

Information on Sales Arrangements

銷售安排資料

Name of the Development: 發展項目名稱：	AVA 228										
Date of the Sale: 出售日期：	From 22 February 2019 由 2019 年 2 月 22 日起										
Time of the Sale: 出售時間：	<p><u>On 22 February 2019 (the “First Date of Sale”):</u> From 6:45 p.m. to 11:30 p.m.</p> <p><u>On 23 February 2019 and thereafter :</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>2019 年 2 月 22 日 (「出售首日」) :</u> 由下午 6 時 45 分至晚上 11 時 30 分</p> <p><u>2019 年 2 月 23 日及之後 :</u> 由上午 11 時 至晚上 8 時</p>										
Place where the sale will take place: 出售地點：	<p>Applicable to the First Date of Sale only: 只適用於出售首日： Units 803B and 805, 8/F Carnarvon Plaza and Units 903B and 905, 9/F Carnarvon Plaza, 20 Carnarvon Road, Tsim Sha Tsui, Kowloon (the “Sales Office 1”) 九龍尖沙咀加拿芬道 20 號加拿芬廣場 8/F 803B 及 805 室及 9/F 903B 及 905 室 (「售樓處 1」)</p> <p>Applicable after the First Date of Sale: 適用於出售首日後： Units 803B and 805, 8/F Carnarvon Plaza, 20 Carnarvon Road, Tsim Sha Tsui, Kowloon (the “Sales Office 2”) 九龍尖沙咀加拿芬道 20 號加拿芬廣場 8/F 803B 及 805 室 (「售樓處 2」)</p> <p>“Sales Office” used below means either Sales Office 1 or Sales Office 2. 下文中提及「售樓處」指售樓處 1 或售樓處 2。</p>										
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	82										
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 in the Development 以下在發展項目的單位：											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Floor 樓層</th> <th style="text-align: left;">Flat(s)單位</th> </tr> <tr> <td>2/F</td> <td>C, G</td> </tr> <tr> <td>5/F, 6/F, 7/F, 8/F, 9/F, 11/F, 12/F, 17/F</td> <td>A, B, C, D, E, F, G, H</td> </tr> <tr> <td>15/F</td> <td>C, D, E, F</td> </tr> <tr> <td>20/F, 21/F</td> <td>A, B, C, D, E, F</td> </tr> </table>	Floor 樓層	Flat(s)單位	2/F	C, G	5/F, 6/F, 7/F, 8/F, 9/F, 11/F, 12/F, 17/F	A, B, C, D, E, F, G, H	15/F	C, D, E, F	20/F, 21/F	A, B, C, D, E, F	
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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 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。

1.3 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。

2. First Date of Sale:

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 Sales Office 2. 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2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 each cashiers' order shall be HK\$100,000. Each 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一張銀行本票。每張本票金額為港幣\$100,000。每張本票抬頭人為「貝克·麥堅時律師事務所」或「Baker & McKenzie」。

(b) A completed Registration of Intent shall be submitted at Sales Office 2 during the

period from 15 February 2019 to 21 February 2019 (from 11:00 am to 8:00 pm), notwithstanding anything as may be specified in the Registration of Intent. A Receipt for 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2月15日至2019年2月21日(每日上午11時至晚上8時)到售樓處2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表格收據。

- (c) Each person or company (whether alone or with others) can submit a maximum of two Registrations of Intent. No extra submission will be accepted.
每人或公司(不論單獨或連同他人)最多可遞交兩張購樓意向登記。多出的遞交將不被接受。

- 2.3 A registrant shall (personally or through a duly authorized attorney of that registrant who shall produce the original authorization document and the original identification document of that attorney) carry out attendance registration at Units 903B and 905, 9/F Carnarvon Plaza, 20 Carnarvon Road, Tsim Sha Tsui, Kowloon during the following attendance registration period: 6:45 p.m. to 7:30 p.m. on the First Date of Sale. The following must be produced for attendance registration: (i) the Receipt for Registration of Intent of the Registration of Intent and original / copy of identification document of the registrant (for individual registrant) OR (ii) the Receipt for 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 the balloting. Registrants who fails to carry out attendance registration during the aforesaid attendance registration period shall not be eligible for balloting nor selection of any specified residential property in respect of the Registration of Intent. Each Registration of Intent will be allotted only one lot.

登記人須(親身或透過其妥為授權之受權人(該受權人須出示授權文件正本及該受權人之身份證明文件正本))於下述報到時段,即出售首日下午6時45分至晚上7時30分,於九龍尖沙咀加拿芬道20號加拿芬廣場9/F 903B及905室報到登記。進行報到登記需出示(i)購樓意向登記之購樓意向登記表格收據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表格收據、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抽籤資格。登記人未能於上述報到時段內報到登記將不獲就購樓意向登記抽籤及揀選指明住宅物業的資格。每一購樓意向登記可獲分配一個籌。

- 2.4 After the end of the balloting, selection of specified residential properties will take place. 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 registrant must in respect of a Registration of Intent select at least one specified residential property. Where a registrant is, for whatever reason, not able to make such a selection, that registrant will cease to be eligible to select any specified residential property in respect of that Registration of Intent.

抽籤結束後進行揀選指明住宅物業。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。一登記人於揀樓時段必須就一份購樓意向登記揀選至少一個指明住宅物業。若一登記人因任何原因未能作如此揀選,該登記人即失去就該份購樓意向登記揀選任何指明住宅物業之資格。

- 2.5 The following provisions apply to the selection of specified residential properties:
以下條款適用於指明住宅物業揀選:

- (a) The applicable number of cashiers' order(s) submitted with the Registration of Intent will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque(s) - please bring along blank cheque(s)) if the registrant shall successfully purchase one or more specified residential property(ies). If the number of specified residential properties a registrant purchases is more than the number of cashiers' order(s) submitted, the registrant shall submit on spot one cashiers' order (of the same payee and amount as a cashiers' order submitted with the Registration of Intent) in respect of each such extra specified residential property to settle part of the preliminary deposit of that extra specified residential property (the balance to be paid by cheque(s) - please bring along blank cheque(s)).
如登記人成功購入一個或以上的指明住宅物業，隨購樓意向登記附上適用數量的銀行本票將兌現以支付所購入指明住宅物業的部份臨時訂金（餘款以支票支付－請備空白支票）。倘登記人購入的指明住宅物業數目多於其所遞交之銀行本票數目，登記人須就每一超出之指明住宅物業即場補交一張銀行本票（抬頭人及金額與隨「購樓意向登記」附上之本票相同）以支付該超出之指明住宅物業的部份臨時訂金（餘款以支票支付－請備空白支票）。
- (b) The purchaser of any specified residential property selected by a registrant shall only be: 登記人揀選之任何指明住宅物業之買方只可以為以下人士：
- (i) if that registrant comprises one person:
如登記人由一名人士組成：
- (1) that person, together with or without one or more relatives of that registrant; or
該名人士，連同或不連同該登記人之一位或多位親屬；或
- (2) one or more relatives of that registrant; or
該登記人之一位或多位親屬；或
- (ii) if that registrant comprises more than one person:
如登記人由多於一名人士組成：
- (1) all such persons, together with or without one or more relatives of any individual comprising that registrant; or
所有該等人士，連同或不連同組成該登記人之任何個人之一位或多位親屬；或
- (2) all such persons less any one or more Permitted Outgoing Persons, together with or without one or more relatives of any individual comprising that registrant. An individual comprising that registrant is a Permitted Outgoing Person if that person is a relative of any individual comprising that registrant and who remains as an individual comprising the purchaser.
所有該等人士減去一名或多名「可減名人士」，連同或不連同組成該登記人之任何個人之一位或多位親屬。如任何組成該登記人之個人為餘下成為組成買方之任何個人之親屬，即屬「可減名人士」。
- (c) In this paragraph 2.5, "relative", in relation to an individual, means a spouse, parent, child, sibling, grandparent, grandchild, uncle, aunt, nephew, niece or cousin of the individual (whether of full or half blood or by virtue of adoption) Provided That relevant supporting documents to the satisfaction of the Vendor must be produced to

prove the relationship.

於本第2.5段中，「親屬」就任何個人而言，指其配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女或外孫或外孫女、伯父、叔父、舅父、姑丈、姨丈、伯母、嬸母、舅母、姑母、姨母、姪、甥、姪女、甥女、表兄弟、表姊妹、堂兄弟或堂姊妹（不論是全血親、半血親或憑藉領養關係），惟必須出示令賣方滿意之有效證明文件證明親屬關係。

- 2.6 After the completion of the aforesaid selection of specified residential properties, 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.

完成上述揀選指明住宅物業後，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。

- 2.7 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。

3. On the day following the First Date of Sale and thereafter:

出售首日翌日及之後:

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) 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 a 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。

- (b) Collection of cashiers' order –any unused cashiers' order concerned will be available for collection at Sales Office 2 during the period from 23 February 2019 to 1 March 2019 between the hours of 11:00 a.m. and 8:00 p.m. The registrant shall bring along the Receipt for 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2月23日至2019年3月1日上午11時至晚上8時於售樓處2取回。登記人須攜同購樓意向登記表格收據、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。

- (c) For the safety of the registrants and the maintenance of order at a 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, 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 (www.ava228.com.hk) and registrants 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，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（www.ava228.com.hk）公布，登記人將不獲另行通知。

- (d) 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：

Units 803B and 805, 8/F Carnarvon Plaza, 20 Carnarvon Road, Tsim Sha Tsui, Kowloon
九龍尖沙咀加拿芬道20號加拿芬廣場8/F 803B及805室

The following locations applicable to the First Date of Sale only:

以下地點只適用於出售首日：

Units 903B and 905, 9/F Carnarvon Plaza, 20 Carnarvon Road, Tsim Sha Tsui, Kowloon
九龍尖沙咀加拿芬道 20 號加拿芬廣場 9/F 903B 及 905 室

Date of Issue (發出日期): 18/02/2019