

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

Sales Arrangements No. 4  
銷售安排第 4 號

Name of the Development : 發展項目名稱 :	King's Hill 明德山														
Date of the Sale: 出售日期 :	From 25 April 2016 由 2016 年 4 月 25 日起														
Time of Sale: 出售時間 :	<p><u>On 25 April 2016:</u> From 12:00 noon to 8:00 p.m.</p> <p><u>From 26 April 2016 and thereafter:</u> From 12:00 noon to 8:00 p.m.</p> <p><u>2016 年 4 月 25 日 :</u> 由中午 12 時至晚上 8 時</p> <p><u>由 2016 年 4 月 26 日起 :</u> 由中午 12 時至晚上 8 時</p>														
Place where the sale will take place: 出售地點 :	Room 2204-2205, 22/F, World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong (“ <b>WTC Venue</b> ”)  香港銅鑼灣告士打道 280 號世貿中心 22 樓 2204 室至 2205 室(下稱「 <b>WTC 會場</b> 」)														
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 :	3														
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 :	5D, 7D, 9D														
<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：</p> <p><b><u>On 25 April 2016 (“the first date of sale”):</u></b></p> <p>Section (I) – Abstract</p> <p>The sale of the specified residential properties will be divided into 2 sessions:-</p> <table border="1"> <thead> <tr> <th><i>Session</i></th> <th><i>Eligible Persons</i></th> <th><i>Specified residential properties that will be offered to be sold in that session</i></th> <th><i>Rules for selecting specified residential properties</i></th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Individuals or corporations</td> <td>All specified residential properties</td> <td>Purchase at least 2 or more than 2 specified residential properties</td> </tr> <tr> <td>B</td> <td>Individuals or corporations</td> <td>After the completion of Session A, all remaining specified residential properties which are still available for sale</td> <td>Purchase any specified residential property(ies)</td> </tr> </tbody> </table> <p>Section (II) – Procedures for Session A</p> <ol style="list-style-type: none"> <li>Balloting will be used to determine the order of priority. Eligible persons interested in purchasing at least two or more than two of the specified residential properties in Session A (“<b>Form A Registrant</b>”) must follow the rules set out in the Abstract in Section (I) and the procedures specified in Sections (II) and (IV) of this Sales Arrangements.</li> <li>For the avoidance of doubt, all valid Registrations of Intent (if any) previously submitted to the Vendor prior to the first date of sale are hereby declared invalid and will not be included in the balloting for Session A.</li> </ol>				<i>Session</i>	<i>Eligible Persons</i>	<i>Specified residential properties that will be offered to be sold in that session</i>	<i>Rules for selecting specified residential properties</i>	A	Individuals or corporations	All specified residential properties	Purchase at least 2 or more than 2 specified residential properties	B	Individuals or corporations	After the completion of Session A, all remaining specified residential properties which are still available for sale	Purchase any specified residential property(ies)
<i>Session</i>	<i>Eligible Persons</i>	<i>Specified residential properties that will be offered to be sold in that session</i>	<i>Rules for selecting specified residential properties</i>												
A	Individuals or corporations	All specified residential properties	Purchase at least 2 or more than 2 specified residential properties												
B	Individuals or corporations	After the completion of Session A, all remaining specified residential properties which are still available for sale	Purchase any specified residential property(ies)												

3. Registration Slips (Form A) will be distributed at the WTC Venue on the first date of the (from 12:00 noon to 12:15 p.m.) (“check-in timeslot”). Form A Registrant (if Form A Registrant comprises corporation, then all directors of that corporation) must **personally** attend the WTC Venue and submit the following:-
- (a) only one Registration Slip (Form A) duly completed and signed by the Form A Registrant;
  - (b) Registration Slip (Form A) shall be accompanied with two (2) cashier orders. Each cashier order shall be in the sum of HK\$150,000 and made payable to “MAYER BROWN JSM”; and
  - (c) a copy of the Form A Registrant’s H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary

to the WTC Venue within the check-in timeslot on the first date of sale. Form A Registrant who arrives at the WTC Venue beyond the check-in timeslot shall not be eligible to participate in the balloting. The closing time for submission of Registration Slip (Form A) will be 12:15 p.m. on the first date of sale.

4. After verification of the identity of the Form A Registrants, the order of priority for selection of the specified residential properties will be determined by balloting which will take place at the WTC Venue after the check-in timeslot. Every valid Registration Slip (Form A) shall be allotted one lot. The result of the balloting, including registration number and ballot result sequence, will be announced and/or posted up at the WTC Venue. Form A Registrants will not be separately notified of the ballot results.
5. After the completion of the balloting for Session A and the balloting for Session B (as specified in paragraph 10 below):
- (a) Form 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 results of Session A and in an orderly manner and within reasonable time. The Form A Registrants shall **in compliance with the rules set out in the Abstract in Section (I) above** select and purchase at least 2 or more than 2 specified residential properties, otherwise his/her/its order of priority shall lapse automatically and he/she/it will no longer be eligible to participate in this Session.
  - (b) If the number of specified residential properties the Form A Registrant purchases exceeds the number of cashier orders submitted with the Registration Slip (Form A), the Form A Registrant shall submit on spot to the Vendor one cashier order for each extra specified residential property. Each cashier order shall be in the sum of HK\$150,000 and made payable to “MAYER BROWN JSM”.
6. Form A Registrant shall **personally** enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential properties.

#### Section (III) – Procedures for Session B

7. Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any of the specified residential properties in Session B (“**Form B Registrant**”) must follow the rules set out in the Abstract in Section (I) and the procedures specified in Sections (III) and (IV) of this Sales Arrangements.
8. For the avoidance of doubt, all valid Registrations of Intent (if any) previously submitted to the Vendor prior to the first date of the sale are hereby declared invalid and will not be included in the balloting for Session B.
9. Registration Slips (Form B) will also be distributed at the WTC Venue on the first date of sale during the check-in timeslot (i.e. from 12:00 noon to 12:15 p.m. Form B Registrant (if Form B Registrant comprises corporation, then all directors of that corporation) must **personally** attend the WTC Venue and submit the following:-
- (a) only one Registration Slip (Form B) duly completed and signed by the Form B Registrant;
  - (b) Registration Slip (Form B) shall be accompanied with one (1) cashier order. The cashier order shall be in the sum of HK\$150,000 and made payable to “MAYER BROWN JSM”; and
  - (c) a copy of the Form B Registrant’s H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary

to the WTC Venue within the check-in timeslot on the first date of sale. Form B Registrant who arrives at the WTC Venue beyond the check-in timeslot shall not be eligible to participate in the balloting. The closing time for submission of Registration Slip (Form B) will be 12:15 p.m. on the first date of sale.

10. After the completion of the balloting for Session A (as described in paragraph 4 above) and after verification of the identity of the Form B Registrants, the order of priority for selection of the specified residential properties will be determined according to the balloting which will take place at the WTC Venue. Every valid Registration Slip (Form B) shall be allotted one lot. The result of the balloting, including registration number and ballot result sequence, will be announced and/or posted up at the WTC Venue. Form B Registrants will not be separately notified of the ballot results.
11. After completion of the procedures for Session A (as specified in Section (II) of this Sales Arrangements) and the balloting procedures in Session B:
  - (a) Form B 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 results of Session B and in an orderly manner and within reasonable time. The Form B Registrants shall **in compliance with the rules set out in the Abstract in Section (I) above** select and purchase any specified residential property(ies).
  - (b) If the number of specified residential properties the Form B Registrant purchases exceeds the number of cashier order(s) submitted with the Registration Slip (Form B), the Form B Registrant shall submit on spot to the Vendor one cashier order for each extra specified residential property. Each cashier order shall be in the sum of HK\$150,000 and made payable to "MAYER BROWN JSM".
12. Form B Registrant shall **personally** enter into one or more Preliminary Agreement for Sale and Purchase of the selected specified residential property(ies).

#### Section (IV) – General Procedures

13. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration Slip (Form A) and/or one valid Registration Slip (Form B). Duplicated registration in a Session will not be accepted. The Registration Slip (whether Registration Slip (Form A) or Registration Slip (Form B)) is personal to the registrant and shall not be transferable. The order of submission of the Registration Slip will not have any impact on the order of priority for selecting the specified residential properties. In case of dispute, the Vendor reserves its right to determine whether a Registration Slip (whether Registration Slip (Form A) or Registration Slip (Form B)) is valid and should be included in balloting.
14. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
15. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
16. (For registrant comprising individual(s) only) Before signing the Preliminary Agreement for Sale and Purchase, a registrant may notify the Vendor on spot to add and/or delete the name(s) of individual(s) signing the Preliminary Agreement for Sale and Purchase, provided that:
  - (a) if a registrant wishes to delete any name(s) of individual(s), then prior to deletion of any name(s) of individual(s), all the individual(s) comprised in the registrant must be the close relative(s) of each other (i.e. spouse, parents, children, brothers and sisters) and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final; and
  - (b) the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant (i.e. spouse, parents, children, brothers and sisters) and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final.

All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant's request to add and/or remove any individual.

17. If a registrant has not purchased any specified residential property, his/her/its unused cashier order(s) will be available for collection by the registrant (or his/her/its authorized person) at the WTC Venue from 12:30 p.m. to 8:00 p.m. on the first date of sale. The registrant must bring along his/her/its 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) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt of valid Registration Slip (Form A)/Registration Slip (Form B), and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
18. After the completion of the balloting and selection of the specified residential properties by the eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis to any person (including individuals, corporations or otherwise) interested in purchasing. 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).

19. The Vendor reserves the right to close the WTC Venue at any time if all the specified residential properties have been sold out, provided that the WTC Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 17 above.
20. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 8:00 p.m. on the first date of sale, then, for the safety of the registrants and the maintenance of order at the WTC Venue, the Vendor reserves its absolute right to change the first date of sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the WTC Venue. Details of the arrangement will be posted by the Vendor on the website (www.kingshill.com.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.

**On 26 April 2016 and thereafter:**

21. 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 sold on a first come first served basis to any person (including individuals, corporations or otherwise) 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).
22. The Vendor reserves the right to close the WTC Venue at any time if all the specified residential properties have been sold out.
23. If the Vendor postpones the first date of sale to such other date pursuant to this Sales Arrangements, the subsequent dates of sale will be postponed accordingly.
24. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 8:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the registrants and the maintenance of order at the WTC Venue, the Vendor reserves its absolute right to close the WTC Venue. Details of the arrangement will be posted by the Vendor on the website (www.kingshill.com.hk) designated by the Vendor for the Development. Perspective purchasers will not be notified separately of the arrangement.

**2016年4月25日(下稱「出售首天」):**

**第(I)部份－摘要**

指明住宅物業將會分 2 節出售：

節	合資格人士	將在該節提供出售的指明住宅物業	揀選指明住宅物業的規則
A	個人或公司名義	所有指明住宅物業	選購最少 2 個或多於 2 個指明住宅物業
B	個人或公司名義	在第 A 節完結後，所有剩餘仍可供出售的指明住宅物業	選購任何指明住宅物業

**第(II)部份－第 A 節的程序**

1. 以抽籤方式決定選擇住宅物業的次序，有意在第 A 節購買最少 2 個或 2 個以上的指明住宅物業的合資格人士（下稱「表格 A 登記人」）須遵從本銷售安排第(I)部份的摘要列出的規則及第(II)及(IV)部份的程序。
2. 為免存疑，賣方現宣佈所有於出售首天之前已遞交予賣方的有效的購樓意向登記（如有）變成無效及不會被納入第 A 節的抽籤。
3. 登記表格 A 將於出售首天（由中午 12 時至下午 12 時 15 分）內（下稱「報到時段」）於 WTC 會場派發。表格 A 登記人（如表格 A 登記人由公司組成，則該公司的所有董事）須於出售首天報到時段內親身到 WTC 會場：
  - (a) 遞交一份已填妥及由表格 A 登記人簽署的登記表格 A；
  - (b) 登記表格 A 須附有 2 張本票。每張本票金額為港幣\$150,000 及抬頭人須為「孖士打律師行」；及
  - (c) 遞交表格 A 登記人的香港身份證／護照副本及（如適用）商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單。

於報到時段以外的時間才到達 WTC 會場的表格 A 登記人將不享有參與抽籤的資格。遞交登記表格 A 的截止時間為出售首天下午 12 時 15 分。

4. 賣方核實表格 A 登記人身份後，揀選指明住宅物業的優先次序會於報到時段後於 WTC 會場以抽籤方式決定。每一份有效的登記表格 A 可獲分配 1 個籌。抽籤結果，包括登記號碼及抽籤結果順序將於 WTC 會場作出公佈及／或貼出告示，表格 A 登記人將不獲另行通知抽籤結果。
5. 在完成第 A 節的抽籤及第 B 節的抽籤（如以下第 10 段所指定）完成後：
  - (a) 表格 A 登記人須根據第 A 節的抽籤結果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。表格 A 登記人須遵守上述第(I)部份的摘要列出的規則選購最少 2 個或多於 2 個指明住宅物業，否則其優先次序將自動終止，表格 A 登記人將不再享有參與本節的資格。
  - (b) 如果表格 A 登記人選購的指明住宅物業數目多於其遞交登記表格 A 附有本票的數目，表格 A 登記人須為每一多出之指明住宅物業即場向賣方補交一張本票。每張本票金額為港幣\$150,000 及抬頭人須為「孖士打律師行」。
6. 表格 A 登記人須親身簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。

#### 第(III)部份—第 B 節的程序

7. 以抽籤方式決定選擇住宅物業的次序，有意購買任何在本節出售的指明住宅物業的合資格人士（下稱「**表格 B 登記人**」）須遵從本銷售安排第(I)部份的摘要列出的規則及第(III)及(IV)部份指定的程序。
8. 為免存疑，賣方現宣佈所有於出售首日之前已遞交予賣方的有效的購樓意向登記（如有）變成無效及不會被納入第 B 節抽籤。
9. 登記表格 B 同樣將於出售首天報到時段（即由中午 12 時至下午 12 時 15 分）內於 WTC 會場派發。表格 B 登記人（如表格 B 登記人由公司組成，則該公司的所有董事）須於出售首天報到時段內親身到 WTC 會場：
  - (a) 遞交一份已填妥及由表格 B 登記人簽署的登記表格 B；
  - (b) 登記表格 B 須附有 1 張本票。本票金額為港幣\$150,000 及抬頭人須為「孖士打律師行」；及
  - (c) 遞交表格 B 登記人的香港身份證／護照及（如適用）商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單。

於報到時段以外的時間才到達 WTC 會場的表格 B 登記人將不享有參與抽籤的資格。遞交登記表格 B 的截止時間為出售首天下午 12 時 15 分。

10. 在完成第 A 節的抽籤（如以上第 4 段所指定）後及賣方核實表格 B 登記人身份後，揀選指明住宅物業的優先次序將會於 WTC 會場以抽籤方式決定。每一份登記表格 B 可獲分配 1 個籌。抽籤結果，包括登記號碼及抽籤結果順序將於 WTC 會場作出公佈及／或貼出告示，表格 B 登記人將不獲另行通知抽籤結果。
11. 在完成第 A 節的程序（分別如本銷售安排第(II)部份所指定）及第 B 節抽籤程序後：
  - (a) 表格 B 登記人須根據第 B 節的抽籤結果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。表格 B 登記人須遵守上述第(I)部份的摘要列出的規則選購任何指明住宅物業。
  - (b) 如果表格 B 登記人選購的指明住宅物業數目多於其遞交登記表格 B 附有本票的數目，表格 B 登記人須為每一多出之指明住宅物業即場向賣方補交一張本票。每張本票金額為港幣\$150,000 及抬頭人須為「孖士打律師行」。
12. 表格 B 登記人須親身簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。

#### 第(IV)部份—一般程序

13. 每人或公司（不論單獨或與他方聯名）只可登記於一份有效的登記表格 A 及／或一份有效的登記表格 B，在一節中的重複的登記將不會被接受。登記表格（不論是登記表格 A 或登記表格 B）只適用於登記人本人及不能轉讓。遞交登記表格次序不會影響揀選指明住宅物業的優先次序。如有爭議，賣方保留權利決定登記表格（不論是登記表格 A 或登記表格 B）是否有效及是否應被納入抽籤。
14. 本票將會用作支付購買指明住宅物業的部份臨時訂金。

15. 如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
16. (如登記人僅由個人組成)在簽署臨時買賣合約前，登記人可即時通知賣方增加及／或刪除簽署臨時買賣合約的個人的名字，惟：
- (a) 如登記人希望刪除任何個人的名字，則在刪除任何個人的名字之前所有組成登記人的個人之間須互相有近親關係(即配偶、父母、子女、兄弟及姊妹)及登記人須提供令賣方滿意的該近親關係的證明，就此賣方的決定為最終；及
- (b) 新加入之個人必須為**所有**組成登記人的個人的近親(即配偶、父母、子女、兄弟及姊妹)及登記人須提供令賣方滿意的該近親關係的證明，就此賣方的決定為最終。
- 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. 如登記人並無購入任何指明住宅物業，登記人(或其授權人士)可於出售首天下午 12 時 30 分至晚上 8 時到 WTC 會場辦理取回未使用的本票。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，則須攜同登記人香港身份證／護照副本)、(如適用)商業登記證書副本、有效的登記表格 A／登記表格 B 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。
18. 在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，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(包括個人、公司或其他)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。
19. 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 WTC 會場，惟 WTC 會場會於上述第 17 段指明的時間內開放以用作辦理取回未使用的本票。
20. 如在出售首天上午 10 時至晚上 8 時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 WTC 會場的秩序，賣方保留絕對權力更改出售首天至賣方認為合適的其他日期及／或時間及／或關閉 WTC 會場。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.kingshill.com.hk)公布。登記人將不獲另行通知。

**2016年4月26日起：**

21. 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餘下的指明住宅物業的人士(包括個人、公司或其他)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。
22. 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 WTC 會場。
23. 如賣方根據本銷售安排延遲出售首天至其他日期，其後的出售日期將會順延。
24. 如在任何出售日期(除出售首天)的上午 10 時至晚上 8 時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 WTC 會場的秩序，賣方保留絕對權力關閉 WTC 會場。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.kingshill.com.hk)公布。準買家將不獲另行通知。

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)

Room 2204-2205, 22/F, World Trade Centre, 280 Gloucester Road, Causeway Bay, 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)

香港銅鑼灣告士打道 280 號世貿中心 22 樓 2204 室至 2205 室

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

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