

Information on Sales Arrangements No.7

銷售安排資料7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 th November 2020 由2020年11月27日起
Time of the Sale: 出售時間：	<u>On 27th November 2020 (“the First Date of the Sale”):</u> From 09:30 a.m. to 06:30 p.m. <u>From 28th November 2020 and thereafter:</u> From 01:00 p.m. to 06:30 p.m. daily <u>2020年11月27日(「出售首日」):</u> 由上午9時30分至晚上6時30分 <u>2020年11月28日及其後：</u> 每日由下午1時正至晚上6時30分
Place where the sale will take place: 出售地點:	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」)
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：	2
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： The following units: 以下單位:	8A, 8B

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優先次序：

1. Only those persons who satisfy all of the criteria below are entitled to submit Registration of Intent:

只有符合以下所有條件的人士才合資格遞交購樓意向登記：

- a. the person is an individual (and not a company); and
該人士是個人(而非公司); 及
- b. i) the person is an Eligible Staff (“Eligible Staff” means staff members under full-time permanent employment in Hong Kong and directly employed by Farzon Group (provided that the Eligible Staff must provide adequate proof of such relationship(s) to the Vendor’s satisfaction and the Vendor’s determination shall be final and binding); or
該人士是合資格員工(「合資格員工」指直接受僱於遠中集團，於香港的全職長工員工)(惟該合資格員工須提供令賣方滿意的關係證明，就此賣方的決定為最終及具約束力); 或
ii) the person is a close relative(s) of an Eligible Staff (provided that the Eligible Staff must provide adequate proof of such relationship(s) to the Vendor’s satisfaction and the Vendor’s determination shall be final and binding); or
該人士是合資格員工之近親，惟該合資格員工須提供令賣方滿意的關係證明(就此賣方的決定為最終及具約束力); 或
iii) the person is a relative, friend or business partner of an Eligible Staff or any person referred to or introduced to by an Eligible Staff (provided that the Vendor shall have absolute discretion to decide whether the criteria of the designated relationship are satisfied and in case of dispute, the Vendor’s decision shall be final and binding on the Registrants, Eligible Staff and any other persons affected).
該人士是合資格員工之親屬、朋友或商業夥伴，或由合資格員工介紹之人士(惟賣方有絕對酌情權決定該指定關係的條件是否獲得滿足，且如有任何爭議，賣方之決定為最終並對登記人、合資格員工及任何其他受影響人士有約束力)。

2. Registrants must attend the Sales Office between 09:30 a.m. and 09:35 a.m. (“check-in timeslot”) on the First Date of the Sale. Registrants who arrive at the Sales Office beyond the check-in timeslot shall not be eligible to participate in the balloting and/or the selection and purchase of the specified residential properties.

登記人須於出售首日上午9時30分至上午9時35分(「報到時段」)到達售樓處報到。於報到時段以外的時間才到達售樓處的登記人將不享有抽籤及/或選購指明住宅物業的資格。

3. Each Registrant must bring along:

每名登記人必須攜同其:

- a. The Registration of Intent duly completed and signed by the Registrant;
已填妥及已由登記人簽署的「購樓意向登記」;
- b. 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”;

「購樓意向登記」須附有一張本票，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」；

c. Registrant’s H.K.I.D. Card/Passport (as the case may be);

登記人的香港身份證/護照副本（視屬何情況而定）；

4. 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。

5. Balloting will be held to determine the priority of selection of the specified residential properties.

揀選指明住宅物業的次序將以抽籤形式決定。

6. For the purpose of the balloting as mentioned below, every valid Registration of Intent shall be allotted a 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。

7. 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.

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。

8. Balloting will be held immediately after the registration is completed. The Vendor shall not incur any liability to any of the Registrants for any error or omission in the ballot result.

抽籤程序將於上述之登記完成後立即進行。賣方並不會就任何抽籤結果的錯誤或遺漏向任何登記人承擔任何責任。

9. The Registrants shall proceed to select the specified residential property(ies) which is/are still available at the time of selection in the order of priority according to the ballot result. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested persons.

登記人將按抽籤結果順序揀選於當時仍可供揀選的指明住宅物業。如有任何爭議，賣方保留絕對權力分配任何指明住宅物業予任何有意購買的人士。

10. For the purpose of maintenance order at the Sales Office and/or facilitating smooth sale of the specified residential properties, the Vendor reserves the right to change the time of the Unit Selection at any time, 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／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。

11. If the Registrant has not purchased any specified residential property, the unused cashier order(s) will be available for collection by the Registrant in person after the selection process is done.

如登記人並無購入任何指明住宅物業，登記人可於揀選程序完成後取回未用的本票。

12. After the selection process of specified residential properties as aforesaid finishes, the remaining specified residential properties (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。

B. On 28th November 2020 and thereafter:

2020年11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 will be subject to satisfactory check of normal body temperature on-site. Everyone who enters the Sales Office is required to wear a self-provided satisfactory surgical face mask at all times while at the Sales Office. 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。所有進入售樓處的人士均須時刻於售樓處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，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, 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/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 Registrants will not be separately notified of the same.

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時或賣方認為發生影響售樓處及/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，詳情於售樓處公布，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

Date of issue (發出日期): 23/11/2020