Information on Sales Arrangements No.1

銷售安排資料1號

Name of the Development:	ARTISAN GARDEN
發展項目名稱:	瑧尚
Date of the Sale:	From 23 March 2019
出售日期:	由 2019 年 3 月 23 日起
Time of the Sale:	On 23 March 2019 ("the first date of sale"):
出售時間:	From 9:00 a.m. to 8:00 p.m.
	From 24 March 2019 and thereafter: From 11:00 a.m. to 8:00 p.m.
	2019年3月23日(「 出售首日 」):
	由上午9時正至晚上8時正
	2019 年 3 月 24 日起: 由上午 11 時正至晚上 8 時正
Place where the sale will take place:	
出售地點:	The Sales Office 1 售樓處 1
山台地湖;	Shops 3016 - 3017, Level 3 of D·PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong ("The Sales Office 1") 香港荃灣青山道 398 號愉景新城第三層 3016-3017 號舖 (「售樓
	處1」)
Number of specified residential properties that will be offered to be sold	294
將提供出售的指明住宅物業的數目	

Description of the specified residential properties that will be offered to be sold:

將提供出售的指明住宅物業的描述:

8A1, 9A1, 10A1, 11A1, 12A1, 15A1, 16A1, 17A1, 18A1, 19A1, 20A1, 21A1, 22A1, 23A1, 25A1, 26A1, 27A1, 28A1, 29A1, 30A1, 31A1, 8A2, 9A2, 10A2, 11A2, 12A2, 15A2, 16A2, 17A2, 18A2, 19A2, 20A2, 21A2, 22A2, 23A2, 25A2, 26A2, 27A2, 28A2, 29A2, 30A2, 31A2, 8A3, 9A3, 10A3, 11A3, 12A3, 15A3, 16A3, 17A3, 18A3, 19A3, 20A3, 21A3, 22A3, 23A3, 25A3, 26A3, 27A3, 28A3, 29A3, 30A3, 31A3, 8A5, 9A5, 10A5, 11A5, 12A5, 15A5, 16A5, 17A5, 18A5, 19A5, 20A5, 21A5, 22A5, 23A5, 25A5, 26A5, 27A5, 28A5, 29A5, 30A5, 31A5, 8A6, 9A6, 10A6, 11A6, 12A6, 15A6, 16A6, 17A6, 18A6, 19A6, 20A6, 21A6, 22A6, 23A6, 25A6, 26A6, 27A6, 28A6, 29A6, 30A6, 31A6, 8A7, 9A7, 10A7, 11A7, 12A7, 15A7, 16A7, 17A7, 18A7, 19A7, 20A7, 21A7, 22A7, 23A7, 25A7, 26A7, 27A7, 28A7, 29A7, 30A7, 31A7, 8A8, 9A8, 10A8, 11A8, 12A8, 15A8, 16A8, 17A8, 18A8, 19A8, 20A8, 21A8, 22A8, 23A8, 25A8, 26A8, 27A8, 27A8,28A8, 29A8, 30A8, 31A8, 8B1, 9B1, 10B1, 11B1, 12B1, 15B1, 16B1, 17B1, 18B1, 19B1, 20B1, 21B1, 22B1, 23B1, 25B1, 26B1, 27B1, 28B1, 29B1, 30B1, 31B1, 8B2, 9B2, 10B2, 11B2, 12B2, 15B2, 16B2, 17B2, 18B2, 19B2, 20B2, 21B2, 22B2, 23B2, 25B2, 26B2, 27B2, 28B2, 29B2, 30B2, 31B2, 8B3, 9B3, 10B3, 11B3, 12B3, 15B3, 16B3, 17B3, 18B3, 19B3, 20B3, 21B3, 22B3, 23B3, 25B3, 26B3, 27B3, 28B3, 29B3, 30B3, 31B3, 8B5, 9B5, 10B5, 11B5, 12B5, 15B5, 16B5, 17B5, 18B5, 19B5, 20B5, 21B5, 22B5, 23B5, 25B5, 26B5, 27B5, 28B5, 29B5, 30B5, 31B5, 8B6, 9B6, 10B6, 11B6, 12B6, 15B6, 16B6, 17B6, 18B6, 19B6, 20B6, 21B6, 22B6, 23B6, 25B6, 26B6, 27B6, 28B6, 29B6, 30B6, 31B6, 8B7, 9B7, 10B7, 11B7, 12B7, 15B7, 16B7, 17B7, 18B7, 19B7, 20B7, 21B7, 22B7, 23B7, 25B7, 26B7, 27B7, 28B7, 29B7, 30B7, 31B7, 8B8, 9B8, 10B8, 11B8, 12B8, 15B8, 16B8, 17B8, 18B8, 19B8, 20B8, 21B8, 22B8, 23B8, 25B8, 26B8, 27B8, 28B8, 29B8, 30B8, 31B8

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:

General Provisions (the following restrictions apply to each date of sales)

1) Company which is not incorporated in Hong Kong shall not be entitled to purchase any of the specified residential properties in the Development. The total number of residential properties in the Development that will be sold to corporate purchasers (which are incorporated in Hong Kong) ("HK Corporate Purchaser(s)") will not be more than 29.

2) A purchaser shall only be allowed to purchase not more than two (2) residential properties in the Development (whether or not the residential properties purchased are included in this Information on Sales Arrangements).

A. On 23 March 2019:

The persons (companies whether incorporated in Hong Kong or not are not eligible) who are interested in purchasing any of the specified residential properties must follow the procedures below:

Procedures

1. Submission of online Registration of Intent

- Registration Registrant must submit Online of Intent https://ereg.nwd.com.hk/ARTISANGARDEN (the "Registration Website") and follow the procedures specified therein. The period for submission of online Registration of Intent is from the time when the Price List(s) of the specified residential properties included in this Information on Sales Arrangements is/are made available by the Vendor to 21 March 2019 (24 hours) and on 22 March 2019 (until 12:00 noon). The closing time for submission of online Registration of Intent will be 12:00 noon on 22 March 2019. Registrant must successfully submit the online Registration of Intent and obtain the official receipt of Registration of Intent from the Registration Website before the closing time. Late submission will not be accepted. The Vendor shall not be responsible to any registrant if the registrant cannot successfully complete the registration at the Registration Website for whatever reason (including downtime of the server or network congestion).
- b. The registrant (for himself/herself/themselves and on behalf of the holders(s) of designated credit card(s) (as hereinafter defined ("credit card(s) holder(s)") will have to irrevocably authorize New World Real Estate Agency Limited ("Escrow Agent") to hold a credit limit of **HK\$100,000** ("Registration Deposit") from the credit card(s) designated by the registrant ("designated credit card(s)") for **each specified residential property** the registrant intends to purchase.

Each registration will have an entitlement to purchase:

a maximum of 2 specified residential properties which are still available for selection by that registrant (if that registrant has irrevocably authorized the Escrow Agent to hold a credit limit of **HK\$200,000** from the designated credit card(s)),

or

a maximum of 1 specified residential property which is still available for selection by that registrant (if that registrant has irrevocably authorized the Escrow Agent to hold a credit limit of HK\$100,000 from the designated credit card(s)).

- c. The payment transaction of the Registration Deposit will not be completed at the moment. If the registrant has successfully purchased a specified residential property, the registrant (for himself/herself/themselves and on behalf of the credit card(s) holder(s)) irrevocably authorizes the Escrow Agent to complete the payment transaction of the Registration Deposit which will be applied for part payment of the preliminary deposit of the specified residential property. If the registrant is not the credit card(s) holder(s), the registrant warrants to the Vendor and the Escrow Agent that the registrant has been duly authorized by the credit card(s) holder(s) to use his/her/their credit card(s) for the above purposes.
- d. Each individual (whether alone or jointly with others) shall only be registered under **two valid Registrations of Intent**. In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in balloting.
- e. Upon successful submission of online Registration of Intent, the registrant will receive an official receipt for the Registration of Intent from the Registration Website.
- f. The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties.
- g. The Registration of Intent is personal to the registrant and shall not be transferrable.

2. The order of priority for selection of the specified residential properties will be determined by balloting.

a. The balloting will take place on 22 March 2019 at 4:00 p.m. at The Sales Office 1 for the purposes of determining the order of priority of registrants in each Session in selection of specified residential

properties ("the order of priority") and dividing all registrants in each Session into one or more group(s).

- b. Balloting will be carried out by computer. Every valid Registration of Intent shall be allotted one lot. All valid Registrations of Intent will be automatically included in the balloting. Registrants are not required to attend the balloting procedure.
- c. The balloting procedure will be monitored by an external auditor.
- d. The balloting results in respect of each Session, including "order of priority", "registration number", "division of group", "check-in timeslot" and "the check-in venue for each group" will be posted at The Sales Office 1 and will be posted on the website (http://www.artisangarden.com.hk) designated by the Vendor for the Development on 22 March 2019. Registrants will not be separately notified of the balloting results.
- e. The Vendor shall not be responsible to the registrants for any error or omission contained in the balloting procedure and/or results.

3. Procedure on the first day of sale

- a. On the first date of sale, registrants in respect of each Session shall attend "the check-in venue for each group" according to the "check-in timeslot" posted by the Vendor. Registrants in respect of each Session who arrive at "the check-in venue for each group" beyond "check-in timeslot" on the first date of sale shall not be eligible to participate in the selection and purchase of specified residential properties.
- 4. For the purpose of verification of identity, the registrant must bring along:
 - a. An electronic copy or a printed copy of official receipt of valid Registration of Intent; and
 - b. his/her/their original H.K.I.D. Card(s)/Passport(s).
- 5. After verification of the identity of the registrants by the Vendor,
 - a. Registrants shall, at The Sales Office 1, proceed to select the specified residential properties which are still available at the time of selection according to the order of priority in respect of his relevant Registration of Intent and in an orderly manner and within reasonable time.
 - b. Registrant shall select and purchase specified residential property(ies) (which shall be no more than two (2) for each Registrant), otherwise his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to select and/or purchase any specified residential property(ies).
- 6. If the registrant has successfully selected any of the specified residential properties in compliance with the rules set out in this Information on Sales Arrangements, the registrant shall personally enter into one or two Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies). For the avoidance of doubt, each Preliminary Agreement for Sale and Purchase shall cover only one (1) selected specified residential property. Prior to the signing of the Preliminary Agreement for Sale and Purchase, registrant may notify the Vendor on spot to add name(s) of individual(s) subject to the following:
 - a. If 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 registrant must be close relative(s) (i.e. spouse, parents, children, brothers and sisters) of each other and the additional individual(s) must be the close relative(s) of ALL the individual(s) comprised in the registrant and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final.
 - b. 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 the name(s) of any individual(s).
- 7. If the registrant has not purchased any specified residential property(ies), the unused Registration Deposit will be released/refunded on the 30th day after the first date of sale under the Information of Sales Arrangements as issued and amended by the Vendor from time to time (subject to postponement of the first date of sale allowed by the Information on Sales Arrangements).
- 8. Subject to the completion of the selecting and purchasing of the specified residential properties by 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 who is 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 by any method (including balloting). On the first date of sale, in the event after all selection of specified residential properties according to the above ballot results, there are specified residential properties remaining to be sold, the remaining available specified residential properties will be offered to be sold at The Sales Office 1 on a first come first served basis.

9. The HK Corporate Purchaser(s) are not eligible to purchase any of the specified residential properties of the Development on the first date of sale, regardless the specified residential properties are included in this Information on Sales Arrangements or not.

Arrangements under adverse weather:

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 7:30 a.m. and 9:00 p.m. on the First Date of Sale, then, for the safety of the registrants and the maintenance of order at The Sales Office 1, 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 and/or the First Date of Sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close The Sales Office 1. Details of the arrangement will be posted by the Vendor on the website (www.artisangarden.com.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.

B. On 24 March 2019 and thereafter:

- 1. First come first served. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person.
- 2. Each of those person(s) and any one of the directors of each of the HK Corporate Purchaser(s) must submit the following to the Sales Office 1 from 11:00 a.m. to 8:00 p.m. on 24 March 2019 and thereafter in order to register for eligibility to the selection of the specified residential properties remaining to be sold:
 - a. the Registration of Intent duly completed and signed by the registrant
 - b. each cashier order(s) are in the amount of HK\$100,000 (the number of cashier orders shall be same as the number of specified residential properties the registrant is interested in purchasing) made payable to "MAYER BROWN" which shall be used for part payment of the preliminary deposit when purchasing a specified residential property; and
 - c. a copy of the person's H.K.I.D. Card(s) or Passport(s) (as the case may be) or (if the registrant is a HK Corporate Purchaser) copies of H.K.I.D. Card(s) or Passport(s) of the Director(s) of the HK Corporate Purchaser, Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of the HK Corporate Purchaser.
- 3. Any company which is not incorporated in Hong Kong is not eligible to purchase any of the specified residential properties of the Development, regardless the specified residential properties are included in this Information on Sales Arrangements or not.

Arrangements under adverse weather:

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 any date of sale (other than the First Date of Sale), for the safety of the interested persons and the maintenance of order at The Sales Office 1, the Vendor reserves its absolute right to close The Sales Office 1. Details of the arrangement will be posted by the Vendor on the website (www.artisangarden.com.hk) designated by the Vendor for the Development. The interested persons will not be notified separately of the arrangement.

一般條款(以下限制適用於每個出售日)

- 1) 不在香港註冊成立之公司不可購買發展項目任何指明住宅物業。整個發展項目出售予在香港註冊成立 的公司買家(「香港公司買家」)的住宅物業數目將不會多於 29 個。
- 2) 每位買方只可購買發展項目內的不多於兩(2)個住宅物業(不論購買的住宅物業是否列於本銷售安排資料內)。

甲. 2019年3月23日(下稱「出售首日」):

有意購買該等指明住宅物業的人士 (不論是否在香港註冊成立均不接受任何以公司名義購買之買方)須遵從下列程序:

程序

1. 透過網上登記系統遞交購樓意向登記

- a. 登記人可透過https://e-reg.nwd.com.hk/ARTISANGARDEN (「登記網站」)並依據網站內的步驟 遞交網上購樓意向登記。網上購樓意向登記遞交時間為從賣方提供就此銷售安排資料內的指明 住宅物業的價單的時間起至 2019 年 3 月 21 日 (24小時) 及 2019 年 3 月 22 日 (直至中午12 時正) 期間遞交。截止遞交網上購樓意向登記的時間為2019 年 3 月 22 日 中午12 時正。登記 人須於截止時間前成功遞交網上購樓意向登記並於登記網站獲得購樓意向登記正式收據。逾期 申請將不獲受理。如因任何原因(包括伺服器問題或網絡擠塞) 登記人未能於登記網站成功完成 登記,賣方無須對任何登記人負上任何責任。
- b. 登記人(代表其本人及指定信用卡持有人(見定義如下)(「信用卡持有人」)不可撤回地授權新世界地產代理有限公司(「託管代理人」)就登記人欲購買之**每個指明住宅物業**從登記人指定信用卡(「指定信用卡」)中扣除合共**港幣\$100,000**(「登記訂金」)信用額。

每份購樓意向登記可認購:

最多兩個於當時仍可供登記人揀選的指明住宅物業(如登記人有意認購兩個指明住宅物業,登記人(代表其本人及信用卡持有人)不可撤回地授權託管代理人從登記人指定信用卡中扣除合共**港幣\$200,000** 信用額).

或

最多一個於當時仍可供登記人揀選的指明住宅物業(如登記人有意認購一個指明住宅物業,登記人(代表其本人及信用卡持有人)不可撤回地授權託管代理人從登記人指定信用卡中扣除合共**港幣\$100,000** 信用額)。

- c. 登記訂金的付款交易暫時不會完成。如登記人成功購買指明住宅物業,登記人(代表其本人及信用卡持有人)不可撤回地授權託管代理人完成登記訂金的付款交易,而登記訂金將會用於支付指明住宅物業的部份臨時訂金。如登記人非信用卡持有人本人,登記人向賣方及託管代理人保證登記人已獲信用卡持有人妥為授權使用其信用卡作前述用途。
- d. 任何相同登記人(無論以其自己名義或與他方聯名)只可遞交**最多兩份購樓意向登記**。如有任何爭議,賣方有絕對酌情權,決定一個購樓意向登記是否有效及納入抽籤。
- e. 每名登記人在完成遞交網上購樓意向登記後會經登記網站收到購樓意向登記正式收據。
- f. 遞交購樓意向登記的次序不會影響揀選指明住宅物業的優先次序。
- g. 購樓意向登記只適用於登記人本人及不能轉讓。

2. 選擇指明住宅物業的次序將以抽籤方式決定

- a. 抽籤將於 2019 年 3 月 22 日下午4 時於**售樓處 1** 進行·決定每節登記人選購指明住宅物業的優先次序(「優先次序」)並將每節所有登記人分為一個或多個組別。
- b. 抽籤將以電腦進行。每一份有效的購樓意向登記可獲分配 1 個籌。所有有效的購樓意向登記將 會自動被納入抽籤。登記人無須出席抽籤程序。
- c. 抽籤程序將由第三方核數師監督。
- d. 每節的抽籤結果,包括"優先次序"、"登記號碼"、"分組結果"、"報到時段"、及"每組別報到地點",將於 2019 年3 月 22 日於**售樓處 1** 公布並於賣方為發展項目指定的互聯網網站的網址(http://www.artisangarden.com.hk) 公布。登記人不會獲得個別通知。
- e. 如抽籤過程及/或結果有任何錯誤或遺漏,賣方無須向登記人承擔任何責任。

3. 於出售首日的程序

於出售首日·每節的登記人須根據賣方公佈之相關"報到時段"到達**"每組別報到地點"**。於其"報到時段"以外的時間才到達**"每組別報到地點"**的登記人將不享有選購指明住宅物業的資格。

- 4. 為核實身份的目的,登記人必須攜同其:
 - a. 有效的購樓意向登記的正式收據之電子本或列印本;及
 - b. 香港身份證/護照正本
 - 5. 經賣方確認並核實身份後,
 - a. 登記人須根據「優先次序」就其有關購樓意向登記有秩序地及於合理時間內於**售樓處1**揀選於 當時仍可供揀選的指明住宅物業。
 - b. 登記人須選購指明住宅物業 (登記人只可購買不多於兩(2)個)·否則其優先次序將自動失效· 登記人將不再享有選購指明住宅物業的資格。
- 6. 如果登記人遵從本銷售安排資料的規則成功揀選指明住宅物業,登記人須親身簽署一份或兩份臨時買賣合約購買其揀選的指明住宅物業。為免存疑,每一份臨時買賣合約只可涵蓋一個指明住宅物業。在簽署臨時買賣合約前,登記人可通知賣方增加簽署臨時買賣合約的個人的名字惟須受以下所限:
 - a. 如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 互相為對方的近親(即配偶、父母、子女、兄弟及姊妹)及新加入之個人必須為所有組成登記人 的個人的近親,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。
 - b. 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。

- 8. 受限於以上程序完成選購指明住宅物後,餘下仍可供出售之指明住宅物業(如有)將以先到先得形式出售。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人士。
- 9. 賣方不接受香港公司買家於出售首日購買發展項目之任何指明住宅物業 (不論是否本銷售安排資料所列之住宅物業)。

惡劣天氣下之安排:

如在出售首日上午7時30分至晚上9時的任何時間內,八號或更高熱帶氣旋警告信號或黑色暴兩警告信號在香港生效,為保障登記人的安全及維持售樓處1的秩序,賣方保留絕對權力更改遞交購樓意向登記的日期及/或時間(包括截止日期及/或時間)及/或將出售首日至其他日期及/或時間及/或關閉售樓處1。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.artisangarden.com.hk)內公佈,登記人將不獲另行通知。

乙. 2019年3月24日起:

- 1. 以先到先得形式發售。如有任何爭議,賣方保留絕對權力以任何方式分配任何指明住宅物業予任何有 意購買的人士。
- 2. 每位人士及每個香港公司買家之任何一位董事登記人須於 2019 年 3 月 24 日起上午 11 時至晚上 8 時 期間到**售樓處 1** 遞交以下文件進行登記以取得參加揀選餘下仍有可銷售之指明住宅物業的資格:
 - a. 已填妥及由每個登記人簽署的購樓意向登記;及
 - b. 一或多張 (每張)港幣\$100,000 本票 (本票數目須與登記人有意認購的指明住宅物業數目相同)· 抬頭人為「孖士打律師行」。已繳交之本票將會作為購買指明住宅物業的部份臨時訂金;及
 - c. 該人士的香港身份證或護照(視屬何情況而定) 副本或(如登記人為香港公司買家)所有董事的香港身分證或護照、香港公司買家商業登記證書、公司註冊證書和最新的周年申報表副本。

惡劣天氣下之安排:

如在任何出售日期(除出售首日)的上午 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 兩警告信號在香港生效,為保障有意購買人士的安全及維持售樓處 1 的秩序,賣方保留絕對權力關閉售樓處 1。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.artisangarden.com.hk) 內公佈,有意 購買的人士將不獲另行通知。

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:

載有上述銷售安排資料的文件印本可供公眾免費領取於:

Shops 3016 - 3017, Level 3 of D·PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong ("Sales Office 1") 香港荃灣青山道 398 號愉景新城第三層 3016-3017 號舖 (「售樓處 1」)

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