

Information on Sales Arrangements No. 4
銷售安排資料 4 號

Name of the Development : 發展項目的名稱 :	ATRIUM HOUSE 臻頤
Date of the Sale : 出售日期 :	From 18 November 2019 由 2019 年 11 月 18 日起
Time of Sale : 出售時間 :	<u>On 18 November 2019 ("the first date of the sale"):</u> From 11:00 a.m. to 8:00 p.m. <u>From 19 November 2019 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. <u>2019 年 11 月 18 日 (「出售首日」):</u> 由上午 11 時正至下午 8 時正 <u>2019 年 11 月 19 日起:</u> 由上午 11 時正至下午 8 時正
Place where the sale will take place : 出售地點 :	<u>The Sales Office 售樓處</u> Shops 3016 – 3017, Level 3 of D-PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong (the "Sales Office") 香港荃灣青山道 398 號愉景新城第三層 3016-3017 號舖 (下稱「售樓處」)
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 :	37
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 : 2B1, 3B1, 6B1, 7B1, 9B1, 10B1, 15B1, 16B1, 18B1, 19B1, 22B1, 23B1, 7B2, 9B2, 11B2, 15B2, 17B2, 19B2, 21B2, 23B2, 1A1, 2A1, 3A1, 5A1, 6A1, 7A1, 8A1, 9A1, 16A1, 17A1, 18A1, 19A1, 20A1, 21A1, 22A1, 23A1, 25A1	
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>(I) 於出售首日的程序</u> <u>(I) Procedure on the first date of the sale</u>	
有意購買任何指明住宅物業的人士或公司 (下稱「登記人」) 須遵從下列程序:-	
1. 於出售首日 · 登記人須於上午 11 時正至上午 11 時 30 分(「報到時段」)到達售樓處報到。於報到時段以外的時間才到達售樓處的登記人將不享有抽籤及/或選購指明住宅物業的資格。	
2. 每名登記人必須攜同其:	

- a. 已填妥及由登記人簽署的購樓意向登記 (每名個人或公司 (無論以其自己名義或與他方聯名) 只可遞交最多一份購樓意向登記。重複遞交的購樓意向登記將不獲接受。); 及
 - b. (如登記人包括個人)香港身份證 / 護照正本(視乎情況而定); 及
 - c. (如登記人包括公司)商業登記證書、公司註冊證書、最新的周年申報表和董事的香港身份證或護照正本; 及
 - d. 數量相等於登記人於購樓意向登記內填寫的擬購買的指明住宅物業之數量相同的本票，每張本票金額為港幣\$50,000，抬頭人為「高李葉律師行」。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。
3. 購樓意向登記只適用於登記人本人及不能轉讓。
 4. 揀選指明住宅物業的次序將以抽籤形式決定。
 5. 賣方將為於出售首日報到時段期間內到達售樓處及根據以上程序提交登記，而且身份獲賣方確認之登記人進行抽籤程序之登記。為抽籤的目的(以決定揀選指明住宅物業的優先次序)，每份購樓意向登記將只獲分配一個籌號。
 6. 抽籤程序將於上述之登記完成後立即進行。賣方並不會就任何抽籤結果的錯誤或遺漏向任何登記人承擔任何責任。
 7. 登記人將按抽籤結果順序揀選於當時仍可供揀選的指明住宅物業。如有任何爭議，賣方保留絕對權力分配任何指明住宅物業予任何有意購買的人士。
 8. 如果登記人成功揀選任何指明住宅物業，登記人須簽署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，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登記人的近親，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。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。為免存疑，刪除購樓意向登記下之個人的名字的要求，將不獲接受。「近親」指配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女。
 9. 在收取購樓意向登記後，如發現登記人未能符合指定的登記要求，賣方保留權利拒絕其登記。被拒絕的購樓意向登記將不會被納入以上的抽籤。
 10. 將提供出售的指明住宅物業售完即止。任何已獲賣方委託的代理確認和核實登記人身份、任何揀選指明住宅物業的次序或任何已獲賣方委託的代理接受在售樓處輪候的人士均不保證任何登記人或人士能購得任何指明住宅物業，敬希垂注。
 11. 如登記人並無購入任何指明住宅物業，登記人或其適當獲授權人士可於 2019 年 11 月 19 日至 2019 年 11 月 20 日期間上午 11 時正至晚上 8 時正內在售樓處取回未用的本票。
 12. 受限於以上程序完成選購指明住宅物業後，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予任何有意購買之人士。如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何餘下之指明住宅物業予任何人士。

Any person or company interested in purchasing any of the specified residential properties (“the Registrant”) must follow the procedures below:-

1. Registrants must attend the Sales Office between 11:00 a.m. and 11:30 a.m. (“check-in timeslot”) on the first date of the sale. Registrants who arrive at the Sales Office beyond the check-in timeslot shall not be eligible to participate in the balloting and/or the selection and purchase of the specified residential properties.
2. Each Registrant must bring along:
 - a. A Registration of Intent duly completed and signed by the Registrant (Each individual or company (whether in his/its own name or in joint names with any other person(s)) may only submit a maximum of 1 Registration of Intent. Repeated submission of Registration of Intent will not be accepted.); and
 - b. (if the Registrant comprises of individual(s)) his/her/their original H.K.I.D. Card(s) / Passport(s) (as the case may be); and
 - c. (if the Registrant comprises of company(ies)) the originals of Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of each of the Registrant and the H.K.I.D. Card(s)/Passport(s) of the Director(s); and
 - d. such number of cashier order(s) that equals the number of specified residential property(ies) which the Registrant intends to purchase as indicated in the Registration of Intent, each cashier order being in the amount of HK\$50,000 made payable to “Kao, Lee & Yip”, which shall be used for part payment of the preliminary deposit(s) when purchasing specified residential property(ies).
3. The Registration of Intent is personal to the Registrant and shall not be transferrable.
4. Balloting will be held to determine the priority of selection of the specified residential properties.
5. Registrants who attend the Sales Office within the check-in timeslot on the first date of the sale and submit the registration in accordance with the procedures above, and whose identities have been verified by the Vendor, shall be registered for balloting by the Vendor. For the purpose of balloting (to determine the order of priority in selecting the specified residential properties), each Registration of Intent shall be entitled to only one lot.
6. Balloting will be held immediately after the registration is completed. The Vendor shall not incur any liability to any of the Registrants for any error or omission in the ballot result.
7. The Registrants shall proceed to select the specified residential property(ies) which is/are still available at the time of selection in the order of priority according to the ballot result. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested persons.
8. A Registrant who has successfully selected any of the specified residential properties shall enter into Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies). Prior to the signing of the Preliminary Agreement(s) for Sale and Purchase, the Registrant may notify the Vendor on spot to add name(s) of individual(s) to sign the Preliminary Agreement(s) for Sale and Purchase provided that the additional individual(s) must be a close relative of the Registrant and subject to provision of adequate proof of such relationship to the Vendor’s satisfaction, and the Vendor’s determination shall be final. The Vendor reserves its absolute discretion to allow or reject the Registrant’s request to add the name(s) of any individual(s). For the avoidance of doubt, any request to delete name(s) of any individual(s) comprised in the Registration of Intent will not be accepted. Close relative(s) means a spouse, parents, children, brothers, sisters, grandparents and grandchildren.
9. The Vendor reserves its right, after the receipt of Registration of Intent, to reject the registration if the registrant does not meet the specific requirements, and the rejected Registration of Intent will not be included in the above balloting.
10. The sale of 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 admittance of any person to the waiting queue at the Sales Office by the Agent appointed by the Vendor does not guarantee that any registrant/person will be able to purchase any of the specified residential property.
11. If the Registrant has not purchased any specified residential property, the unused cashier order(s) will be available for collection by the Registrant in person or such person duly authorized by the Registrant at the Sales Office during the period starting from 19 November 2019 to 20 November 2019 from 11:00 a.m. to 8:00 p.m.
12. 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).

(II) 於 2019 年 11 月 19 日起的程序

(II) Procedure on 19 November 2019 and thereafter

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。
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 by any method.

(III) 一般程序(適用於所有情況)

(III) General Procedures (applicable in all circumstances)

1. 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售樓處。
 2. 如在出售首日上午 8 時至上午 11 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售樓處的秩序，賣方保留絕對權利延遲出售首日至賣方認為合適的其他日期及/或時間及/或關閉售樓處。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 (<http://www.ATRIUMHOUSE.com.hk>) 公布。登記人將不獲另行通知。
 3. 倘若本銷售安排中英文文本有異，以英文文本為準。
1. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
 2. 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 11:00 a.m. on the first date of the sale, then, for the safety of the registrants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to postpone 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 Sales Office. Details of the arrangement will be posted by the Vendor on the website (<http://www.ATRIUMHOUSE.com.hk>) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.
 3. In the event of any discrepancy between the English and Chinese versions of these Sales Arrangements, the English version shall prevail.

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：

Shops 3016 – 3017, Level 3 of D-PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong

香港荃灣青山道 398 號愉景新城第三層 3016-3017 號舖

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