

Information on Sales Arrangements
銷售安排資料

Name of the Development: 發展項目名稱：	3 Julia Avenue 棗梨雅道 3 號
Date of the Sale: 出售日期：	From 29 July 2016 由2016年7月29日起
Time of the Sale: 出售時間：	From 8:00 p.m. to 11:59 p.m. on 29 July 2016 2016年7月29日：下午8時至下午11時59分 And 及 From 10:00 a.m. to 7:00 p.m. on 30 July 2016 and thereafter 2016年7月30日及其後：上午10時至下午7時
Place where the sale will take place: 出售地點：	<u>From 8:00 p.m. to 11:59 p.m. on 29 July 2016</u> 23/F, Tower 535, 535 Jaffe Road, Causeway Bay, Hong Kong ("Tower 535 Venue"). <u>2016年7月29日：下午8時至下午11時59分</u> 香港銅鑼灣謝斐道535號Tower 535二十三樓（下稱「Tower 535會場」） <u>From 10:00 a.m. to 7:00 p.m. on 30 July 2016 and thereafter</u> Shop, G/F, 116 Argyle Street, Ho Man Tin, Kowloon ("3 Julia Avenue Venue"). <u>2016年7月30日及其後：上午10時至下午7時</u> 九龍何文田亞皆老街 116 號地下商舖（下稱「棗梨雅道3號會場」）
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	20
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：	
7A 8A 11A 12A 17A 18A 20A 21A 27A 12B 15B 17B 21B 15C 16C 17C 21C 22C 26C 27C	

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：

29 July 2016 (By balloting):-

The order of priority of selection of specified residential properties will be on a **balloting** basis.

Registration from the date on which Registration of Intent is made available to 29 July 2016:-

1. Any person(s)/company(ies) interested in purchasing any of the specified residential properties (“the registrant(s)”) must follow the procedures below and submit:-

- (a) A Registration of Intent (in the form prescribed by the Vendor) duly completed and signed by the registrant (if the registrant is a company, duly signed by at least one of its duly appointed directors for and on behalf of the registrant). The form of the Registration of Intent is available at the 3 Julia Avenue Venue for collection;
- (b) Cashier order(s). The number of cashier order(s) shall be the same as the number of the residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent. Each cashier order shall be in the sum of HK\$200,000 made payable to “Mayer Brown JSM”; and
- (c) Copy of Hong Kong Identity Card / passport of the registrant (if the registrant is a company, copy of the Business Registration Certificate, copy of Certificate of Incorporation, copy of latest Annual Return and copy of the Hong Kong Identity Card(s) / passport(s) of the director(s) of the registrant who signs the Registration of Intent)

to the 3 Julia Avenue Venue during 10:00 a.m. to 7:00 p.m. from the first date on which the Registration of Intent is made available to 12:00 noon on 29 July 2016 (the “**submission period**”). Late submission or submission made outside the submission period will not be entertained. The Registration of Intent is personal to the registrant and shall not be transferable.

2. A registrant shall only submit one Registration of Intent. Notwithstanding any other parts in this sales arrangements document, if any of the registrant appears in more than one Registration of Intent, all such Registrations of Intent other than the earliest one (by reference to the registration number assigned by the Vendor) shall be deemed to be void and of no effect.

3. All valid Registrations of Intent will be included in the balloting. Each valid Registration of Intent will be assigned with a registration number. In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and eligible to be included in the balloting.

Balloting on 29 July 2016:

4. The balloting will take place at the Tower 535 Venue at 8:00 p.m. on 29 July 2016.

5. For the purpose of reporting attendance, participating in balloting, selection of residential properties and signing of Preliminary Agreement for Sale and Purchase and other ancillary documents, an individual registrant may appoint a named attorney to act on his/her/their behalf by a duly executed Power of Attorney (without any right of delegation or substitution and in form and substance to the satisfaction of the Vendor) with specific power to sign Preliminary Agreement for Sale and Purchase and other ancillary documents relating to the purchase of residential properties in the Development.

6. Each registrant (if the registrant is a company, at least one of its duly appointed directors) shall personally report attendance at the Tower 535 Venue from 7:15 p.m. to 8:00 p.m. (the “last reporting time”) and bring along:-

- (a) (for individual registrant) original or copy(ies) of Hong Kong Identity Card/passport;
- (b) (for individual registrant acting by attorney) original Hong Kong Identity Card/passport of the attorney, copy of Hong Kong Identity Card/passport of the registrant and original Power of Attorney duly executed by the registrant and attested by a Hong Kong solicitor, or if the Power of Attorney is executed overseas, attested by a solicitor or a notary public qualified in the relevant jurisdiction;
- (c) (for company registrant) original of Business Registration Certificate, original of Certificate of Incorporation, copy of latest Annual Return and original of the Hong Kong Identity card/passport of the director(s) of the registrant who signs the Registration of Intent;
- (d) original official receipt of the Registration of Intent bearing the “registration number”;
- (e) blank cheque(s); and
- (f) (if applicable) relevant proof and valid supporting documents acceptable to the Vendor if the registrant wishes to add his/her/their immediate family member(s)* as additional purchaser(s). [* Note: “Immediate family member” means the grandparents, parents, spouse, brothers, sisters, children, and grandchildren.]

7. Any registrant who reports attendance at the Tower 535 Venue after the last reporting time shall not be eligible to participate in the balloting.

8. Balloting will take place in two groups (Group A and Group B) and the ballot results will be announced by the Vendor at the Tower 535 Venue. Registrants will not be notified separately of the ballot results. Registrants participating in Group A balloting will have priority to select and purchase residential properties over the registrants participating in Group B balloting.

(a) Group A balloting

- (i) Registrants who have indicated that they intend to purchase **two** or more residential properties in their valid Registrations of Intent will be eligible to participate in Group A balloting that will take place at 8:00 p.m. at the Tower 535 Venue.

(ii) If a registrant does not select and purchase two or more residential properties, such registrant's selection priority according to the ballot results will be invalidated by the Vendor and of no effect and he/she/it/they will not be allowed to participate in Group B balloting. Such registrant shall only be entitled to select the residential property which remains unsold on a first come first served basis after the completion of two groups of the balloting and the selection of the residential properties by eligible registrants.

(b) Group B balloting

- (i) Group B balloting will take place immediately after completion of Group A balloting.
- (ii) Registrants who have indicated that they intend to purchase **one** residential property in their valid Registrations of Intent will be eligible to participate in Group B balloting.

9. After verifying the registrant's identity (if the registrant is a company, also the identity of its directors who attend the Tower 535 Venue), the registrant shall proceed to select the residential properties which are still available at the time of selection according to the ballot results.

10. The registrant may on spot decide to increase the number of residential properties which he/she/it/they intends to purchase as specified in the Registration of Intent PROVIDED THAT:-

(a) the registrant must submit an additional cashier order (for such amount and in whose favour as specified in paragraph 1(b) above) for each additional residential property he/she/it/they purchase(s);

(b) for the purpose of determining which group of balloting the registrant shall be eligible to participate, the increase in number of residential properties which the registrant intends to purchase pursuant to this paragraph shall have no effect.

11. Before entering into the Preliminary Agreement for Sale and Purchase, the registrant may on spot make request to the Vendor:

(a) to add any person(s) who is/are immediate family member(s) (i.e. grandparents, parents, spouse, brothers, sisters, children and grandchildren) of the registrant as joint purchaser(s) (if the registrant comprises more than one individual, the immediate family member(s) of any one of the individual(s)); or

(b) for registrants who have selected to purchase **two** or more residential properties in their valid Registrations of Intent and have participated in Group A balloting only, to nominate any person(s) who is/are immediate family member(s) (i.e. grandparents, parents, spouse, brothers, sisters, children and grandchildren) of the registrant to enter into the Preliminary Agreement for Sale and Purchase of any one or more of the residential properties as a single purchaser or joint purchasers,

provided that:

(i) the registrant must provide relevant proof and valid supporting documents (as mentioned in paragraph 6(f) above) to prove the relationship(s) in the relevant circumstances under paragraphs 11(a) and (b) above to the satisfaction of the Vendor; and

(ii) (applicable to paragraph 11(b) only) the registrant must enter into the Preliminary Agreement for Sale and Purchase for at least one residential property as a single purchaser or joint purchasers (whether after adding any person(s) in accordance with paragraph 11(a) above or not).

12. For any registrant who has participated in Group A balloting and is entitled to the “Buyer’s Stamp Duty Benefit” under the relevant price list of the specified residential property, the availability of such “Buyer’s Stamp Duty Benefit” shall be subject to the completion of all the specified residential properties which have been selected by such registrant in Group A balloting (and, if applicable, the other purchaser(s) added in accordance with paragraph 11(a) or paragraph 11(b) above).

13. The cashier order(s) submitted by the registrant will be used as part payment of the preliminary deposit for the purchase of the residential property(ies).

14. Any unused cashier order will be available for collection by the registrant in person. The registrant must show the original official receipt of Registration of Intent at the 3 Julia Avenue Venue on or after 8 August 2016 from 10:00 a.m. to 7:00 p.m. A registrant may authorize another person to collect unused cashier order(s) by showing the original official receipt of Registration of Intent with Part C duly completed.

15. In case of any dispute, the Vendor reserves its absolute right to allocate any of the residential properties to any person(s)/company(ies) by any method (including balloting).

On 30 July 2016 and thereafter (First come first served):

16. After completion of the balloting and the selection and purchase of residential properties by registrants as aforesaid, any residential property which remains unsold will be offered for sale **on a first come first served** basis to any interested person(s)/company(ies).

17. In case of any dispute, the Vendor reserves its absolute right to allocate any of the residential properties to any person(s)/company(ies) by any method (including balloting).

2016年7月29日(抽籤)：

揀選指明住宅物業次序以抽籤方式決定。

於「購樓意向登記」可供領取之日起至2016年7月29日進行登記：

1. 有意認購任何指明住宅物業的任何人士/公司(下稱「登記人」)須按以下程序於「購樓意向登記」可供領取的第一天起，於每日上午10時至下午7時及2016年7月29日中午12時前(下稱「遞交時段」)到棗梨雅道3號會場遞交：

- (a) 已填妥及由登記人簽署的購樓意向登記(由賣方指定的格式)(如登記人為公司，則至少由其中一名已被妥為委任之董事代表登記人簽署)。購樓意向登記可於棗梨雅道3號會場領取。
- (b) 銀行本票，而本票的數量須與登記人在購樓意向登記內填寫的其意欲購買住宅物業的數目相同。每張本票金額為港幣\$200,000，抬頭人為「孖士打律師行」；及
- (c) 登記人之香港身份證/護照副本(如登記人為公司，商業登記證書副本、公司註冊證書副本、公司最新的周年申報表 副本及負責簽署購樓意向登記的董事的香港身份證/護照副本)。逾期遞交或在遞交時段以外遞交之登記將一概不獲受理。購樓意向登記只適用於登記人本人及不能轉讓。

2. 每位登記人只能遞交一份購樓意向登記。不論本銷售安排的其他部份，若任何登記人出現在多於一份購樓意向登記，則除了最早一份購樓意向登記之外(以賣方編配的登記號碼為準)其他購樓意向登記將被作廢及視為無效。

3. 所有有效的購樓意向登記會被納入是次抽籤。每份有效購樓意向登記可獲配一個登記號碼。如有爭議，賣方保留權利決定購樓意向登記是否有效及是否可被納入是次抽籤。

於2016年7月29日進行抽籤：

4. 抽籤程序將於2016年7月29日下午8時於Tower 535會場進行。

5. 為報到、參與抽籤、揀選住宅物業及簽署臨時買賣合約及其他關聯文件為目的，個人登記人可根據已簽妥的授權書(不具取代或轉授權力，其格式及內容須獲賣方滿意)授權一位指明的受權人為其行事，受權人須獲明確權力簽署關於購買發展項目內的住宅物業的臨時買賣合約及其他關聯文件。

6. 登記人(如登記人為公司，則至少一位已被妥為委任之董事)須於下午7時15分至下午8時(下稱「最後報到時段」)親臨Tower 535會場報到並須攜同：

- (a) (如登記人是個人)香港身份證/護照正本或副本；
- (b) (如登記人授權受權人行事)受權人的香港身份證/護照正本、登記人的香港身份證/護照副本及由登記人妥善簽署並由香港律師見證的授權書的正本，或如果是在海外簽署的授權書，由有該司法管轄區資格的律師或公證人見證的授權書的正本；

- (c) (如登記人為公司)商業登記證書正本、公司註冊證書正本、公司最新的周年申報表副本及負責簽署購樓意向登記的董事的香港身份證/護照正本；
- (d) 載有“登記號碼”之購樓意向登記的收據正本；
- (e) 備用銀行支票；及
- (f) (如適用)如登記人意欲增加其直系親屬作為聯名買方，賣方認為可接受之相關及有效證明文件。[* 註:「**直系親屬**」指祖父母、外祖父母、父母、配偶、兄弟、姊妹、子女、孫及外孫。]

7. 登記人如未能於最後報到時段內到達 Tower 535 會場報到將不能參與抽籤。

8. 抽籤將分兩組(A 組與 B 組)進行，抽籤結果將由賣方於 Tower 535 會場公布。登記人將不獲另行通知抽籤結果。參與 A 組抽籤的登記人將會優先於參與 B 組抽籤的登記人選購住宅物業。

(a) A 組抽籤

(i) 抽籤將於下午 8 時於 Tower 535 會場舉行。於有效的購樓意向登記內填寫意欲購買**兩個**住宅物業或以上的登記人將獲資格參與 A 組抽籤。

(ii) 如登記人沒有選購兩個住宅物業，該登記人根據抽籤結果獲得的揀樓次序將被賣方視作無效，登記人亦不會被允許參與 B 組抽籤。登記人只可於兩組抽籤完結及合資格登記人完成揀選住宅物業後以先到先得的次序揀選當時尚未出售的住宅物業。

(b) B 組抽籤

(i) 抽籤將於 A 組抽籤完畢後立即舉行。

(ii) 於有效的購樓意向登記內填寫意欲購買**一個**住宅物業的登記人將獲資格參與 B 組抽籤。

9. 經賣方確認並核實登記人身份後(如登記人為公司，亦須核實在場董事之身份)，登記人可根據揀樓次序揀選當時仍可供選購的住宅物業。

10. 登記人可即場決定購買多於其在購樓意向登記上填寫的其意欲購買住宅物業的數目，惟：

(a) 登記人須為每一額外購買的住宅物業遞交一張額外銀行本票(按上述第 1(b)段之金額及抬頭)。

(b) 根據此段增加登記人意欲購買住宅物業的數目將不影響登記人參與抽籤組別的資格。

11. 在簽署臨時買賣合約前，登記人可即場向賣方要求：

- (a) 增加登記人的任何直系親屬(即祖父母、外祖父母、父母、配偶、兄弟、姊妹、子女、孫及外孫)為聯名買方(如登記人由多於一位個人組成，則任何個人的直系親屬)；或
- (b) 只限於有效的購樓意向登記內填寫意欲購買兩個住宅物業或以上及已經參與 A 組抽籤的登記人，提名登記人的任何直系親屬(即祖父母、外祖父母、父母、配偶、兄弟、姊妹、子女、孫及外孫) 為獨立買方或聯名買方簽署一個住宅物業或以上的臨時買賣合約，

但須：

- (i) 提供以上第 6(f)段提及的相關及有效證明文件，用作證明根據以上第 11(a)及(b)段有關情況的關係並達致賣方滿意的程度；及
- (ii) (只適用於第 11(b)段) 登記人必須為獨立買方或(不論是否按照以上第 11(a) 段增加任何人) 為聯名買方簽署至少一個住宅物業的臨時買賣合約。

12. 任何已經參與 A 組抽籤及按指明住宅物業之相關價單可享有「買家印花稅優惠」的登記人(以及(如適用)按照以上第 11(a)段或第 11(b)段增加的其他買方)須完成於 A 組抽籤所揀選的所有指明住宅物業的交易才可享有該「買家印花稅優惠」。

13. 登記人所繳交之本票將會用為支付購買住宅物業的部份臨時訂金。

14. 登記人可於 2016 年 8 月 8 日或其後之上午 10 時至下午 7 時，親臨棗梨雅道 3 號會場並出示購樓意向登記正式收據正本取回未使用的本票。登記人可填妥購樓意向登記正式收據正本 C 部份授權他人代領未使用的本票。

15. 如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何住宅物業予任何人士/公司。

於 2016 年 7 月 30 日起 (先到先得)：

16. 於上述之抽籤及登記人選購住宅物業的程序完成後，任何未出售之住宅物業將以**先到先得**的形式向有意購買的人士/公司出售。

17. 如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何住宅物業予任何人士/公司。

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

Remarks

備註

- (a) The Vendor reserves the right at any time, for the purposes of maintaining order and security at the Tower 535 Venue and facilitating smooth sale of the specified residential properties, to advance or postpone the time of balloting provided that the time of balloting will not be earlier than the “the last reporting time” mentioned in paragraph 6 above. Any changes to the time of balloting will be posted at the Tower 535 Venue. The registrant will not be notified separately of such changes.

賣方保留權利提早或延遲抽籤時間，以維持 Tower 535 會場秩序、保安及促進出售指明住宅物業之銷售流暢過程，惟抽籤時間不會早於上述第 6 段所述之「最後報到時段」。任何抽籤時間之修改將於 Tower 535 會場內公布，登記人將不會另獲通知。

- (b) If Typhoon Signal No. 8 or above or Black Rainstorm Warning is still hoisted at 4:00 p.m. on the date on which the balloting will take place pursuant to paragraph 4 above and/or the first date of sale, then, for the safety of the registrants and the maintenance of order at the Tower 535 Venue, the Vendor reserves its absolute right to postpone the date(s) and/or time for the balloting and/or the first date of sale (as the case may be) to such other date(s) and/or time as the Vendor may consider appropriate. Details of the arrangement will be announced by the Vendor on the website (www.3juliaavenue.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.

如在根據上述第 4 段抽籤程序將會進行的日期及/或出售首天下午 4 時仍然懸掛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 Tower 535 會場的秩序，賣方保留絕對權力延遲抽籤的日期及/或時間及/或出售首天（視情況而定）至賣方認為合適的其他日期及/或時間。賣方會將安排的詳情於發展項目指定的互聯網網站的網址（www.3juliaavenue.hk）公布。登記人將不獲另行通知。

- (c) Prior to 6:00 p.m. on 29 July 2016, 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 6:00 p.m. on 29 July 2016 are collectively referred to as “**Properties for Viewing**”). Registrants are reminded that **the Properties for Viewing will not be made available for viewing after 6:00 p.m. on 29 July 2016**. In order to maintain order at the Tower 535 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 6:00 p.m. on 29 July 2016.

在 2016 年 7 月 29 日下午 6 時之前，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 2016 年 7 月 29 日下午 6 時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 2016 年 7 月 29 日下午 6 時後將不會開放供參觀。為維持 Tower 535 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 2016 年 7 月 29 日下午 6 時前事先安排參觀供參觀物業。

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可供公眾免費領取於：

- (1) Shop, G/F, 116 Argyle Street, Ho Man Tin, Kowloon
九龍何文田亞皆老街 116 號地下商舖
- (2) 23/F, Tower 535, 535 Jaffe Road, Causeway Bay, Hong Kong (From 8:00 p.m. to 11:59 p.m. on 29 July 2016)
香港銅鑼灣謝斐道 535 號 Tower 535 二十三樓 (2016 年 7 月 29 日下午 8 時至下午 11 時 59 分)

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