

Information on Sales Arrangements

銷售安排資料

Sales Arrangements No. 1

銷售安排第 1 號

Name of the development: 發展項目名稱：	UPTIFY 千望
Date of Sale: 出售日期：	From 8 May 2021 由 2021年5月8日起
Time of the Sale: 出售時間：	From 11:45 a.m. to 8 p.m. on 8 May 2021 (the “ First Date of Sale ”) and thereafter 2021年5月8日(下稱「 出售首日 」)及之後：由上午11時45分至晚上8時正
Place where the sale will take place: 出售地點：	On the First Date of Sale (from 11:45 a.m. to 5 p.m.): 7/F, Cordis, 555 Shanghai Street, Mongkok, Kowloon, Hong Kong (the “ Designated Sales Venue ”) 於出售首日(上午11時45分至下午5時正)： 香港九龍旺角上海街555號香港康得思酒店7樓 (下稱「 指定售樓處 」) On the First Date of Sale (from 5 p.m. to 8 p.m.) and thereafter : Suite 2502-05, 25/F, Office Tower, Langham Place, 8 Argyle Street, Mongkok, Kowloon, Hong Kong (the “ Sales Office ”) 於出售首日(下午5時正至晚上8時正)及之後： 香港九龍旺角亞皆老街8號朗豪坊辦公大樓25樓2502-05室 (下稱「 售樓處 」)
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：	45
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：	<p>The following units in the Development: 以下發展項目內的單位：</p> <p>5A,5B,5C,5D,5E,6A,6B,6C,6D,6E,7A,7B,7C,7D,7E,8A,8B,8C,8D,8E,9A,9E, 11B,11C,12B,12C,15B,15C,15D, 16A,16B,16C,16D,17A,17B, 17C, 17D,18A,18B, 18C, 18D, 19A, 19B, 19C, 19D</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>➤ Balloting in the manner as described below will be used to determine the order of priority for selection of specified residential properties on the First Date of Sale. 於出售首日，揀選指明住宅物業的優先次序將以下列抽籤方式決定。</p> <p>➤ Subsequent to the First Date of Sale, the remaining specified residential properties (if any) will be offered on a first come first served basis to any person interested in purchasing the remaining specified residential property. 出售首日後，餘下的指明住宅物業(如有)將會以先到先得形式向任何有意購買的人士發售。</p>
1. Registration 登記：	
1.1 Any persons or companies interested in purchasing any of the specified residential properties (the “registrant(s)”) must submit the following to the Sales Office at or before 5 p.m. on the day immediately before the First Date of the Sale (the “Deadline of Submission”):- 有意購買任何指明住宅物業的個人或公司(下稱「 登記人 」)須於出售首日前一天下午5時正或之前(下稱「 遞交截止時間 」)於售樓處遞交:-	

- (a) the Registration(s) of Intent in the form prescribed by the Vendor duly completed and signed by the registrant(s) (the Registration of Intent is available for collection at the Sales Office before the Deadline of Submission);
已填妥及由登記人簽署的賣方指定格式的購樓意向登記（購樓意向登記可於遞交截止時間前於售樓處領取）；
- (b) the Registration(s) of Intent shall be accompanied with cashier order(s). The number of cashier order(s) attached to each Registration of Intent shall be the same as the number of residential property(ies) which the registrant intends to purchase as indicated in the relevant Registration of Intent. Each cashier order shall be in the sum of HK\$50,000 made payable to “Vincent T.K. Cheung, Yap & Co.”; and
購樓意向登記須附有銀行本票，而每個購樓意向登記附有的銀行本票數量須與登記人在相關購樓意向登記內填寫的其意欲購買住宅物業的數目相同。每張銀行本票金額為港幣\$50,000，抬頭人為「張葉司徒陳律師事務所」；及
- (c) (if the registrant is an individual) copy of Hong Kong Identity Card / passport of the registrant or (if the registrant is a company, copies of the Business Registration Certificate, Certificate of Incorporation, latest Annual Return and copy of the Hong Kong Identity Card / passport of the director(s) of the registrant who sign(s) the Registration of Intent.
（如登記人為個人）登記人之香港身份證/護照副本或(如登記人為公司)商業登記證書副本、公司註冊證書副本、公司最新的周年申報表副本和負責簽署購樓意向登記的董事的香港身份證/護照副本。

1.2 A registrant (whether under single name or joint names) shall only submit no more than two Registrations of Intent, and each Registration of Intent may be used for registering the intent to purchase not more than five residential properties. If any of the name(s) of the registrant appears in more than two Registrations of Intent, all such Registrations of Intent other than the earliest two (by reference to the registration number assigned by the Vendor) shall be deemed to be void and of no effect.
每位登記人(不論獨立登記人或聯名登記人)只能遞交不多於兩份購樓意向登記，每份購樓意向登記可登記購買不多於五個住宅物業。若任何登記人的名字出現在多於兩份購樓意向登記，則除了最早兩份購樓意向登記之外(以賣方編配的登記號碼為準)，其他購樓意向登記將被作廢及視為無效。

1.3 If the registrant has successfully selected and purchased any specified residential property(ies), the attached cashier order(s) to the Registration of Intent will all be used as part payment of the preliminary deposit(s) for the purchase of the specified residential property(ies) and the balance to be paid by cheque(s). Please bring along blank cheque(s) for payment of balance of preliminary deposit(s).
若登記人成功選購任何指明住宅物業，已繳交附於購樓意向登記之銀行本票將會全數作為購買指明住宅物業的部份臨時訂金，而餘額則以支票支付。請攜同空白支票以備支付臨時訂金餘額。

1.4 The order of submission of Registration of Intent will not have any impact on the order of priority for selection of the specified residential properties. Late submission will not be accepted. The Registration of Intent is personal to the registrant(s) and shall not be transferable.
遞交購樓意向登記的次序不會影響揀選指明住宅物業的優先次序。逾期遞交恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。

1.5 In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in balloting.
如有爭議，賣方保留權利決定購樓意向登記是否有效及是否應被納入抽籤。

2. Balloting and selection of specified residential properties:

抽籤及揀選指明住宅物業：

2.1 Balloting will be used to determine the order of priority in selection of the specified residential properties on the First Date of Sale. Details are as follows.
於出售首日揀選指明住宅物業優先次序將以抽籤方式決定。詳情如下。

Balloting will take place on the First Date of Sale not earlier than 11:45 a.m. at the Designated Sales Venue. The Vendor reserves the right at any time, for the purposes of maintaining order at the Designated Sales Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be posted at the Designated Sales Venue and the Sales Office. Registrants will not be notified separately of such changes. The ballot results, including “Registration Number” and “Balloting Result Sequence” will be announced by the Vendor on the spot. Registrants will not be notified separately of the ballot results.

抽籤程序將於出售首日不早於上午 11 時 45 分於指定售樓處進行。為了維持指定售樓處秩序及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於指定售樓處及售樓處。登記人將不獲另行通知該等修改。抽籤結果，包括「登記號碼」及「抽籤結果順序」將由賣方於當場公布。登記人將不獲另行通知抽籤結果。

2.2 Each registrant (if the registrant is a company, at least one of its duly appointed directors) shall personally report attendance at the Designated Sales Venue from 11:00 a.m. to 11:30 a.m. (the “last reporting time”) and bring along:-

登記人(如登記人為公司，則至少一位已被妥為委任之董事)須於上午 11 時正至上午 11 時 30 分(下稱「最後報到時段」)親臨指定售樓處報到並須攜同：

- (a) (if the registrant is an individual) the Hong Kong Identity Card / passport of the registrant or (if the registrant is a company) copies of the Business Registration Certificate, Certificate of Incorporation and latest Annual Return, the company chop and the original Hong Kong Identity Card/passport of the director(s) of the registrant who attend the balloting;
(如登記人為個人) 登記人之香港身份證/護照或(如登記人為公司)商業登記證書副本、公司註冊證書副本、公司最新的周年申報表副本、公司印章和到場出席抽籤的董事的香港身份證/護照的正本；
- (b) blank cheque(s) for payment of balance of preliminary deposit(s);
空白支票以備支付臨時訂金餘額；
- (c) the official receipt for the Registration of Intent; and
購樓意向登記的正式收據; 及
- (d) (for individual registrant acting by attorney) the Hong Kong Identity Card / passport of the appointed attorney and the power of attorney in a form prescribed by the Vendor validly executed by the relevant registrant.
(如登記人授權授權人行事)授權人之香港身份證/護照及由按賣方規定的格式並由相關登記人有效地簽署的授權書。

Any registrant who reports attendance at the Designated Sales Venue after the last reporting time shall not be eligible to participate in the balloting.

登記人如未能於最後報到時段內到達指定售樓處報到將不能參與抽籤。

2.3 The following terms apply to the selection of the specified residential properties under the procedures above:

以下條款適用於上述揀選指明住宅物業之程序：

- (a) The registrant(s) whose identity(ies) has/have been verified by the Vendor 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 ballot results in the Designated Sales Venue or the Sales Office (as the case may be, depending on the time of selection). Registrant(s) may select and purchase with each of the Registration of Intent at least one (1) and at most five (5) specified residential properties. Where it is the turn of a registrant to select specified residential property(ies) and that registrant or its/his/her attorney fails to make such a selection (whether or not there does not remain a sufficient number of specified residential property(ies) for fulfilling such criteria) or enter into preliminary agreement(s) for sale and purchase for the selected specified residential properties in the Designated Sales Venue or the Sales Office (as the case may be, depending on the time of selection), such registrant will automatically cease to be eligible for participating in the selection and purchase of the specified residential properties.

經賣方確認並核實身份後，登記人須根據該抽籤結果順序於指定售樓處或售樓處(視乎揀選當時時間而定)揀選當時仍可供選購的指明住宅物業。登記人可揀選及購買至少一(1)個及最多五(5)個指明住宅物業。如輪到登記人或其授權人揀選指明住宅物業時因任何原因未作出如此揀選(不論是否因為剩下可供揀選的指明住宅物業數目不足以符合該準則)或沒有就已選擇的指明住宅物業於指定售樓處或售樓處(視乎揀選當時的時間而定)簽署臨時買賣合約，則該登記人將自動地被取消參與選購指明住宅物業之資格。

- (b) Where a registrant selects any specified residential property(ies) in respect of one (1) Registration of Intent:

當登記人就一(1)份購樓意向登記揀選任何指明住宅物業：

- (i) the purchaser under the preliminary agreement for sale and purchase of at least one (1) specified residential property shall only be:

至少一(1)個指明住宅物業之臨時買賣合約下之買方只可以是：

(A) the registrant; or
該登記人；或

(B) the registrant together with one or more “Immediate families” (as hereinafter defined) of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s) before entering into the preliminary agreement for sale and purchase of the specified residential property(ies); and

該登記人連同該登記人即場向賣方於簽署指明住宅物業之臨時買賣合約前要求加入作為聯名買方之該登記人之一位或多位「直系親屬」(見定義如下)；及

- (ii) Subject to (i) above and if applicable, the purchaser(s) under the preliminary agreement for sale and purchase of the other specified residential property(ies) shall only be:

在不抵觸上述(i)的情況時及如果適用的話，其他指明住宅物業之臨時買賣合約下之買方只可以是：

(A) the registrant or any one or more persons comprising that registrant; or

該登記人或一位或多位組成該登記人之人士；或

(B) one or more “Immediate families” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s) before entering into the preliminary agreement for sale and purchaser of the specified residential property(ies); or

該登記人即場向賣方於簽署指明住宅物業之臨時買賣合約前要求作為買方之該登記人之一位或多位「直系親屬」；或

(C) the registrant or any one or more persons comprising that registrant together with one or more “Immediate families” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s) before entering into the preliminary agreement for sale and purchaser of the specified residential property(ies).

該登記人或一位或多位組成該登記人之人士連同該登記人即場向賣方於簽署指明住宅物業之臨時買賣合約前要求加入作為聯名買方之該登記人之一位或多位「直系親屬」。

(c) “Immediate families” of a registrant means grandparents, parents, spouse, brothers, sisters, children and grandchildren of that registrant or any individual comprising that registrant provided that the registrant has provided valid supporting documents on spot to prove the relationship to the satisfaction of the Vendor before entering into the preliminary agreement for sale and purchaser of the specified residential property(ies). Whether such grandparents, parents, spouse, brothers, sisters, children and grandchildren is “Immediate family” of the registrant shall be subject to the final decision of the Vendor which shall be binding on any person. The Vendor reserves its absolute discretion to allow or reject the registrant’s request to add the name(s) of any individual(s) as joint purchaser(s).

一名登記人之「直系親屬」指該登記人或組成該登記人之任何個人之祖父母、外祖父母、父母、配偶、兄弟、姊妹、子女、孫及外孫，但須即場於簽署指明住宅物業之臨時買賣合約前提供相關及有效證明文件，用作證明關係並達致賣方滿意的程度。賣方對該祖父母、外祖父母、父母、配偶、兄弟、姊妹、子女、孫及外孫是否登記人之「直系親屬」擁有最終決定權，其決定對任何人士具約束力。賣方保留其絕對酌情權允許或拒絕登記人加入任何個人的名字作為聯名買方的要求。

(d) The Vendor reserves its right to adjust the time of selection of specified residential properties in accordance with the progress of confirmation and verification of identities of registrants or the carrying out of 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選擇指明住宅物業之時間。

(e) After the completion of the selection of specified residential properties under the procedures above, the sale of any remaining specified residential properties which are still available for sale will be on a first come first served basis. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up before the Time of the Sale on the First Date of Sale.

完成上述程序中之指明住宅物業之揀選後，尚餘仍可出售之指明住宅物業將以先到先得形式發售。賣方不接受於出售首日的出售時間前已在場輪候之有意購買指明住宅物業之人士。

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

出售首日翌日及之後:

3.1 Subject to the completion of the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis to any person interested in purchasing the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person interested in purchasing by any method (including balloting).

在根據上述程序完成合資格人士選購指明住宅物業的前提下，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何餘下的指明住宅物業予任何有意購買的人士。

3.2 Please refer to “Time of the Sale” specified in these Sales Arrangements for the opening hours of the Sales Office. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up at the Sales Office before the Time of the Sale on the date concerned.

售樓處的開放時間請參閱本銷售安排中指定的「出售時間」。賣方不接受相關日期出售時間前在售樓處輪候之有意購買指明住宅物業之人士。

3.3 The Vendor reserves the right to close the Sales Office and/or the Designated Sales Venue at any time if all the specified residential properties have been sold out, provided that the Sales Office shall be open for the collection of unused cashier order(s) at the time period specified in "Other matters" below.

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及/或指定售樓處，惟售樓處會於下述“其他事項”指明的時間內開放以用作辦理取回未使用的銀行本票。

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 absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留絕對權力以任何方式（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 designated venue or the waiting queue thereof, 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。登記人獲完成確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入指定會場或獲賣方接受輪候，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 unused cashiers' order(s) – If the registrant(s) has/have not purchased any specified residential property or if the number of specified residential property(ies) purchased is less than the number of cashier order(s) submitted together with the Registration of Intent, the unused cashiers' order(s) will be available for collection by the registrant(s) at the Sales Office during the period of 11 a.m. to 8 p.m. from 9 May 2021 to 15 May 2021 (both days inclusive). The registrant shall bring along the official receipt of the Registration of Intent and his/her/their H.K.I.D.(s) / passport(s) (if the registrant is a company, copies of the Business Registration Certificate, Certificate of Incorporation, the company chop and Hong Kong Identity Card/passport of the director(s) of the registrant who attend the collection) for the collection procedures. If the registrant has appointed an Authorized Person, the Authorized Person shall bring along the original Authorization Letter in a form prescribed by the Vendor together with copy of the H.K.I.D.(s) / passport(s) of the registrant(s) (if the registrant is a company, copies of the Business Registration Certificate and Certificate of Incorporation and the company chop), H.K.I.D. / passport of the authorized person and the official receipt of the Registration of Intent for the collection procedures.

未使用的銀行本票取回辦法 – 如登記人並無購入任何指明住宅物業或如購入之指明住宅物業之數目少於連同購樓意向登記遞交之銀行本票數目，登記人可於 2021 年 5 月 9 日至 2021 年 5 月 15 日(包括首尾兩日) 上午 11 時正至晚上 8 時正期間親臨售樓處取回任何未使用之銀行本票。登記人須攜同其購樓意向登記的正式收據及其香港身份證／護照(如登記人為公司，其商業登記證書副本及公司註冊證書副本、公司印章和到場的董事的香港身份證/護照)作辦理手續用。如果登記人已委託一名獲授權人士，該獲授權人士須攜帶按賣方所規定的格式的授權函正本連同登記人的香港身份證/護照副本（如登記人為公司，其商業登記證書副本及公司註冊證書副本和公司印章）、獲授權人士之香港身份證/護照及購樓意向登記的正式收據作辦理手續用。

(c) For the safety of any person and maintenance of order at the Sales Office and/or the Designated Sales Venue, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above or Black Rainstorm Warning is in effect in Hong Kong or where the Vendor considers that there being an event or circumstance affecting or which may affect the public health, safety or order in the Sales Office, the Designated 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 Registration of Intent or of any balloting, 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 and persons interested in purchasing the specified residential properties will not be separately notified of the same. The Vendor reserves the absolute right to reject any person (whether such person is a registrant or not) to enter into the Sales Office, the Designated Sales Venue and/or any designated venue. The Vendor's decision in this regard shall be final and binding on all persons.

為保障任何人士安全及維持售樓處及/或指定售樓處秩序，賣方保留絕對權力當八號或更高風球訊號或黑色暴雨警告在香港生效或賣方認為發生任何影響或可能影響售樓處，指定售樓處及/或任何上述地點之附近之公共衛生、安全或秩序之事件或情況時，延後、延長或改動遞交購樓意向登記或任何抽籤、發售或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，詳情於發展項目網站公布，登記人將不獲另行通知。賣方保留絕對權利拒絕讓任何人士(不論該人士是登記人與否)進入售樓處，指定售樓處及/或任何指定會場。賣方就這方面所作的決定為最終決定，對所有人士均具有約束力。

(d) The Vendor shall not be held liable for any error or omission contained in any results of balloting.

賣方無需就抽籤結果的任何錯誤或遺漏承擔任何責任。

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可供公眾免費領取於：

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