**Information on Sales Arrangements**
**銷售安排資料**

**Sales Arrangements No.2H**
**銷售安排第 2H 號**

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| Name of the Phase :<br>期數名稱： | Phase 2B ("the Phase") of Tai Po Town Lot No. 244 Development ^<br>大埔市地段第 244 號發展項目(「發展項目」) 的第 2B 期^ |
| Date of the Sale :<br>出售日期： | **Batch I**<br>**第 I 批次**<br><br>From 18 May 2023<br>由 2023 年 5 月 18 日起 |
| | **Batch II**<br>**第 II 批次**<br><br>From 18 May 2023 until 19 May 2023 and then everyday from 20 May 2023 until 31 August 2023 (both days inclusive)<br>由2023年5月18日起至2023年5月19日，接著每日由 2023年5月20日起至2023年8月31日(包括首尾兩天) |
| Time of the Sale :<br>出售時間： | **Batch I**<br>**第 I 批次**<br><br><u>On the first day of sale (the "**First Day of Sale**"):</u><br>From 10:00 a.m. on 18 May 2023 – 10:00 p.m. on 18 May 2023<br><br><u>From 19 May 2023 and thereafter:</u><br>From 2:00 p.m. – 7:00 p.m. (Monday to Friday)<br>From 12:00 noon – 7:00 p.m. (Saturday, Sunday and Public Holiday)<br><br><u>出售首天(下稱「**出售首天**」)：</u><br>由 2023 年 5 月 18 日上午 10 時至 2023 年 5 月 18 日晚上 10 時<br><br><u>由 2023 年 5 月 19 日起：</u><br>由下午 2 時至晚上 7 時(星期一至五)<br>由中午 12 時至晚上 7 時(星期六、日及公眾假期) |
| | **Batch II**<br>**第 II 批次**<br><br>Monday to Sunday, from 4:00 p.m. to 5:00 p.m. (save and except that the time of the sale on 18 May 2023 and 19 May 2023 is from 3:00 p.m. to 4:00 p.m.)<br><br><u>Commencement date of Tender:</u><br>18 May 2023 and then everyday from 20 May 2023 until 31 August 2023 (both days inclusive)<br><br><u>Closing date of the Tender:</u><br>19 May 2023 and then everyday from 20 May 2023 until 31 August 2023 (both days inclusive)<br><br>星期一至日由下午 4 時至下午 5 時 (2023 年 5 月 18 日及 2023 年 5 月 19 日除外，出售時間為下午 3 時至下午 4 時)<br><br><u>招標開始日期：</u><br>2023 年 5 月 18 日，接著由 2023 年 5 月 20 日起至 2023 年 8 月 31 日(包括首尾兩天)的每日<br><br><u>招標截止日期：</u><br>2023 年 5 月 19 日，接著由 2023 年 5 月 20 日起至 2023 年 8 月 31 日(包括首尾兩天)的每日 |

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| Place where the sale will take place :<br>出售地點： | 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong ("**ICC Venue**")<br><br>香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「**ICC 會場**」) |
| Number of specified residential properties that will be offered to be sold :<br>將提供出售的指明住宅物業的數目： | 205 |

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：

| **Batch I**<br>**第 I 批次** | **Batch II**<br>**第 II 批次** |
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| The following units in Scenic Tower 1 (Floor/Flat):<br>以下在優景閣第1座的單位(樓層/單位)：<br>1/F-A6, 5/F-A6, 10/F-A6, 1/F-B2, 2/F-B2, 3/F-B2, 5/F-B2, 6/F-B2, 7/F-B2, 8/F-B2, 9/F-B2, 10/F-B2, 11/F-B2, 12/F-B2, 15/F-B2<br><br>The following units in Scenic Tower 2 (Floor/Flat):<br>以下在優景閣第2座的單位(樓層/單位)：<br>1/F-A1, 2/F-A1, 3/F-A1, 5/F-A1, 6/F-A1, 7/F-A1, 1/F-A2, 2/F-A2, 3/F-A2, 5/F-A2, 6/F-A2, 7/F-A2, 1/F-A5, 2/F-A5, 3/F-A5, 5/F-A5, 6/F-A5, 7/F-A5, 8/F-A5, 9/F-A5, 10/F-A5, 11/F-A5, 12/F-A5, 15/F-A5, 16/F-A5, 1/F-A8, 2/F-A8, 3/F-A8, 5/F-A8, 5/F-B2, 6/F-B2, 11/F-B2, 5/F-B3, 6/F-B3, 11/F-B3<br><br>The following units in Scenic Tower 3 (Floor/Flat):<br>以下在優景閣第3座的單位(樓層/單位)：<br>1/F-A1, 2/F-A1, 3/F-A1, 5/F-A1, 6/F-A1, 7/F-A1, 8/F-A1, 9/F-A1, 10/F-A1, 11/F-A1, 12/F-A1, 15/F-A1, 1/F-A6, 2/F-A6, 15/F-A6, 16/F-A6, G/F-B1, 1/F-B1, 2/F-B1, 3/F-B1, 5/F-B1, 6/F-B1, 7/F-B1, 8/F-B1, 9/F-B1, 10/F-B1, 11/F-B1, 12/F-B1, 15/F-B1, 16/F-B1, 1/F-B2, 2/F-B2, 3/F-B2, 5/F-B2, 6/F-B2, 7/F-B2, 8/F-B2, 9/F-B2, 10/F-B2, 11/F-B2, 12/F-B2, 15/F-B2, 16/F-B2, 5/F-B5, 6/F-B5, 12/F-B5, 1/F-B6, 2/F-B6, 3/F-B6, 5/F-B6, 6/F-B6, 7/F-B6, 8/F-B6, 9/F-B6, 10/F-B6, 11/F-B6, 12/F-B6, 15/F-B6, 1/F-B8, 2/F-B8, 3/F-B8, 5/F-B8, 6/F-B8, 7/F-B8, 8/F-B8, 9/F-B8, 10/F-B8, 11/F-B8, 12/F-B8, 15/F-B8<br><br>The following units in Scenic Tower 5 (Floor/Flat):<br>以下在優景閣第5座的單位(樓層/單位)：<br>3/F-A1, 5/F-A1, 6/F-A1, 7/F-A1, 8/F-A1, 9/F-A1, 10/F-A1, 11/F-A1, 12/F-A1, 5/F-A6, 6/F-A6, 7/F-A6, 8/F-A6, 9/F-A6, 10/F-A6, 11/F-A6, 12/F-A6, 15/F-A6, 5/F-A8, 6/F-A8, 7/F-A8, 8/F-A8, 9/F-A8, 10/F-A8, 11/F-A8, 12/F-A8, 3/F-B2, 5/F-B2, 6/F-B2, 7/F-B2, 8/F-B2, 9/F-B2, 10/F-B2, 11/F-B2, 12/F-B2, 3/F-B3, 5/F-B3, 6/F-B3, 7/F-B3, 8/F-B3, 9/F-B3, 10/F-B3, 11/F-B3, 12/F-B3, 15/F-B3<br><br>The following units in Scenic Tower 6 (Floor/Flat):<br>以下在優景閣第6座的單位(樓層/單位)：<br>5/F-A3, 6/F-A3, 7/F-A3, 8/F-A3, 9/F-A3, 10/F-A3, 11/F-A3, 12/F-A3, 15/F-A3, 6/F-B2, 7/F-B2, 8/F-B2, 9/F-B2, 10/F-B2, 3/F-B3, 5/F-B3, 12/F-B3, 3/F-B5, 5/F-B5, 12/F-B5 | The following units in Scenic Tower 1 (Floor/Flat):<br>以下在優景閣第1座的單位(樓層/單位)：<br>G/F-A1, 16/F-A1[#], G/F-A2, G/F-B2, 16/F-B2<br><br>The following units in Scenic Tower 2 (Floor/Flat):<br>以下在優景閣第2座的單位(樓層/單位)：<br>G/F-A1[#], G/F-B2[&], 16/F-B2, G/F-B3[@], 16/F-B3<br><br>The following units in Scenic Tower 3 (Floor/Flat):<br>以下在優景閣第3座的單位(樓層/單位)：<br>16/F-A1, G/F-B2[%%], G/F-B6[&&], 16/F-B6, G/F-B8, 16/F-B8[+]<br><br>The following units in Scenic Tower 5 (Floor/Flat):<br>以下在優景閣第5座的單位(樓層/單位)：<br>3/F-A5[%], 15/F-B2<br><br>The following units in Scenic Tower 6 (Floor/Flat):<br>以下在優景閣第6座的單位(樓層/單位)：<br>3/F-A1, 10/F-A5<br><br>[#] Sale of these units are suspended with effect from 20 May 2023<br>[#] 於 2023 年 5 月 20 日起此單位暫不提供出售<br><br>[%] Sale of this unit is suspended with effect from 22 May 2023<br>[%] 於 2023 年 5 月 22 日起此單位暫不提供出售<br><br>[+] Sale of this unit is suspended with effect from 23 May 2023<br>[+] 於 2023 年 5 月 23 日起此單位暫不提供出售<br><br>[&] Sale of this unit is suspended with effect from 27 May 2023<br>[&] 於 2023 年 5 月 27 日起此單位暫不提供出售<br><br>[@] Sale of this unit is suspended with effect from 28 May 2023<br>[@] 於 2023 年 5 月 28 日起此單位暫不提供出售<br><br>[%%] Sale of this unit is suspended with effect from 2 June 2023<br>[%%] 於 2023 年 6 月 2 日起此單位暫不提供出售<br><br>[&&] Sale of this unit is suspended with effect from 9 June 2023<br>[&&] 於 2023 年 6 月 9 日起此單位暫不提供出售 |

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：

**Batch I**

**On the First Day of Sale**

Section (I) – Abstract

1. Registrants must follow the procedures below. Registrants which are not individuals are not allowed to participate in procedures on the First Day of Sale.

Section (II) - Submission of Registration of Intent

2. A registrant must **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) submit the following:-

   (a) only one Registrations of Intent duly completed and signed by the registrant;

   (b) the Registration of Intent shall be accompanied with cashier order(s)/cheque(s) each in the sum of HK$50,000 and made payable to "**MAYER BROWN**". The number of cashier order(s)/cheques(s) shall be equal to the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent. The Vendor reserves its absolute discretion to accept or reject any cheque;

   (c) a copy of the registrant's H.K.I.D. Card(s)/Passport(s)

   to the ICC Venue after the relevant price list(s) of the specified residential properties are made available till 16 May 2023 (both dates inclusive) during office hours (from 12:00 noon to 8:00 p.m. on 14 May 2023; from 2:00 p.m. to 8:00 p.m. on 15 May 2023 to 16 May 2023). The closing time for submission of Registration of Intent will be 8:00 p.m. on 16 May 2023. Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the registrant will be given a receipt of Registration of Intent.

3. All valid Registration(s) of Intent submitted on or before 11 May 2023 (if any) in accordance with the Information on Sales Arrangements for Phase 2A and/or Phase 2B of Tai Po Town Lot No. 244 Development, subject to the provisions below, will be included in the sales procedures under this Information on Sales Arrangements:-

   (a) A registrant of such valid Registration of Intent may "renew" such valid Registration of Intent during office hours and before the deadline set out in paragraph 2 above at ICC Venue in accordance with the procedures set out by the Vendor. If a registrant had submitted more than one Registration of Intent on or before 11 May 2023, only one such valid Registration of Intent (to be chosen by the Vendor in its absolute discretion) will be "renewed".

   (b) The registrant(s) of such valid Registration(s) of Intent who have not "renewed" such valid Registration(s) of Intent during office hours and before the deadline set out in paragraph 2 above at ICC Venue in accordance with the procedures set out by the Vendor, will be included in the lowest order of priority amongst other group(s) for the purpose of balloting.

   Valid Registration(s) of Intent mean those Registration(s) of Intent (a) which still has/have unused cashier order(s) / cheque(s) submitted with it/them, (b) the registrant(s) has not collected the unused cashier order(s) / cheque(s) in accordance with any Information on Sales Arrangements; and (c) which have not been declared by the Vendor to be invalid. In case of dispute, the Vendor has the absolute right to determine whether a Registration of Intent shall be included in the sales procedures under this Information on Sales Arrangements.

Section (III) – Balloting

4. Balloting will be used to determine the order of priority in selecting the specified residential properties.

5. The first round balloting will be carried out to divide the registrants into one or more group(s) and for the purposes of maintaining order at ICC Venue, the second round balloting to determine each registrant's "ballot result sequence" may either take place in batches at ICC Venue on the First Day of Sale or on 17 May 2023 at or after 1:00 p.m., to be decided in the Vendor's absolute discretion. Such decision will be announced and/or posted up at the ICC Venue and at the ICC Lobby and on the website (www.universityhill.com.hk/p2b) designated by the Vendor for the Phase ("**Designated Website**") after 3:00 p.m. on 17 May 2023. Registrants will not be separately notified.

6. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC Venue and/or facilitating smooth balloting and/or due to the reasons set out in paragraph 20 below, to adjust the date, time and location of the balloting. Any changes to the date, time and location of the balloting will be posted at the ICC Venue and at the ICC Lobby. Registrants will not be notified separately of such changes.

7. Every valid Registration of Intent shall be allotted such number of lot(s) which equals the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent. Once a lot allocated to a Registration of Intent of a registrant has been successfully drawn, all other lot(s) (if any) relating to the same registrant shall be automatically included in a group with the lowest order of priority amongst other group(s) for the purpose of balloting.

8. The results of the balloting, including "registration number", "ballot result sequence" (if applicable) and "check-in timeslot" will be announced and/or posted up at the ICC Venue and (if applicable) the ICC Lobby and on the Designated Website after 3:00 p.m. on 17 May 2023. Registrants will not be separately notified of the ballot results.

Section (IV) - Procedures on the First Day of Sale

9. (If the Vendor has carried out the second round balloting before the Time of the Sale on the First Day of Sale) The registrants' order of priority for selection of the specified residential properties will be determined by the "ballot result sequence" announced and/or posted by the Vendor pursuant to paragraph 8 above. (In other case) The registrants' order of priority for selection of the specified residential properties will be determined by balloting in batches on spot.

10. (a) On the First Day of Sale, the registrants must bring along his/her/their original H.K.I.D. Card(s)/Passport(s) and the original receipt of Registration of Intent and **personally** attend the ICC Venue according to "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 8 above. Registrants who arrive at the ICC Venue or (if directed by the Vendor) the Additional Venues beyond their "check-in timeslot" shall not be eligible to participate in the selection and purchase of specified residential properties.

(b) In case the ICC Venue shall become insufficient to accommodate all the registrants, the Vendor may for safety reason, make use of the Additional Venues to accommodate some of the registrants by making announcement and/or posting notice(s) at the ICC Venue and the Additional Venues.

11. A registrant who leaves the ICC Venue and/or (if applicable) the Additional Venues while his/her/their/its group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/their/its order of priority shall lapse immediately.

12. Registrants shall proceed to select the specified residential properties in accordance with the rules below :-

(a) Registrants shall personally 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. Registrants shall select and purchase the specified residential properties, and purchase all the specified residential properties selected by him/her/them/it, otherwise such registrant's order of priority shall lapse automatically and he/she/they will no longer be eligible to participate.

(b) If a registrant has successfully selected the specified residential property(ies), the registrant shall personally enter into one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant does not enter into all preliminary agreement(s) for sale and purchase of all the selected specified residential properties, he/she/they would be deemed to have given up those specified residential properties and his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to participate.

(c) For each specified residential property purchased by the registrant, part of preliminary deposit in the following sum shall be paid by cashier order(s) :-

- Additional HK$100,000 for each specified residential property.

(d) If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s)/cheque(s) submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s)/cheques(s) in the sum of HK$150,000 made payable to "MAYER BROWN" for payment of the said part of the preliminary deposit of each extra specified residential property. Cheque(s) shall be acceptable subject to the approval of the Vendor in its absolute discretion on a case by case basis. A registrant may only select and purchase a maximum of four (4) specified residential properties.

(e) Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), the registrant may request the Vendor on spot to add his/her **close relative(s)** as joint purchaser(s) and/or delete the registrant's name from the preliminary agreement(s) for sale and purchase in accordance with the requirements under paragraph 16 below.

Section (V) - General Provisions

13. The following apply to registration:-

(a) Each individual (whether alone or jointly with others) shall only be registered under one valid Registration of Intent. Duplicated registration will not be accepted.

(b) The Registration of Intent is personal to the registrant and shall not be transferable.

(c) The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties.

(d) In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in the selection and purchase of specified residential properties and whether a Registration of Intent is valid and should be included in balloting.

14. Arrangements on cashier order(s)/cheque(s):-

(a) The cashier order(s)/cheque(s) submitted will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). Unless otherwise specified in this Sales Arrangements, 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.

(b) If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent, the unused cashier order(s)/cheque(s) will be available for collection by the registrant (or his/her/their/its authorized person) at the ICC Venue on 20 May 2023 and 21 May 2023 during office hours (from 12:00 noon to 7:00 p.m.). The registrant must bring along his/her/their H.K.I.D. Card(s)/Passport(s) (or a copy of the H.K.I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s)/cheque(s) is/are collected by authorized person), the original receipt(s) of Registration of Intent and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

15. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

16. The following apply to addition of "close relative(s)" of the registrant(s) as purchaser :-

(a) "**close relative(s)**" means spouse, parents, children, brothers and sisters of the registrant.

(b) If the registrant comprises individual(s) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, such registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(c) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **one (1) preliminary agreement for sale and purchase** for all those properties: before signing the preliminary agreement for sale and purchase, the registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(d) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **more than one (1) preliminary agreement for sale and purchase** for those properties:-

(i) Before signing the preliminary agreement for sale and purchase in respect of the **first** specified residential property, a registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(ii) Before signing the preliminary agreement for sale and purchase in respect of the **subsequent** specified residential property(ies), a registrant may request the Vendor on spot to:-

(1) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers; or

(2) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as purchaser(s), and delete the registrant's name from the preliminary agreement(s) for sale and purchase

provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(e) All the person(s) signing the preliminary agreement for sale and purchase must sign personally as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant's request to add and/or delete any individual(s).

17. After the completion of the balloting and selection of the specified residential properties by the eligible persons in accordance with the above procedures, the sale of specified residential properties on the First Day of Sale will end.

18. The Vendor reserves the right to close the ICC Venue and (if applicable) the Additional Venues at any time if all the specified residential properties have been sold out.

19. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date on which the Registration of Intent may be submitted or balloting shall take place and/or the First Day of Sale and/or any other date of sale, then, for the safety of the registrants and the maintenance of order at the ICC Venue and/or (if applicable) the Additional Venues, the Vendor reserves its absolute right to (a) change the date(s) and/or time(s) and/or location(s) of (i) submission of Registration of Intent and/or (ii) the balloting and/or (iii) the check-in timeslot and/or (iv) the First Day of Sale and/or any other date of sale as the Vendor may consider appropriate and/or (b) close the ICC Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted by the Vendor on the Designated Website. Registrants will not be notified separately of the arrangement.

20. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the ICC Venue and/or (if applicable) the Additional Venues, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the ICC Venue and/or (if applicable) the Additional Venues and/or (III) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC Venue and/or (if applicable) the Additional Venues and/or (IV) for the purpose of protecting the health of the registrants and other participants in the ICC Venue and/or (if applicable) the Additional Venues, to:-

(a) (prior to the First Day of Sale and/or commencement of sale of the specified residential properties on a day) (i) change the date(s) and/or time(s) and/or location(s) of (1) submission of Registration of Intent and/or (2) the balloting and/or (3) the check-in timeslot and/or (4) the First Day of Sale and/or any other date of sale and/or any sales procedures as the Vendor may consider appropriate and/or (ii) to close the ICC Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement; and

(b) (during the sale of the specified residential properties) suspend the sale of all the remaining unsold specified residential properties ("remaining units") or postpone the sale of the remaining units to such other date(s) and/or time(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or (if applicable) the Additional Venues and/or on the Designated Website. Registrants will not be notified separately of the arrangement.

21. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) for submission of Registration of Intent and/or the balloting and/or the check-in timeslot and/or the First Day of Sale and/or any other date of sale pursuant to paragraphs 19 and 20 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.

22. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into the ICC Venue and/or (if applicable) the Additional Venues for the purpose of maintaining public health. If a registrant shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to disqualify the registrant from participating in the sale of specified residential properties and his/her/their/its order of priority shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive. **See Note 1 under "Other Matters" below.**

**On 19 May 2023 and thereafter:**

23. Subject to the completion of the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be offered to be sold on a first come first served basis to any person interested in purchasing the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.

24. The Vendor reserves the right to close the ICC Venue at any time if all the specified residential properties have been sold out, provided that the ICC Venue shall be open for the collection of unused cashier order(s)/cheque(s) at the time period specified in paragraph 14(b) above.

25. If the Vendor postpones the First Day of Sale to such other date pursuant to paragraphs 19 and 20 above, the subsequent dates of sale will be postponed accordingly.

26. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date of sale (other than the First Day of Sale), for the safety of the purchasers and the maintenance of order at the ICC Venue, the Vendor reserves its absolute right to close the ICC Venue. Details of the arrangement will be posted by the Vendor on the Designated Website.

27. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC Venue and/or (if applicable) the Additional Venues, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the ICC Venue and/or (if applicable) the Additional Venues and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC Venue and/or (if applicable) the Additional Venues, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.

**Batch II**

28. **Sale by Tender.** See details and particulars in the tender notice. During the following periods and at the designated venue, the tender notice and other relevant tender documents will be made available for collection free of charge.

| Tender Document No. | Specified residential properties that will be offered to be sold (**see Note 4 under "Other Matters**") | Tender notice and other relevant tender documents will be made available for collection during the following periods and at the designated venue | | |
|---|---|---|---|---|
| | | Date (Day/Month/Year) | Time | Venue |
| 2 | All the specified residential properties set out in Batch II of the Sales Arrangements | 13/05/2023 | from 11:00 p.m. to 11:30 p.m. | ICC Venue |
| 2 | All the specified residential properties set out in Batch II of the Sales Arrangements | 14/05/2023 – 31/08/2023 | from 3:00 p.m. to 5:00 p.m. (daily) | ICC Venue |

29. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

**第 I 批次**

**於出售首天：**

第(I)部分 - 摘要

1. 有意購買任何指明住宅物業的人士(下稱「登記人」)須遵從下列程序。非個人的登記人不可參與於出售首天的程序。

第(II)部分 – 遞交購樓意向登記

2. 登記人從指明住宅物業的相關價單提供的日期起至 2023 年 5 月 16 日(包括首尾兩日)於辦公時間內(即 2023 年 5 月 14 日中午 12 時至晚上 8 時；2023 年 5 月 15 日至 2023 年 5 月 16 日下午 2 時至晚上 8 時)**親身**(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))到 ICC 會場遞交：

   (a) 一份已填妥及登記人簽署的購樓意向登記；

   (b) 購樓意向登記須附有本票／支票，每張本票／支票金額為港幣$50,000 及抬頭人須為「**孖士打律師行**」。本票／支票的數目須與登記人於購樓意向登記內填寫的意欲購買的指明住宅物業數目相同。賣方將擁有絕對酌情權及視乎每個個案而定批准以支票支付；

   (c) 登記人的香港身份證／護照及(如適用)。

   遞交購樓意向登記截止時間為 2023 年 5 月 16 日晚上 8 時。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本段的程序後將會獲得購樓意向登記的收據。

3. 以下於2023年5月11日或之前根據大埔市地段第244號發展項目第2A期及/或第2B期的銷售安排資料遞交的有效的購樓意向登記(如有)，受限於以下條款，將會被納入本銷售安排資料下的銷售程序中：

   (a) 該有效的購樓意向登記的登記人可根據賣方指定的程序於ICC會場於第2段指定的辦公時間及期限內為其有效的購樓意向登記「續期」。如登記人已於2023年5月11日或之前遞交多過一份購樓意向登記，只限其中一份有效的購樓意向登記(由賣方按其絕對酌情權揀選)將會被「續期」。

   (b) 該有效的購樓意向登記的登記人沒有根據賣方指定的程序於ICC會場於第2段指定的辦公時間及期限內為其有效的購樓意向登記「續期」，為抽籤的目的該等有效的購樓意向登記的登記人將會被自動納入所有組別中最低優先次序的一個組別。

   有效的購樓意向登記是指(a) 仍然有與其一起提交的未使用的本票/支票，(b) 登記人尚未根據任何銷售安排資料領取未使用的本票/支票； (c) 並無被賣方宣佈為無效的購樓意向登記。如有爭議，賣方擁有絕對權利決定是否將有效的購樓意向登記納入本銷售安排資料下的銷售程序。

第(III)部分 - 抽籤

4. 揀選指明住宅物業的優先次序會以抽籤方式決定。

5. 第一輪抽籤以將登記人分為一個或多個小組，及為維持 ICC 會場秩序的目的，第二輪抽籤以決定登記人的「抽籤結果順序」可能於出售首天於 ICC 會場分批進行或於 2023 年 5 月 17 日下午 1 時後於 ICC 會場進行，由賣方按其絕對酌情權決定。該決定會於 2023 年 5 月 17 日下午 3 時後於 ICC 會場及 ICC 大堂公布及/或貼出告示及於賣方為期數指定的互聯網網站的網址(www.universityhill.com.hk/p2b)(下稱「**指定網站**」)公布。登記人將不獲另行通知。

6. 為了維持 ICC 會場秩序及／或流暢地進行抽籤的目的，及/或基於在下述第 20 段所述的原因，賣方保留權利在任何時間調整抽籤程序的時間、日期和地點。任何抽籤程序的時間、日期和地點的修改會張貼於 ICC 會場及 ICC 大堂。登記人將不獲另行通知該等修改。

7. 每一份有效的購樓意向登記可獲分配的籌的數目，相等於登記人於該購樓意向登記內填寫的意欲購買的指明住宅物業數目。當一個籌獲抽中，登記人的所有其他籌(如有)為抽籤的目的將會被自動納入所有組別中最低優先次序的一個組別。

8. 抽籤結果，包括「登記號碼」、「抽籤結果順序」(如適用)及「報到時段」將於 2023 年 5 月 17 日下午 3 時或之後於 ICC 會場及(如適用)ICC 大堂公布及/或貼出告示及於指定網站公布。登記人將不獲另行通知抽籤結果。

第(IV)部分 - 出售首天的程序

9. (如賣方於出售首天的出售時間之前已進行第二輪抽籤)登記人的揀選指明住宅物業的優先次序會根據賣方於第 8 段公布及/或貼出的「抽籤結果順序」決定。(如屬其他情況)登記人的揀選指明住宅物業的優先次序會根據即場分批抽籤結果決定。

10. (a) 於出售首天，登記人須按賣方於第 8 段公布及/或貼出的「報到時段」**親身**攜同其香港身份證／護照正本及購樓意向登記的收據正本到達 ICC 會場。於其「報到時段」以外的時間才到達 ICC 會場或(如賣方指示)外加會場的登記人將不享有參與選購指明住宅物業的資格。

(b) 如 ICC 會場不足以容納所有登記人，賣方可基於安全理由，使用外加會場以容納部份登記人，並於 ICC 會場及外加會場作出公布及／或貼出告示。

11. 在其組別進行揀選指明住宅物業之時離開 ICC 會場及/或(如適用)外加會場之登記人將被取消參與選購指明住宅物業的資格及其優先次序將立即失效。

12. 登記人須根據以下規則選購指明住宅物業：

(a) 登記人須根據「抽籤結果順序」有秩序地及於合理時間內親身揀選於當時仍可供揀選的指明住宅物業。登記人須選購指明住宅物業及購買所有其揀選的指明住宅物業，否則該登記人的優先次序將自動失效，亦不再享有參與的資格。

(b) 登記人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簽署一份或多份臨時買賣合約。登記人如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，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與的資格。

(c) 就每一間登記人選購的指明住宅物業，指明住宅物業的臨時訂金的以下部份金額須以本票支付：

- 就每個指明住宅物業，額外 HK$100,000。

(d) 如果登記人選購的指明住宅物業數目多於其遞交購樓意向登記時附有本票/支票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交足夠的本票／支票，抬頭人須為「孖士打律師行」，以支付每一額外指明住宅物業的臨時訂金的部份金額 HK$150,000。賣方將擁有絕對酌情權及視乎每個個案而定批准以支票支付。登記人最多只可選購 4 個指明住宅物業。

(e) 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 16 段的規定即時向賣方要求加入其**近親**以共同簽署臨時買賣合約及／或從臨時買賣合約刪除登記人的名字。

第(V)部分 - 一般程序

13. 以下條款適用於登記：

(a) 每一個人(不論單獨或與他方聯名) 只可登記於一份有效的購樓意向登記。重複的登記將不會被接納。

(b) 購樓意向登記只適用於登記人本人及不能轉讓。

(c) 遞交購樓意向登記的次序不會影響於揀選指明住宅物業的優先次序。

(d) 如有爭議，賣方保留權利決定登記人是否有資格參與選購指明住宅物業及購樓意向登記是否有效及是否應被納入抽籤。

14. 關於本票／支票的安排：

(a) 遞交的本票／支票將會用作支付購買指明住宅物業的部份臨時訂金。除非本銷售安排另有訂明，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支票支付。

(b) 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目未達其於購樓意向登記內所填寫意欲購買之數目，可於 2023 年 5 月 20 日及 2023 年 5 月 21 日辦公時間內(中午 12 時至晚上 7 時)親臨

ICC 會場辦理取回未使用的本票／支票。登記人必須攜同登記人香港身份證／護照正本(如以獲授權人士取回未使用的本票／支票，則須攜同登記人香港身份證／護照副本)、購樓意向登記的收據正本及(如適用)有效的授權書及獲授權人士之香港身份證／護照副本。

15. 如抽籤結果有任何錯誤或遺漏，賣方毋須向登記人承擔任何責任。

16. 以下條款適用於增加登記人的近親作爲買方：

(a) 「**近親**」指登記人的配偶、父母、子女、兄弟及姊妹。

(b) 如登記人僅由個人組成及購買 **1 個**指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(c) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求以 **1 份臨時買賣合約**涵蓋所有指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(d) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求就該些指明住宅物業簽署**多於 1 份臨時買賣合約**：

(i) 在簽署**第 1 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(ii) 在簽署**其後的**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方：

(1) 增加簽署該臨時買賣合約的人數；或

(2) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字

惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(e) 所有人須以買家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及／或刪除任何人的名字的要求。

17. 當抽籤及合資格人士根據上述程序選購指明住宅物業完畢後，於出售首天的指明住宅物業的銷售將會結束。

18. 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 ICC 會場及(如適用)外加會場。

19. 如在可遞交購樓意向登記或進行抽籤的任何一天及／或出售首天及／或其他出售日期的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持 ICC 會場及／或(如適用)外加會場的秩序，賣方保留絕對權力(a)更改(i)遞交購樓意向登記及／或(ii)抽籤的日期及／或(iii)報到時段及／或(iv)出售首天及／或其他出售日期至賣方認爲合適的日期及／或時間及／或地點，及／或(b)關閉 ICC 會場及／或(如適用)外加會場。賣方會將安排的詳情於指定網站公布。登記人將不獲另行通知。

20. 賣方保留權利隨時(I)因維持 ICC 會場及/或(如適用)外加會場的安全及秩序、登記人的安全和/或銷售程序的順利運作及/或(II) 因 ICC 會場及/或(如適用)外加會場的進出受到阻撓及/或(III)有任何事件或情況影響或可能影響 ICC 會場及/或(如適用)外加會場的安全、秩序或公共衛生及/或(IV)爲了保護 ICC 會場及/或(如適用)外加會場的登記人或參與者的健康的目的而作出以下行爲：

(a) （於出售首天及／或出售日期當天開始出售指明住宅物業前）(i)更改(1)遞交購樓意向登記及／或(2)抽籤及／或(3)報到時段及／或(4)出售首天及／或任何其他出售日期及／或任何銷售程序的日期至賣方認爲合適的日期及／或時間及／或地點，及／或(ii)關閉 ICC 會場及／或(如適用)外加會場。賣方會將安排的詳情於 ICC 會場及/或於指定網站公布。登記人將不獲另行通知；及

(b) （在出售指明住宅物業期間）暫停出售所有剩餘未售出的指明住宅物業（「剩餘單位」）或延遲出售剩餘單位至賣方認為合適的其他日期及／或時間。賣方會將安排的詳情於 ICC 會場及／或(如適用)外加會場及/或指定網站公布。登記人將不獲另行通知。

21. 賣方根據上述第 19 段及第 20 段就更改遞交購樓意向登記及／或抽籤及／或報到時段及／或出售首天及／或其他出售日的日期及／或時間及／或地點所作的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。

22. 爲了維護公共衛生的目的，所有登記人在進入 ICC 會場及/或(如適用)外加會場之前須遵守賣方可能要求的規定程序。如登記人不遵守該等規定程序，賣方保留絕對權力取消該登記人參與指明住宅物業的銷售，其優先次序將立即失效。如有爭議，賣方所作的決定為最終及不可推翻。**請參閱以下「其他事項」的第 1 點。**

**2023 年 5 月 19 日起：**

23. 在根據上述程序完成合資格人士選購指明住宅物業的前提下，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，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。

24. 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 ICC 會場，惟 ICC 上述第 14(b)段指明的時間開放以供辦理取回未使用的本票／支票。

25. 如賣方根據上述第 19 段及第 20 段延遲出售首天至其他日期，其後的出售日期將會順延。

26. 如在任何出售日期(除出售首天)的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障買方的安全及維持 ICC 會場的秩序，賣方保留絕對權力關閉 ICC 會場。賣方會將安排的詳情於指定網站公布。

27. 賣方保留權利隨時(a)因維持 ICC 會場及/或(如適用)外加會場的安全及秩序、登記人的安全和/或銷售程序的順利運作及/或(b) 因 ICC 會場及/或(如適用)外加會場的進出受到阻撓及/或(c)有任何事件或情況影響或可能影響 ICC 會場及/或(如適用)外加會場的安全、秩序或公共衛生而更改銷售的日期及/或時間及/或地點至賣方認爲合適的其他日期及/或時間及/或地點。

**第 II 批次**

28. **以招標方式出售**。請參閱招標公告的細節和詳情。招標公告及其他相關文件可於以下時段及地點免費領取：

| 招標文件號碼 | 將提供出售的指明住宅物業 (見「其他事項」第 4 項) | 於以下時段及地點，招標公告及其他相關招標文件可供領取 | | |
|---|---|---|---|---|
| | | 日期 (日/月/年) | 時間 | 地點 |
| 2 | 所有於銷售安排中列出的第 II 批次的指明住宅物業 | 13/05/2023 | 晚上 11 時至 晚上 11 時 30 分 | ICC會場 |
| 2 | 所有於銷售安排中列出的第 II 批次的指明住宅物業 | 14/05/2023 – 31/08/2023 | 下午 3 時至 下午 5 時(每日) | ICC會場 |

29. 倘若本銷售安排中英文文本有異，以英文文本為準。

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

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下列地點可供公眾免費領取：

From 11:00 a.m. to 8:00 p.m. (daily)
11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)
3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午 11 時至晚上 8 時(每日)
香港九龍柯士甸道西 1 號環球貿易廣場 11 樓

由晚上 8 時後至翌日上午 11 時(每日)
香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

| Other Matters:<br>其他事項： | **Batch I and Batch II**<br>**第 I 批次及第 II 批次**<br><br>1. The Vendor may from time to time impose health and security related precautionary measures and crowd control at the ICC Venue and the Additional Venue (if applicable). Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the ICC Venue and the Additional Venue (if applicable). Any person whose health condition fails to comply with the measures and requirements imposed by the Hong Kong SAR Government for the purposes of the fight against COVID-19 and public interest may also be rejected from admitting to the ICC Venue and the Additional Venue (if applicable).<br>賣方可能不時於 ICC 會場及外加會場(如適用)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 ICC 會場及外加會場(如適用)。任何人士之健康狀況如未能符合香港特區政府就抗疫及公眾利益施加的措施及要求，亦可能會被拒絕進入 ICC 會場及外加會場(如適用)。<br><br>**Batch II**<br>**第 II 批次**<br><br>2. The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to accept any offer at or before the closing time of the tender. The Vendor has absolute right to change the closing date and/or time of the tender in respect of all or any of the specified residential properties from time to time by amending and/or issuing Sales Arrangements.<br>賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業 。賣方有絕對權利於招標截止時間或之前接受任何要約。賣方有全權透過修改及/或發出銷售安排不時更改全部或任何指明住宅物業的招標截止日期及/或時間。<br><br>3. The tender of the specified residential properties will proceed in accordance with the Sales Arrangements irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect at any time on any date of sale.<br>即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效，指明住宅物業的招標會繼續按銷售安排進行。 |
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|---|---|
| | 4. Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Phase so as to ascertain whether a particular specified residential property is still available for sale on a date of sale. Although a specified residential property may be available for sale on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise.<br>有意遞交指明住宅物業的投標書的人士敬請檢視期數的成交紀錄冊，以知悉某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。 |
| Date of Issue:<br>發出日期： | 13 May 2023<br>2023 年 5 月 13 日 |
| Date of Revision:<br>修訂日期： | ~~14 May 2023 20 May 2023 22 May 2023~~ ~~23 May 2023~~ ~~27 May 2023~~ ~~28 May 2023~~ ~~2 June 2023~~ 9 June 2023<br>~~2023 年 5 月 14 日 2023 年 5 月 20 日 2023 年 5 月 22 日 2023 年 5 月 23 日 2023 年 5 月 27 日 2023 年 5 月 28 日 2023 年 6 月 2 日~~ 2023 年 6 月 9 日 |

^ Remarks: Phase 2B ("Phase 2B") of Tai Po Town Lot No. 244 Development ("the Development") (Scenic Tower 1, Scenic Tower 2, Scenic Tower 3, Scenic Tower 5 & Scenic Tower 6 of the residential development in Phase 2B are called "University Hill").

^ 備註： 大埔市地段第 244 號發展項目的第 2B 期（「第 2B 期」）（第 2B 期中住宅發展項目的優景閣第 1 座、優景閣第 2 座、優景閣第 3 座、優景閣第 5 座及優景閣第 6 座稱為「University Hill」）。