

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 :	THE PARKVILLE 天生樓										
Date of the Sale : 出售日期 :	From 11 February 2018 由 2018 年 2 月 11 日起										
Time of Sale : 出售時間 :	<p><u>On 11 February 2018 :</u> From 9:00 a.m. to 8:00 p.m.</p> <p><u>From 12 February 2018 to 11 March 2018:</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>2018 年 2 月 11 日:</u> 由上午 9 時正至晚上 8 時正</p> <p><u>2018 年 2 月 12 日起至 2018 年 3 月 11 日:</u> 由上午 11 時正至晚上 8 時正</p>										
Place where the sale will take place : 出售地點 :	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 :	15										
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 :	3B, 6B, 8B, 9B, 11B, 12B, 16B, 17B, 19B, 20B 8C, 9C, 11C, 12C, 16C										
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 :	<p>(I) <u>Abstract</u></p> <p>Eligible persons interested in purchasing any of the specified residential properties set out in these Sales Arrangements should follow the rules specified below.</p> <table border="1"> <thead> <tr> <th><i>Time of sales</i></th> <th><i>Eligible person</i></th> <th><i>Specified residential properties that will be offered to be sold</i></th> <th><i>Rules for selecting specified residential properties</i></th> </tr> </thead> <tbody> <tr> <td>From 11 February 2018 till 11 March 2018</td> <td>Individual who holds a valid Letter of Eligibility issued by Housing Finance Limited (“Letter of Eligibility”).</td> <td>All specified residential properties</td> <td>Each eligible person (whether in his/her sole name or jointly with other eligible person) may only use his/her valid Letter of Eligibility to purchase not more than one (1) specified residential property.</td> </tr> </tbody> </table>			<i>Time of sales</i>	<i>Eligible person</i>	<i>Specified residential properties that will be offered to be sold</i>	<i>Rules for selecting specified residential properties</i>	From 11 February 2018 till 11 March 2018	Individual who holds a valid Letter of Eligibility issued by Housing Finance Limited (“ Letter of Eligibility ”).	All specified residential properties	Each eligible person (whether in his/her sole name or jointly with other eligible person) may only use his/her valid Letter of Eligibility to purchase not more than one (1) specified residential property.
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From 11 February 2018 till 11 March 2018	Individual who holds a valid Letter of Eligibility issued by Housing Finance Limited (“ Letter of Eligibility ”).	All specified residential properties	Each eligible person (whether in his/her sole name or jointly with other eligible person) may only use his/her valid Letter of Eligibility to purchase not more than one (1) specified residential property.								
(II) <u>On 11 February 2018 (“first date of sale”)</u>	<p>1. Individual who holds a valid Letter of Eligibility and who wishes to participate in the sale procedures on the first date of sale (“registrant”) must submit an online Registration of Intent and comply with the procedures and rules set out in Section (I), (II) and (IV).</p> <p>2. <u>Rules applicable to Registration of Intent</u></p> <p>(a) Each registrant (whether in his/her/its own name or in joint names with any other registrant) may only submit a maximum of one (1) Registration of Intent.</p> <p>(b) Duplicated registration will not be accepted.</p>										

- (c) The Registration of Intent is personal to the registrant and shall not be transferable.
- (d) 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.
- (e) In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in balloting.
- (f) The registrant must not appoint any estate agent / salesperson / intermediary in his/her purchase of the specified residential property and must not be referred to or introduced to the Vendor by any estate agent / salesperson / intermediary.

3. Submission of online Registration of Intent

- (a) Registrant must submit online Registration of Intent via <https://e-reg.nwd.com.hk/theparkville> (the “**Registration Website**”) and follow the procedures specified therein. The period for submission of online Registration of Intent is from 29 January 2018 to 7 February 2018 (24 hours) and on 8 February 2018 (until 6:00 p.m.). The closing time for submission of online Registration of Intent will be 6:00 p.m. on 8 February 2018. 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 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 for each specified residential property the registrant intends to purchase. 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.
- (c) Upon successful submission of online Registration of Intent, the registrant will receive an official receipt for the Registration of Intent. The registrant shall print out a copy of the official receipt for the Registration of Intent.

4. Registrant who wishes to participate in the sale must be a holder of both (a) a valid Registration of Intent and (b) a valid Letter of Eligibility.

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

- (a) The balloting will take place on 9 February 2018 at the Sales Office for the purposes of determining the order of priority of registrants in selection of specified residential properties (“the order of priority”) and dividing all registrants into one or more group(s).
- (b) Every Registration of Intent shall be allotted one lot. The balloting results, including “order of priority”, “registration number”, “division of group”, “check-in timeslot for each group” will be posted at the Sales Office”. Registrants will not be separately notified of the ballot results.

6. On the first date of sale, registrants shall **personally** attend the Sales Office according to the “check-in timeslot for each group” posted by the Vendor. Registrants who arrive at the Sales Office beyond “check-in timeslot for each group” on the first date of sale shall not be eligible to participate in the sale. For the purpose of verification of identity, the registrant must bring along a printed copy of official receipt for valid Registration of Intent, his/her/their original H.K.I.D. Card(s), the original valid Letter of Eligibility, proof of address (document, bill or correspondence issued within the recent three months which include the name and address of the applicant, the name of issuing organization and the issue date), proof of income for the purpose of applying for first mortgage loan and a blank cheque for settling the balance of the preliminary deposit.

7. After verification of the identity of the registrants by the Vendor,

- (a) Registrants shall **personally** select the specified residential properties which are still available at the time of selection according to the order of priority and in an orderly manner and within reasonable time.

(b) Registrant shall select and purchase one (1) specified residential property in compliance with the rules set out in the Abstract in Section (I), otherwise his/her/their order of priority shall lapse automatically and he/she/it will no longer be eligible to select and/or purchase any specified residential property.

8. If the registrant has successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the registrant shall **personally** enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property, sign and submit the application form to apply for the first mortgage loan as mentioned in the price list of the specified residential property and enter into the relevant transaction documents. Prior to the signing of the Preliminary Agreement for Sale and Purchase, the Registrant may notify the Vendor on spot to add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase, provided that the additional individual(s) must be (1) close relative(s) in relation to the individual listed as the first registrant under that Registration of Intent (the registrant must on spot produce proof of close relative relationship to the satisfaction of the Vendor); and must be (2) eligible participant(s) of the Program who hold valid Letter of Eligibility. The Vendor may accept or reject the request to add the name and the Vendor's determination shall be final. For the purpose of this Information on Sales Arrangements, "close relative(s)" means a spouse, parent, child, brother or sister.
9. If the registrant has not purchased any specified residential property, the unused Registration Deposit will be released/refunded on the 7th day after the first date of sale (subject to postponement of the first date of sale allowed by the Sales Arrangements).
10. 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 who holds a valid Letter of Eligibility and who is interested in purchasing the remaining specified residential properties ("**Eligible Participant**"), provided that he/she shall comply with the procedures and rules set out in Section (I), (II) and (VI). In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any Eligible Participant by any method (including balloting).

(III) From 12 February 2018 till 11 March 2018

11. 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 Eligible Participant, provided that he/she shall comply with the procedures and rules set out in Section (I), (III) and (VI). In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any Eligible Participant by any method (including balloting).

(IV) General Procedures

12. Rules applicable to any person (including registrants and Eligible Participants) who intends to purchase a specified residential property using a valid Letter of Eligibility:-
- (a) He/she must hold a valid Letter of Eligibility and bring along the original valid Letter of Eligibility when attending the Sales Office.
- (b) He/she (whether in his/her sole name or jointly with other) may only use his/her valid Letter of Eligibility to purchase not more than one (1) specified residential property.
- (c) He/she shall **personally** enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property, sign and submit the application form to apply for the first mortgage loan as mentioned in the price list of the specified residential property and enter into the relevant transaction documents.
- (d) Before he/she shall enter into a Preliminary Agreement for Sale and Purchase, he/she is required to (at his/her own cost) make a statutory declaration to the Vendor's satisfaction to confirm he/she has never owned or beneficially owned any immovable property in Hong Kong:-
- (i) The statutory declaration should be made before and signed by a Commissioner for Oaths at the Home Affairs Department ("HAD"), Notary Public, Justice of the Peace or solicitor in Hong Kong.
- (ii) For those who are residing overseas, he/she/they may make the statutory declaration outside Hong Kong provided that the declaration is made before and signed by a Notary Public or a person authorized under the law of that place to administer an oath or take a statutory declaration.
- (e) He/she must not appoint any estate agent / salesperson / intermediary in his/her purchase of the specified residential property and must not be referred to or introduced to the Vendor by any estate agent / salesperson / intermediary.
13. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

14. Registrant who leaves the Sales Office whilst he/she is in sessions for selecting and purchasing specified residential properties may be disqualified for participating in the selection and purchase of specified residential properties and his/her/its/their order of priority shall lapse immediately.
15. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
16. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 7:00 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, 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 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.theparkville.com.hk>) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.
17. In the event of any discrepancy between the English and Chinese versions of these Sales Arrangements, the English version shall prevail.

(I) 摘要

有意購買本銷售安排資料內的指明住宅物業的每名合資格人士應遵守以下規則。

出售時間	合資格人士	將提供出售的指明住宅物業	揀選指明住宅物業的規則
由 2018 年 2 月 11 日起至 2018 年 3 月 11 日	持有由怡家財務有限公司發出的合資格證明書(“合資格證明書”)的個人	所有指明住宅物業	每個合資格人士(無論以其自己名義或與其他合資格人士聯名)只可認購最多 1 個指明住宅物業。

(II) 2018 年 2 月 11 日 (“出售首日”)

1. 有意參與出售首日銷售程序而持有合資格證明書的個人，必須遞交網上購樓意向登記及遵守第(I)、(II)及(IV)部份的內的程序及規則。
2. 適用於購樓意向登記的規則
 - (a) 每名登記人(不論以個人名義或聯同其他登記人)只可遞交不多於一份購樓意向登記。
 - (b) 重複遞交的購樓意向登記將不獲接受。
 - (c) 購樓意向登記只適用於登記人本人及不能轉讓。
 - (d) 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。
 - (e) 如有爭議，賣方保留權利決定購樓意向登記是否有效及是否應被納入抽籤。
 - (f) 登記人必須沒有就購買任何指明住宅物業委聘任何地產代理/營業員/介紹人，及他並非由任何地產代理/營業員/介紹人推薦或介紹予賣方。
3. 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/theparkville>(「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 2018 年 1 月 29 日至 2018 年 2 月 7 日 (24 小時)及 2018 年 2 月 8 日 (直至下午 6 時正)期間遞交。截止遞交網上購樓意向登記的時間為 2018 年 2 月 8 日下午 6 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」)就每個登記人欲購買之指明住宅物業從登記人指定信用卡中扣除合共港幣\$100,000(「登記訂金」)信用額。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。
- (c) 每名登記人在完成遞交網上購樓意向登記後會收到購樓意向登記正式收據，登記人須列印一份購樓意向登記正式收據副本。
4. 有意參與銷售的登記人必須同時持有 (a) 一份有效的購樓意向登記及 (b) 一份有效的合資格證明書。
5. 選擇指明住宅物業的次序將以抽籤方式決定。
- (a) 抽籤將於 2018 年 2 月 9 日於售樓處進行，決定登記人選購指明住宅物業的優先次序(「優先次序」)並將所有登記人分為一個或多個組別。
- (b) 每一份購樓意向登記可獲分配 1 個籌。抽籤結果，包括“優先次序”、“登記號碼”、“分組結果”、及“每組別報到時段”，將於售樓處公佈。登記人不會獲得個別通知。
6. 於出售首日，登記人須根據賣方公佈之相關“每組別報到時段”親臨售樓處。於其“每組別報到時段”以外的時間才到達售樓處的登記人將不享有選購指明住宅物業的資格。為核實身份的目的，登記人必須攜同其購樓意向登記的正式收據列印本、香港身份證正本、有效的合資格證明書正本、住址證明(最近三個月內發出，並清楚顯示申請人姓名、地址、發函機構名稱及發函日期的文件、收費單或通知書)、收入證明(以申請第一按揭貸款之用)及空白支票以支付臨時訂金餘款，
7. 經賣方確認並核實身份後，
- (a) 登記人須根據「優先次序」有秩序地及於合理時間內親身揀選於當時仍可供揀選的指明住宅物業。
- (b) 登記人須遵從第(I)部分摘要的規則，選購 1 個指明住宅物業，否則其優先次序將自動失效，登記人將不再享有選購指明住宅物業的資格。
8. 如果登記人遵從第(I)部分摘要的規則成功揀選指明住宅物業，登記人須親身簽署一份臨時買賣合約購買其揀選的指明住宅物業，簽署並遞交於價單內列明的指明住宅物業的第一按揭申請表及簽署其他相關交易文件。在簽署臨時買賣合約購買該指明住宅物業前，登記人可即時通知賣方增加簽署臨時買賣合約的個人，惟屆時被加入的個人則必須 (1)為於有關購樓意向登記上第一名登記人的近親(登記人須即場出示令賣方滿意的該近親關係的證明)及；(2)持有有效的合資格證明書。賣方有權接納或拒絕加外的要求，就此賣方的決定為最終決定。就此銷售安排資料而言，「近親」指配偶、父母、子女、兄弟或姊妹。
9. 如登記人並無購入任何指明住宅物業，登記人之未使用之登記訂金將根據賣方不時發出及修改的銷售安排下的出售首天起計第 7 天釋放/退回(出售首天受銷售安排允許的延期所限)。
10. 受限於合資格人士按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並持有有效合資格證明書的個人(「合資格參與者」)，惟合資格參與者須遵守第(I)、(II)及(IV)部份內的程序及規則。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合資格參與者。

(III) 由 2018 年 2 月 12 日起至 2018 年 3 月 11 日

11. 受限於合資格人士按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合資格參與者，惟合資格參與者須遵守第(I)、(II)及(IV)部份內的程序及規則。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合資格參與者。

(IV) 一般程序

12. 適用於任何持有有效合資格證明書並有意認購指明住宅物業的任何個人(包括登記人及合資格參與者)：
- (a) 他/她必須持有一份有效合資格證明書及攜同有效合資格證明書的正本到售樓處。
- (b) 他/她(無論以其自己名義或與他方聯名)只使用他的有效合資格證明書可認購一個指明住宅物業。

- (c) 他/她須親身簽署一份臨時買賣合約購買其揀選的指明住宅物業，簽署並遞交於價單內列明的指明住宅物業的第一按揭申請表及簽署其他相關交易文件。
- (d) 於簽署臨時合約前，他須自費作出令賣方滿意的法定聲明以確認他從來沒有在香港擁有或實益擁有任何不動產：
 - (i) 他/她可在民政事務總署的監誓員、公證人、太平紳士或事務律師面前作出所需的法定聲明，並由他們在聲明上簽署。
 - (ii) 如他/她居於海外，則可在香港以外的地方作出法定聲明，但該份聲明須在公證人或獲當地法律授權監誓或監理法定聲明的人士面前作出，並由他們在聲明上簽署。
- (e) 他/她必須沒有就購買任何指明住宅物業委聘任何地產代理/營業員/介紹人，及他/她並非由任何地產代理/營業員/介紹人推薦或介紹予賣方。

13. 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。

14. 如登記人於其揀選指明住宅物業期間離開售樓處，賣方可取消登記人參與選購指明住宅物業的資格，其優先次序將自動失效。

15. 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。

16. 如在出售首天上午 7 時至晚上 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天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.theparkville.com.hk>) 公布。登記人將不獲另行通知。

17. 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：

Shops 2064 – 2066, Level 2 of D-PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong

香港荃灣青山道 398 號愉景新城第二層 2064-2066 號舖

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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