

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.1
銷售安排第 1 號

Name of the Phase : 期數名稱 :	PARK YOHO Venezia ^
Date of the Sale : 出售日期 :	From 25 June 2016 由 2016 年 6 月 25 日起
Time of Sale : 出售時間 :	<u>On 25 June 2016:</u> From 9:00 a.m. to 9:00 p.m. <u>From 26 June 2016 and thereafter:</u> From 10:00 a.m. to 7:00 p.m. <u>2016 年 6 月 25 日 :</u> 由上午 9 時至晚上 9 時 <u>由 2016 年 6 月 26 日起 :</u> 由上午 10 時至晚上 7 時
Place where the sale will take place : 出售地點 :	<u>On 25 June 2016:</u> 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ ICC Venue ”) <u>From 26 June 2016 and thereafter:</u> PARK CIRCLE, 18 Castle Peak Road Tam Mi, New Territories (“ PARK CIRCLE Venue ”) <u>2016 年 6 月 25 日 :</u> 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「 ICC 會場 」) <u>由 2016 年 6 月 26 日起 :</u> 新界青山公路潭尾段 18 號 PARK CIRCLE (下稱「 PARK CIRCLE 會場 」)
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 :	191
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><u>The following units in Tower 2A: 以下在第 2A 座的單位 :</u> 3B, 3C, 5B, 5C, 6B, 6C, 7B, 7C, 8B, 8C, 9B, 9C, 10B, 10C, 11B, 11C, 12B, 12C, 15B, 15C, 16B, 16C, 17B, 17C</p> <p><u>The following units in Tower 3A: 以下在第 3A 座的單位 :</u> 3B, 3C, 5B, 5C, 6B, 6C, 7B, 7C, 8B, 8C, 9B, 9C, 10B, 10C, 11B, 11C, 12B, 12C, 15B, 15C, 16B, 16C, 17B, 17C, 18C</p> <p><u>The following units in Tower 3B: 以下在第 3B 座的單位 :</u> 3B, 3C, 5B, 5C, 6B, 6C, 7B, 7C, 8B, 8C, 9B, 9C, 10B, 10C, 11B, 11C, 12B, 12C, 15B, 15C, 16B, 16C, 17B, 17C</p> <p><u>The following units in Tower 5A: 以下在第 5A 座的單位 :</u> 3A, 3B, 3C, 3D, 5A, 5B, 5C, 5D, 6A, 6B, 6C, 6D, 7A, 7B, 7C, 7D, 8A, 8B, 8C, 8D, 9A, 9B, 9C, 9D, 10A, 10B, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 15A, 15B, 15C, 15D, 16A, 16B, 16C, 16D</p> <p><u>The following units in Tower 5B: 以下在第 5B 座的單位 :</u> 3A, 3B, 3C, 3E, 5A, 5B, 5C, 5E, 6A, 6B, 6C, 6E, 7A, 7B, 7C, 7E, 8A, 8B, 8C, 8E, 9A, 9B, 9E, 10A, 10B, 10E, 11A, 11B, 11E, 12A, 12B, 12E, 15A, 15B, 15E, 16A, 16B, 16E</p> <p><u>The following units in Tower 6B: 以下在第 6B 座的單位 :</u> 3A, 3B, 3C, 3D, 5A, 5B, 5C, 5D, 6A, 6B, 6C, 6D, 7A, 7B, 7C, 7D, 8A, 8B, 8C, 8D, 9A, 9B, 9C, 9D, 10A, 10B, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D</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：

On 25 June 2016 (“the first date of the sale”)

(I) Abstract

The sale of the specified residential properties will be divided into 2 sessions:-

<i>Session</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 (divided into Part 1, Part 2, Part 3 and Part 4)	All specified residential properties but excluding the Session B Units set out below.	In Part 1 of Session A:	Must purchase at least four (4) but not more than six (6) specified residential properties, subject to the additional rules set out in the right column.	Additional rules for Part 1, Part 2 and Part 3 of Session A:- 1. Must purchase at least one (1) specified residential property with saleable area of 841 sq. ft. or above. This additional rule is not applicable once all specified residential properties with saleable area of 841 sq. ft. or above (excluding the Session B Units set out below) are sold out. 2. If the registrant purchases the Designated Units (see paragraph 4(b) below), not more than two (2) Designated Units may be purchased.
		In Part 2 of Session A:	Must purchase at least three (3) but not more than six (6) specified residential properties, subject to the additional rules set out in the right column.	
		In Part 3 of Session A:	Must purchase at least two (2) but not more than six (6) specified residential properties, subject to the additional rules set out in the right column.	
		In Part 4 of Session A:	Must purchase at least two (2) but not more than six (6) specified residential properties. If the registrant purchases the Designated Units (see paragraph 4(b) below), not more than two (2) Designated Units may be purchased.	
B	After the completion of Session A, all remaining specified residential properties which are still available for sale including the following units (“Session B Units”):- <u>The following units in Tower 2A:</u> 5B, 5C <u>The following units in Tower 3A:</u> 5B, 5C <u>The following units in Tower 3B:</u> 5B, 5C <u>The following units in Tower 5A:</u> 5A, 5B, 5C, 5D <u>The following units in Tower 5B:</u> 5A, 5B, 5C, 5E <u>The following units in Tower 6B:</u> 5A, 5B, 5C, 5D	May purchase not more than two (2) specified residential properties.		

(II) Procedures for Session A

1. Eligible persons interested in purchasing any of the specified residential properties that will be offered to be sold in Session A (“**Form A Registrant**”) 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.

2. Form A Registrant must submit the following:-

- (a) only one Registration of Intent (Form A) duly completed and signed by the Form A Registrant;
- (b) Registration of Intent (Form A) shall be accompanied with two (2) cashier orders. Each cashier order shall be in the sum of HK\$100,000 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) or (if applicable) a copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s)

to the PARK CIRCLE Venue after relevant price lists of the specified residential properties are made available till 3:00 p.m. on 24 June 2016 during office hours (i.e. from 10:00 a.m. to 7:00 p.m. everyday except that on 24 June 2016 the office hours shall be from 10:00 a.m. to 3:00 p.m.). The closing time for submission of Registration of Intent (Form A) will be 3:00 p.m. on 24 June 2016. Late submission or submission outside the office hours will not be accepted.

- 3.
- (a) On the first date of the sale, Form A Registrant who holds a valid Registration of Intent (Form A) (if the Form A Registrant comprises corporation, then all directors of that corporation) shall **personally** attend the ICC Venue between 9:00 a.m. and 9:30 a.m. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the balloting, make use of the lobby on 3/F and/or 10/F and/or 22/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the “**Additional ICC Venues**”) to accommodate some of the Form A Registrants by making announcement at the ICC Venue and the Additional ICC Venues.
 - (b) For the purpose of verification of identity, Form A Registrant must bring along the original receipt of the valid Registration of Intent (Form A) and his/her original H.K.I.D. Card(s)/Passport(s) or (if applicable) a copy of Business Registration Certificate and the original H.K.I.D. Card(s)/Passport(s) of the director(s). Form A Registrants who arrive at the ICC Venue or (if directed by the Vendor) the Additional ICC Venues beyond 9:30 a.m. on the first date of the sale shall not be eligible to participate in this Session.
 - (c) (If the Form A Registrant comprises corporation) if after the submission of Registration of Intent (Form A) there is any change in the board of directors of the corporation, its Registration of Intent (Form A) shall become invalid immediately and the Form A Registrant shall not be eligible to participate in this Session.

4. After verification of the identity of Form A Registrants by the Vendor,

- (a) Session A will be proceeded in 4 parts, namely, Part 1, Part 2, Part 3 and Part 4, one after one.
- (b) For the purposes of Session A, the following specified residential properties are **Designated Units**:-

The following units in Tower 2A:
17B, 17C

The following units in Tower 3A:
12B, 17B

The following units in Tower 5A:
9A, 9B, 9D, 16A, 16B, 16D

The following unit in Tower 5B:
16A

The following units in Tower 6B:
9A, 9B, 9C, 9D, 12A, 12B, 12C, 12D

- (c) Part 1, Part 2 and Part 3 of Session A

- (i) Registration Slip will be distributed at the ICC Venue on the first date of the sale (from 9:00 a.m. to 9:30 a.m.) (“**check-in timeslot**”). Form A Registrants who intend to participate in **Part 1, Part 2 or Part 3 of Session A** must personally submit only one Registration Slip duly completed and signed by

the Form A Registrant to the ICC Venue within the check-in timeslot on the first date of the sale. The closing time for submission of Registration Slip will be 9:30 a.m. on the first date of the sale.

- (ii) The order of priority for selection of the specified residential properties in Part 1, Part 2 and Part 3 of Session A will be determined by balloting. Separate balloting will be carried out at the commencement of Part 1, Part 2 and Part 3 of Session A respectively. The following Form A Registrants will be included in the balloting of a Part of Session A:-
- (1) Form A Registrants who have indicated in their Registration Slips to participate in Part 1, Part 2 or Part 3 of Session A will be included in the balloting of that Part of Session A, provided that a Form A Registrant shall only indicate to participate in one Part of Session A.
 - (2) Form A Registrants who have not selected and purchased any specified residential property in a Part of Session A will be allowed to participate in the next Part of Session A. For the avoidance of doubt, the following Form A Registrants will **NOT** be allowed to participate in the next Part of Session A:
 - Form A Registrants who have purchased specified residential properties in a Part of Session A; and
 - Form A Registrants who have selected specified residential properties in a Part of Session A but eventually do not enter into Preliminary Agreement for Sale and Purchase of the specified residential properties so selected.
- (iii) Every valid Registration Slip shall be allotted one lot. The results of the balloting, including “registration number” and “ballot result sequence”, will be announced and/or posted up at the ICC Venue and the Additional ICC Venues (if applicable). Form A Registrants will not be separately notified of the ballot results.
- (iv) 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 result sequence” and in an orderly manner and within reasonable time.
- (v) The Form A Registrants shall **in compliance with the rules set out in the Abstract in Section (I) above applicable to the Part of Session A** select and purchase 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 that Part of Session A.
- (vi) If the number of specified residential properties the Form A Registrant purchases exceeds the number of cashier orders submitted with the Registration of Intent (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\$100,000 and made payable to “MAYER BROWN JSM”.
- (vii) If the remaining specified residential property(ies) available for selection and purchase in a Part of Session A is less than the minimum number of specified residential properties that a Form A Registrant must select and purchase, that Part of Session A will end and,
- (1) Form A Registrants (other than those who have purchased specified residential properties in a Part of Session A and those who have selected specified residential properties in a Part of Session A but eventually do not enter into Preliminary Agreement for Sale and Purchase of the specified residential properties so selected) may participate in the next Part of the Session A; and
 - (2) the remaining specified residential properties will be offered for sale in the next Part of Session A.
- (d) Part 4 of Session A
- (i) After the completion of Part 1, Part 2 and Part 3 of Session A, balloting for Part 4 of Session A will take place at the ICC Venue. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be announced and/or posted at the ICC Venue and the Additional ICC Venues (if applicable). Form A Registrants will not be notified separately of such changes.
 - (ii) The following Form A Registrants will not be included in the balloting of Part 4 of Session A:-

- (1) Form A Registrants who have purchased specified residential properties in Part 1, Part 2 or Part 3 of Session A; and
 - (2) Form A Registrants who have selected specified residential properties in Part 1, Part 2 or Part 3 of Session A but eventually do not enter into Preliminary Agreement for Sale and Purchase of the specified residential properties so selected.
- (iii) For the purpose of the balloting, every valid Registration of Intent (Form A) shall be allotted one lot. The results of the balloting, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the ICC Venue and the Additional ICC Venues (if applicable). Form A Registrants will not be separately notified of the ballot results.
 - (iv) 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 result sequence” 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 the specified residential properties, otherwise his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to participate in Part 4 of Session A.
 - (v) If the number of specified residential properties the Form A Registrant purchases exceeds the number of cashier orders submitted with the Registration of Intent (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\$100,000 and made payable to “MAYER BROWN JSM”.
 - (vi) If at any time the remaining specified residential property(ies) available for selection and purchase is less than 2, Part 4 of Session A will end and the remaining specified residential property will be offered for sale in Session B.

5. If the Form A Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the Form A Registrant shall **personally** enter into one or more Preliminary Agreement for Sale and Purchase of the selected specified residential property(ies). Prior to the signing of the Preliminary Agreement for Sale and Purchase, Form A Registrant may notify the Vendor on spot to add and/or delete name(s) of individual(s) subject to the following:

- (a) the Form A Registrant will not be allowed to first delete and then add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase;
- (b) if a Form A Registrant wishes to add any name(s) of individual(s), then prior to adding of any name(s) of individual(s) all the individual(s) comprised in the Form A Registrant must be **direct family member(s)** (i.e. spouse, parents and children) of each other and the additional individual(s) must be the **direct family member(s)** of **ALL** the individual(s) comprised in the Form A Registrant and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final;
- (c) if a Form 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 Form A Registrant must be the **close family member(s)** (i.e. spouse, parents, children, brothers, sisters, grandparents and grandchildren) of each other 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 Form A Registrant’s request to add and/or delete the name(s) of any individual(s).

(III) Procedures for Session B

6. Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any of the specified residential properties that will be offered to be sold 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.
7. The Vendor may postpone the commencement of Session B pending completion of Session A. Form B Registrants will not be separately notified of such change.
8. Form B Registrant must submit the following:-
 - (a) only one Registration of Intent (Form B) duly completed and signed by the Form B Registrant;

- (b) Registration of Intent (Form B) shall be accompanied with cashier order(s). The number of cashier order(s) shall equal to the number of specified residential properties which Form B Registrant intends to purchase as indicated in the Registration of Intent (Form B), but such number of residential property(ies) in any event shall not exceed 2. Each cashier order shall be in the sum of HK\$100,000 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) or (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s)

to the PARK CIRCLE Venue after relevant price lists of the specified residential properties are made available till 3:00 p.m. on 24 June 2016 during office hours (i.e. from 10:00 a.m. to 7:00 p.m. everyday except that on 24 June 2016 the office hours shall be from 10:00 a.m. to 3:00 p.m.). The closing time for submission of Registration of Intent (Form B) will be 3:00 p.m. on 24 June 2016. Late submission or submission outside the office hours will not be accepted.

9. Balloting:

- (a) On the first date of the sale, Form B Registrant who holds a valid Registration of Intent (Form B) (if the Form B Registrant comprises corporation, then all directors of that corporation) shall **personally** attend the ICC Venue between 11:15 a.m. and 12:00 noon. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the balloting, make use of the Additional ICC Venues to accommodate some of the Form B Registrants by making announcement at the ICC Venue and the Additional ICC Venues.
- (b) For the purpose of verification of identity, Form B Registrants must bring along the original receipt of the valid Registration of Intent (Form B) and his/her/their original H.K.I.D. Card(s)/Passport(s) or (if applicable) copy of Business Registration Certificate and the original H.K.I.D. Card(s)/Passport(s) of the director(s). Form B Registrants who arrive at the ICC Venue or (if directed by the Vendor) the Additional ICC Venues beyond 12:00 noon shall not be eligible to participate in the balloting.
- (c) (If the Form B Registrant comprises corporation) if after the submission of Registration of Intent (Form B) there is any change in the directorship of the corporation, the Registration of Intent (Form B) shall become invalid immediately and the Form B Registrant shall not be eligible to participate in this Session.
- (d) After verification of the identity of the Form B Registrants, the order of priority for selection of the specified residential properties will be determined by balloting which will take place at the ICC Venue. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC Venue and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be posted at the ICC Venue and the Additional ICC Venues (if applicable). Form B Registrants will not be notified separately of such changes. Every Registration of Intent (Form B) shall be allotted one lot. The results of the balloting, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the ICC Venue and the Additional ICC Venues (if applicable). Form B Registrants will not be separately notified of the ballot results.

- 10. (a) Immediately after the balloting, 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 result sequence” 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 1 or 2 specified residential property(ies) (but not more than the number of specified residential property(ies) that the Form B Registrant intends to purchase as indicated in the Registration of Intent (Form B)), otherwise his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to participate in this Session.
- (b) If the Form B Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the Form B Registrant shall **personally** enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).
- (c) Prior to the signing of the Preliminary Agreement for Sale and Purchase, Form B Registrant may notify the Vendor on spot to add names, provided that the additional individual(s) must be the **direct family member(s)** (i.e. spouse, parents and children) of **ALL** the individual(s) comprised in the Form B Registrant 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 Form B Registrant’s request to add any individual.

(IV) General Procedures

11. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent (Form A) and one valid Registration of Intent (Form B). Duplicated registration in a Session will not be accepted. The Registration of Intent (Form A) / Registration of Intent (Form B) is personal to the registrant and shall not be transferable. The order of submission of the Registration of Intent (Form A) / Registration of Intent (Form B) 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 of Intent (Form A) / Registration of Intent (Form B) is valid and should be included in balloting.
12. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
13. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
14. If a registrant has not purchased any specified residential property, his/her/their unused cashier order(s) will be available for collection by the registrant (or his/her/their authorized person) at the PARK CIRCLE Venue from 26 June 2016 to 27 June 2016 during office hours (i.e. from 10:00 a.m. to 7:00 p.m. everyday). 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) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt of valid Registration of Intent (Form A) / Registration of Intent (Form B), and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
15. 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 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).
16. The Vendor reserves the right to close the ICC Venue and the Additional ICC Venues (if applicable) at any time if all the specified residential properties have been sold out.
17. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 7:00 a.m. and 9:00 p.m. on the date on which Registration of Intent (Form A) / Registration of Intent (Form B) may be submitted and/or the first date of the sale, then, for the safety of the registrants and the maintenance of order at the PARK CIRCLE Venue, the ICC Venue and/or the Additional ICC Venues (if applicable), the Vendor reserves its absolute right to change the date(s) and/or time (including the closing date and/or time) for submission of Registration of Intent (Form A) / Registration of Intent (Form B) and/or the first date of the sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the PARK CIRCLE Venue, the ICC Venue and/or the Additional ICC Venues (if applicable). Details of the arrangement will be posted by the Vendor on the website (www.parkyo.com/venezia) designated by the Vendor for the Phase. Registrants will not be notified separately of the arrangement.

On 26 June 2016 and thereafter:

18. 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 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).
19. The Vendor reserves the right to close the PARK CIRCLE Venue at any time if all the specified residential properties have been sold out, provided that the PARK CIRCLE Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 14 above.
20. If the Vendor postpones the first date of the sale to such other date pursuant to this Sales Arrangements, the subsequent dates of sale will be postponed accordingly.
21. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 8:00 a.m. and 7:00 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 PARK CIRCLE Venue, the Vendor reserves its absolute right to close the PARK CIRCLE Venue. Details of the arrangement will be posted by the Vendor on the website (www.parkyo.com/venezia) designated by the Vendor for the Phase.

2016年6月25日(下稱「出售首日」):

(I) 摘要

指明住宅物業將會分兩節出售：

節	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 (分第 1 部份、第 2 部份、第 3 部份及第 4 部份)	所有指明住宅物業，但不包括以下的第 B 節單位。	在第 A 節第 1 部份：	必須購買最少 4 個 指明住宅物業但不多於 6 個指明住宅物業，並須遵守右欄所列的額外規則。	第 A 節第 1 部份、第 2 部份及第 3 部份適用的額外規則： 1. 必須購買最少一個實用面積為 841 平方呎或以上的指明住宅物業。當所有實用面積為 841 平方呎或以上的指明住宅物業(不包括以下的第 B 節單位)出售後，此額外規則將不適用。 2. 如登記人購買指定單位(見以下第 4(b)段)，不可購買多於 2 個 指定單位。
		在第 A 節第 2 部份：	必須購買最少 3 個 指明住宅物業但不多於 6 個指明住宅物業，並須遵守右欄所列的額外規則。	
		在第 A 節第 3 部份：	必須購買最少 2 個 指明住宅物業但不多於 6 個指明住宅物業，並須遵守右欄所列的額外規則。	
		在第 A 節第 4 部份：	必須購買最少 2 個 指明住宅物業但不多於 6 個指明住宅物業。如登記人購買指定單位(見以下第 4(b)段)，不可購買多於 2 個 指定單位。	
B	在第 A 節完結後，所有剩餘仍可供出售的指明住宅物業，包括以下單位(「 第 B 節單位 」)： <u>以下在第 2A 座的單位：</u> 5B, 5C <u>以下在第 3A 座的單位：</u> 5B, 5C <u>以下在第 3B 座的單位：</u> 5B, 5C <u>以下在第 5A 座的單位：</u> 5A, 5B, 5C, 5D <u>以下在第 5B 座的單位：</u> 5A, 5B, 5C, 5E <u>以下在第 6B 座的單位：</u> 5A, 5B, 5C, 5D	可購買不多於 2 個 指明住宅物業。		

(II) 第 A 節的程序

- 有意購買任何在第 A 節出售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)部份指定的程序。
- 表格 A 登記人須從指明住宅物業的相關價單提供後至 2016 年 6 月 24 日 下午 3 時於辦公時間內(即每日上午 10 時至晚上 7 時，2016 年 6 月 24 日除外，當日之辦公時間為上午 10 時至下午 3 時)到 PARK CIRCLE 會場：
 - 遞交一份已填妥及由表格 A 登記人簽署的購樓意向登記(表格 A)；

- (b) 購樓意向登記(表格 A)須附有 2 張本票。每張本票金額為港幣\$100,000 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/護照副本或(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及董事的身份證/護照副本。

遞交購樓意向登記(表格 A)截止時間為 2016 年 6 月 24 日 下午 3 時。逾期遞交或在辦公時間以外遞交的恕不受理。

- 3. (a) 持有有效的購樓意向登記(表格 A)之表格 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)須於出售首天上午 9 時至上午 9 時 30 分內親身到達 ICC 會場。賣方可基於流程、效率、方便、安全及/或其他便利抽籤程序的原因使用香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂及/或 10 樓及/或 22 樓(以下統稱「外加 ICC 會場」)以容納部份表格 A 登記人,並於 ICC 會場及外加 ICC 會場作出適當的公布。
- (b) 為核實身份,表格 A 登記人須攜同有效的購樓意向登記(表格 A)收據正本及其香港身份證/護照正本或(如適用)商業登記證書副本及所有董事的香港身份證/護照正本。於出售首天上午 9 時 30 分以外的時間才到達 ICC 會場或(如賣方指示)外加 ICC 會場的表格 A 登記人將不享有參與本節的資格。
- (c) (如表格 A 登記人由公司組成)如果在遞交購樓意向登記(表格 A)後,公司有任何董事會成員的變更,其購樓意向登記(表格 A)將立即變成無效,表格 A 登記人將不享有參與本節的資格。

4. 賣方核實表格 A 登記人身份後:

- (a) 第 A 節將分為 4 部份(即第 1 部份、第 2 部份、第 3 部份及第 4 部份)一個接著一個進行。
- (b) 為第 A 節的目的,以下指明住宅物業為「指定單位」:

以下在第2A座的單位:

17B, 17C

以下在第3A座的單位:

12B, 17B

以下在第5A座的單位:

9A, 9B, 9D, 16A, 16B, 16D

以下在第5B座的單位:

16A

以下在第6B座的單位:

9A, 9B, 9C, 9D, 12A, 12B, 12C, 12D

- (c) 第 A 節第 1 部份、第 2 部份及第 3 部份

- (i) 登記表格將於出售首天由上午 9 時至上午 9 時 30 分內(下稱「報到時段」)於 ICC 會場派發。有意參與第 A 節第 1 部份、第 2 部份或第 3 部份的表格 A 登記人須於出售首天報到時段內親身到 ICC 會場遞交一份已填妥及由表格 A 登記人簽署的登記表格。遞交登記表格的截止時間為出售首天上午 9 時 30 分。

- (ii) 第 A 節第 1 部份、第 2 部份及第 3 部份的揀選指明住宅物業的優先次序會以抽籤方式決定。獨立抽籤將會分別在第 A 節第 1 部份、第 2 部份及第 3 部份開始時進行。以下表格 A 登記人將被納入第 A 節其一部份的抽籤:

- (1) 表格 A 登記人於其登記表格表示參與第 A 節第 1 部份、第 2 部份或第 3 部份將被納入第 A 節該部份的抽籤,惟表格 A 登記人只可表示參與第 A 節的其中一個部份。

- (2) 沒有在第 A 節其一部份選購任何指明住宅物業的表格 A 登記人可參與第 A 節下一部份。為免疑問,以下表格 A 登記人不可參與第 A 節下一部份:

- 已在第 A 節其一部份購買指明住宅物業的表格 A 登記人；及
 - 已在第 A 節其一部份揀選指明住宅物業但沒有簽署該等已揀選的指明住宅物業的臨時買賣合約的表格 A 登記人。
- (iii) 每一份有效的登記表格可獲分配 1 個籌。抽籤結果，包括「登記號碼」及「抽籤結果順序」將於 ICC 會場及外加 ICC 會場(如適用)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。
- (iv) 表格 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。
- (v) 表格 A 登記人須**遵守上述第(D)部份的摘要列出適用於第 A 節該部份的規則**選購指明住宅物業，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第 A 節該部份的資格。
- (vi) 如果表格 A 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(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\$100,000 及抬頭人須為「孖士打律師行」。
- (vii) 如第 A 節其一部份餘下可供選購的指明住宅物業數目少於表格 A 登記人必須選購的指明住宅物業最低數目，第 A 節該部份將會完結及，
- (1) 表格 A 登記人(除了已在第 A 節其一部份購買指明住宅物業的表格 A 登記人及已在第 A 節其一部份揀選指明住宅物業但沒有簽署該等已揀選的指明住宅物業的臨時買賣合約的表格 A 登記人)可參與第 A 節下一部份；及
 - (2) 該餘下的指明住宅物業將會在第 A 節下一部份出售。

(d) 第 A 節第 4 部份

- (i) 在完成第 A 節第 1 部份、第 2 部份及第 3 部份後，第 A 節第 4 部份的抽籤程序將於 ICC 會場進行。為了維持 ICC 會場及/或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會於 ICC 會場及外加 ICC 會場(如適用)公布及/或貼出告示。表格 A 登記人將不獲另行通知該等修改。
- (ii) 以下表格 A 登記人將不納入第 A 節第 4 部份的抽籤：
- (1) 已在第 A 節第 1 部份、第 2 部份或第 3 部份購買指明住宅物業的表格 A 登記人；及
 - (2) 已在第 A 節第 1 部份、第 2 部份或第 3 部份揀選指明住宅物業但沒有簽署該等已揀選的指明住宅物業的臨時買賣合約的表格 A 登記人。
- (iii) 為抽籤的目的，每一份有效的購樓意向登記(表格 A)可獲分配 1 個籌。賣方會將抽籤結果，包括「登記號碼」及「抽籤結果順序」於 ICC 會場及外加 ICC 會場(如適用)公布及/或貼出告示。表格 A 登記人將不獲另行通知抽籤結果。
- (iv) 表格 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。表格 A 登記人須**遵守上述第(D)部份的摘要列出的規則**選購指明住宅物業，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第 A 節第 4 部份的資格。
- (v) 如果表格 A 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(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\$100,000 及抬頭人須為「孖士打律師行」。
- (vi) 如在任何時間餘下可供選購的指明住宅物業數目少於 2 個，第 A 節第 4 部份將會完結，該餘下的指明住宅物業將會在第 B 節出售。

5. 如果表格 A 登記人遵從本銷售安排第(D)部份的摘要列出的規則成功揀選指明住宅物業，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。在簽署臨時買賣合約前，表格 A 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須受以下所限：

- (a) 表格 A 登記人將不可先刪除然後增加簽署臨時買賣合約的個人的名字；
- (b) 如表格 A 登記人希望加入任何個人的名字，則在加入任何個人的名字之前所有組成登記人的個人必須互相為對方的**直接家庭成員**(即配偶、父母及子女)及新加入之個人必須為**所有**組成表格 A 登記人的個人的**直接家庭成員**，登記人須提供令賣方滿意的該**直接家庭成員**關係的證明，就此賣方的決定為最終；
- (c) 如表格 A 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表格 A 登記人的個人必須互相為對方的**近親家庭成員**(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)及登記人須提供令賣方滿意的該**近親家庭成員**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表格 A 登記人增加及/或刪除任何個人的名字的要求。

(III) 第 B 節的程序

- 6. 以抽籤方式決定選擇住宅物業的次序，有意購買任何在第 B 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。
- 7. 賣方有權利押後第 B 節開始的時間直至第 A 節完畢為止。表格 B 登記人將不獲另行通知該更改。
- 8. 表格 B 登記人須從指明住宅物業的相關價單提供後至 2016 年 6 月 24 日下午 3 時於辦公時間內(即每日上午 10 時至晚上 7 時，2016 年 6 月 24 日除外，當日之辦公時間為上午 10 時至下午 3 時)到 PARK CIRCLE 會場：
 - (a) 遞交一份已填妥及由表格 B 登記人簽署的購樓意向登記(表格 B)；
 - (b) 購樓意向登記(表格 B)須附有本票，本票的數目須與表格 B 登記人於購樓意向登記(表格 B)內填寫的意欲購買的住宅物業數目相同，惟該住宅物業數目不能多於 2 個。每張本票金額為港幣\$100,000 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/護照或(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及董事的身份證/護照副本。

遞交購樓意向登記(表格 B)截止時間為 2016 年 6 月 24 日 下午 3 時。逾期遞交或在辦公時間以外遞交的恕不受理。

- 9. 抽籤:
 - (a) 持有有效的購樓意向登記(表格 B)之表格 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)須於出售首天上午 11 時 15 分至正午 12 時內**親身**到達 ICC 會場。賣方可基於流程、效率、方便、安全及/或其他便利抽籤程序的原因使用外加 ICC 會場以容納部份表格 B 登記人，並於 ICC 會場及外加 ICC 會場作出適當的公布。
 - (b) 為核實身份，表格 B 登記人須攜同有效的購樓意向登記(表格 B)收據正本及其香港身份證/護照正本或(如適用)商業登記證書副本及所有董事的香港身份證/護照正本。於出售首天正午 12 時以外的時間才到達 ICC 會場或(如賣方指示)外加 ICC 會場的表格 B 登記人將不享有參與抽籤的資格。
 - (c) (如表格 B 登記人由公司組成)如果在遞交購樓意向登記(表格 B)後，公司有任何董事會成員的變更，其購樓意向登記(表格 B)將立即變成無效，表格 B 登記人將不享有參與本節的資格。
 - (d) 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會於 ICC 會場以抽籤方式決定。為了維持 ICC 會場秩序及/或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於 ICC 會場及外加 ICC 會場(如適用)。表格 B 登記人將不獲另行通知該等修改。每一份購樓意向登記(表格 B)可獲分配 1 個籌。賣方會將抽籤結果，包括「登記號碼」及「抽籤結果順序」於 ICC 會場及外加 ICC 會場(如適用)公布及/或貼出告示。表格 B 登記人將不獲另行通知抽籤結果。
- 10. (a) 抽籤後，表格 B 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。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 1 個或 2 個指明住宅物業(但不多於購樓意向登記(表格 B)內所填寫的意欲購買的指明住宅物業數目)，否則其優先次序將自動終止，表格 B 登記人將不再享有參與本節的資格。

- (b) 如果表格 B 登記人遵從本銷售安排第(I)部份的摘要列出的規則成功揀選指明住宅物業，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。
- (c) 在簽署臨時買賣合約前，表格 B 登記人可即時通知賣方增加簽署臨時買賣合約的個人的名字，惟新加入之個人必須為所有組成表格 B 登記人的個人的直接家庭成員(即配偶、父母及子女)及登記人須提供令賣方滿意的該直接家庭成員關係的證明，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任何個人的名字的要求。

(IV) 一般程序

11. 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購樓意向登記(表格 A)及一份有效的購樓意向登記(表格 B)，在一節中的重複的登記將不會被接受。購樓意向登記(表格 A) / 購樓意向登記(表格 B)只適用於登記人本人及不能轉讓。遞交購樓意向登記(表格 A) / 購樓意向登記(表格 B)次序不會影響揀選指明住宅物業的優先次序。如有爭議，賣方保留權利決定購樓意向登記(表格 A) / 購樓意向登記(表格 B)是否有效及是否應被納入抽籤。
12. 本票將會用作支付購買指明住宅物業的部份臨時訂金。
13. 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。
14. 如登記人並無購入任何指明住宅物業，可於 2016 年 6 月 26 日至 2016 年 6 月 27 日辦公時間內(即每日上午 10 時至晚上 7 時)親臨 PARK CIRCLE 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、有效的購樓意向登記(表格 A) / 購樓意向登記(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。
15. 在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，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。
16. 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 會場及外加 ICC 會場(如適用)。
17. 如在可遞交購樓意向登記(表格 A) / 購樓意向登記(表格 B)的任何一天及/或出售首天上午 7 時至晚上 9 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 PARK CIRCLE 會場、ICC 會場及/或外加 ICC 會場(如適用)的秩序，賣方保留絕對權力更改遞交購樓意向登記(表格 A) / 購樓意向登記(表格 B)的日期及/或時間(包括截止日期及/或時間)及/或出售首天至賣方認為合適的其他日期及/或時間及/或關閉 PARK CIRCLE 會場、ICC 會場及/或外加 ICC 會場(如適用)。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址(www.parkyoho.com/venezia)公布。登記人將不獲另行通知。

2016 年 6 月 26 日起：

18. 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)分配任何餘下的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 PARK CIRCLE 會場，惟 PARK CIRCLE 會場會於上述第 14 段指明的時間內開放以用作辦理取回未使用的本票。
20. 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。
21. 如在任何出售日期(除出售首天)的上午 8 時至晚上 7 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 PARK CIRCLE 會場的秩序，賣方保留絕對權力關閉 PARK CIRCLE 會場。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址(www.parkyoho.com/venezia)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

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 10:00 a.m. to 7:00 p.m. (daily)

PARK CIRCLE, 18 Castle Peak Road Tam Mi, New Territories

After 7:00 p.m. to 10:00 a.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong

由上午 10 時至晚上 7 時（每日）

新界青山公路潭尾段 18 號 PARK CIRCLE

由晚上 7 時後至翌日上午 10 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:

其他事項：

Prior to the first date of the sale, registrants are offered and invited to view the specified residential property(ies) which he/she/it intends to purchase or their comparable residential properties if it is not reasonably practicable for the specified residential property(ies) to be viewed by the registrants (the residential properties that are made available for viewing prior to the first date of sale are collectively referred to as “**Properties for Viewing**”). Registrants are reminded that **the Properties for Viewing will not be made available for viewing on the first date of sale**. In order to maintain order at the ICC Venue and ensure the smoothness of the selection and purchase procedures, after a registrant has selected a specified residential property, the registrant will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of that specified residential property, and that specified residential property will not be held for the registrant’s viewing of any of the Properties for Viewing prior to the signing of the Preliminary Agreement for Sale and Purchase. All registrants are therefore advised to make prior arrangements to view the Properties for Viewing before the first date of sale.

在出售首日之前，登記人將獲安排及邀請參觀其意欲購買的指明住宅物業，或如開放指明住宅物業供登記人參觀並非合理地切實可行，則登記人將獲安排及邀請參觀與指明住宅物業相若的住宅物業（在出售首日之前可供參觀的住宅物業統稱為「**供參觀物業**」）。登記人請注意，**供參觀物業於出售首天將不會開放供參觀**。為維持 ICC 會場的秩序及確保選購住宅物業的程序順暢，登記人揀選指明住宅物業後即進入簽署該指明住宅物業的臨時買賣合約的程序，賣方不會為登記人保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀任何供參觀物業。故特此建議所有登記人於出售首天前事先安排參觀供參觀物業。

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21 June 2016

發出日期：

2016 年 6 月 21 日

^ Remarks: Tower 2A, 2B, 3A, 3B, 5A, 5B, 6A, 6B, 7A and 7B of the residential development in the Phase are called “PARK YOHO Venezia”

^ 備註：期數中住宅發展項目的第 2A、2B、3A、3B、5A、5B、6A、6B、7A 及 7B 座稱為「PARK YOHO Venezia」