-bbox="1098 1814 1481 2056"> <p align="center"><u>Batch B 第 B 批次</u> 66</p> </td> </tr> </table>		<p align="center"><u>Batch A 第 A 批次</u> 72</p>	<p align="center"><u>Batch B 第 B 批次</u> 66</p>
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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 of the Development :

以下在發展項目第一座的單位：

5C, 6C, 7C, 11C, 12C, 15C, 5D, 6D, 7D, 12D, 15D, 16D, 21D, 10H, 11H, 12H, 15H, 16H, 25H, 26H, 27H, 29H, 30H, 31H, 32H

The following units in Tower 2 of the Development :

以下在發展項目第二座的單位：

8A, 11A, 12A, 18A, 19A, 23A, 25A, 26A, 28A, 33A, 35A, 36A, 37A, 8B, 11B, 12B, 18B, 19B, 23B, 25B, 26B, 28B, 33B, 35B, 36B, 37B, 16C, 5D, 28F, 28G, 16H, 28J, 28K, 8L, 18L, 25L, 26L, 27L, 28L, 29L, 30L, 31L, 32L, 33L, 35L, 36L, 37L

Batch B 第 B 批次

The following units in Tower 1 of the Development :

以下在發展項目第一座的單位：

9A, 10A, 11A, 12A, 15A, 23A, 25A, 26A, 29A, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 18B, 19B, 23B, 25B, 26B, 30B, 31B, 32B, 33B, 9F, 10F, 11F, 12F, 15F, 23F, 25F, 26F, 29F, 5G, 6G, 7G, 9G, 10G, 11G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 30G, 31G, 32G, 33G, 5K, 6K, 7K, 8K, 9K, 12K, 15K, 20K, 21K, 22K, 23K, 30K, 31K, 32K

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

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。

Other matters:

1. Unit A and Unit B on the same floor of any of the following floors in Tower 2 of the Development, namely 8/F, 12/F, 18/F, 25/F, 28/F, 36/F and 37/F may only be selected together but not individually and the purchaser of any of such specified residential properties must be the same as or must be the “Relative” of the purchaser of the other of such specified residential properties. A purchaser (“Purchaser A”) is a “Relative” of another purchaser (“Purchaser B”) if Purchaser A or any individual comprising Purchaser A is a spouse, parent, child, parent-in-law, child-in-law, brother-in-law, sister-in-law, grandparent, grandchild, sibling, parent’s sibling, nephew or niece of Purchaser B or any individual comprising Purchaser B provided that relevant supporting documents to the satisfaction of the Vendor must be produced to prove the relationship.
2. The sale of the specified residential properties is subject to availability. Please note that the Vendor’s admittance of any person to the Sales Office or a waiting queue does not guarantee that that person will be able to purchase any specified residential property.

其他事項:

1. 發展項目第二座下述任何一層，即8樓、12樓、18樓、25樓、28樓、36樓和37樓之同層A單位和B單位只供一併揀選而不得只揀選其中一個，且任何一個該等指明住宅物業之買方必須與另外一個該等指明住宅物業之買方相同或為另外一個該等指明住宅物業之買方之「親屬」。如一買方（「買方A」）或組成買方A之任何個人為另一買方（「買方B」）或組成買方B之任何個人的配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、姐夫、妹夫、嫂、弟婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、姑母、舅父、姨母、姪、姪女、甥或甥女，買方A即為買方B之「親屬」，惟必須出示令賣方滿意之有效證明文件證明親屬關係。
2. 將提供出售的指明住宅物業售完即止。任何人士獲賣方批准進入售樓處或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。

Batch B 第 B 批次

Sale by Tender

See details and particulars in the tender notice.

From 3:00 p.m. on 23 April 2020 to 6:00 p.m. on 30 June 2020, the tender notice and other relevant tender documents will be made available for collection free of charge at the “Sales Office”

In case of any dispute, the Vendor reserves its absolute right to allocate the above residential properties to any person interested in purchasing by any method.

Other matters:

1. 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 the specified residential property(ies). The Vendor has the absolute right to withdraw from the sale of the specified residential property(ies) 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. The Vendor has the absolute right to change the closing date and/or time of the tender from time to time by amending the Sales Arrangements.
2. Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Development so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. A specified residential property may become unavailable during a date of sale because the Vendor may have accepted a tender after the close of previous tender exercise(s).

以招標方式出售

請參閱招標公告的細節和詳情。

由 2020 年 4 月 23 日下午三時起至2020年6月30日下午六時，招標公告及其他有關招標文件可於售樓處免費領取。

如有任何爭議，賣方保留最終權利以任何方式分配上述住宅物業予任何有意購買的人士。

其他事項:

1. 賣方並不承諾亦無責任閱覽、考慮或接受認購該等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該等指明住宅物業。賣方有絕對權利於招標截止時間或之前接受任何要約。賣方有絕對權利透過修改銷售安排不時更改招標截止日期及/或招標截止時間。

- 2 有意遞交指明住宅物業的投標書的人士敬請檢視發展項目的成交紀錄冊，以知悉某一指明住宅物業在某一出售日期時是否仍然可供出售。賣方可能會在先前的招標程序完結後接納了某指明住宅物業的投標書，因此該指明住宅物業於出售日期內變為不再可供出售。

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：

For the safety of the registrants and the maintenance of order at the Sales Office, 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 circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity, postpone, extend or modify the date, time, period, deadline or place of sale or selection of specified residential properties or other procedures 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.urbhk.com) and persons interested in purchasing the specified residential properties will not be separately notified of the same. 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.

為保障登記人安全及維持售樓處秩序，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，延後、延長或改動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.urbhk.com）公布，意欲購買指明住宅物業之人士將不獲另行通知。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。

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 B, 4/F, Peninsula Centre, 67 Mody Road, Tsim Sha Tsui, Kowloon

九龍尖沙咀麼地道 67 號半島中心 4 樓 B 室

Date of Issue (發出日期): 20/04/2020