

Information on Sales Arrangements

Sales Arrangements No. 3
銷售安排第 3 號

銷售安排資料

Name of the Development: 發展項目名稱：	T PLUS 菁雋																				
Date of the Sale: 出售日期：	From 7 November 2019 由 2019 年 11 月 7 日起																				
Time of the Sale: 出售時間：	<u>On 7 November 2019 (the “First Date of Sale”):</u> From 9:30 a.m. to 7:00 p.m. <u>From 8 November 2019 and after</u> From 11:00 a.m. to 7:00 p.m. <u>2019 年 11 月 7 日 (「出售首日」):</u> 由上午 9 時 30 分至晚上 7 時 <u>2019 年 11 月 8 日及之後:</u> 由上午 11 時至晚上 7 時																				
Place where the sale will take place: 出售地點：	新界屯門建豐街 4 號「悅品酒店·屯門」地下(「售樓處」) G/F, Hotel COZi Tuen Mun, 4 Kin Fung Circuit, Tuen Mun, New Territories (the “Sales Office”)																				
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	12																				
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：																					
The following flats 以下單位：																					
<table border="1"> <thead> <tr> <th>Floor 樓層</th> <th>Flat 單位</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>03</td> </tr> <tr> <td>8</td> <td>01</td> </tr> <tr> <td>9</td> <td>01*, 12</td> </tr> <tr> <td>10</td> <td>11, 15</td> </tr> <tr> <td>15</td> <td>01</td> </tr> <tr> <td>16</td> <td>07*</td> </tr> <tr> <td>17</td> <td>22*, 27</td> </tr> <tr> <td>19</td> <td>11</td> </tr> <tr> <td>20</td> <td>21*</td> </tr> </tbody> </table>		Floor 樓層	Flat 單位	7	03	8	01	9	01*, 12	10	11, 15	15	01	16	07*	17	22*, 27	19	11	20	21*
Floor 樓層	Flat 單位																				
7	03																				
8	01																				
9	01*, 12																				
10	11, 15																				
15	01																				
16	07*																				
17	22*, 27																				
19	11																				
20	21*																				
<p>Remark: a specified residential property marked with a “*” above will be referred to as a “Designated Unit” below. 備註：上述標有“*”之指明住宅物業下稱「指定單位」。</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：

1. General provisions:

一般規定：

1.1 Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.

如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

1.2 “Immediate Family Member” of a registrant means a spouse, parent, child, sibling, grandparent or grand children of that registrant or any person comprising that registrant. Provided That relevant supporting documents to the satisfaction of the Vendor to prove the relationship have been provided and the Vendor’s determination as to whether there is such a relationship shall be final.

登記人之「直系親屬」指該登記人或組成該登記人之任何人士之配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女，惟必須已出示令賣方滿意之有效證明文件證明親屬關係，賣方就是否有「直系親屬」之關係的決定為最終決定。

1.3 In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

1.4 The Vendor will not entertain any request for addition, removal or modification of purchaser(s) once a Preliminary Agreement for Sale and Purchase has been executed.

臨時買賣合約一經簽署，賣方不接受任何加入、減去或改動買方之要求。

1.5 The Vendor also reserves its right to adjust the time of any balloting or selection of residential properties in accordance with the progress of confirmation and verification of identities of registrants or carrying out other procedures.

賣方保留最終決定權因應確認和核實登記人身份和其他程序之進度調整任何抽籤或揀選住宅物業時間。

2. On First Date of Sale:

於出售首日：

2.1 Balloting will be used to determine the order of priority. Details are as follows.

優先次序將以抽籤方式決定。詳情如下。

2.2 To participate in the balloting, interested persons must first submit a Registration of Intent. The form of Registration of Intent is available for collection at the Sales Office. The manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent for details. The order of the submission of a Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. Generally:

有意參與抽籤的人士須先遞交購樓意向登記。購樓意向登記表格可於售樓處索取。遞交購樓意向登記之方式及所需文件及材料等於該表格中有所說明。詳情請參閱購樓意向登記表格。遞交購樓意向登記次序不會影響揀選指明住宅物業的優先次序。概括而言：

- (a) In addition to copies of specified identification documents, each Registration of Intent shall be submitted together with one cashiers' order. The amount of the cashiers' order shall be HK\$50,000. The cashiers' order shall be payable to "Baker & McKenzie".
除指明的身份證明文件副本外，遞交一份購樓意向登記時必須同時遞交銀行本票一張。該本票金額為港幣\$50,000，抬頭人為「貝克·麥堅時律師事務所」或「Baker & McKenzie」。
- (b) A completed Registration of Intent shall be submitted at the Sales Office between 11:00 a.m. to 7:00 p.m. from 2 November 2019 to 5 November 2019 daily, notwithstanding anything as may be specified in the Registration of Intent. An Acknowledgement of Registration of Intent will be issued to the registrant in respect of a validly submitted Registration of Intent.
填妥之購樓意向登記須於2019年11月2日起至2019年11月5日每日上午11時至晚上7時到售樓處遞交（即使購樓意向登記內可能指定任何其他安排）。有效地遞交購樓意向登記後登記人將獲發購樓意向登記認收書。
- (c) Number of Registrations of Intent that may be submitted: each person or company (whether alone or with others) shall only submit and be registered under not more than one Registration of Intent.
可遞交購樓意向登記之數目：每人或公司（不論單獨或連同他人）只可提交及登記於最多一份購樓意向登記。

2.3 Registrants will be divided into 2 groups for the purpose of selection of properties:
登記人會被分成兩組揀樓：

Group 組	Applicable registrants 適用之登記人	Applicable round of selection 適用之揀樓輪次
S	<p>Those registrants who satisfy all the criteria under (a), (b) and (c) below:- 符合以下(a), (b) 及 (c)所有條件的登記人：</p> <p>(a) the registrant is an individual or includes only individual (and is not and does not include any company); 該登記人是個人或只由個人組成(而非公司且不包括公司)；</p> <p>(b) the registrant has not appointed any estate agent to act for the registrant and the registrant is not being referred or introduced for the purchase of specified residential property of the Development by any estate agent; and 該登記人並沒有委任任何地產代理就購買發展項目指明住宅物業代其行事及並非由任何地產代理轉介或介紹購買發展項目指明住宅物業；及</p> <p>(c) the registrant is or includes:</p>	The First Round Selection 第一輪揀樓

	<p>該登記人為或包括：</p> <p>(i) an Eligible Staff (defined below); 合資格員工（定義見下文）；</p> <p>(ii) an Immediate Family Member of an Eligible Staff; or 合資格員工之直系親屬；或</p> <p>(iii) a friend or business partner of an Eligible Staff or any person referred to or introduced to by an Eligible Staff; 合資格員工之朋友或商業夥伴，或由合資格員工介紹之任何人士；</p> <p>and the above having been verified by a member of the Board of Directors of Jiayuan StanGroup Development Company Limited or any person authorized by such a member. 並獲佳源陞域發展有限公司董事局成員或其授權人士確認上述各項。</p> <p>The Vendor reserves its absolute right to determine whether any of the above criteria has been satisfied and whether or not a person is eligible to be registered as a Group S registrant. 賣方保留最終權利決定上述任何一項是否獲符合及一人士是否合資格登記為 S 組登記人。</p> <p>“Eligible Staff” means a person who is a director or full-time employee of any “Specified Company” as defined in paragraph 4(ii)(e) of Part 3 of Price List Nos. 1B, 2, 3A & 4A of the Development and provides relevant valid supporting document(s) as proof to the satisfaction of the Vendor. 「合資格員工」指任何「指明公司」（其定義見發展項目價單 1B, 2, 3A 及 4A 號第三部份第 4(ii)(e)段）之董事或全職員工，並能提供令賣方滿意的有效證明文件以資證明之人士。</p>	
B	<p>(a) The registrant under any Registration of Intent of Group S in respect of which no specified residential property has been selected in the First Round Selection. 未於第一輪揀樓就之揀選任何指明住宅物業的任何S組購樓意向登記下之登記人。</p> <p>(ii) Any registrant who is not a Group S registrant. 並非S組登記人之任何登記人。</p>	The Second Round Selection 第二輪揀樓

2.4 The balloting to determine the priority for the selection of specified residential properties on the First Date of Sale under the First Round Selection and the Second Round Selection will

take place on the day before the First Date of Sale at or after 3:00 pm at the Sales Office. Each Registration of Intent for Group S will be allotted only one lot for the First Round Selection and one lot for the Second Round Selection. Each Registration of Intent for Group B will be allotted only one lot for the Second Round Selection. The ballot results and the respective attendance registration periods applicable to different Registrations of Intent under different rounds of selection will be posted at the Sales Office and announced on the website of the Development (<http://www.t-plus.hk/>) at or after 3:00 p.m. on the day before the First Date of Sale. Registrants will not be separately notified of the ballot results.

決定出售首日第一輪揀樓及第二輪揀樓的揀選指明住宅物業之優先次序的抽籤將於出售首日前一日下午3時或以後於售樓處舉行。每一S組購樓意向登記可就第一輪揀樓獲分配一個籌及就第二輪揀樓獲分配一個籌。每一B組購樓意向登記可就第二輪揀樓獲分配一個籌。抽籤結果及適用於不同揀樓輪次之不同購樓意向登記之報到時段將於出售首日前一日下午3時或以後於售樓處展示及於發展項目網站 (<http://www.t-plus.hk/>) 公布。登記人將不獲另行通知抽籤結果。

- 2.5 Registrants shall carry out attendance registration (personally or through a duly authorized attorney of that registrant) at the Sales Office within the attendance registration period applicable to the Registration of Intent concerned on the First Date of Sale. The following must be produced for attendance registration: (i) the Acknowledgement of Registration of Intent of the Registration of Intent and original / copy of identification document of the registrant (for individual registrant) OR (ii) the Acknowledgement of Registration of Intent of the Registration of Intent, a copy of Business Registration Certificate, a copy of the most updated annual return of the company and the company chop (for corporate registrant). Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for selection of specified residential properties in accordance with the balloting result. Registrants who fails to carry out attendance registration during the aforesaid applicable attendance registration period shall not be eligible for selection of any specified residential property.

登記人須（親身或透過其妥為授權之受權人）於出售首日適用於有關購樓意向登記之報到時段內於售樓處報到登記。進行登記需出示 (i)購樓意向登記之購樓意向登記認收書及登記人身份證明文件正本或副本（如登記人為個人）或 (ii)購樓意向登記之購樓意向登記認收書、商業登記證副本、公司最近的周年申報表副本及公司印章（如登記人為公司）。登記人經賣方確認並核實身份後方可享有按抽籤結果揀選指明住宅物業的資格。登記人未能於上述適用報到時段內報到登記將不獲揀選指明住宅物業的資格。

2.6 The First Round Selection 第一輪揀樓

After the expiry of the aforesaid attendance registration period(s) applicable to Group S, the First Round Selection will take place first. Group S registrants shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority according to the result of balloting allocated to the Registrations of Intent Provided That a Group S registrant may in respect of a Registration of Intent select at most one specified residential property in the First Round Selection and may only select a Designated Unit. Where a Group S registrant is, for whatever reason, not able to make such a selection, that Group S registrant will cease to be eligible to select any specified residential property in respect of that Registration of Intent in the First Round Selection.

於上述適用於S組之報到時段屆滿後首先進行第一輪揀樓。S組登記人根據該抽籤結果分配予各購樓意向登記之順序揀選當時仍可供選擇的指明住宅物業，唯S組登記人於第一輪揀樓時段只可就一份購樓意向登記揀選最多一個指明住宅物業，且只可揀選指定單位。若一S組登記人因任何原因未能作如此揀選，該S組登記人即失去於

第一輪揀樓中就該份購樓意向登記揀選任何指明住宅物業之資格。

2.7 The Second Round Selection

第二輪揀樓

After the end of First Round Selection, the Second Round Selection will take place. Group B registrants shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority according to the result of balloting allocated to the Registrations of Intent. A Group B registrant may in respect of a Registration of Intent select at most one specified residential property in the Second Round Selection. Where a Group B registrant is, for whatever reason, not able to select any one specified residential property, that Group B registrant will cease to be eligible to select any specified residential property in respect of that Registration of Intent in the Second Round Selection.

第一輪揀樓結束後就B組進行第二輪揀樓。B組登記人根據該抽籤結果分配予各購樓意向登記之順序揀選當時仍可供選擇的指明住宅物業。一B組登記人於第二輪揀樓時段只可就一份購樓意向登記揀選最多一個指明住宅物業。若一B組登記人因任何原因未能揀選任何一個指明住宅物業，該B組登記人即失去於第二輪揀樓中就該份購樓意向登記揀選任何指明住宅物業之資格。

2.8 The following provisions apply to the selection of specified residential properties:

以下條款適用於指明住宅物業之揀選：

- (a) Where a registrant selects a specified residential property in respect of a Registration of Intent, HK\$50,000 of the preliminary deposit of that specified residential property shall be settled by way of cashiers' order(s) for that amount (the cashier's order submitted with the Registration of Intent, if not yet used, will be used to pay the aforesaid amount of HK\$50,000). The balance of the preliminary deposit shall be paid by cashiers' order(s) or cheque(s). Registrants shall bring along the cashiers' order(s) or cheque(s) required as aforesaid. All cashiers' orders and cheques shall be payable to "Baker & McKenzie".

登記人就購樓意向登記揀選指明住宅物業，該指明住宅物業之臨時訂金中的港幣\$50,000須以銀行本票支付（隨購樓意向登記附上之銀行本票（如尚未使用）將用以支付上述港幣\$50,000金額）。臨時訂金餘額須以銀行本票或支票支付。登記人請帶備上述所須之銀行本票或支票。所有銀行本票和支票抬頭人為「貝克·麥堅時律師事務所」或「Baker & McKenzie」。

- (b) Where a registrant selects a specified residential property in respect of a Registration of Intent, the purchaser of that specified residential property shall be:

登記人就購樓意向登記揀選指明住宅物業，該指明住宅物業之買方須為：

- (i) that registrant; or
該登記人；或
- (ii) that registrant together with one or more "Immediate Family Members" of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).
該登記人連同該登記人即場向賣方要求加入作為聯名買方之登記人之一位或多位「直系親屬」。

2.9 After the completion of the selection as aforesaid, the sale of any remaining specified residential properties will be on a first come first served basis. The Vendor does not accept any person interested in purchasing having queued up before the commencement of such

sale.

完成上述揀樓後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受該發售開始前在場輪候之人士。

3. On 8 November 2019 and thereafter:
2019年11月8日及之後:

First come First served. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。

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。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

Other matters:

其他事項：

- (a) Prospective purchasers will be offered to view the selected specified residential property(ies), or comparable residential property(ies) if it is not reasonably practicable for such specified residential property(ies) to be viewed by the prospective purchasers, before entering into the preliminary agreement for sale and purchase.
準買家在簽署臨時買賣合約前，將獲安排參觀所揀選的指明住宅物業。如開放所揀選的指明住宅物業供準買家參觀並非合理地切實可行，則準買家在簽署臨時買賣合約前，將獲安排參觀與揀選的指明住宅物業相若的住宅物業。
- (b) The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a registrant's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the Sales Office or a waiting queue does not guarantee that that registrant / person will be able to purchase any specified residential property.
將提供出售的指明住宅物業售完即止。登記人獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入售樓處或獲賣方接受輪候，均不保證該登記人／人士能購得任何指明住宅物業，敬希注意。
- (c) Collection of cashiers' order –any unused cashiers' order concerned will be available for collection at the Sales Office during the period from 11 November 2019 to 13 November 2019 between the hours of 11:00 a.m. and 7:00 p.m. The registrant shall bring along the Acknowledgement of Registration of Intent, original / copy of identification document of the registrant or the copy of Business Registration Certificate and the company chop for the collection procedures.
本票取回辦法 –任何未使用之本票，登記人可於2019年11月11日至2019年11月13日上午11

時至晚上7時於售樓處取回。登記人須攜同購樓意向登記認收書、其身份證明文件正本或副本或公司商業登記證副本及公司印章。

- (d) For the safety of the registrants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued or where the Vendor considers that there being an event affecting the safety or order in the Sales Office and/or the vicinity thereof, postpone, extend or modify the date, time, period, deadline or place of the submission of Registrations of Intent or of any balloting, any attendance registration period or selection of specified residential properties to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Development (<http://www.t-plus.hk/>) and registrants and interested persons will not be separately notified of the same.

為保障登記人安全及維持售樓處秩序，賣方保留絕對權力當遇上天文台發出八號或更高風球信號或黑色暴雨警告時時或賣方認為發生影響售樓處及/或其附近之安全或秩序之事件時，延後、延長或改動遞交購樓意向登記或任何抽籤、報到時段或揀選指明住宅物業之日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間、期限或地點，詳情於發展項目網站（<http://www.t-plus.hk/>）公布，登記人及有意購買之人士將不獲另行通知。

- (e) The Vendor shall not be responsible to any registrant for any error or omission in any balloting or ballot results announced.

如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

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以下地點可供公眾免費領取：

Sales Office.
售樓處。

Date of Issue (發出日期): 1/11/2019