

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No. 1
銷售安排第 1 號

<p>Name of the Development: 發展項目名稱：</p>	<p>Madera Garden 芳菲</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 31 July 2021 由 2021 年 7 月 31 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 31 July 2021 (“the First Date of Sale”):</u> From 10:15 a.m. to 8:00 p.m.</p> <p><u>On 1 August 2021 and thereafter :</u> From 11:00 a.m. to 8:00 p.m. (Monday to Sunday and public holidays).</p> <p><u>2021 年 7 月 31 日 (「出售首日」):</u> 上午十時十五分至晚上八時</p> <p><u>2021 年 8 月 1 日及之後 :</u> 星期一至日及公眾假期上午十一時至晚上八時</p>
<p>Place where the sale will take place: 出售地點：</p>	<p>G/F Shop, Hip Shing Hong Kowloon Centre, 192-194 Nathan Road, Jordan, Kowloon (the “Sales Office”) 九龍佐敦彌敦道 192 至 194 號協成行九龍中心地舖 (下稱「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>10</p>
<p>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> <p>The following flats 以下單位： 5A、6A、10A、2B、3B、5B、6B、7B、3C、5C</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: 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> <ul style="list-style-type: none"> • 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。 	

- Subsequent to the First Date of Sale, the sale will be on first-come-first-served basis.
出售首日後，將會以先到先得形式發售。

1. General provisions:

一般規定：

- 1.1 Where more than one specified residential property is covered in one (1) preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.

如同一(1)份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

- 1.2 A person may only be the purchaser of at most two (2) specified residential properties in the Development (whether or not specified residential properties included in this Information of Sales Arrangements). If a person is not the sole purchaser of but is one of the persons comprising the purchaser of a specified residential property, that person will also be deemed to be the purchaser of that specified residential property for the purpose of this paragraph 1.2.

一名人士只可作為發展項目內最多兩(2)個指明住宅物業(不論是否列於本銷售安排資料內之指明住宅物業)之買方。如一名人士並非一個指明住宅物業之唯一買方而僅為組成該指明住宅物業買方之其中一人，該名人士亦會就本第 1.2 段目的而言被視作該指明住宅物業之買方。

- 1.3 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。

2. Registration

登記：

- 2.1 The registrant(s) must submit the following personally to the Sales office at or before 3 p.m. on the date which is one day immediately before the First Date of the Sale (i.e. 30 July 2021) (“**the Deadline of Submission**”):-

登記人須於緊接出售首日前一天(即 2021 年 7 月 30 日)下午 3 時或之前(「遞交截止時間」)親臨地點一遞交 :-

- (a) the Registration of Intent duly completed and signed by the registrant(s) (Registration of Intent 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(購樓意向登記表格可於遞交截止時間前於售樓處領取)；

- (b) Each Registration of Intent shall be accompanied with cashier order(s) as follows:
The number of cashier order(s) shall be equal to the number of specified residential property(ies) which the Registrant intends to purchase, but the number of specified residential property(ies) to be selected in any event shall not be exceed two (2). Each cashier order shall be in the amount of **HK\$100,000** and made payable to “**WOO KWAN LEE & LO**”; and

每份購樓意向登記表須附有本票如下：

本票的數目須與登記人意欲購買的指明住宅物業數目相同，惟可選擇之指明住宅物業數目不能多於兩(2)個。

每張本票金額為**港幣\$100,000** 及抬頭人為「**胡關李羅律師行**」；及

- (c) copy(ies) of the H.K.I.D. Card(s) or Passport(s) (as the case may be) of (each of) the registrant(s) (if the registrant(s) is/are individual(s)) or 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) (if the registrant(s) is/are Company Registrant(s)).
(每個)登記人的香港身份證或護照副本(視屬何種情況而定)(如登記人為個人)或有效商業登記證書、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)(如登記人為公司登記人)。

- 2.2 Each registrant(s) (whether in his/her own name or in joint names with any other party(ies)) can submit a maximum of TWO (2) Registration of Intent Forms. That is to say, the name of a person or a company may only appear in a maximum of TWO (2) Registrations of Intent Forms. Registration(s) of Intent (whether in his/her own name or in joint names with other parties) submitted from the same registrant exceeding such maximum number(s) will not be accepted by the Vendor. A registrant shall not include both Company Registrant(s) and individual registrant(s).

每個登記人(無論以其自己名義或與他方聯名)可遞交最多兩(2)份購樓意向登記表格，即是說：一名人士或公司之名稱僅可出現於最多兩(2)份購樓意向登記表格。賣方不會接受同一登記人(無論以其自己名義或與他方聯名)遞交多於限定數目的購樓意向登記。登記人不可同時由公司登記人及個人登記人組成。

- 2.3 If the registrant has successfully purchased any specified residential property(ies), the attached cashier order(s) accompanying the Registration of Intent Form will all be used as part payment of the preliminary deposit(s) for the purchase of the specified residential property(ies) and the balance of the preliminary deposit(s) will be paid by personal cheque(s) issued by licensed bank in Hong Kong (“**personal cheque(s)**”). Please bring along blank personal 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，已繳交附於購樓意向登記表格之本票將會全數作為購買指明住宅物業的部份臨時訂金，而臨時訂金的餘額則以香港持牌銀行發出的個人支票(「**個人支票**」)支付。請攜同空白的個人支票以備支付臨時訂金餘額。

- 2.4 The order of submission of Registration of Intent Form 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.
遞交購樓意向登記表格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。

3. Balloting and selection of specified residential properties:

抽籤及揀選指明住宅物業：

- 3.1 (a) A registrant shall (personally or through a duly authorized attorney of that registrant who shall produce the original authorization document and the original identification document of that attorney) attend registration at the Sales Office during 10:15 a.m. to 10:30 a.m. on the First Date of Sale. The following must be produced for attendance registration: (i) the Receipt of the Registration of Intent and original / copy of identification document of the registrant (for individual registrant) OR (ii) the Receipt of the Registration of Intent, a copy of Business Registration Certificate and documents filed with the relevant companies registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s) and the company chop (for corporate registrant).

登記人須（親身或透過其妥為授權之受權人（該受權人須出示授權文件正本及該受權人之身份證明文件正本））於出售首日上午10時15分至上午10時30分，於售樓處報到登記。進行報到登記需出示 (i)購樓意向登記之收據及登記人身份證明文件正本或副本（如登記人為個人）或 (ii)購樓意向登記之收據、商業登記證副本及已於相關公司註冊處登記之文件以顯示當時的董事及秘書的名單和董事的香港身份證或護照副本及公司印章（如登記人為公司）。

- (b) The balloting to determine the priority for the selection of specified residential properties on the First Date of Sale will take place after the aforesaid attendance period. All Registrants whose identity(ies) has/have been confirmed and verified by the Vendor shall be eligible for participation in the balloting. Registrants who fail to attend registration during the applicable registration period shall not be eligible for any balloting. The balloting results will be announced by the Vendor on spot at the Sales Office. Registrants will not be separately notified of the balloting results.

決定出售首日的揀選指明住宅物業之優先次序將於出售首日上午上述報到時段之後於售樓處舉行。所有登記人經賣方確認並核實身份後方可享有抽籤資格，登記人未能於上述報到時段內報到將不獲任何抽籤資格。抽籤結果將會於售樓處即場公布。登記人將不獲另行通知抽籤結果。

- (c) In case of dispute, the Vendor reserves its right to determine whether a Registrant is eligible to participate in balloting and whether a Registration of Intent is valid and should be included in balloting. The Vendor shall refuse any Attorney not appointed in a Power of Attorney in Vendor's prescribed form to participate in the Balloting and/or the selection and purchase of specified residential properties.

如有爭議，賣方保留權利決定登記人是否有資格參與抽籤及購樓意向登記是否有效及是否應被納入抽籤。賣方將拒絕任何並非以賣方指定格式的授權書所委任的獲授權人參與抽籤及/或選購指明住宅物業

3.2 The following provisions apply to the selection of specified residential properties:

以下條款適用於指明住宅物業揀選：

- (a) The applicable number of cashiers' 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) - please bring along blank cheque(s)) if the registrant shall successfully purchase one or more specified residential property(ies). 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 submitted with the Registration of Intent) in respect of each such 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) - please bring along blank cheque(s)).

如登記人成功購入一個或以上的指明住宅物業，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－請備空白支票）。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，登記人須就每一超出之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－請備空白支票）。

- (b) Registrants (for a Company Registrant, any one of its directors) shall personally (or by his/her/their Attorney) 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" and in an orderly manner and within reasonable time.

登記人(如為公司登記人，則任何一位董事)須根據「抽籤結果順序」有秩序地及於合理時間內親身(或經其獲授權人)揀選於當時仍可供揀選的指明住宅物業。

- (c) The number of specified residential properties that a Registrant may select and purchase with each Registration of Intent shall not be more than two (2) specified residential properties.

登記人以每份購樓意向登記於揀樓時段內可揀選及購買不多於兩(2)個指明住宅物業。

- (d) After a Registrant has successfully selected the specified residential property(ies) in accordance with the procedures set out above, the Registrant shall personally (or by his/her/their Attorney) enter into preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the Registrant (or his/her/their Attorney) does not enter into all preliminary agreement(s) for sale and purchase of all the selected specified residential properties, the Registrant would be deemed to have given up all the selected specified residential properties immediately and the Registrant's order of priority shall lapse automatically.

登記人根據上述準則成功選擇指明住宅物業後，須就已選擇的指明住宅物業親身(或經其獲授權人)簽署臨時買賣合約。如登記人(或其獲授權人)沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為即時放棄所有其揀選的指明住宅物業，其優先次序將自動失效。

- (e) Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), the Registrant may on the spot request the Vendor to add his/her/their close relative(s) as joint purchaser(s) in the preliminary agreement(s) for sale and purchase in accordance with the requirements under paragraph 3.3 below.

在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 3.3 段的規定即時向賣方要求加入其近親一起作為買方共同簽署臨時買賣合約。

3.3 The following apply to addition of "close relative(s)" of the Registrant(s) as purchaser :-

以下條款適用於增加登記人的「近親」作為買方：

- (a) "close relative(s)" means spouse, parents, children, brothers, sisters, grandparents and grandchildren) of the Registrant Provided That relevant supporting documents to the satisfaction of the Vendor must be produced to prove the relationship;

「近親」指登記人的配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女，惟必須出示令賣方滿意之有效證明文件證明親屬關係。

- (b) If the Registrant comprises individual(s) and purchases one (1) or two (2) specified residential properties:-

如登記人僅由個人組成及購買一(1)個或兩(2)個指明住宅物業：

the purchaser of any such selected specified residential property shall be:

任何一個揀選之指明住宅物業之買方須為：

(1) all of the person(s) or any one or more person(s) comprising that registrant; or
組成該登記人之所有人士或其中一名或多名人士；或

(2) all of the person(s) or any one or more person(s) comprising that registrant, together with one or more close relatives of any individual comprising that registrant; or
組成該登記人之所有人士或其中一名或多名人士，連同組成該登記人之任何個人之一位或多位近親；或

(3) one or more close relatives of any individual comprising that registrant.
組成該登記人之任何個人之一位或多位近親。

- (c) All the joint purchasers referred to in paragraph 3.3(b) aforesaid shall sign the preliminary agreement for sale and purchase as purchaser personally. The Vendor reserves its absolute discretion to allow or disallow registrant(s) to request to add any individual(s) as purchaser(s).

所有前述第 3.3(b)段提及的共同買方須以買方身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人增加任何個人作為買方的要求。

- 3.4 (For Company Registrant(s) only) If after the submission of Registration of Intent, there is any change in name of the company or the composition of the board of directors of the company, then the relevant Registration of Intent shall become invalid immediately and that Company Registrant shall not be eligible to participate for selection of any specified residential property.

(只適用於公司登記人) 如果在遞交購樓意向登記後，公司名字或公司有任何董事會成員的變更，其相關的購樓意向登記將立即變成無效，而該公司登記人將不享有揀選任何指明住宅物業的資格。

- 3.5 Arrangement on cashier order(s):-

關於本票的安排：

- (a) The cashier order(s) submitted will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). Unless otherwise specified, the balance of the preliminary deposit for the purchase of the specified residential property(ies) may be paid by personal cheque(s) upon signing of the preliminary agreement for sale and purchase.

遞交的本票將會用作支付購買指明住宅物業的部份臨時訂金。除非另有訂明，購買指明住宅物業的臨時訂金的餘額可於簽署臨時買賣合約時以個人支票支付。

- (b) If a Registrant has not purchased any specified residential property, the unused cashier order(s) will be available for collection by the Registrant (or his/her/their/its authorized person) at the Sales Office on 2 August 2021 to 4 August 2021 during office hours (from 11:00 a.m. to 8:00 p.m.). The Registrant or (if unused cashier order(s) is/are to be collected by authorized person) the authorized person must bring along the duly completed and signed "Letter of Acknowledgement for Collection of Unused Cashier Order(s)" in the form prescribed by the Vendor, the original receipt(s) of Registration of Intent, the original H.K.I.D. Card(s)/Passport(s) of the Registrant (for Company Registrant, any of its directors) (or a copy of the H.K.I.D. Card(s)/Passport(s) of the Registrant or its director if unused cashier order(s) is/are collected by the authorized person), (if applicable) copy of Business Registration Certificate, and (if applicable) a valid and duly signed authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

如登記人並無購入任何指明住宅物業，登記人(或其獲授權人士)可於 2021 年 8 月 2 日至 2021 年 8 月 4 日辦公時間內(即上午 11 時至晚上 8 時)親臨售樓處辦理

取回未使用的本票。登記人或獲授權人士(如未使用的本票由獲授權人士取回)必須攜同由賣方每份指定格式的並已填妥及簽妥的「取回未使用的本票的確認書」、購樓意向登記的收據正本、登記人(如為公司登記人,則其中一個董事)的香港身份證/護照正本(如以獲授權人士取回未使用的本票,則須攜同登記人或其董事香港身份證/護照副本)、(如適用)商業登記證書副本及(如適用)有效的授權信件及獲授權人士之香港身份證/護照副本。

- 3.6 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揀選指明住宅物業時間。

- 3.7 The Vendor shall not be responsible to any Registrant or his/her/their Attorney for any accidental error or omission contained in any balloting or ballot results announced and/or posted.

如抽籤或所公布及/或張貼之抽籤結果有任何意外的錯誤或遺漏,賣方無須向任何登記人或其獲授權人承擔任何責任。

- 3.8 After the completion of the aforesaid selection of specified residential properties, the remaining specified residential properties (if any) will be sold on a first come first served basis to any person interested in purchasing. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, subject to paragraphs 1.2 and 1.3 above, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporate) may purchase on a first come first served basis.

完成上述揀選指明住宅物業後,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)分配任何指明住宅物業予任何有意購買的人士。為免疑問,除受上述第 1.2、1.3段所限制外,賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。

- 3.9 The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.

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。

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

出售首日翌日及之後:

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的出售時間前已在場輪候有意購買之人士。

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：

(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的次序或任何人士獲賣方的人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) For the safety of the registrants and 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 or Black Rainstorm Warning is in effect in Hong Kong or where the Vendor considers that there being an event affecting the public health, 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 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. Details will be announced on the website of the Development and registrants 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 and/or any designated venue. 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、安全或秩序之事件時，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，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。

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：

G/F, Hip Shing Hong Kowloon Centre, 192-194 Nathan Road, Jordan, Kowloon

九龍佐敦彌敦道 192 至 194 號協成行九龍中心地下

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