

Name of the Development : 發展項目的名稱:	Madera Garden 芳菲	
Date of the Sale : 出售日期:	From 5 th March 2024 由 2024 年 3 月 5 日起	
Time of the Sale : 出售時間:	<p><u>On 5th March 2024:</u> From 11:00 a.m. to 7:00 p.m.</p> <p><u>On 6th March 2024 and thereafter :</u> From 11:00 a.m. to 7:00 p.m. (Monday to Sunday and public holidays).</p> <p><u>2024 年 3 月 5 日:</u> 上午十一時至晚上七時</p> <p><u>2024 年 3 月 6 日及之後 :</u> 星期一至日及公眾假期上午十一時至晚上七時</p>	
Place where the sale will take place : 出售地點:	From 5th March 2024 to 4th August 2024: 23/F, Hip Shing Hong Centre, 55 Des Voeux Road Central, Hong Kong 2024 年 3 月 5 日至 2024 年 8 月 4 日: 香港中環德輔道中 55 號協成行中心 23 樓 On 5th August 2024 and thereafter: 13/F, Hip Shing Hong Centre, 55 Des Voeux Road Central, Hong Kong (the “Sales Office”) 2024 年 8 月 5 日及之後: 香港中環德輔道中 55 號協成行中心 13 樓(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:	7	
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: 6A, 11A, 12A, 15A, 16A, 18A, 18C# # Residential property(ies) is/are currently subject to tenancy		

住宅物業現受限於租約

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：

From 5th March 2024 and thereafter:

First come first served, subject to the following: If there are 2 or more parties interested in purchasing the same residential property(ies) at the commencement time on any date of sale, balloting will be conducted to determine the order of priority of property selection. In case of any dispute, the Vendor reserves its absolute right to allocate the above residential property(ies) to any person interested in purchasing by any method (including balloting).

於 2024 年 3 月 5 日起：

以先到先得形式發售，受限於以下條件：若在任何出售日的出售時間開始時，有兩位或以上人士有意購買同一個住宅物業，將會進行抽籤以決定揀樓次序。如有任何爭議，賣方保留最終權利以任何方式（包括抽籤）分配上述住宅物業予任何有意購買的人士。

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。

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)	<p>The sale of the specified residential properties in the Development is subject to availability. Also, the Vendor reserves the right to suspend sale or reduce the number of properties to be offered for sale at any time without further notice.</p> <p>將提供出售發展項目內的指明住宅物業售完即止。另外，賣方亦保留最終決定權於任何時候暫停出售或減少要約出售物業數目，無需提早通知。</p>
(b)	<p>For the safety of the interested persons 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 any balloting and/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 interested persons will not be separately notified of the same. The Vendor reserves the absolute right to reject any person 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.</p> <p>為保障有意欲購買的人士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、延長或改動任何抽籤及/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，有意欲購買的人士將不獲另行通知。賣方保留絕對權利拒絕讓任何人士進入售樓處及/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。</p>
<p>Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:</p> <p>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：</p> <p>13/F, Hip Shing Hong Centre, 55 Des Voeux Road Central, Hong Kong</p> <p>香港中環德輔道中 55 號協成行中心 13 樓</p>	
<p>Date of Issue 發出日期</p>	<p>1 March 2024 2024 年 3 月 1 日</p>
<p>Date of Revision 修改日期</p>	<p>20 August 2024 2024 年 8 月 20 日</p>