

## Information on Sales Arrangements No.11

## 銷售安排資料11號

<b>Name of the Development:</b> 發展項目名稱：	ARTISAN HOUSE 臻藝														
<b>Date of the Sale:</b> 出售日期：	From 22 May 2018 由2018年5月22日起														
<b>Time of the Sale:</b> 出售時間： (Day日/Month月/Year年)	<table border="1"> <tr> <td style="text-align: center;"><b><u>On 22/5/2018</u></b></td> <td colspan="2" style="text-align: center;"><b><u>From 23/5/2018 and thereafter</u></b></td> </tr> <tr> <td style="text-align: center;"><b><u>22/5/2018</u></b></td> <td colspan="2" style="text-align: center;"><b><u>23/5/2018起</u></b></td> </tr> <tr> <td style="text-align: center;">From 11:00 a.m. to 8:00 p.m.</td> <td colspan="2" style="text-align: center;">From 11:00 a.m. to 8:00 p.m.</td> </tr> <tr> <td style="text-align: center;">由上午11時正至下午8時正</td> <td colspan="2" style="text-align: center;">由上午11時正至晚上8時正</td> </tr> </table>			<b><u>On 22/5/2018</u></b>	<b><u>From 23/5/2018 and thereafter</u></b>		<b><u>22/5/2018</u></b>	<b><u>23/5/2018起</u></b>		From 11:00 a.m. to 8:00 p.m.	From 11:00 a.m. to 8:00 p.m.		由上午11時正至下午8時正	由上午11時正至晚上8時正	
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From 11:00 a.m. to 8:00 p.m.	From 11:00 a.m. to 8:00 p.m.														
由上午11時正至下午8時正	由上午11時正至晚上8時正														
<b>Place where the sale will take place:</b> 出售地點：	32/F, Entertainment Building, 30 Queen's Road Central, Central, Hong Kong (the "Sales Office") 香港中環皇后大道中 30 號娛樂行 32 樓 (下稱「售樓處」)														
<b>Number of specified residential properties that will be offered to be sold</b> 將提供出售的指明住宅物業的數目	30														
<b>Description of the specified residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的描述： The following units: 以下單位：  <u>The following units:</u> 以下單位：															
32A, 33A 29B, 30B, 31B, 32B, 33B 32C, 33C 32D, 33D 25E, 29E, 30E, 31E, 32E, 33E 32F, 33F, 33G 31H, 32H, 33H 32J, 33J 29K, 30K, 31K, 32K, 33K															
<b>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:</b> 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：															
<b><u>A. On 22 May 2018 ("First Date of Sale"):</u></b> <b>甲. 2018 年 5 月 22 日(「出售首日」):</b>															
<b><u>(I) Abstract 摘要</u></b> The sale of the specified residential properties will be divided into 2 sessions and will be proceeded in the following order, namely Session A1 and then followed by Session B. 指明住宅物業將會分2組出售，並按以下順序進行：A1組再後B組。															
Session 組	Applicable Registrants 適用之登記人	Specified residential properties that will be offered to be sold in that Session 將在該組提供出售的指明住宅物業	Rules for selecting specified residential properties insofar as each Registrant is concerned 每名登記人揀選指明住宅物業的規則												
A1	Individuals who meet all the criteria set out in Section (II) below	All specified residential properties 所有指明住宅物業	Each Session A1 Registrant may only purchase <b>not more than one (1)</b> specified residential properties 每名A1組登記人只可購買 <b>不多於1個</b> 指明住宅物業												

	符合所有載於以下第(II)部分的條件之個人		
B	Individuals or corporations 個人或公司	After the completion of Session A1, all remaining specified residential properties (if any) which are still available for sale 在第 A1 組完結後，所有剩餘仍可供出售的指明住宅物業（如有）	Each Session B Registrant may only purchase <b>not more than one (1)</b> specified residential properties 每名B組登記人只可購買 <b>不多於1個</b> 指明住宅物業

### 一般條款

- 有意購買任何指明住宅物業的任何個人(不論以個人名義或聯同他人)只可遞交不多於一份購樓意向登記(表格A1)及一份購樓意向登記(表格B)。於任何一組重複遞交的購樓意向登記將不獲接受。
- 有意購買任何指明住宅物業的任何公司(不論以其名義或聯同他人)只可遞交不多於一份購樓意向登記(表格B)。重複遞交的購樓意向登記(表格B)將不獲接受。
- 不接受任何在香港以外註冊成立的公司購買發展項目的任何指明住宅物業(不論是否本銷售安排資料所列之指明住宅物業)。

### General Provisions

- Any individual (whether in his own name or in joint names with any other person(s)) interested in purchasing any of the specified residential properties may only submit a maximum of one Registration of Intent (Form A1) and one Registration of Intent (Form B). Repeated submission of Registration of Intent in any one Session will not be accepted.
- Any company (whether in its own name or in joint names with any other person(s)) interested in purchasing any of the specified residential properties may only submit a maximum of one Registration of Intent (Form B). Repeated submission of Registration of Intent (Form B) will not be accepted.
- Companies not incorporated in Hong Kong are not eligible to purchase any of the specified residential properties of the Development, whether or not the specified residential properties are included in this Information on Sales Arrangements.

### (II) 第 A1 組的程序

所有指明住宅物業（載於本銷售安排資料）將在第A1組發售。

只有符合以下(a)及 (b)所有條件的人士才合資格登記參與第A1組(「A1組登記人」)：

- 該人士是個人(而非公司); 及
- 該人士曾經購入任何臻藝的住宅物業

揀選住宅物業的優先次序以抽籤方式決定，有意參與第A1組以購買任何在第A1組仍可供出售的指明住宅物業的人士(「A1組登記人」)須遵從下列程序：

- 每名A1組登記人須於2018年5月22日(由上午11時正至上午11時15分)期間遞交以下文件：
  - 已填妥及由A1組登記人簽署的購樓意向登記(表格A1)。(每名個人(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(表格A1)。重複遞交的購樓意向登記(表格A1)將不獲接受。)
  - 數量相等於每名A1組登記人於購樓意向登記(表格A1)內填寫的擬購買的指明住宅物業之數量的本票(每名A1組登記人只可購買不多於一個)，每張本票金額為港幣\$100,000，抬頭人為「姚黎李律師行」。(有關本票將會作為購買指明住宅物業的部份臨時訂金)；及
  - 該A1組登記人的香港身份證或護照(視屬何情況而定)副本

至售樓處以取得參加第A1組的抽籤的資格。

2. 逾期登記恕不受理。購樓意向登記（表格A1）只適用於A1組登記人本人及不能轉讓。
3. 於出售首日，已根據上述第A1組程序進行登記的A1組登記人須於上午11時正至上午11時15分期間親臨售樓處。該A1組登記人須攜同其香港身份證或護照(視屬何情況而定)正本及購樓意向登記的正式收據正本。經賣方核實身份的該A1組登記人可享有抽籤資格，而每份樓意向登記（表格A1）之A1組登記人只可獲一個籌。於出售首日上午11時15分後任何時間才到達售樓處的A1組登記人將不獲予抽籤資格，其登記將被視作無效。
4. 抽籤程序將於出售首日當天抽籤登記完成後進行，抽籤以電腦操作。如抽籤結果有任何錯誤或遺漏，賣方無須向任何A1組登記人承擔任何責任。
5. 每份購樓意向登記（表格A1）可根據抽籤結果的順序，揀選最多一個在當時仍然可被揀選的指明住宅物業。如果A1組登記人遵從第(I)部份的摘要列出的規則成功揀選指明住宅物業，A1組登記人須親身簽署臨時買賣合約購買其揀選的指明住宅物業。
6. 在收取購樓意向登記（表格A1）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（表格A1）將不會被納入以上的抽籤。
7. 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。
8. 如A1組登記人並無購入任何指明住宅物業，A1組登記人或其適當獲授權人士可於2018年5月23日或之後（上午11時正至晚上8時正內）在售樓處取回未用的本票。
9. 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。

### **(III) 第B組的程序**

在第A1組完結後，所有剩餘仍可供出售的指明住宅物業(如有)將在第B組發售。

揀選住宅物業的優先次序以抽籤方式決定，有意參與第B組以購買任何仍可供於第B組出售的指明住宅物業的人士或公司(「B組登記人」)須遵從下列程序：

1. 每名B組登記人須於2018年5月22日(由上午11時正至上午11時15分)期間遞交以下文件：
  - (a) 已填妥及由B組登記人(個人或公司)簽署的購樓意向登記(表格B)。每名個人B組登記人(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(表格B)。有意購買任何指明住宅物業的任何公司(不論以其名義或聯同他人)只可遞交不多於一份購樓意向登記(表格B)。重複遞交的購樓意向登記(表格B)將不獲接受。);
  - (b) 數量相等於購樓意向登記(表格B)內填寫的擬購買的指明住宅物業之數量的本票(B組登記人只可購買不多於一個)，每張本票金額為港幣\$100,000，抬頭人為「姚黎李律師行」。(有關本票將會作為購買指明住宅物業的部份臨時訂金)；及
  - (c) B組登記人的香港身份證或護照(視屬何情況而定)副本(如登記人為個人)或該B組登記人的董事的香港身份證或護照副本、商業登記證書副本、公司註冊證書副本和最新的周年申報表副本(如登記人為公司)

至售樓處以取得參加第B組的抽籤的資格。

2. 逾期登記恕不受理。購樓意向登記(表格B)只適用於B組登記人本人及不能轉讓。
3. 於出售首日，已根據上述第B組程序進行登記的B組登記人須於上午11時正至上午11時15分期間親臨售樓處。B組登記人須攜同其香港身份證或護照(視屬何情況而定)正本(如登記人為個人)或商業登記證書正本(如登記人為公司)及購樓意向登記的正式收據正本。經賣方核實身份的B組登記人可享有抽籤資格，而B組登記人就抽籤而言只可獲一個籌，於出售首日上午11時15分後任何時間才到達售樓處的B組登記人將不獲予抽籤資格，其登記將被視作無效。

4. 抽籤程序將於出售首日抽籤登記後進行，抽籤以電腦操作。如抽籤結果有任何錯誤或遺漏，賣方無須向任何B組登記人承擔任何責任。
5. 每份購樓意向登記（表格B）可根據抽籤結果的順序，揀選最多一個在當時仍然可被揀選的指明住宅物業。如果B組登記人遵從第(I)部份的摘要列出的規則成功揀選指明住宅物業，B組登記人須親身簽署臨時買賣合約購買其揀選的指明住宅物業。
6. 在收取購樓意向登記（表格B）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（表格B）將不會被納入以上的抽籤。
7. 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。
8. 如B組登記人並無購入任何指明住宅物業，B組登記人或其適當獲授權人士可於 2018年5月23日或之後（上午11時正至晚上8時正內）在售樓處取回未用的本票。

按照抽籤結果中所指示的揀選指明住宅物業過程完結後，餘下仍可銷售之指明住宅物業(如有)將以先到先得形式在售樓處發售。但上述登記人揀選住宅物業完畢後首5分鐘內到達售樓處之所有準買家，則以另一次抽籤決定揀選尚餘住宅物業之優先次序。

## **(II) Procedure for Session A1**

All specified residential properties (as set out in this Information on Sales Arrangements) will be offered to be sold in Session A1.

Only those persons who satisfy all the criteria under (a) and (b) below are entitled to participate in Session A1 (“**Session A1 Registrants**”):-

- (a) the person is an individual (and not a company); and
- (b) the person who has purchased any residential property of ARTISAN HOUSE

Balloting will be used to determine the order of priority in selecting residential properties. The persons interested in participating in Session A1 to purchase any of the specified residential properties available for sale in Session A1 (“**Session A1 Registrants**”) must follow the procedures below:-

1. Each of the Session A1 Registrants must submit the following:
  - (a) the Registration of Intent (Form A1) duly completed and signed by the Session A1 Registrant. (Each individual (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 (Form A1). Repeated submission of Registration of Intent (Form A1) will not be accepted.);
  - (b) such number of cashier order(s) that equals the number of specified residential property(ies) which the Session A1 Registrant intends to purchase as indicated in the Registration of Intent (Form A1) (i.e. a maximum of 1 specified residential property on each Registration of Intent (Form A1) submitted together with 1 cashier order), each cashier order being in the amount of HK\$100,000 made payable to “IU, LAI & LI SOLICITORS”. (The relevant cashier order(s) shall be used for part payment of the preliminary deposit when purchasing specified residential property(ies)); and
  - (c) a copy of H.K.I.D. Card(s) or Passport(s) (as the case may be) of the Session A1 Registrant(s)

to the Sales Office from 22 May 2018 (from 11:00 a.m. to 11:15 a.m.) in order to register for eligibility to the balloting for Session A1.

2. Late submission of registration will not be accepted. The Registration of Intent (Form A1) is personal to the Session A1 Registrant and shall not be transferrable.
3. On the First Date of Sale, the Session A1 Registrants who have submitted the registration in accordance with the procedure above for Session A1 shall personally attend the Sales Office between 11:00 a.m. to 11:15 a.m. The Session A1 Registrants must bring along their H.K.I.D. Card(s) or Passport(s) (as the case may be) and the official receipt for the Registration of Intent. The Session A1 Registrants whose identities have been verified by the Vendor shall be eligible for the balloting, and the Session A1 Registrant of each Registration of Intent (Form A1) shall be entitled to only one lot. The Session A1 Registrants who arrive at the Sales Office at any

time later than 11:15 a.m. on the First Date of Sale shall not be eligible for any balloting and the registration of such Session A1 Registrant will be deemed invalid.

4. The balloting will take place after the registration for ballot on the First Date of Sale and the balloting will be performed by computer. The Vendor shall not incur any liability to any of the Session A1 Registrants for any error or omission in the ballot results.
5. The Session A1 Registrant shall proceed to select a maximum of one (1) specified residential property which is still available at the time of selection in the order of priority according to the ballot result. A Session A1 Registrant who has successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I) shall personally enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property.
6. The Vendor reserves its right, after the receipt of Registration of Intent (Form A1), to reject the registration if the registrant does not meet the specific requirements, and the rejected Registration of Intent (Form A1) will not be included in the above balloting.
7. 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 residential property.
8. If the Session A1 Registrant has not purchased any specified residential property, the unused cashier order(s) will be available for collection at the Sales Office by the registrant or the person duly authorized by the Session A1 Registrant on or after 23 May 2018 from 11:00 a.m. to 8:00 p.m.
9. 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) Procedure for Session B**

After the completion of Session A1, all remaining specified residential properties (if any) which are still available for sale will be offered to be sold in Session B.

Balloting will be used to determine the order of priority in selecting residential properties. The persons or companies interested in participating in Session B to purchase any of the specified residential properties available for sale in Session B ("**Session B Registrant**") must follow the procedures below:-

1. Each of the Session B Registrants must submit the following:
  - (a) the Registration of Intent (Form B) duly completed and signed by the Session B Registrant (individual or company). Individual Form B Registrants (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 (Form B). Any company (whether in its own name or in joint names with any other person(s)) interested in purchasing any of the specified residential properties may only submit a maximum of one Registration of Intent (Form B). Repeated submission of Registration of Intent (Form B) will not be accepted;
  - (b) such number of cashier order(s) that equals the number of specified residential property(ies) which the Session B Registrant intends to purchase as indicated in the Registration of Intent (Form B) (which shall be no more than one (1) for each Session B Registrant). Each cashier order being in the amount of HK\$100,000 made payable to "IU, LAI & LI SOLICITORS". (The relevant cashier order shall be used for part payment of the preliminary deposit when purchasing specified residential property(ies)); and
  - (c) a copy of H.K.I.D. Card(s) or Passport(s) (as the case may be) of the Session B Registrant (if the Registrant is an individual) or copies of H.K.I.D. Card or Passport of the Directors of the company, Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of the Session B Registrant (if the Registrant is a company)

to the Sales Office from 22 May 2018 (both days inclusive) (from 11:00 a.m. to 11:15 a.m.) in order to register for eligibility to the balloting for Session B.

2. Late submission of registration will not be accepted. The Registration of Intent (Form B) is personal to the Session B Registrant and shall not be transferrable.
3. On the First Date of Sale, the Session B Registrants who have submitted the registration in accordance with the procedure above for Session B shall personally attend the Sales Office between 11:00 a.m. to 11:15 a.m. The

Session B Registrants must bring along their H.K.I.D. Card(s) or Passport(s) (as the case may be) (if the Registrant is an individual) or Business Registration Certificate (if the Registrant is a company) and the official receipt for the Registration of Intent. The Session B Registrants whose identities have been verified by the Vendor shall be eligible for the balloting, and each Session B Registrant shall be entitled to only one lot for the purposes of balloting. The Session B Registrants who arrive at the Sales Office at any time later than 11:15 a.m. on the First Date of Sale shall not be eligible for any balloting and the registration of such Session B Registrant will be deemed invalid.

4. The balloting will take place after the registration for ballot on the First Date of Sale and the balloting will be performed by computer. The Vendor shall not incur any liability to any of the Session B Registrants for any error or omission in the ballot results.
5. The Session B Registrant shall proceed to select a maximum of one (1) specified residential property which is still available at the time of selection in the order of priority according to the ballot result. A Session B Registrant who has successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I) shall personally enter into Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property.
6. The Vendor reserves its right, after the receipt of Registration of Intent (Form B), to reject the registration if the registrant does not meet the specific requirements, and the rejected Registration of Intent (Form B) will not be included in the above balloting.
7. 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 residential property.
8. If a Session B Registrant has not purchased any specified residential property, the unused cashier order will be available for collection at the Sales Office by the Registrant or such person duly authorized by the Registrant on or after 23 May 2018 from 11:00 a.m. to 8:00 p.m.

After all selection of specified residential properties according to the ballot results, the remaining available specified residential properties (if any) will be offered to be sold at the Sales Office on a first come first served basis. But the order of priority in the selection of the remaining residential properties among all potential purchasers arriving at the Sales Office within the first 5 minutes immediately after the selection of the residential properties by the registrants as aforesaid is to be determined by another balloting.

**B. On 23 May 2018 and thereafter:**

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.

**乙. 2018年5月23日起：**

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。

**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可供公眾免費領取於：

32/F, Entertainment Building, 30 Queen's Road Central, Central, Hong Kong  
香港中環皇后大道中 30 號娛樂行 32 樓

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