

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No. 4F
銷售安排第 4F 號

<p>Name of the Development : 發展項目的名稱 :</p>	<p>Villa La Plage 臻譽</p>
<p>Date of the Sale : 出售日期 :</p>	<p>Tender period Every day from 20 November 2021 to 30 June 2022 31 December 2022 31 December 2023 (both days inclusive) (except Saturday, Sunday and public holidays)</p> <p>招標期 由 2021 年 11 月 20 日起至 2022 年 6 月 30 日 2022 年 12 月 31 日 2023 年 12 月 31 日(包括首尾兩天)的每一日(星期六、星期日及公眾假期除外)</p>
<p>Time of the Sale : 出售時間 :</p>	<p>Commencement date and time of the Tender: 11:00 a.m. on each day from 20 November 2021 until 30 June 2022 31 December 2022 31 December 2023 (both days inclusive) (except Saturday, Sunday and public holidays)</p> <p>招標開始日期及時間 : 由 2021 年 11 月 20 日起至 2022 年 6 月 30 日 2022 年 12 月 31 日 2023 年 12 月 31 日(包括首尾兩天)的每日上午 11 時(星期六、星期日及公眾假期除外)</p> <p>Closing date and time of the Tender: 5:00 p.m. on each day from 20 November 2021 until 30 June 2022 31 December 2022 31 December 2023 (both days inclusive) (except Saturday, Sunday and public holidays)</p> <p>招標截止日期及時間 : 由 2021 年 11 月 20 日起至 2022 年 6 月 30 日 2022 年 12 月 31 日 2023 年 12 月 31 日(包括首尾兩天)的每日下午 5 時(星期六、星期日及公眾假期除外)</p> <p>(Note: see “Other matters” below) (注意：請參考下文「其他事項」)</p>
<p>Place where the sale will take place : 出售地點 :</p>	<p>(i) House 12, Villa La Plage, 71 Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories (“Sales Office (Villa La Plage)”) 新界屯門青山公路青山灣段 71 號臻譽 12 號洋房(「售樓處(臻譽)」)</p> <p>(i) House 7, Villa La Plage, 61 Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories (“Sales Office (Villa La Plage)”) 新界屯門青山公路青山灣段 61 號臻譽 7 號洋房(「售樓處(臻譽)」)</p> <p>(Note: Sales Office (Villa La Plage) is open for submission of tender everyday (11:00 a.m. to 5:00 p.m.) starting from 28 October 2022. 備註：售樓處(臻譽)由 2022 年 10 月 28 日開始於每日上午 11 時至下午 5 時開放接受投標。)</p> <p>(ii) Room 2501, 25/F., Admiralty Centre, Tower 1, 18 Harcourt Road, Hong Kong (“Sales Office (Admiralty Centre)”) 香港金鐘夏慤道 18 號海富中心 1 座 25 樓 2501 室(「售樓處(海富中心)」)</p> <p>(Note: Sales Office (Admiralty Centre) is open for submission of tender on Mondays to Fridays (11:00 a.m. to 5:00 p.m.) excluding Saturdays, Sundays and public holidays.</p>

	備註：售樓處(海富中心)於星期一至星期五上午 11 時至下午 5 時開放接受投標，星期六、星期日及公眾假期除外。)
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 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>The following House(s) 以下洋房： 11</p> <p>The following Room(s) 以下居室： 11</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：

Sale by Tender – see details and particulars in the tender notice

- (a) Please refer to the tender notice and other relevant tender documents for details and particulars. ~~From 20 November 2021 to 30 June 2022 31 December 2022 (from 10:00 a.m. to 5:00 p.m. daily except Saturday, Sunday and public holidays),~~ the Tender notice and other relevant tender documents will be made available for collection free of charge at (i) Sales Office (Villa La Plage) (from 10:00 a.m. to 5:00 p.m. daily) or (ii) Sales Office (Admiralty Centre) (from 10:00 a.m. to 5:00 p.m. on Mondays to Fridays, excluding Saturdays, Sundays and public holidays) (collectively, “the Location of Tender Box”).
- ~~(b) If a tenderer is a corporation, the tenderer must be a limited company incorporated under the Laws of Hong Kong~~
- ~~(c)~~ (b) For the safety of interested persons and maintenance of order at the Sales Office or for the compliance with any restriction imposed or any order issued by the Hong Kong Government relating to Coronavirus Disease 2019 (“COVID-19”) and/or for implementing the Compulsory Universal Testing (CUT) Scheme, the Vendor reserves its absolute right to, in the case where the Vendor considers that there being an event affecting the safety, order or public health in the Sales Office and/or its vicinity; or where during the enforcement of any restriction imposed or any order issued by the Hong Kong Government relating to COVID-19 and/or for implementing the CUT Scheme which requires people in Hong Kong (except for exempted persons) to stay indoor (such as stay-at-home, movement control or lockdown orders), postpone and/or modify the date, time, period and/or place of sale to such other date, time, period and/or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the website designated by the Vendor for the Development (www.villalaplage.hk). Interested persons will not be separately notified of the same.
- (c) (i) In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or is still in effect after 12:00 p.m. on the closing date of the tender, the closing date of the tender will be extended to the next day (5:00 p.m.) ~~which is not a Saturday, Sunday or public holiday~~ and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced.
- (ii) In case any restriction imposed or any order issued by the Hong Kong Government relating to COVID-19 and/or for implementing the CUT Scheme which requires people in Hong Kong (except for exempted persons) to stay indoor (such as stay-at-home, movement control or lockdown order) is enforced after 12:00 p.m. on the closing date of the tender, the closing date of the tender will be extended to the next day (5:00 p.m.) ~~which is not a Saturday, Sunday or public holiday~~ and in respect of which no such restriction or order relating to COVID-19 and/or for implementing the CUT Scheme is enforced after 12:00 p.m.
- (iii) For the safety of the tenderers and the maintenance of order at the Location of Tender Box, the Vendor reserves its absolute right to close the Location of Tender Box without prior notice. Details of the arrangement will be posted by the Vendor on the website designated by the Vendor for the Development (www.villalaplage.hk).

以招標方式出售 – 請參閱招標公告的細節和詳情

- (a) 細節和詳情請參閱招標公告及其他相關招標文件。由2021年11月20日起至2022年6月30日2022年12月31日(每日上午10時至下午5時，星期六、星期日及公眾假期除外)，招標公告及其他招標文件可於(i)售樓處(臻譽) (每日上午10時至下午5時) 或(ii)售樓處(海富中心) (星期一至星期五上午10時至下午5時，星期六、星期日及公眾假期除外)免費領取(統稱「投標箱地點」)。
- ~~(b) 如投標者屬法團，該投標者必須為根據香港法律註冊成立的有限公司。~~
- ~~(c)~~ (b) 為保障有意欲購買的人士安全及維持售樓處秩序或為遵從香港政府就有關 2019 冠狀病毒病(「COVID-19」)及/或實施全民強制檢測(「全民強檢」)計劃而施加或發出的限制或命令，當賣方認為發生影響售樓處及/或其附近之安全、秩序或公共衛生之事件時，或香港政府就有關 COVID-19 及/或實施全民強檢計劃而執行所施加或發出任何限制或命令要求在香港的人士(獲豁免人士除外)留在室內(例如居家、活動管制或禁足令)時，賣方保留絕對權利延後及/或改動發售之日期、時間、期間及/或地點至賣方認為合適的其他日期、時間、期間及/或地點。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(www.villalaplage.hk)公布。有意欲購買的人士將不獲另行通知。
- (c) (i) 若在招標截止日期下午 12 時正後發出黑色暴雨警告或八號或以上颱風信號或該警告或信號仍然生效，招標截標日期將延至下一日(下午 5 時)(而當天並非星期六、星期日或公眾假期亦沒有黑色暴雨警告或八號或以上颱風信號發出)。
- (ii) 若在招標截止日期下午 12 時正後執行香港政府就有關 COVID-19 及/或實施全民強檢計劃而所施加或發出任何限制或命令要求在香港的人士(獲豁免人士除外)留在室內(例如居家、活動管制或禁足令)，招標截標日

期將延至下一日(下午 5 時)(而當天並非星期六、星期日或公眾假期以及下午 12 時正後亦沒有執行有關 COVID-19 及/或實施全民強檢計劃的任何限制或命令)。

- (iii) 為保障投標者的安全及維持投標箱地點的秩序，賣方保留絕對權力關閉投標箱地點，恕不事先通知。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(www.villalaplage.hk)公布。

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

Other Matters:

其他事項：

- (a) The Vendor does not undertake and is under no obligation to review, consider or accept the highest tender or any tender 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 tender. The Vendor has the absolute right to accept any tender at or before the tender closing date and/or time. The Vendor has absolute right to change the tender closing date and/or time in respect of all or any of the specified residential properties from time to time by amending and/or issuing Sales Arrangements.
- (b) Persons interested in submitting tenders of the specified residential properties are reminded to examine the latest register of transactions of the Development so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender 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 tender closing date of that previous tender exercise.
- (c) Please note that entry of any person into the Location of Tender Box will be subject to satisfactory check of **normal** body temperature on-site. Any person entering into the Location of Tender Box is required to wear a self-provided **satisfactory** surgical face mask at all times while at the Location of Tender Box. 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 any person who fails to meet the aforesaid requirements. The Vendor's decision in this regard shall be final and binding on all persons.
- (a) 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出價最高的投標書或任何一份投標書。賣方有絕對權利於接受任何投標書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日期及/或時間或之前接受任何投標書。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日期及/或時間。
- (b) 有意遞交指明住宅物業的投標書的人士敬請檢視發展項目的最新成交紀錄冊，以確定某一指明住宅物業在某一出售日期是否仍然可供投標。雖然某一指明住宅物業可能在某一出售日期仍然可供投標，因賣方可能會在先前的招標程序的招標截止日期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投標。
- (c) 請注意所有進入投標箱地點的人士均須在現場接受並通過令人滿意的**正常**體溫測試。所有進入投標箱地點的人士均須時刻於投標箱地點內配戴自備和**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。賣方保留絕對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投標箱地點。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。

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：

Room 2501, 25/F., Admiralty Centre, Tower 1, 18 Harcourt Road, Hong Kong.
香港金鐘夏慤道 18 號海富中心 1 座 25 樓 2501 室

Date of issue (發出日期) : 16 November 2021 (2021 年 11 月 16 日)
Date of Revision (修改日期) : 21 December 2021 (2021 年 12 月 21 日)
Date of Revision (修改日期) : 19 May 2022 (2022 年 5 月 19 日)
Date of Revision (修改日期) : 12 October 2022 (2022 年 10 月 12 日)
Date of Revision (修改日期) : 24 October 2022 (2022 年 10 月 24 日)
Date of Revision (修改日期) : 28 October 2022 (2022 年 10 月 28 日)
Date of Revision (修改日期) : 22 December 2022 (2022 年 12 月 22 日)