

Information on Sales Arrangements

Sales Arrangement No.1A

銷售安排第 1A 號

銷售安排資料

<p>Name of the Development: 發展項目名稱：</p>	<p>SOYO 雋薈</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 2nd January 2022 由 2022 年 1 月 2 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 2nd January 2022 (the “First Date of Sale”)</u> : From 9:00 a.m. to 7:00 p.m.</p> <p><u>On 3rd January 2022 and thereafter :</u> From 11:00 a.m. to 8:00 p.m. daily</p> <p><u>2022 年 1 月 2 日 (「出售首日」) :</u> 由上午 9 時 至 晚上 7 時 00 分</p> <p><u>2022 年 1 月 3 日及之後 :</u> 每日由上午 11 時 至 晚上 8 時</p>
<p>Place where the sale will take place: 出售地點：</p>	<p><u>On 2nd January 2022:</u> <u>2022 年 1 月 2 日:</u> 7/F, Cordis, 555 Shanghai Street, Mong Kok, Kowloon, Hong Kong (“Designated Sales Venue”) 香港九龍旺角上海街555號香港康得思酒店7樓(「指定售樓處」)</p> <p><u>On 3rd January 2022 and thereafter:</u> <u>2022 年 1 月 3 日及其後:</u> 3/F, Ginza Plaza, No. 2A Sai Yeung Choi Street South, Mong Kok, Kowloon (the “Sales Office”) 九龍旺角西洋菜南街2A號銀城廣場3樓 (「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>120</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>The following flats in the Development: 以下發展項目的單位：</p> <p>3A,3B,3C,3D,3E,3F,5A,5B,5C,5D,5E,5F,6A,6B,6C,6D,6E,6F,7A,7B,7C,7D,7E,7F,8A,8B,8C,8D,8E,8F, 9A,9B,9C,9D,9E,9F,10A,10B,10C,10D,10E,10F,11A,11B,11C,11D,11E,11F,12A,12B,12C,12D,12E,12F, 15A,15B,15C,15D,15E,15F,16A,16B,16C,16D,16E,16F,17A,17B,17C,17D,17E,17F,18A,18B,18C,18D,18E,18F, 19A,19B,19C,19D,19E,19F,20A,20B,20C,20D,20E,20F,21A,21B,21C,21D,21E,21F,22A,22B,22C,22D,22E,22F, 23A,23B,23C,23D,23E,23F,25A,25B,25C,25D,25E,25F,26A,26B,26C,26D,26E,26F</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：

Balloting in the manner as described below will be used to determine the order of priority for selection of specified residential properties.

揀選指明住宅物業的優先次序將以下列抽籤方式決定。

Part (I) : Abstract

第 (I) 部分: 摘要

Individuals and companies interested in purchasing any specified residential property(ies) (referred to below as “registrant(s)”) shall submit Registration of Intent during the specified period. Each individual and corporate registrant (whether in his/her own name or in joint names with any other party(ies)) can submit up to TWO (2) Registrations of Intent only. Any excess Registration of Intent will not be accepted.

有意購買任何指明住宅物業的個人及公司（於下文稱為「登記人」）須於指定時間內遞交購樓意向登記。每個個人及公司登記人（無論以自己名義或與他方聯名）只可以遞交最多兩份購樓意向登記。超出數目的購樓意向登記將不會被接納。

Part (II) : Registration

第 (II) 部分: 登記

1. Registrant(s) must submit the following to the Sales Office at or before 5 p.m. on 31st December 2021 (“the Deadline of Submission”):-

登記人須於 2021 年 12 月 31 日下午 5 時（「遞交截止時間」）或之前於售樓處遞交 :-

- (a) the Registration of Intent duly completed and signed by the registrant(s) (the relevant forms are available for collection at the Sales Office before the Deadline of Submission);

已填妥及由登記人簽署的購樓意向登記（有關表格可於遞交截止時間前於售樓處領取）；

- (b) relevant number(s) of cashier order(s). The number of cashier order(s) shall be equal to the number of the Registrations of Intent submitted by the Registrant(s). Each cashier order shall be in the amount of HK\$100,000 and made payable to ‘MAYER BROWN’; and

相關數目的本票。本票的數目須與登記人遞交購樓意向登記的數目相同。每張本票金額須為港幣\$100,000，抬頭人須為「孖士打律師行」；及

- (c) (in the case of individual registrant(s)) copy(ies) of the H.K.I.D. Card(s) or Passport(s) (as the case may be) of (each of) the registrant(s), or (in the case of corporate registrant(s)) copies of the valid Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of (each of) the registrant(s) and the H.K.I.D. Card(s) or Passport(s) (as the case may be) of the director(s) of (each of) the registrant(s).

（如為個人登記人）（每個）登記人的香港身份證或護照副本（視屬何種情況而定），或（如為公司登記人）（每個）登記人的有效商業登記證書、公司註冊證書、最新的周年申報表和董事的香港身份證或護照副本（視屬何種情況而定）。

2. Each registrant (whether in his/her own name or in joint names with any other party(ies)) can submit up to TWO (2) Registrations of Intent only. Any excess Registration of Intent will not be accepted. A registrant shall not include both company(ies) and individual(s).

每個登記人（無論以其自己名義或與他方聯名）只可遞交最多兩份購樓意向登記。超出數目的購樓意向登記將不會被接納。登記人不可同時由公司及個人組成。

3. If the registrant has successfully purchased any specified residential property(ies), the cashier order(s) attached to the Registration of Intent will entirely be used as part payment of the preliminary deposit(s) for the purchase of the specified residential property(ies), the balance to be paid by cheque(s). Please bring along blank cheque(s) for payment of balance of preliminary deposit(s).

若登記人成功購買任何指明住宅物業，夾附於購樓意向登記之本票將會全數作為購買指明住宅物業的部份臨時訂金（餘額以支票支付）。請準備空白支票以備支付臨時訂金餘額。

4. The order of submission of Registration of Intent will not have any impact on the order of priority in the selection and purchase 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選購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，不能轉讓。

Part (III) : Balloting and selection of specified residential properties

第 (III) 部分：抽籤及揀選指明住宅物業

(A) Procedures 程序

On 2nd January 2022 (“First Date of Sale”)

2022年1月2日(「出售首日」)

Subject to the terms below, the selection of specified residential properties will be divided into the following round(s) applicable to the following group(s) of persons who have completed the applicable registrations (see below) (each a “registrant”):

揀選指明住宅物業分以下輪次進行，分別適用於以下組別已完成適用登記（見下文）的人士（「登記人」），惟以下文條款作準：

Group 組別	Applicable registrants 適用之登記人	Applicable round of selection 適用之揀樓輪次	Applicable requirements of selection 適用之揀樓規定				
B	For registrants who intend to purchase at least one specified residential property. 欲購最少一個指明住宅物業之登記人。	The First Round Selection 第一輪揀樓	Number of specified residential property(ies) which shall be selected in respect of a Registration of Intent: 就一份購樓意向登記須揀選之指明住宅物業數目： <table border="1" data-bbox="1085 439 1513 584"> <tr> <td data-bbox="1085 439 1334 488">At least 至少</td> <td data-bbox="1343 439 1513 488">1</td> </tr> <tr> <td data-bbox="1085 488 1334 584">Not more than 不多於</td> <td data-bbox="1343 488 1513 584">2</td> </tr> </table> Type of specified residential property(ies) which shall be selected: no restriction. 須揀選之指明住宅物業種類：無限制。	At least 至少	1	Not more than 不多於	2
At least 至少	1						
Not more than 不多於	2						

Balloting will take place at about 10:00 am on 2nd January 2022. The ballot results, including “registration number” and “ballot result sequence” will be posted at Designated Sales Venue at or before 10:30 a.m. on 2nd January 2022. Registrant(s) will not be separately notified of the ballot results.

抽籤程序將於 2022 年 1 月 2 日大約上午 10 時 00 分進行。抽籤結果，包括「登記號碼」及「抽籤結果順序」將於 2022 年 1 月 2 日上午 10 時 30 分或之前張貼於指定售樓處。登記人將不獲另行通知抽籤結果。

(B) Flat Selection 揀樓程序

Registrant(s) (in the case of a corporate registrant, any one of its directors) shall personally or by attorney (Purchaser(s) should arrange the power of attorney themselves at their own cost) attend(s) the Designated Sales Venue on the First Date of Sale at 9:00 am. The registrant(s) must bring along:-

每個登記人（如為公司登記人，則該公司任何一位董事）須於出售首日按照上述時間（上午 9 時）親臨或由其獲授權人（賣方須自費及自行安排授權書）到指定售樓處。登記人須攜同：

- a) (in the case of individual registrant(s)) his/her/their H.K.I.D. Card(s) or Passport(s) (as the case may be), or (in the case of corporate registrant(s)) copies of the valid Business Registration Certificate, Certificate of Incorporation, the latest Annual Return and the H.K.I.D. Card(s) or Passport(s) (as the case may be) of the director(s) attending the registration;

（如為個人登記人）其香港身份證或護照（視屬何種情況而定），或（如為公司登記人）有效商業登記證書、公司註冊證書、最新的周年申報表副本和到場登記的董事的香港身份證或護照（視屬何種情況而定）；

- b) blank cheque(s) for payment of balance of preliminary deposit(s); and
空白支票以備支付臨時訂金餘額；及

- c) the official receipt for the Registration of Intent.
購樓意向登記的正式收據

Registrant(s) whose identity(ies) has/have been verified by the Vendor shall be eligible to select the specified residential properties which are still available at the time of selection in the order of priority according to the ballot result sequence. Registrant(s) arriving at the Designated Sales Venue at any time later than 10:00 am shall not be eligible to select any specified residential properties.

登記人身份一經賣方核實，即有資格根據抽籤結果順序揀選當時仍可供揀選的指明住宅物業。於上午 10 時 00 分後才到達指定售樓處的登記人，將不獲揀選指明住宅物業的資格。

Flat Selection will commence at about 10:30 a.m. at the Designated Sales Venue on the First Date of Sale. 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 or venue for Flat Selection. Any changes to the time or venue of Flat Selection will be announced at the Designated Sales Venue. Registrants will not be notified separately of any such changes.

揀樓程序將於出售首日大約上午 10 時 30 分在指定售樓處進行。為了維持指定售樓處秩序及／或流暢地銷售指明住宅物業，賣方保留權利在任何時間調整揀樓程序的時間或地點。揀樓程序的時間或地點如有修改，將會於指定售樓處公布。登記人將不獲另行通知任何該等修改。

Registrant(s) shall proceed to select the specified residential properties at the Designated Sales Venue according to the ballot result sequence and in an orderly manner and within a reasonable time. Registrants in Group B must select and purchase at least one (1) and not more than two (2) specified residential properties. If the number of specified residential properties a registrant selects and purchases is more than the number of cashiers' orders submitted, the registrant shall submit on the spot one cashiers' order (each cashier order shall be in the amount of HK\$100,000 and made payable to 'MAYER BROWN') in respect of each such extra specified residential property to settle part of the preliminary deposit of that extra specified residential property (the balance of the preliminary deposit to be paid by cheque(s)). Where it is the turn of a registrant to select specified residential properties but that registrant fails to make a selection as aforesaid for whatever reason, such registrant will cease to be eligible for selection of any specified residential properties in the Flat Selection.

登記人須根據該抽籤結果順序有秩序地及於合理時間內於指定售樓處揀選當時仍可供揀選的指明住宅物業。B組別的登記人須揀選及購買至少 1 個及最多 2 個指明住宅物業。倘登記人揀選及購買的指明住宅物業數目多於其所遞交之銀行本票數目，登記人須就每一個超出之指明住宅物業即場補交一張銀行本票（每張本票金額須為港幣\$100,000，抬頭人須為「孖士打律師行」）以支付該超出之指明住宅物業的部份臨時訂金（臨時訂金之餘額以支票支付）。如輪到登記人揀選指明住宅物業，但該登記人因任何原因未能如上文所述作出揀選，則該登記人將被取消揀樓程序內揀選任何指明住宅物業之資格。

(If the registrant(s) is/are individual(s)) The purchaser of the first specified residential property shall be: the registrant, with or without one or more close relative(s) of any individual comprising that registrant. If the registrant has selected two specified residential properties, the purchaser of the second specified residential properties shall be: the registrant, with or without one or more close relative(s) of any individual comprising that registrant. Relevant supporting documents must be provided to the satisfaction of the Vendor to prove the relationship(s). The Vendor's determination as to whether there is such a relationship shall be final.

（如登記人為個人）已揀選首個指明住宅物業之買方須為：登記人，連同或不連同一名或多名組成登記人的任何個人的直系親屬。如該登記人揀選了 2 個指明住宅物業，第 2 個指明住宅物業之買方須為：登記人，連同或不連同一名或多名組成登記人的任何個人的直系親屬。登記人須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。

(If the registrant is a company) The purchaser of such selected specified residential properties shall be that company registrant, and the purchaser of each other such selected specified residential property(ies) shall be that company registrant.

(如登記人為公司) 揀選指明住宅物業之買方須為該公司登記人；其他如此揀選指明住宅物業之買方須為該公司登記人。

If a registrant has selected specified residential properties according to the ballot result sequence on the First Date of Sale, but for whatever reason the purchaser(s) is/are unable or refuse to sign the Preliminary Agreement for Sale and Purchase of any one of the selected specified residential properties, the said registrant will be deemed to have given up the right to select and purchase the specified residential properties. In such event, such registrant will not be eligible to select and purchase any specified residential properties on the First Date of Sale.

如登記人在出售首日依照抽籤結果順序並揀選了指明住宅物業，但買方因任何理由未能或拒絕簽署任何一個已揀選之指明住宅物業的臨時買賣合約，該登記人將被視作放棄揀選及購買指明住宅物業的權利。在這種情況下，該登記人將不能繼續於出售首日選購任何指明住宅物業。

All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally or by attorney (Purchaser(s) should arrange the power of attorney themselves at their own cost) as purchaser(s).

所有人須以買家身份親身或由其獲授權人（賣方須自費及自行安排授權書）簽署臨時買賣合約。

A “close relative” shall mean a spouse, parent, child or sibling. The registrant must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor’s determination as to whether there is such a relationship shall be final.

「直系親屬」指配偶、父母、子女或兄弟姊妹。登記人須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。

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。

For the safety of registrants and maintenance of order at 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 force in Hong Kong or where the Vendor considers that there being an event affecting the safety, order or public health in 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, the check-in timeslot for registrants or selection of specified residential properties to such other date, time, period, deadline or place as the Vendor may consider appropriate.

為保障登記人安全及維持指定售樓處會場秩序，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影響指定售樓處及/或任何上述地點之附近之安全、秩序或公共衛生之事件時，賣方保留絕對權利延後、延長或改動遞交購樓意向登記或任何抽籤、登記人報到時段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。

In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留最終決定權分配任何指明住宅物業予任何意欲購買的人士。

First-come-first-served

After the completion of the balloting and the selection and purchase of the specified residential properties by the eligible persons in accordance with the above procedures, the order of priority in the selection of all the remaining specified residential properties (if any) will be on a first-come-first-served basis. For the purpose of maintaining order at the place where the sale will take place, the Vendor reserves the right to allocate a particular specified residential property to a particular interested person and determine to whom a particular specified residential property will be sold by any method (including balloting) in case of any dispute.

先到先得

當抽籤及合資格人士選購指明住宅物業程序完畢後，所有餘下的指定住宅物業（如有的話）將以先到先得形式發售。為了維持出售地點的秩序，如有任何爭議，賣方保留權利決定以任何方法（包括抽籤）將某指明住宅物業分配予某位有興趣人士及決定將某指明住宅物業出售予何人。

On 3rd January 2022 and thereafter

2022 年 1 月 3 日及其後

The remaining available specified residential properties (if any) will be offered to be sold on a first-come-first-served basis on 3rd January 2022 and thereafter. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person.

餘下仍可出售之指明住宅物業（如有的話）將於 2022 年 1 月 3 日起以先到先得形式發售。如有任何爭議，賣方保留最終決定權分配任何指明住宅物業予任何意欲購買的人士。

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：

1. 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 Sales Venue or a waiting queue do 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指定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。

2. Collection of unused cashier's order

未使用本票之取回辦法

- a. any unused cashier's order concerned will be available for collection at the Sales Office during the period from 10th January 2022 to 21st January 2022 between the hours of 11:00 a.m. and 8:00 p.m. The registrant shall bring along the original receipt of the Registration of Intent, (if the registrant is or comprises individual(s)) original / copy of H.K.I.D. Card(s) of Passport(s) (as the case may be) of the registrant or (if the registrant is a company) the copy of valid Business Registration Certificate or Certificate of Incorporation and the company chop for the collection procedures.

任何未使用之本票，登記人可於 2022 年 1 月 10 日至 2022 年 1 月 21 日上午 11 時至晚上 8 時於售樓處取回。登記人須攜同有效的購樓意向登記收據正本、（如登記人為個人或由個人組成）其身份證或護照正本或副本副本（視屬何種情況而定）或（如登記人為公司）有效商業登記證書或公司註冊證書副本及公司印章。

- b. If the unused cashier's order(s) is/are to be collected by the authorized person of the registrant(s), the authorized person must bring along:-

如登記人授權他人代其取回未使用的本票，獲授權人士須攜同：

- (i) (if the registrant is or comprises individual(s)) copy(ies) of H.K.I.D Card(s) or Passport(s) (as the case may be) of (each person comprising) the registrant OR (if the registrant is a company) copy(ies) of valid Business Registration Certificate or Certificate of Incorporation of the registrant;
（如登記人為個人或由個人組成）登記人（或組成登記人的每名人士）身份證或護照副本（視屬何種情況而定）或（如登記人為公司）登記人之有效商業登記證書或公司註冊證書副本；
- (ii) a valid authorization letter in a form prescribed by the Vendor;
按賣方所規定的格式有效地簽署的授權信件；
- (iii) a copy of H.K.I.D. Card or Passport (as the case may be) of the authorized person; and
獲授權人士之身份證或護照副本（視屬何種情況而定）；及
- (iv) the original receipt of the valid Registration of Intent.
有效的購樓意向登記收據正本。

The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office.

賣方可能不時於售樓處施加與健康及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入售樓處。

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：

3/F, Ginza Plaza, No. 2A Sai Yeung Choi Street South, Mong Kok (the “Sales Office”)

九龍西洋菜南街2A號銀城廣場3樓（「售樓處」）

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