

Information on Sales Arrangements No.4

銷售安排資料4號

Name of the Development: 發展項目名稱：	EIGHT KWAI FONG HAPPY VALLEY
Date of the Sale: 出售日期：	From 27 October 2020 由2020年10月27日起
Time of the Sale: 出售時間：	<p><u>On 27 October 2020 (“the First Date of the Sale”):</u> From 10:00 a.m. to 6:00 p.m.</p> <p><u>From 28 October 2020 and thereafter:</u> From 01:00 p.m. to 06:30 p.m. daily</p> <p><u>2020 年 10 月 27 日 (「出售首日」):</u> 由上午10時正至晚上6時正</p> <p><u>2020 年 10 月 28 日及其後：</u> 每日由下午1時正至晚上6時30分</p>
Place where the sale will take place: 出售地點：	<p><u>Only for the First Date of Sale (27 October 2020)</u> G/F, Le Village, No. 49 Village Road, Happy Valley, Hong Kong (the “Designated Venue”)</p> <p><u>僅限出售首日(2020 年 10 月 27 日)</u> 香港跑馬地山村道49號駿愉居地下 (下稱「指定會場」)</p> <p><u>After the First Date of Sale (from 28 October 2020)</u> <u>出售首日後 (由2020年10月28日起)</u> Room 08-09, 26/F, The Center, 99 Queen's Road Central, Hong Kong (the “Sales Office”) 香港中環皇后大道中99號中環中心26樓08至09室 (下稱「售樓處」)</p>

<p>Number of specified residential properties that will be offered to be sold :</p> <p>將提供出售的指明住宅物業的數目 :</p>	<p>19</p>
<p>Description of the specified residential properties that will be offered to be sold:</p> <p>將提供出售的指明住宅物業的描述 :</p> <p>The following units:</p> <p>以下單位:</p> <p>21A, 23A, 25A, 26A, 27A</p> <p>15B, 16B, 21B</p> <p>5C, 5D</p> <p>5E, 12E, 15E, 16E</p> <p>5F, 12F, 15F, 16F, 17F</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:</p> <p>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優先次序 :</p> <p>A. <u>For the sales on 27 October 2020 (“the First Date of the Sale”):</u></p> <p><u>就2020年10月27日的出售（「出售首日」）:</u></p> <p><u>(I) 遞交購樓意向登記</u></p> <p><u>(I) Procedure of submission of Registration of Intent</u></p> <p>1. Registrants must submit the following to the Sales Office during the period from the date of release of price list(s) of the specified residential properties to 8:00 pm on 25 October 2020 :</p> <p>登記人須於有關指明住宅物業的價單公佈日起至2020年10月25日下午8時正到售樓處遞交 :</p> <p>a. The Registration of Intent duly completed and signed by the registrant;</p> <p>已填妥及已由登記人簽署的「購樓意向登記」;</p> <p>b. Each Registration of Intent can purchase one (1) or more specified residential property(ies). The Registration of Intent shall be accompanied with one (1) cashier’s order in the sum of HK\$100,000 payable to “H.Y. Leung & Co. LLP”;</p> <p>每一份「購樓意向登記」可認購一個或多於一個指明住宅物業。「購樓意向登記」須附有一張銀行本票，金額為港幣\$100,000，抬頭人為「梁浩然律師事務所有限法律責任合夥」;</p> <p>c. If the registrant is an individual, a copy of his/her H.K.I.D. Card/Passport has to be submitted;</p> <p>若登記人為個人，應遞交該個人的香港身份證/護照副本;</p> <p>d. If the registrant is a company, a copy of its Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and a copy of the H.K.I.D. Card(s)/Passport(s) of</p>	

the director(s) should be submitted;

若登記人為公司，應遞交商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事名單及有關董事的香港身份證/護照副本；

- e. Upon successful registration, registrant shall be given a Receipt (“the Receipt”). The Receipt is personal to the registrant and shall not be transferable;
成功登記之登記人將會獲發一張收據(「收據」)，收據只適用於登記人本人及不能轉讓；
- f. For the purpose of the balloting as mentioned below, every valid Registration of Intent shall be allotted a registration number (“Registration Number”);
為下述所提及的抽籤的目的，每一份「購樓意向登記」可獲分配一個登記號碼(「登記號」)；
- g. The time sequence of submission of the Registrations of Intent by registrants will not have any impact on the order of priority for selecting the specified residential properties; and
遞交購樓意向登記的時間順序不會影響揀選指明住宅物業的優先次序；及
- h. The Registration of Intent is personal to the registrant and shall not be transferrable.
購樓意向登記只適用於登記人本人及不能轉讓。

(II) : Balloting and selection of specified residential properties

(II): 抽籤及揀選指明住宅物業

- 2. The priority of the selection of specified residential properties among all registrants will be determined by way of balloting.
所有登記人揀選指明住宅物業的先後次序會以抽籤決定。

Balloting

抽籤

- a. The registrant(s) (if the registrant is a company, then any one of its directors) shall personally or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor attend the “Designated Venue” from 10:00 a.m. to 10:30 a.m. (“ Attendance Registration Period”) on the First Date of Sale. Registrant(s) who arrives at the Designated Venue at any time after the Attendance Registration Period shall not be eligible to participate in the balloting.
每個登記人 (如登記人為公司，則該公司任何一位董事) 須於出售首日上午10時正至上午10時30分(下稱「報到時段」) 親臨或由其按賣方規定的格式並有效地簽署的授權書所委任的授權人到臨「指定會場」。於報到時段報到時段後才到達指定會場的登記人，將不享有參與抽籤的資格。
- b. The registrant(s) must bring along:
每個登記人須攜同：
 - a. his/her/their H.K.I.D. Card(s) or Passport(s) (as the case may be) (if the registrant is or comprises individual(s)) OR copies of the valid Business Registration Certificate, Certificate of Incorporation, the latest Annual Return, company chop for signature and the H.K.I.D. Card(s) or Passport(s) (as the

case may be) of the director(s) who attend the registration (if the registrant is a company); 其香港身份證或護照（視屬何種情況而定）（如登記人為個人或由個人組成）或有效商業登記證書、公司註冊證書、最新的周年申報表副本、公司簽名印章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）（如登記人為公司）；

- 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. a validly executed power of attorney in a form prescribed by the Vendor.
按賣方所規定的格式有效地簽署的授權書。

After verification and confirmation of identity(ies) of Registrant(s) by the Vendor, balloting as described below will be conducted to determine the order of priority in which the registrant may select the specified residential units. For the purpose of the balloting, each valid Registration of Intent submitted by those attended Attendance Registration Period shall be allotted one lot.

經賣方確認並核實身份後，將會進行抽籤以決定登記人可揀選指明住宅物業的優先順序。為了抽籤目的，所有出席的報到時段的登記人將會就其遞交的每一份有效的購樓意向登記獲分配一個籌號。

- c. Balloting will take place at the Designated Venue after the categorization as aforesaid. The Vendor reserves the right at any time, for the purposes of maintaining order at the Designated Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and/or date of the Balloting. Any changes to the time and/or date of the Balloting will be announced at the Designated Venue. Registrants will not be notified separately of such changes.

抽籤將於上述歸組後於指定會場進行。為了維持指定會場秩序及／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抽籤的日期及／或時間。任何抽籤的日期及／或時間的修改會於指定會場公布。登記人將不獲另行通知該等修改。

- d. The ballot results of the Balloting, including “registration number” and “ballot result sequence” will be announced by the Vendor on the spot at the Designated Venue. Registrants will not be notified separately of the ballot results.

賣方將於現場公布抽籤的抽籤結果，包括「登記號碼」及「抽籤結果順序」，將於指定會場現場公布。登記人將不獲另行通知抽籤結果。

- e. The Vendor has the absolute discretion to determine whether a Registration of Intent is valid and should be included in the balloting.

賣方有絕對的酌情權以決定一份購樓意向登記是否有效及應否被納入抽籤。

Unit Selection

揀樓

- a. Registrants whose identities have been verified by the Vendor shall proceed to select at least one of the

specified residential units which are still available at the time of selection in the order of priority in accordance with the ballots results. If a registrant has not selected and purchased any specified residential units, such registrant's order of priority will be cancelled and such registrant will no longer be eligible to participate in that part of selection.

經賣方確定並核實身份的登記人可根據抽籤結果順序揀選至少 1 個當時仍可供揀選的指明住宅物業。如登記人即場決定不購買任何指明住宅物業，登記人的優先次序將被取消和登記人將不再享有參與該部份的資格。

- b. The applicable number of cashier's order(s) submitted with the Registration of Intent will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque(s)) if the registrant shall successfully purchase one specified residential property. If the number of specified residential properties a registrant purchases is more than the number of cashiers' order(s) submitted, the registrant shall submit on spot one cashiers' order (of the same payee and amount as a cashiers' order(s) submitted with the Registration of Intent) in respect of the extra specified residential property to settle part of the preliminary deposit of that extra specified residential property (the balance to be paid by cheque(s)). If the registrant has not purchased any specified residential property, please refer to paragraph 3 for the return of the cashier order(s).

如登記人成功購入一個住宅物業，隨購樓意向登記附上適用數量的銀行本票將兌現以支付所購入指明住宅物業的部份臨時訂金（餘款以支票支付）。倘登記人購入的指明住宅物業數目多於其所遞交之銀行本票數目，登記人須就該指明住宅物業即場補交一張銀行本票（抬頭人及金額與隨購樓意向登記附上之本票相同）以支付該超出之指明住宅物業的部份臨時訂金（餘款以支票支付）。如登記人未有購買任何指明住宅物業，請看下述第3段退回本票的安排。

- c. Before entering into the Preliminary Agreement for Sale and Purchase in respect of a residential property, the Registrant (in personal name) or his/her attorney may request the Vendor on spot to add his/her close relative(s) as joint purchaser(s) or nominate his/her close relative(s) as purchaser provided that the Registrant must provide the relevant supporting documents and power of attorney(if applicable) to the satisfaction of the Vendor to prove the relationship(s). The Vendor's decision shall be final and binding on the Registrant(s). 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.

於簽署臨時買賣合約購入住宅物業前，個人名義之登記人或其授權人可即場要求賣方加入近親作為聯名買方或提名其近親作為買方，惟必須出示令賣方滿意之有效證明文件證明親屬關係及授權書(如適用)，賣方之決定為最終決定並對登記人有約束力。「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。

- d. For the purpose of maintenance order at the Sales Office and the Designated Venue and/or facilitating smooth sale of the specified residential properties, any changes to the time of the Unit Selection will be announced at the Sales Office. Registrants will not be notified separately of such changes.

為了維持售樓處及指定會場及／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的時間。任何揀樓的時間的修改會於售樓處公布。登記人將不獲另行通知該等修改。

- e. After the selection of specified residential units as aforesaid finishes, the remaining specified residential units

(if any) will be sold on a first-come-first-served basis. In case of any dispute, the Vendor reserves its absolute right to allocate any residential properties to any person interested in purchasing by any method (including balloting).

當按上述程序揀選指明住宅物業完成後，尚餘之指明住宅物業(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(包括抽籤)分配任何尚餘之指明住宅物業予任何有意購買的人士。

3. If the registrant(s) has/have not purchased any specified residential property, the unused cashier order(s) will be available for collection by the registrant(s) at the Sales Office from 1:00 p.m. 29 October 2020 during opening hours. The registrant(s) must bring along :

如登記人並無購入任何指明住宅物業，可於 2020 年 10 月 29 日下午 1 時起親臨售樓處取回未使用的本票。登記人須攜同：

- a. his/her/their H.K.I.D. Card(s) or Passport(s) (as the case may be) (if the registrant is or comprises individual(s)) OR the copies of valid Business Registration Certificate or Certificate of Incorporation and the H.K.I.D. Card(s) or Passport(s) (as the case may be) of the director(s) who attend the collection (if the registrant is a company); and

香港身份證或護照（視屬何種情況而定）（如登記人為個人或由個人組成）或有效商業登記證書 或公司註冊證書副本和到場的董事的香港身份證或護照（視屬何種情況而定）（如登記人為公司）；及

- b. the original receipt of the valid Registration of Intent.

有效的購樓意向登記收據正本。

If the unused cashier 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：

- a. copy(ies) of H.K.I.D Card(s) or Passport(s) (as the case may be) of (each person comprising) the registrant (if the registrant is or comprises individual(s)) OR copy(ies) of valid Business Registration Certificate or Certificate of Incorporation of the registrant (if the registrant is a company);

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）（如登記人為個人 或由個人組成）或登記人之有效商業登記證書或公司註冊證書副本（如登記人為公司）；

- b. 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書；

- c. 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

- d. the original receipt of the valid Registration of Intent.

有效的購樓意向登記收據正本。

B. On 28 October 2020 and thereafter:

2020年10月28日及其後：

First come first served. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method.

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。

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。

Health and safety precautions and measures:

健康及安全防護措施：

Interested parties should note that entry of everyone into the Sales Office and the Designated Venue will be subject to satisfactory check of normal body temperature on-site. Everyone who enters the Sales Office and the Designated Venue is required to wear a self-provided satisfactory surgical face mask at all times while at the Sales Office and/or the Designated Venue. No face mask will be provided by the Vendor on-site. The Vendor reserves the absolute right and discretion to determine whether a person's body temperature is "normal" or "satisfactory" and whether a person's surgical face mask is of "satisfactory" standard, and to deny entry of anyone who fails to meet the aforesaid requirements, which may result in a loss of that person's right to select any specified residential property.

有意購買的人士應注意所有進入售樓處及指定會場的人士均須在現場接受並通過令人滿意的正常體溫測試。所有進入售樓處及指定會場的人士均須時刻於售樓處及指定會場內配戴自備和令人滿意的外科手術口罩。賣方將不會在現場提供任何口罩。賣方保留權利及酌情權決定該人士的體溫是否「正常」或「令人滿意」以及該人士所配戴的外科手術口罩是否達到「令人滿意」的規格，並拒絕讓任何未能達到上述要求的人士進入售樓處及/或指定會場，而該人士可能因此失去揀選任何指明住宅物業的權利。

Other matters: 其他事項：

1. For the safety of the registrants and the maintenance of order at the Sales Office and the Designated Venue, 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 an event affecting the safety or order in the Sales Office and the Designated Venue and/or the vicinity of any of foregoing, postpone, extend or modify the date, time, period, deadline or place of the submission of Registrations of Intent or of any balloting, any reporting time slot or selection of the specified residential properties to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced at the Sales Office and/or the Designated Venue and registrants will not be separately notified of the same.

為保障登記人安全及維持售樓處及指定會場秩序，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時或賣方認為發生影響售樓處及指定會場及/或任何上述地點之附近之安全或秩序之事件時，延後、延長或改動遞交購樓意向登記或任何抽籤、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，詳情售樓處及指定會場公布，登記人將不獲另行通知。

2. 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可於下列地點供公眾免費領取：

Room 08-09, 26/F, The Center, 99 Queen's Road Central, Hong Kong

香港中環皇后大道中 99 號中環中心 26 樓 08至09室

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