

Information on Sales Arrangements

銷售安排資料

<p>Name of the Phase : 期數名稱 :</p>	<p>Phase VI of Kowloon Station Development* (residential development, service apartment accommodation and car park therein known as "THE CULLINAN")</p> <p>九龍站發展項目的第六期* (當中的住宅發展項目、服務式公寓樓宇及停車場為「天璽」)</p>
<p>Date of the Sale : 出售日期 :</p>	<p>From 16 October 2013 由 2013 年 10 月 16 日起</p>
<p>Time of Sale : 出售時間 :</p>	<p><u>On 16 October 2013 :</u> From 10:00 am to 8:00 pm <u>From 17 October 2013 and to 11 August 2014 :</u> From 11:00 am to 8:00 pm <u>From 12 August 2014 and thereafter :</u> From 11:00 am to 8:00 pm</p> <p><u>2013 年 10 月 16 日 :</u> 由上午 10 時至晚上 8 時 <u>2013 年 10 月 17 日至 2014 年 8 月 11 日 :</u> 由上午 11 時至晚上 8 時 <u>2014 年 8 月 12 日起 :</u> 由上午 11 時至晚上 8 時</p>
<p>Place where the sale will take place : 出售地點 :</p>	<p>86/F International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong (Remarks: 86/F International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong will cease to be a place where the sale will take place starting at 8:00 pm on 11 August 2014)</p> <p>9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong (Remarks: 9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong will be a place where the sale will take place starting at 11:00 am on 12 August 2014)</p> <p>香港九龍柯士甸道西 1 號環球貿易廣場 86 樓 (備註：香港九龍柯士甸道西 1 號環球貿易廣場 86 樓將由 2014 年 8 月 11 日晚上 8 時起停止作為出售地點)</p> <p>香港港景街 1 號國際金融中心一期 9 樓 (備註：香港港景街 1 號國際金融中心一期 9 樓將由 2014 年 8 月 12 日上午 11 時起作為出售地點)</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>20</p>

* Remarks:

Phase VI of Kowloon Station Development is the phase of which The Cullinan forms part. The Cullinan comprises Phase VI Residential Development, Phase VI Service Apartment Accommodation and Phase VI Car Park.

*備註：

九龍站發展項目的第六期為天璽所屬的期數。天璽包括第六期住宅發展項目、第六期服務式公寓樓宇及第六期停車場。

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：

The following units in Tower 20 Zone 2 : 28A, 28B, 28C, 28D, 28E, 33A, 33B, 33C, 33D, 33E,
35A, 35B, 35C, 35D, 35E

The following units in Tower 21 Zone 3 : 67A, 68A, 78A

The following units in Tower 21 Zone 5 : 59C, 60C

以下在第 20 座第 2 區的單位：28A, 28B, 28C, 28D, 28E, 33A, 33B, 33C, 33D, 33E,
35A, 35B, 35C, 35D, 35E

以下在第 21 座第 3 區的單位：67A, 68A, 78A

以下在第 21 座第 5 區的單位：59C, 60C

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：

On 16 October 2013 (“the first date of the sale”)

Balloting will be used to determine the order of priority. Persons interested in purchasing any of the specified residential properties (“the registrant(s)”) must follow the procedures below:-

1. Each of the registrants must submit
 - (a) only one Registration of Intent duly completed and signed by the registrant. Duplicated submission will not be accepted;
 - (b) the Registration of Intent shall be accompanied with cashier order(s). The number of cashier order(s) shall be equal to the number of residential property(ies) which the registrant(s) intends to purchase as indicated in the Registration of Intent, but such number of residential property(ies) in any event (for all registrant(s) who are Hong Kong permanent residents) shall not exceed three (3) or (in other cases) shall not exceed one (1). Each cashier order shall be in the sum of HK\$300,000 and made payable to “DEACONS”; and
 - (c) a copy of the registrant’s H.K.I.D. Card(s) / Passport(s) and (if applicable) copy of Business Registration Certificate
- to 8/F W Hong Kong, No.1 Austin Road West, Kowloon, Hong Kong on 13 October 2013 (from 11:00 am to 8:00 pm) or to 86/F International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong on 14 October 2013 (from 11:00 am to 8:00 pm).
2. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the residential property(ies).
3. The balloting will take place at 11:00 am on 15 October 2013 at 86/F International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong (“designated venue”). Every Registration of Intent shall be allotted such number of lot(s) which equals the number of specified residential property(ies) which the registrant(s) intends to purchase as indicated in the Registration of Intent. Once a lot allotted to a Registration of Intent has been successfully drawn, all other lot(s) (if any) relating to the same Registration of Intent shall be cancelled and be treated as null and void. The number of specified residential property(ies) that the registrant(s) of a successfully drawn Registration of Intent is entitled to purchase shall not exceed the number of specified residential property(ies) which such registrant(s) intends to purchase as indicated in that Registration of Intent. The ballot results, including “registration number”, “ballot result sequence” and “check-in timeslot for registrants” will be posted by the Vendor at the designated venue at 4:00 pm on 15 October 2013. Registrants will not be separately notified of the ballot results.
4. On the first date of the sale, successful registrants (if the registrant is a company, then all of its

directors) shall personally attend the designated venue according to the “check-in timeslot for registrants” posted by the Vendor. Successful registrant must bring along his/her original H.K.I.D. Card(s) / Passport(s) and (if applicable) copy of Business Registration Certificate and the receipt of Registration of Intent. Successful registrant(s) who arrives at the designated venue beyond the “check-in timeslot for registrants” shall not be eligible to select and purchase the specified residential properties.

5. After verification of the identity of the successful registrants, the successful registrants shall proceed to 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”. However, only those registrants who satisfy the following requirements:

- (a) each of the registrants of a Registration of Intent is a Hong Kong Permanent Resident(s) (“HKPR”); or
- (b) one or more of the registrants of a Registration of Intent is a HKPR who purchases the specified residential property(ies) jointly with one or more close relative (i.e. spouse, parents, children, brothers and sisters) who is/are not HKPR but is/are a registrant(s) of that Registration of Intent

will be entitled to select (but not more than three (3) residential property (for the registrant(s) of each Registration of Intent who satisfy the requirement in sub-paragraph (a) above) or not more than one(1) residential property (for the registrant(s) of each Registrant of Intent who satisfy the requirement in sub-paragraph (b) above) the following residential properties:

Units in Tower 20 Zone 2: 28B, 28C, 33A, 33B, 33C, 33D, 33E, 35A, 35B, 35C, 35D, 35E; Tower 21 Zone 3: 67A, 68A, 78A; Tower 21 Zone 5: 60C

6. If a registrant has successfully selected any of the residential properties, the registrant will be offered to view the selected residential property(ies) and if the registrant decides to purchase the selected residential property(ies), the registrant will enter into a Preliminary Agreement for Sale and Purchase of the residential property(ies) (if the registrant is a company, then all its directors should sign the Preliminary Agreement for Sale and Purchase for and on behalf of the Registrant).

7. If a registrant has not purchased any 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, his/her unused cashier order(s) will be available for collection by the registrant in person or by authorized person at 86/F International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong during 17 October 2013 to 18 October 2013 (from 11:00 am to 8:00 pm). The Registrant or the authorized person (if applicable) must bring along the H.K.I.D. Card(s) / Passport(s) of the registrant (or a copy of the H.K.I.D Card(s)/Passport(s) of the Registrant if unused cashier order(s) is/are collected by the authorized person) and (if applicable) copy of Business Registration Certificate of the Registrant, the receipt 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.

After the completion of the balloting and selection of the residential properties by the eligible registrant(s), the order of priority in the selection of the remaining residential properties will be on a first come first served basis. 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).

The Vendor also reserves its absolute right to adjust the time of balloting in view of the progress of carrying out any procedures relating to the sale.

On 17 October 2013 and thereafter :

First come First served. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing.

2013年10月16日(“該首日出售日期”) :

以抽籤方式決定選擇住宅物業的次序，有意購買該等指明住宅物業的人士(下稱「登記人」)須遵從下列程序 :-

1. 登記人須於 2013 年 10 月 13 日(上午 11 時至晚上 8 時內) 到香港九龍柯士甸道西 1 號香港 W 酒店 8 樓或 2013 年 10 月 14 日(上午 11 時至晚上 8 時內)到香港九龍柯士甸道西 1 號環球貿易廣場 86 樓遞交
 - (a) 已填妥及由登記人簽署的購樓意向登記表格，每位登記人只可遞交 1 份購樓意向登記，重複遞交將不會受理，
 - (b) 購樓意向登記表格須附有本票，本票的數目需與登記人於購樓意向登記表格內填寫的

意欲購買的住宅物業數目相同，惟該住宅物業數目(如所有登記人均是香港永久性居民)不能多於 3 個或(如屬其他情況)不能多於 1 個。每張本票金額為港幣\$300,000 及抬頭人須為「的近律師行」；及

(c) 登記人的香港身份證/護照及(如適用)商業登記證書副本。

2. 本票將會用作支付購買住宅物業的部份臨時訂金。
3. 抽籤程序將於 2013 年 10 月 15 日上午 11 時於香港九龍柯士甸道西 1 號環球貿易廣場 86 樓(下稱「指定會場」)進行。每一份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表格內填寫的意欲購買的指明住宅物業數目。當一個籌獲抽中，其相關購樓意向登記的其他籌(如有)將會取消及作廢。獲中籤的每份購樓意向登記的登記人只可認購不多於購樓意向登記表格內所填寫的意欲購買的指明住宅物業數目。賣方會將抽籤結果，包括“登記號碼”、“抽籤結果順序”、及“登記人報到時段”於 2013 年 10 月 15 日下午 4 時於指定會場公布。登記人將不獲另行通知抽籤結果。
4. 獲中籤的登記人(如登記人為公司，則所有董事)須於該首日出售日期按賣方公布的抽籤結果中所指示的“登記人報到時段”攜同其香港身份證/護照正本及(如適用)商業登記證書副本及購樓意向登記收據，親臨「指定會場」。於“登記人報到時段”以外的時間才到達指定會場的獲中籤的登記人將不享有選購指明住宅物業資格。
5. 經賣方確認並核實身份後，獲中籤的登記人可根據“抽籤結果順序”選擇於當時仍可供選擇的指明住宅物業。但只有符合以下要求的登記人，
 - (a) 購樓意向登記的每一位登記人均是香港永久性居民；或
 - (b) 購樓意向登記的其中一位或多於一位登記人是香港永久性居民，其與一位或多位非香港永久性居民的近親(即配偶、父母、子女、兄弟或姊妹)以聯名方式購買指明住宅物業，而該等近親亦是該購樓意向登記的登記人。方可有權選購(但符合上述(a)分段要求的每份購樓意向登記的登記人不可選購多於 3 個住宅物業或符合以上(b)分段要求的每份購樓意向登記的登記人不可選購多於 1 個住宅物業)以下住宅物業：
在第 20 座 2 區的單位：28B, 28C, 33A, 33B, 33C, 33D, 33E, 35A, 35B, 35C, 35D, 35E；第 21 座 3 區的單位：67A, 68A, 78A；第 21 座 5 區的單位：60C
6. 成功選擇住宅物業的登記人將獲安排參觀其所選擇的住宅物業，如登記人決定購買其所選擇的住宅物業，登記人須(如登記人為公司，則所有董事須代表登記人)簽署臨時買賣合約。
7. 如登記人並無購入任何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表格內所填寫意欲購買之數目，申請人或其獲授權人士(如適用)請於 2013 年 10 月 17 日至 2013 年 10 月 18 日上午 11 時至下午 8 時內親臨香港九龍柯士甸道西 1 號環球貿易廣場 86 樓辦理取回未使用的本票。登記人或其獲授權人士(如適用)須攜同登記人香港身份證/護照正本(如派獲授權人士取回未使用的本票，則須攜同登記人香港身份證/護照副本)及(如適用)登記人之商業登記證書副本、購樓意向登記收據、及(如適用)有效之授權書及獲授權人士之香港身份證/護照副本。

抽籤認購完畢後，餘下的住宅物業將以先到先得形式發售。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。

賣方亦保留絕對權力因應與出售有關的任何程序之進度調整抽籤時間。

2013 年 10 月 17 日起：

以先到先得形式發售。如有任何爭議，賣方保留絕對權力分配任何指明住宅物業予任何有意購買的人士。

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

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：

9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong
香港港景街 1 號國際金融中心一期 9 樓

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