

Information on Sales Arrangements (No.4)
銷售安排資料 (第 4 號)

<p>Name of the Phase of the Development: 發展項目期數名稱：</p>	<p>Phase IIB of Phase II (ONMANTIN) of Ho Man Tin Station Property Development ^ 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIB 期 ^</p>	
<p>Date of the Sale: 出售日期：</p>	<p>Batch A 第 A 批次</p> <p>From 13 October 2024 由 2024 年 10 月 13 日起</p>	<p>Batch B 第 B 批次</p> <p>13 October 2024 2024 年 10 月 13 日</p> <p>(such Date of the Sale is referred to as the “Tender Date”) (上述出售日期稱為「招標日」)</p>
<p>Time of the Sale: 出售時間：</p>	<p>Batch A 第 A 批次</p> <p>From 11:00 a.m. to 8:00 p.m. 由上午 11 時至晚上 8 時</p>	<p>Batch B 第 B 批次</p> <p>Commencement time of tender :- 12:00 noon on the Tender Date 招標開始時間： 招標日的中午 12 時</p> <p>Closing time of tender :- 2:00 p.m. on the Tender Date 招標截止時間： 招標日的下午 2 時</p> <p>(Note: Please refer to “Other Matters” for Batch B below) (注意: 請參閱下文適用於第 B 批次的「其他事項」)</p>
<p>Place where the sale will take place: 出售地點：</p>	<p>15/F, Office Tower, Langham Place, 8 Argyle Street, Mong Kok, Kowloon, Hong Kong (“Sales Office”) 香港九龍亞皆老街 8 號朗豪坊辦公大樓 15 樓 (下稱「售樓處」)</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：	32	
	28 (Batch A, 第 A 批次)	4 (Batch B, 第 B 批次)

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>Batch A 第 A 批次</p> <p>The following units in Tower 5(5A) :- 以下在第 5 座(5A)的單位： 26A, 15A, 3A, 2A, 26B, 23B, 22B, 21B, 16B, 15B, 12B, 11B, 10B, 9B, 7B, 6B, 5B, 3B, 2B, 1C, 28D, 28E, 23E, 22E, 28F, 26F</p> <p>The following units in Tower 5(5B) :- 以下在第 5 座(5B)的單位： 27B</p> <p>The following units in Tower 6(6A) :- 以下在第 6 座(6A)的單位： 18E</p>	<p>Batch B 第 B 批次</p> <p>The following units in Tower 5(5A) :- 以下在第 5 座(5A)的單位： 28A</p> <p>The following units in Tower 5(5B) :- 以下在第 5 座(5B)的單位： 28A</p> <p>The following units in Tower 6(6A) :- 以下在第 6 座(6A)的單位： 28A</p> <p>The following units in Tower 6(6B) :- 以下在第 6 座(6B)的單位： 28A</p>
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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 A
第 A 批次

1. First come first served. In any circumstances where the procedure herein is not adhered to and in case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).
以先到先得形式發售。在任何情況下沒有遵守所載於此的程序及如有任何爭議，賣方保留絕對權利以任何方式 (包括抽籤) 分配任何指明住宅物業予任何意欲購買的人士。
2. Please refer to “Time of the Sale” in this document for the opening hours of the Sales Office. The Vendor will not accept any person interested in purchasing the specified residential properties who has queued up before the Time of the Sale on the date concerned.
售樓處的開放時間請參閱本文件中「出售時間」。賣方不接受相關日期出售時間前在場輪候之意欲購買指明住宅物業之人士。

Batch B
第 B 批次

Sale by Tender – See details and particulars in the tender notice.
以招標方式出售 – 請參閱招標公告的細節和詳情。

The tender notice and other relevant tender documents will be made available for collection free of charge at the Sales Office during the following period :-
招標公告及其他相關招標文件可於以下時段於售樓處免費領取：

Period :-
From 10 October 2024 to 13 October 2024 :-
From 12:00 noon to 2:00 p.m.

時段：
由 2024 年 10 月 10 日至 2024 年 10 月 13 日：
由中午 12 時正至下午 2 時正

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：

Batch A
第 A 批次

Please refer to the above method.
請參照上述方法。

Batch B
第 B 批次

Please refer to the tender notices and other relevant tender documents.
請參照招標公告及其他相關招標文件。

Other matters:
其他事項：

Batch A
第 A 批次

- a. For safety 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 an announcement on “extreme conditions” is made by the Government of Hong Kong or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity, postpone, extend or modify the date, time and/or place for the above activities to such other date, time and/or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase of the Development and persons interested in purchasing the specified residential properties will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor’s decision in this regard shall be final and binding on all persons.
為保障安全及維持售樓處的秩序，賣方保留絕對權利當八號或更高風球訊號或黑色暴雨警告在香港生效，或香港政府發出「極端情況」的公布，或賣方認為出現任何影響或可能影響售樓處及／或附近之

安全、秩序或公共衛生之事件或情況時，延後、延長或改動以上程序之日期、時間及／或地點至賣方認為合適的其他日期、時間、期間及／或地點，詳情於發展項日期數網站公布，意欲購買指明住宅物業之人士將不獲另行通知。賣方保留權利拒絕任何人士進入售樓處。賣方就此方面所作的決定為最終決定，並對所有人士具有約束力。

Batch B **第 B 批次**

- b. 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 change the closing date and/or time of the tender and/or the place where the sale will take place in respect of all or any of the specified residential properties from time to time by amending and/or issuing the Sales Arrangements.

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/或時間及/或出售地點。

- c. The Vendor has the absolute right to accept or reject any offer for the purchase of any specified residential property. Persons interested in submitting tenders of the specified residential properties are reminded to (i) enquire with the Vendor; and/or (ii) read the latest Information on Sales Arrangements and Register of Transactions of the Phase of the Development so as to ascertain whether a particular specified residential property is still available for tender on a Date of the Sale. Although a specified residential property may be available for tender on a Date of the Sale, it may become unavailable during that Date of the Sale because the Vendor may accept a tender within 21 working days after the close of that previous tender exercise. In such event, the Vendor will reject other offer(s) for that specified residential property.

賣方有絕對權利接受或拒絕任何認購任何指明住宅物業之要約。有意遞交指明住宅物業的標書的人士敬請 (i) 向賣方查詢；及／或 (ii) 檢視發展項日期數的最新的銷售安排資料及成交紀錄冊，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，但因賣方可能會在先前的招標程序完結後的 21 個工作天內接納該指明住宅物業的標書，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。在此情況下，賣方會拒絕認購該指明住宅物業之其他要約。

- d. Notwithstanding anything herein provided, if Typhoon Signal No.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong or an announcement on “extreme conditions” is made by the Government of Hong Kong at any time from 12:00 noon to 2:00 p.m. on the Tender Date, the commencement time of the tender will automatically be postponed to 12:00 noon on the next succeeding day in respect of which no Typhoon Signal No.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong or no announcement on extreme conditions is made by the Government of Hong Kong at any time from 12:00 noon to 2:00 p.m. (while the closing time of the tender will be automatically be postponed to 2:00 p.m. on the same day). For safety and maintenance of order at the Sales Office, the Vendor reserves its absolute right to, in the case where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity, postpone, extend or modify the date, time, period, place of sale or selection of specified residential properties or other procedures to such other date, time, period or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase of the Development and persons interested in purchasing the specified residential properties will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor’s decision in this regard shall be final and binding on all persons.

即使本銷售安排資料另有規定，如在招標日中午 12 時至下午 2 時內的任何時間，8 號或以上颱風訊號或黑色暴雨警告在香港生效或香港政府發出「極端」情況的公布，招標開始時間將自動順延至下一個緊接該日並在中午 12 時至下午 2 時之間並無懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號或沒有香港政府發出「極端」情況的公布之日之中午 12 時 (而招標截止時間亦自動順延至該日下

午 2 時)。為保障安全及維持售樓處秩序，賣方保留絕對權力當賣方認為出現任何影響或可能影響售樓處及/或其附近之安全、秩序、或公共衛生之事件或情況時，延後、延長或改動發售或揀選指明住宅物業或其他程序之日期、時間、期間或地點至賣方認為合適的其他日期、時間、期間或地點，詳情於發展項日期數網站公布，意欲購買指明住宅物業之人士將不獲另行通知。賣方保留權利拒絕任何人士進入售樓處。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

- e. If a tenderer submits more than one tender in respect of the same specified residential property, only the latest tender submitted will be considered by the Vendor.

如投標者就同一指明住宅物業遞交多於一份標書，賣方只會考慮投標者最後遞交的標書。

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址可供公眾免費領取：

- (1) G/F, Great Eagle Centre, 23 Harbour Road, Wan Chai Hong Kong (24 hours) and 香港灣仔港灣道 23 號鷹君中心地下 (24 小時); 及
- (2) 15/F, Office Tower, Langham Place, 8 Argyle Street, Mong Kok, Kowloon, Hong Kong (From 11 a.m. to 8 p.m. (Daily)). 香港九龍亞皆老街 8 號朗豪坊辦公大樓 15 樓 (每日由上午 11 時至晚上 8 時)。

Date of issue (發出日期): 9 October 2024 (2024 年 10 月 9 日)

^ Remarks :-

Phase II of Ho Man Tin Station Property Development is situated at Site A of Kowloon Inland Lot No.11264. Its English name is "ONMANTIN". Phase IIB forms part of Phase II (ONMANTIN). Phase IIB comprises Tower 1, Tower 2 and Tower 3.

^ 備註：

何文田站物業發展項目的第 II 期，位於九龍內地段第 11264 號之「地盤 A」，中文名為「朗賢峯」。第 IIB 期為第 II 期 (朗賢峯) 其中一個期數。第 IIB 期包括第 5 座(5A)、第 5 座(5B)、第 6 座(6A)及第 6 座(6B)。