

Name of the Phase of the Development : 發展項目的期數的名稱 :	Phase 3 of Cullinan West Development * 匯璽發展項目的第3期 *
Date of the Sale : 出售日期 :	From 16 December 2017 由 2017 年 12 月 16 日起
Time of Sale : 出售時間 :	<u>On 16 December 2017:</u> From 10:00 a.m. to 8:00 p.m. <u>From 17 December 2017 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. (Monday to Friday) From 11:00 a.m. to 8:00 p.m. (Saturday, Sunday and Public Holiday) <u>2017 年 12 月 16 日 :</u> 由上午 10 時至晚上 8 時 <u>由 2017 年 12 月 17 日起 :</u> 由上午 11 時至晚上 8 時 (星期一至五) 由上午 11 時至晚上 8 時 (星期六、日及公眾假期)
Place where the sale will take place : 出售地點 :	<u>On 16 December 2017:</u> 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ ICC 11/F Venue ”) <u>From 17 December 2017 and thereafter:</u> 21/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ ICC 21/F Venue ”) <u>2017 年 12 月 16 日 :</u> 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「 ICC 11 樓會場 」) <u>由 2017 年 12 月 17 日起 :</u> 香港九龍柯士甸道西 1 號環球貿易廣場 21 樓(下稱「 ICC 21 樓會場 」)
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 :	36
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 :	<u>The following units in Tower 3(3A): 以下在第 3 座(3A)的單位 :</u> 49C, 45C <u>The following units in Tower 3(3B): 以下在第 3 座(3B)的單位 :</u> 52A, 49A, 46A, 42A, 38A, 33A, 28A, 23A, 19A, 15A, 9A, 55B, 53E, 50E, 47E, 43E, 56F, 55F, 53F, 52F, 51F, 50F, 49F, 48F, 47F, 46F, 45F, 43F, 41G, 39G, 37G, 35G, 32G, 30G
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 :	<u>On 16 December 2017 (“the first date of the sale”)</u> 1. Balloting will be used to determine the order of priority. Persons interested in purchasing any of the specified residential properties (“ Registrant ”) must follow the procedures below. 2. Registrant must submit the following:- (a) only one Registration of Intent (Form B) duly completed and signed by the 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 the Registrant intends to purchase as indicated in the Registration of Intent (Form B), but in any event shall not exceed 2. Each cashier order shall be in the sum of HK\$200,000 and made payable to “Deacons”; and
- (c) a copy of the 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 ICC 21/F Venue after relevant price lists of the specified residential properties are made available till 3:00 p.m. on 15 December 2017 during office hours (i.e. from 11:00 a.m. to 8:00 p.m. on Monday to Friday and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and Public Holiday). The closing time for submission of Registration of Intent (Form B) will be 3:00 p.m. on 15 December 2017. Late submission or submission outside the office hours will not be accepted.

For the avoidance of doubt, all Registrations of Intent (Form B) (if any) previously submitted to the Vendor on or before 3:00 p.m. on 8 December 2017 are hereby declared invalid and will not be included in the balloting.

3. Balloting will take place in batches:-

(a) First round balloting (for dividing all Registrants into one or more sub-group(s))

- (i) The first round balloting will take place at or after 3:30 p.m on 15 December 2017 at the ICC 21/F Venue for the purposes of dividing the Registrants into one or more sub-group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC 21/F Venue and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the first round balloting. Any changes to the time and date of the first round balloting will be posted at the ICC 21/F Venue. The Registrants will not be notified separately of such changes.
- (ii) The results of the first round balloting, including “registration number”, “division of sub-group”, “check-in timeslot for each sub-group” will be posted by the Vendor at the ICC 21/F Venue and 3/F, Lobby International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong after completion of the first round balloting. The Registrants will not be separately notified of the ballot results.

(b) Second round balloting (for determining the order of priority of the Registrants in selecting and purchasing specified residential properties)

- (i) The second round balloting for the sub-group(s) of the Registrants will take place on 16 December 2017 in batches at the ICC 11/F Venue at the beginning of the relevant “check-in timeslot for each sub-group” as posted by the Vendor pursuant to sub-paragraph (a)(ii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC 11/F Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the second round balloting. Any changes to the time and date of the second round balloting will be posted at the ICC 11/F Venue. The Registrants will not be notified separately of such changes.
- (ii) For the purpose of verification of identity, the Registrants must bring along the original receipt of the valid Registration of Intent (Form B) and his/her/its/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 all of the director(s) and (if the Registrant comprises corporation, then all directors of that corporation) **personally** (or pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the ICC 11/F Venue according to “check-in timeslot for each sub-group” posted by the Vendor. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the second round balloting, make use of the lobby on 3/F and/or the lobby on 8/F and/or the lobby on 9/F and/or 10/F and/or 16/F and/or 21/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the “**Additional ICC Venues**”) to accommodate some of the Registrants by making announcement and/or posting notice(s) at the ICC 11/F Venue and the Additional ICC Venues. Registrants who arrive at the ICC 11/F Venue or (if directed by the Vendor) the Additional ICC Venues beyond their “check-in timeslot for each sub-group” shall not be eligible to participate in the selection and purchase of specified residential properties.
- (iii) (If the 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 such Registrant shall not be eligible to participate in the selection and purchase of specified residential properties.

- (iv) For the purpose of the second round balloting, every Registration of Intent (Form B) shall be allotted one lot. The results of the second round balloting, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the ICC 11/F Venue and the Additional ICC Venues (if applicable). The Registrants will not be separately notified of the ballot results.
 - (v) Registrant who leaves the ICC 11/F Venue and/or the Additional ICC Venues (if applicable) while his/her/its/their sub-group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/its/their order of priority shall lapse immediately.
4.
 - (a) Immediately after the second round balloting, the Registrants shall **personally** (or pursuant to a validly executed power of attorney in a form prescribed by the Vendor) 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 Registrants shall select and purchase **1 or 2** specified residential property(ies), otherwise his/her/its/their order of priority shall lapse automatically and he/she/it/they will no longer be eligible to participate in the selection and purchase of specified residential properties.
 - (b) If the Registrant has successfully selected any of the specified residential properties, the Registrant shall personally (or pursuant to a validly executed power of attorney in a form prescribed by the Vendor) 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, the Registrant may notify the Vendor on spot to add individual(s), provided that the additional individual(s) must be the **close relative(s)** (i.e. spouse, parents, children, brothers and sisters) of ALL the individual(s) comprised in the Registrant and subject to the provision of adequate proof of such relationship(s) 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 (or pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the Registrant’s request to add any individual(s).
 5. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent (Form B). Duplicated registration in will not be accepted. The 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 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 B) is valid and should be included in balloting.
 6. If a Registrant purchases any specified residential property(ies), the cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
 7. The Vendor shall not be responsible to the Registrants for any error or omission contained in the ballot results.
 8. If a Registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number indicated in his/her/its/their Registrant(s) of Intent, his/her/its/their unused cashier order(s) will be available for collection by the Registrant (or his/her/its/their authorized person) at the ICC 21/F Venue from 17 December 2017 to 18 December 2017 during office hours (i.e. from 11:00 a.m. to 8:00 p.m. on Monday to Friday and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and Public Holiday). The Registrant must bring along his/her/its/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 B), and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
 9. 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).
 10. The Vendor reserves the right to close the ICC 11/F Venue and the Additional ICC Venues (if applicable) at any time if all the specified residential properties have been sold out, provided that the ICC 21/F Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 8 above.

11. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 8:00 a.m. and 8:00 p.m. on the date on which 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 ICC 11/F 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 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 ICC 11/F Venue and/or the Additional ICC Venues (if applicable). Details of the arrangement will be posted by the Vendor on the website (www.cullinanwest2.com.hk) designated by the Vendor for the Phase of the Development. Registrants will not be notified separately of the arrangement.

On 17 December 2017 and thereafter:

12. 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).
13. The Vendor reserves the right to close the ICC 21/F Venue at any time if all the specified residential properties have been sold out, provided that the ICC 21/F Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 8 above.
14. 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.
15. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 9:00 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 ICC 21/F Venue, the Vendor reserves its absolute right to close the ICC 21/F Venue. Details of the arrangement will be posted by the Vendor on the website (www.cullinanwest2.com.hk) designated by the Vendor for the Phase of the Development.
16. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

2017年12月16日(下稱「出售首天」):

1. 以抽籤方式決定選擇住宅物業的次序。有意購買任何指明住宅物業的人士(下稱「登記人」)須遵從下列程序:
2. 登記人須從指明住宅物業的相關價單提供後至 2017 年 12 月 15 日下午 3 時於辦公時間內(即星期一至五上午 11 時至晚上 8 時及星期六、日及公眾假期上午 11 時至晚上 8 時)到 ICC 21 樓會場:
- (a) 遞交一份已填妥及由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,本票的數目須與登記人於購樓意向登記(表格 B)內填寫的意欲購買的指明住宅物業數目相同,惟不能多於 2 個。每張本票金額為港幣\$200,000 及抬頭人須為「的近律師行」;及
- (c) 遞交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 2017 年 12 月 15 日下午 3 時。逾期遞交或在辦公時間以外遞交的恕不受理。
- 為免存疑,賣方現宣佈所有於 2017 年 12 月 8 日下午 3 時或之前遞交予賣方的購樓意向登記(表格 B) (如有)變成無效及不會被納入抽籤。
3. 抽籤將分階段進行:
- (a) 第一輪抽籤將所有登記人分為一個或多個組別
- (i) 第一輪抽籤程序將於 2017 年 12 月 15 日下午 3 時 30 分或之後於 ICC 21 樓會場進行,以將登記人分為一個或多個組別。為了維持 ICC 21 樓會場秩序及/或流暢地進行抽籤程序的目的,賣方保留權利在任何時間調整第一輪抽籤程序的時間和日期。任何第一輪抽籤程序的時間和日期的修改會張貼於 ICC 21 樓會場。登記人將不獲另行通知該等修改。

- (ii) 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於 ICC 21 樓會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂。登記人將不獲另行通知抽籤結果。
- (b) 第二輪抽籤決定登記人的選購指明住宅物業的優先次序
- (i) 已被分組的登記人的第二輪抽籤程序將於 2017 年 12 月 16 日於賣方根據上述第(a)(ii)分段公布之相關「每組別報到時段」開始時於 ICC 11 樓會場分階段進行。為了維持 ICC 11 樓會場秩序及／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第二輪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 11 樓會場。登記人將不獲另行通知該等修改。
- (ii) 為讓賣方核實登記人身份，登記人(如登記人由公司組成，則該公司的所有董事)須按賣方公布的「每組別報到時段」**親身**(或由獲授權人按賣方所規定的樣本並有效地簽署的授權書)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，到達 ICC 11 樓會場。賣方可基於流程、效率、方便、安全及／或其他便利第二輪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 8 樓大堂及／或 9 樓大堂及／或 10 樓及／或 16 樓及／或 21 樓(以下統稱「**外加 ICC 會場**」)以容納部份登記人，並於 ICC 11 樓會場及外加 ICC 會場作出公布及／或貼出告示。於其「每組別報到時段」以外的時間才到達 ICC 11 樓會場或(如賣方指示) 外加 ICC 會場的登記人將不享有參與選購指明住宅物業的資格。
- (iii) (如登記人由公司組成)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，其相關的購樓意向登記(表格 B)將立即變成無效，登記人將不享有參與選購指明住宅物業的資格。
- (iv) 為第二輪抽籤的目的，每一份購樓意向登記(表格 B)可獲分配 1 個籌。賣方會將第二輪抽籤結果，包括「登記號碼」及「抽籤結果順序」於 ICC 11 樓會場及外加 ICC 會場(如適用)公布及／或貼出告示。登記人將不獲另行通知抽籤結果。
- (v) 在其組別進行選購指明住宅物業之時離開 ICC 11 樓會場及／或外加 ICC 會場(如適用)之登記人將被取消參與選購指明住宅物業的資格及其優先次序將立即失效。
4. (a) 第二輪抽籤後，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**(或由獲授權人按賣方所規定的樣本並有效地簽署的授權書)揀選於當時仍可供揀選的指明住宅物業。登記人須選購 **1 個或 2 個**指明住宅物業，否則其優先次序將自動失效，登記人將不再享有參與選購指明住宅物業的資格。
- (b) 如果登記人成功揀選指明住宅物業，登記人須親身(或由獲授權人按賣方所規定的樣本並有效地簽署的授權書)簽署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，登記人可即時通知賣方增加簽署臨時買賣合約的個人，惟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(或由獲授權人按賣方所規定的樣本並有效地簽署的授權書)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。
5. 每人或公司(不論單獨或與他方聯名)只可登記一份有效的購樓意向登記(表格 B)，重複的登記將不會被接受。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 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 B)是否有效及是否應被納入抽籤。
6. 如登記人成功購入任何指明住宅物業，本票將會用作支付購買指明住宅物業的部份臨時訂金。
7. 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。
8. 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目少於其於購樓意向登記述明者，可於 2017 年 12 月 17 日至 2017 年 12 月 18 日辦公時間內(即星期一至五上午 11 時至晚上 8 時及星期六、日及公眾假期上午 11 時至晚上 8 時)親臨(或其獲授權人士)ICC 21 樓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 B)收據正本、及(如適用)有效的授權信及獲授權人士之香港身份證 / 護照副本。

9. 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，賣方保留絕對權利以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。
10. 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 11 樓會場及外加 ICC 會場(如適用)，惟 ICC 21 樓會場會於上述第 8 段指明的時間內開放以用作辦理取回未使用的本票。
11. 如在可遞交購樓意向登記(表格 B)的任何一天及/或出售首天上午 8 時至晚上 8 時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 ICC 11 樓會場及/或外加 ICC 會場(如適用)的秩序，賣方保留絕對權利更改遞交購樓意向登記(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 ICC 11 樓會場及/或外加 ICC 會場(如適用)。賣方會將安排的詳情於賣方為發展項目的期數指定的互聯網網站的網址(www.cullinanwest2.com.hk)公布。登記人將不獲另行通知。

2017 年 12 月 17 日及之後：

12. 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，賣方保留絕對權利以任何方式(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。
13. 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 21 樓會場，惟 ICC 21 樓會場會於上述第 8 段指明的時間內開放以用作辦理取回未使用的本票。
14. 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。
15. 如在任何出售日期(除出售首天)的上午 9 時至晚上 8 時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 ICC 21 樓會場的秩序，賣方保留絕對權利關閉 ICC 21 樓會場。賣方會將安排的詳情於賣方為發展項目的期數指定的互聯網網站的網址(www.cullinanwest2.com.hk)公布。
16. 倘若本銷售安排中英文文本有異，以英文文本為準。

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：

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

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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***Remarks:**

Tower 3 (3A & 3B) and Tower 5 (5A & 5B) of the residential development in Phase 3 of Cullinan West Development are called "Cullinan West II".

***備註：**

匯璽發展項目的第 3 期中住宅發展項目的第 3 座(3A 及 3B)及第 5 座(5A 及 5B)稱為「匯璽 II」。