

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

Name of the Phase of the Development : 發展項目的期數的名稱 :	THE PAVILIA FARM II (Phase 2 of THE PAVILIA FARM) (“the Phase”) 柏傲莊 II (柏傲莊第 2 期) (「期數」)
Date of the Sale : 出售日期 :	From 26 November 2020 由 2020 年 11 月 26 日起
Time of Sale : 出售時間 :	<u>On 26 November 2020:</u> From 8:30 a.m. to 8:00 p.m. <u>From 27 November 2020 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. <u>2020 年 11 月 26 日:</u> 由上午 8 時 30 分正至晚上 8 時正 <u>2020 年 11 月 27 日起:</u> 由上午 11 時正至晚上 8 時正
Place where the sale will take place : 出售地點 :	<u>Sales Office 售樓處</u> Shops 3016 – 3018 & 3026, Level 3 of D-PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong (“Sales Office 1”) 香港荃灣青山道 398 號愉景新城第三層 3016-3018 及 3026 號舖 (「售樓處 1」) <u>Additional Designated Venue 額外指定會場</u> Shop 3005, Level 3 of D-PARK, 398 Castle Peak Road, Tsuen Wan, Hong Kong (“Additional Designated Venue”) 香港荃灣青山道 398 號愉景新城第三層 3005 號舖 (「額外指定會場」)
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 :	315
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 :	<p>The following units in Tower 5 (5A): 以下在第 5 座 (5A) 之單位 :</p> <p>8A, 9A, 10A, 11A, 12A, 15A*, 16A, 18A, 19A, 20A, 21A, 22A, 23A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 35A, 36A, 37A, 38A, 39A, 41A, 42A, 43A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 7B, 8B, 9B, 10B, 53B, 55B, 56B, 57B, 58B, 59B, 60B, 61B, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 18C, 19C, 20C, 21C, 22C, 23C, 25C, 26C, 27C, 28C, 29C, 30C, 31C, 32C, 33C, 35C, 36C, 37C, 38C, 39C, 41C, 42C, 43C, 45C, 46C, 47C, 48C, 49C, 50C, 51C, 52C, 53C, 55C, 56C, 57C, 58C, 59C, 60C, 61C, 7E, 62E</p> <p>The following units in Tower 5 (5B): 以下在第 5 座 (5B) 之單位 :</p> <p>8C, 9C, 10C, 11C, 12C, 15C, 16C, 18C, 19C, 20C, 21C, 22C, 23C, 25C, 26C, 27C, 28C, 29C, 30C, 31C, 32C, 33C, 35C, 36C, 37C, 38C, 39C, 41C, 42C, 43C, 45C, 46C, 47C, 48C, 49C, 50C, 51C, 52C, 53C, 55C, 56C, 57C, 58C, 59C, 60C, 61C, 62C, 7D, 62D</p> <p>The following units in Tower 6 (6A): 以下在第 6 座 (6A) 之單位 :</p> <p>7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 7C, 62C, 7D, 62D, 7E, 62E</p> <p>The following units in Tower 6 (6B): 以下在第 6 座 (6B) 之單位 :</p>

59A, 60A, 61A, 7C, 57C, 58C, 59C, 60C*, 61C, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 18E, 19E*, 20E, 21E, 22E, 23E, 25E, 26E, 27E, 28E, 29E, 30E, 31E, 32E, 33E, 35E, 36E, 37E, 38E, 39E, 41E, 42E, 43E, 45E, 46E, 47E, 48E, 49E, 50E, 51E, 52E, 53E, 55E, 56E, 57E#, 58E#, 59E#, 60E#, 61E#, 62E#, 7F*, 62F

The following units in Tower 7 (7A):

以下在第 7 座 (7A) 之單位 :

53B, 55B, 56B, 57B, 58B, 59B, 60B, 61B, 7C, 7D, 53D, 55D, 56D, 57D*, 58D, 59D#, 60D#, 61D#, 62D#, 41E, 42E, 43E, 45E#, 46E#, 47E#, 48E#, 49E#, 50E, 51E#, 52E#, 53E#, 55E#, 56E#, 57E#, 58E#, 59E#, 60E#, 61E#, 62E#, 7F, 53F, 55F#, 56F#, 57F#, 58F#, 59F#, 60F#, 61F#, 62F

The following units in Tower 7 (7B):

以下在第 7 座 (7B) 之單位 :

7B, 53B, 55B, 56B, 57B, 58B, 59B, 60B, 61B, 62B, 7C, 53C, 55C, 56C, 57C, 58C#, 59C#, 60C#, 61C#, 62C#, 45D, 46D, 47D, 48D, 49D, 50D, 51D, 52D, 53D, 55D, 56D, 57D, 58D, 59D, 60D, 61D, 7E

* Sale of such specified residential properties will be suspended from 5 December 2020.

該等指明住宅物業將由 2020 年 12 月 5 日起暫不提供出售。

Sale of such specified residential properties will be suspended from 26 April 2021.

該等指明住宅物業將由 2021 年 4 月 26 日起暫不提供出售。

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：

PART 1 第 1 部分 –

(I) Abstract 摘要

The sale of the specified residential properties will be divided into 2 sessions and will be proceeded in the following order, namely Session A and then followed by Session B:

指明住宅物業將會分 2 節出售，並按以下順序進行: 第 A 節，再後第 B 節:

<i>Session 節</i>	<i>Date 日期</i>	<i>Specified residential properties that will be offered to be sold in the Session 將在該節提供出售的指明住宅物業</i>	<i>Rules for selecting specified residential properties applicable to the Session 適用於該節的揀選指明住宅物業的規則</i>	<i>Additional Rules 額外規則</i>
A	26 November 2020 2020 年 11 月 26 日	The following specified residential properties only: 只限以下指明住宅物業: The following units in Tower 5 (5A): 以下在第 5 座 (5A) 之單位: 8A, 9A, 10A, 11A, 12A, 15A, 16A, 18A, 19A, 20A, 21A, 22A, 23A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 35A, 36A, 37A, 38A, 39A, 41A, 42A, 43A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 7B, 8B, 9B, 10B, 53B, 55B, 56B, 57B, 58B, 59B, 60B, 61B, 18C, 19C, 20C The following units in Tower 5 (5B): 以下在第 5 座 (5B) 之單位: 18C, 19C, 20C	Each Session A Registrant and his/her Additional Registrant(s) (as hereinafter defined)) (if any) must purchase in total:- (i) at least one (1) three-bedroom unit included in Session A Units; <u>OR</u> (ii) at least one (1) specified two-bedroom unit included in Session A Units; <u>OR</u> (iii) at least two (2) Session A Units; and at most four (4) Session A Units, <u>Provided That the Session A Registrant shall purchase at least one (1) and at most two (2) Session A Units in his/her name.</u> (Three-bedroom units include Flats A in Tower 5 (5A), Flats	1. Any Session A Units not purchased in Session A (if any) will be made available for sale in Session B. 2. If the number of the Session A Units remaining available for selection and purchase is such that the "Rules for selecting specified residential properties" applicable to Session A cannot be satisfied, then Session A will end immediately. 1. 任何第 A 節單位未被購買 (如有) 將會於第 B 節以供出售。 2. 如在第 A 節餘下可供選購的第 A 節單位數目不能滿足適用於第 A 節的"揀選指明住宅物業的規則"，則第 A 節將會立即完結。

		<p>The following units in Tower 6 (6A): 以下在第 6 座 (6A)之單位： 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B</p> <p>The following units in Tower 6 (6B): 以下在第 6 座 (6B)之單位： 59A, 60A, 61A, 57C, 58C, 59C, 60C, 61C, 18E, 19E, 20E</p> <p>The following units in Tower 7 (7A): 以下在第 7 座 (7A)之單位： 53B, 55B, 56B, 57B, 58B, 59B, 60B, 61B</p> <p>The following units in Tower 7 (7B): 以下在第 7 座 (7B)之單位： 7B, 53B, 55B, 56B, 57B, 58B, 59B, 60B, 61B, 62B, 45D, 46D, 47D, 48D, 49D, 50D, 51D, 52D, 53D, 55D, 56D, 57D, 58D, 59D, 60D, 61D</p> <p>(以上的單位均稱為「第 A 節單位」) (The units above are defined as “Session A Units”)</p>	<p>A in Tower 6 (6B), Flats C on 57/F – 61/F in Tower 6 (6B), Flats B in Tower 7 (7A) and Flats D in Tower 7 (7B).)</p> <p>(Specified two-bedroom units include Flats B in Tower 5 (5A), Flats B in Tower 6 (6A) and Flats B in Tower 7 (7B))</p> <p>每名 A 節登記人及其一名或多於一名外加登記人(見下文定義)(如有)必須合共購買:-</p> <p>(i) 最少 1 個屬第 A 節單位之三房單位；或</p> <p>(ii) 最少 1 個屬第 A 節單位之指定兩房單位；或</p> <p>(iii) 不少於 2 個第 A 節單位；</p> <p>並且不多於 4 個第 A 節單位，惟該 A 節登記人須以其名義購入最少 1 個及最多 2 個 A 節單位。</p> <p>(三房單位包括：第 5 座 (5A)之 A 單位、第 6 座(6B)之 A 單位、第 6 座(6B)之 57 樓至 61 樓 C 單位、第 7 座 (7A)之 B 單位及第 7 座(7B)之 D 單位。)</p> <p>(指定兩房單位包括：第 5 座(5A)之 B 單位、6 座(6A)之 B 單位及第 7 座(7B)之 B 單位)</p>	
B	<p>26 November 2020</p> <p>2020 年 11 月 26 日</p>	<p>All remaining Session A Unit(s) (if any) which are still available for sale after completion of Session A and the following specified residential properties: 在第 A 節完結後，所有剩餘仍可出售的第 A 節單位及以下指明住宅物業：</p> <p>The following units in Tower 5 (5A): 以下在第 5 座 (5A)之單位： 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 21C, 22C, 23C, 25C, 26C, 27C, 28C, 29C, 30C, 31C, 32C, 33C, 35C, 36C, 37C, 38C, 39C, 41C, 42C, 43C, 45C, 46C, 47C, 48C, 49C, 50C, 51C, 52C,</p>	<p>Each Session B Registrant and his/her Additional Registrant(s) (as hereinafter defined) (if any) must purchase at least one (1) and at most two (2) Session B Units in total, <u>Provided That the Session B Registrant shall purchase at least one (1) Session B Unit in his/her name.</u></p> <p>每名 B 節登記人及其一名或多於一名外加登記人(見下文定義)(如有)必須合共購買最少 1 個及最多 2 個第 B 節單位，惟該 B 節登記人必須以其名義購入最少 1 個 B 節單位。</p>	<p>If there is no Session B Unit available for selection and purchase, then Session B will end immediately. 如沒有第 B 節單位可供選購，則第 B 節將會立即完結。</p>

53C, 55C, 56C, 57C, 58C,
59C, 60C, 61C, 7E, 62E

The following units in
Tower 5 (5B):

以下在第 5 座 (5B)之單
位：

8C, 9C, 10C, 11C, 12C,
15C, 16C, 21C, 22C, 23C,
25C, 26C, 27C, 28C, 29C,
30C, 31C, 32C, 33C, 35C,
36C, 37C, 38C, 39C, 41C,
42C, 43C, 45C, 46C, 47C,
48C, 49C, 50C, 51C, 52C,
53C, 55C, 56C, 57C, 58C,
59C, 60C, 61C, 62C, 7D,
62D

The following units in
Tower 6 (6A):

以下在第 6 座 (6A)之單
位：

7C, 62C, 7D, 62D, 7E, 62E

The following units in
Tower 6 (6B):

以下在第 6 座 (6B)之單
位：

7C, 7E, 8E, 9E, 10E, 11E,
12E, 15E, 16E, 21E, 22E,
23E, 25E, 26E, 27E, 28E,
29E, 30E, 31E, 32E, 33E,
35E, 36E, 37E, 38E, 39E,
41E, 42E, 43E, 45E, 46E,
47E, 48E, 49E, 50E, 51E,
52E, 53E, 55E, 56E, 57E,
58E, 59E, 60E, 61E, 62E,
7F, 62F

The following units in
Tower 7 (7A):

以下在第 7 座 (7A)之單
位：

7C, 7D, 53D, 55D, 56D,
57D, 58D, 59D, 60D, 61D,
62D, 41E, 42E, 43E, 45E,
46E, 47E, 48E, 49E, 50E,
51E, 52E, 53E, 55E, 56E,
57E, 58E, 59E, 60E, 61E,
62E, 7F, 53F, 55F, 56F,
57F, 58F, 59F, 60F, 61F,
62F

The following units in
Tower 7 (7B):

以下在第 7 座 (7B)之單
位：

7C, 53C, 55C, 56C, 57C,
58C, 59C, 60C, 61C, 62C,
7E

(以上的單位均稱為「**第 B
節單位**」)

	(The units above are defined as “ Session B Units ”)		
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General Provisions

1. Any person (whether in his/her own name or in joint names with any other person(s)) interested in purchasing any of the specified residential properties **shall** submit **one** Registration of Intent in Session A and/or **shall** submit **two** Registrations of Intent in Session B.
2. For the purpose of this Information on Sales Arrangements, submission of Registration of Intent by any company (whether in its own name or in joint names with any other person(s) and/or individual(s)) interested in purchasing any of the specified residential properties is only applicable to Session B.
3. Companies not incorporated in Hong Kong are not eligible to purchase any of the specified residential properties in the Phase, whether or not the specified residential properties are included in this Information on Sales Arrangements.
4. The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office 1 and / or Additional Designated Venue (if applicable) and check-in venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office 1 and / or Additional Designated Venue (if applicable) and check-in venue.

一般條款

1. 有意購買任何指明住宅物業的任何人士(不論以個人名義或聯同他人)**必須**於第A節遞交**一份**購樓意向登記及/或**必須**於第B節遞交**兩份**購樓意向登記。
2. 就此銷售安排資料而言，任何公司(不論以其名義或聯同他人及/或個人)遞交的購樓意向登記只適用於第B節。
3. 不接受任何在香港以外註冊成立的公司購買期數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)。
4. 賣方可能不時於售樓處 1、額外指定會場(如適用)及報到場地施加與健康及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入售樓處 1、額外指定會場(如適用)及報到場地。

(II) Procedure of submission of Registration of Intent for Session A and Session B

(II) 第A節及第B節遞交購樓意向登記程序

Any person who is interested to participate in Session A and/or Session B to purchase any specified residential property (“**Session A Registrant**” (for Session A) or “**Session B Registrant**” (for Session B), collectively “**registrants**”) shall follow the following procedure:-

Submission of online Registration of Intent

- a. **All Session A Registrants and Session B Registrants must submit their online Registrations of Intent via https://e-reg.nwd.com.hk/thepaviliafarm_ii (the “Registration Website”) and follow the procedures specified therein.** The closing time for submission of online Registration of Intent will be 3:00 p.m. on 24 November 2020. A registrant must successfully submit the online Registration of Intent and obtain the official receipt of Registration of Intent 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 to hold the following credit limit as deposit (“**Registration Deposit**”) from the credit card(s) designated by the registrant for each Registration of Intent submitted:-

<i>Registrant</i>	<i>Registration Deposit</i>
Session A Registrant	HK\$200,000

Session B Registrant	HK\$100,000 (i.e. Each Session B Registrant shall provide a total sum of HK\$200,000 as Registrant Deposits for the two Registrations of Intent required to be submitted.)
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The Registration Deposit shall be used in the sale under these “Information on Sales Arrangements No.4” and may be used in the sale under the subsequent Information on Sales Arrangements pursuant to paragraph e below. If the registrant has successfully selected specified residential property(ies), New World Real Estate Agency Limited will transfer a sum of HK\$100,000 for each of the specified residential property(ies) selected by the registrant from the Registration Deposit provided by the registrant for the relevant Session to the Vendor’s solicitors, which will be applied towards part payment of the preliminary deposit of the specified residential property upon signing of the Preliminary Agreement for Sale and Purchase. The balance of the preliminary deposit shall be paid upon signing the Preliminary Agreement for Sale and Purchase by cheque(s). If the registrant is not the credit card(s) holder(s), the registrant warrants to the Vendor and New World Real Estate Agency Limited that the registrant has been duly authorized by the credit card(s) holder(s) to use his/her/their credit card(s) for the above purposes.

- c. After the submission of online Registration of Intent, the registrant will receive a QR code in an email issued by New World Real Estate Agency Limited as agent for the Vendor. The registrant shall in person show the QR code in the email to New World Real Estate Agency Limited as agent for the Vendor for confirmation. The registrant will receive an official receipt for the Registration of Intent via the system in an email issued by New World Real Estate Agency Limited as agent for the Vendor.
- d. Any registrant who had successfully completed online Registration of Intent for THE PAVILIA FARM I (including the online Registration of Intent in Session A1, Session A2 and Session B) within the period as specified in the “Information on Sales Arrangements No.1” issued on 13 October 2020 and/or the “Information on Sales Arrangements No.2” issued on 20 October 2020 by the Vendor of THE PAVILIA FARM I and intends to purchase any specified residential properties of THE PAVILIA FARM II **shall be required to submit online Registration(s) of Intent for THE PAVILIA FARM II and provide Registration Deposit again** in accordance with the procedures specified in the latest Information on Sales Arrangements issued by the Vendor of THE PAVILIA FARM II from time to time, Provided That such registrant shall not be required to show the QR code in the email for confirmation to New World Real Estate Agency Limited as agent for the Vendor in person. Such registrant will receive an official receipt for the Registration of Intent directly via the system in an email issued by New World Real Estate Agency Limited as agent for the Vendor.
- e. Subject to the terms of the latest Information on Sales Arrangements to be issued by the Vendor of THE PAVILIA FARM II from time to time, any online Registration of Intent (including the online Registration of Intent in Session A and Session B) successfully completed within the period as specified in these “Information on Sales Arrangements No.4” which has not been used to purchase any specified residential property(ies) under these “Information on Sales Arrangements No.4” may be included in the balloting under the subsequent Information on Sales Arrangements of THE PAVILIA FARM II issued or to be issued by the Vendor of THE PAVILIA FARM II from time to time without the registrant completing registration or paying Registration Deposit again. Insofar as Session B is concerned, if a Session B Registrant has successfully purchased one specified residential property in his/her own name during Session B under these “Information on Sales Arrangements No.4”, both of the two online Registrations of Intention in Session B submitted by him/her will be regarded as used and will not be included in the balloting under the subsequent Information on Sales Arrangements.
- f. Any online Registration of Intent (including the online Registration of Intent in Session A and Session B) successfully completed within the period as specified in the “Information on Sales Arrangements No.1” of THE PAVILIA FARM II issued on 2 November 2020, the “Information on Sales Arrangements No.2” of THE PAVILIA FARM II issued on 9 November 2020 or the “Information on Sales Arrangements No.3” of THE PAVILIA FARM II issued on 17 November 2020 which has not been used to purchase any specified residential property(ies) under the “Information on Sales Arrangements No.1”, the “Information on Sales Arrangements No.2” or the “Information on Sales Arrangements No.3” of THE PAVILIA FARM II and has not been withdrawn will be included in the balloting under these “Information on Sales Arrangements No.4” without the registrant completing registration or paying Registration Deposit again. Insofar as Session B is concerned, if a Session B Registrant has successfully purchased one specified residential property in his/her own name during Session B under the “Information on Sales Arrangements No.1”, the “Information on Sales Arrangements No.2” or the “Information on Sales Arrangements No.3” of THE PAVILIA FARM II, both of the two online Registrations of Intention in Session B submitted by him/her under the “Information on Sales Arrangements No.1”, the “Information on Sales Arrangements No.2” or the “Information on Sales Arrangements No.3” of THE PAVILIA FARM II (as the case may be) will be regarded as used and will not be included in the balloting under these “Information on Sales Arrangements No.4”. If any such registrant wishes to withdraw his online Registration of Intent, the registrant shall attend Sales Office 1 in person to complete the withdrawal procedure before noon on

24 November 2020. In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in balloting.

- g. 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.
- h. Late submission of Registration of Intent will not be accepted. The Registration of Intent is personal to the registrant and shall not be transferrable.
- i. The Vendor has the absolute discretion to determine whether a Registration of Intent is valid pursuant to the terms and conditions set out in the Registration of Intent.

有意參與第A節及/或第B節以購買任何可供出售的指明住宅物業的人士(即「A節登記人」(對第A節而言)或「B節登記人」(對第B節而言)，統稱「登記人」)須遵從下列程序：

透過網上登記系統遞交購樓意向登記

- a. 所有 A 節登記人及 B 節登記人須透過 https://e-reg.nwd.com.hk/thepaviliafarm_ii (「登記網站」)並依據網站內的步驟遞交網上購樓意向登記。截止遞交網上購樓意向登記的時間為 2020 年 11 月 24 日下午 3 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)須就其遞交之每份購樓意向登記不可撤回地授權新世界地產代理有限公司從登記人指定信用卡中扣除以下信用額作為登記訂金:-

登記人	登記訂金
A 節登記人	港幣\$200,000
B 節登記人	港幣\$100,000 (即每名 B 節登記人必須就其而要遞交的兩張購樓意向登記提供合共港幣\$200,000 之登記訂金。)

登記訂金將用於本「銷售安排資料第 4 號」下的出售及可依照下述第 e 段用於其後的銷售安排資料下的出售。如登記人成功揀選指明住宅物業，就其揀選的每個指明住宅物業，新世界地產代理有限公司將會在簽署臨時買賣合約時把登記人為該節提供的登記訂金中的港幣\$100,000 元金額轉交至賣方代表律師並用於支付一個指明住宅物業的部份臨時訂金。臨時訂金之餘額須在簽署臨時買賣合約時以支票支付。如登記人非信用卡持有人本人，登記人向賣方及新世界地產代理有限公司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. 遞交網上購樓意向登記後，每名登記人會經新世界地產代理有限公司(作為賣方代理人)發出的電郵收到一個二維碼。每名登記人需親身向新世界地產代理有限公司(作為賣方代理人)提供電郵內的二維碼以作確認。每名登記人會經新世界地產代理有限公司(作為賣方代理人)系統發出的電郵收到購樓意向登記正式收據。
- d. 任何曾於「柏傲莊 I」之賣方在 2020 年 10 月 13 日發出的「銷售安排資料第 1 號」及/或在 2020 年 10 月 20 日發出的「銷售安排資料第 2 號」中指明時間成功完成「柏傲莊 I」網上購樓意向登記(包括第 A1 節、第 A2 節及第 B 節的網上購樓意向登記)的登記人，如欲購買「柏傲莊 II」之指明住宅物業，須依據「柏傲莊 II」之賣方不時發出的最新銷售安排資料所述的程序**重新遞交「柏傲莊 II」網上購樓意向登記及提供登記訂金**，惟該登記人無須親身向新世界地產代理有限公司(作為賣方代理人)提供電郵內的二維碼以作確認。該登記人會經新世界地產代理有限公司(作為賣方代理人)系統發出的電郵直接收到購樓意向登記正式收據。
- e. 受限於「柏傲莊 II」之賣方不時發出的最新銷售安排資料之條款，任何成功於本「銷售安排資料第 4 號」指明時間成功完成之網上購樓意向登記(包括第 A 節及第 B 節的網上購樓意向登記)如未有用於本「銷售安排資料第 4 號」下的出售購入任何指明住宅物業，該登記可被納入「柏傲莊 II」之賣方不時發出的其後的銷售安排資料下的抽籤程序，而該登記人無須重新登記或提交登記訂金。就第 B 節而言，如一名 B 節登記人於本「銷售安排資料第 4 號」下的第 B 節出售中以其名義成功購入一個指明住宅物業，其遞交的兩份第 B 節網上購樓意向登記均會被視為已用，亦不會被納入其後的銷售安排資料下的抽籤程序。

- f. 任何成功於 2020 年 11 月 2 日發出的「柏傲莊 II」的「銷售安排資料第 1 號」、2020 年 11 月 9 日發出的「柏傲莊 II」的「銷售安排資料第 2 號」或 2020 年 11 月 17 日發出的「柏傲莊 II」的「銷售安排資料第 3 號」指明時間成功完成之網上購樓意向登記(包括第 A 節及第 B 節的網上購樓意向登記)如未有用於「柏傲莊 II」的「銷售安排資料第 1 號」、「銷售安排資料第 2 號」或「銷售安排資料第 3 號」下的出售購入任何指明住宅物業及未被撤回，該登記可被納入本「銷售安排資料第 4 號」下的抽籤程序，而該登記人無須重新登記或提交登記訂金。就第 B 節而言，如一名 B 節登記人於「柏傲莊 II」的「銷售安排資料第 1 號」、「銷售安排資料第 2 號」或「銷售安排資料第 3 號」下的第 B 節出售中以其名義成功購入一個指明住宅物業，其於「柏傲莊 II」的「銷售安排資料第 1 號」、「銷售安排資料第 2 號」或「銷售安排資料第 3 號」(視屬何種情況)下遞交的兩份第 B 節網上購樓意向登記均會被視為已用，亦不會被納入其後的銷售安排資料下的抽籤程序。任何該等登記人如欲取消網上購樓意向登記，必須於 2020 年 11 月 24 日中午 12 時之前親身前往售樓處 1 完成取消手續。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。
- g. 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。
- h. 逾期遞交之購樓意向登記恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。
- i. 賣方有絕對酌情權，決定一個購樓意向登記是否根據購樓意向登記內列明的條款及條件為有效。

(III) Procedure of balloting and the Announcement of balloting results for Session A and Session B

(III) 第 A 節及第 B 節的抽籤及公布抽籤結果程序

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

- a. **The balloting will take place on 25 November 2020 at 3:00 p.m. at the Sales Office 1** for the purposes of determining the order of priority of registrants in each Session in selection of specified residential properties (“**the order of priority**”). All registrants in each Session will also be divided into one or more group(s) for easy crowd management purpose.
- b. Balloting will be carried out by computer. Every valid Registration of Intent shall be allotted one lot. All valid Registrations of Intent will be automatically included in the balloting. Registrants are not required to attend the balloting procedure.
- c. The balloting procedure will be monitored by an external auditor.
- d. The balloting results shall include “order of priority”, “registration number”, “division of group”, “check-in timeslot for each group” and “check-in venue for each group” (“**check-in venue**”) will be posted at the Sales Office 1 and will be posted on the website (<http://www.thepaviliafarm.com.hk/tpfii>) designated by the Vendor for the Phase on 25 November 2020. Registrants will not be separately notified of the ballot results.
- e. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot procedure and/or results.

選擇指明住宅物業的次序將以抽籤方式決定。

- a. 抽籤將於 2020 年 11 月 25 日下午 3 時於售樓處 1 進行，決定每節登記人選購指明住宅物業的優先次序(「優先次序」)，並將每節所有登記人分為一個或多個組別以方便人群管理。
- b. 抽籤將以電腦進行。每一份有效的購樓意向登記可獲分配 1 個籌。所有有效的購樓意向登記將會自動被納入抽籤。登記人無須出席抽籤程序。
- c. 抽籤程序將由第三方核數師監督。
- d. 每節的抽籤結果，包括“優先次序”、“登記號碼”、“分組結果”、“每組別報到時段”、及“每組別報到地點”(「報到場地」)，將於 2020 年 11 月 25 日於售樓處 1 公布，並於賣方為期數指定的互聯網網站的網址(<http://www.thepaviliafarm.com.hk/tpfii>) 公布。登記人不會獲得個別通知。
- e. 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。

(IV) Procedure on a day of sale (applicable to Session A and Session B, subject to and in compliance with the rules set out in the Abstract in Section (I))

(IV) 於出售日的程序 (適用於第 A 節及第 B 節，惟受限於及須遵守第(I)部分摘要的規則)

Registrants in respect of each Session shall attend the check-in venue according to the “check-in timeslot for each group” posted by the Vendor. Registrants in respect of each Session who arrive at the check-in venue beyond “check-in timeslot for each group” shall not be eligible to participate in the selection and purchase of specified residential properties.

1. For the purpose of verification of identity, the registrant must bring along:
 - a. an electronic copy or a printed copy of official receipt of valid Registration of Intent; and
 - b. his/her/their original H.K.I.D. Card(s) / Passport(s); and
 - c. the original copy of Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of the registrant and the H.K.I.D. Card(s)/Passport(s) of all director(s) of the company (if the registrant is or comprises company(ies)).
2. After verification of the identity of the registrants by the Vendor,
 - a. Registrants shall, at the Sales Office 1, or Additional Designated Venue (if applicable), proceed to select the specified residential properties which are still available at the time of selection according to the order of priority in respect of his relevant Registration of Intent and in an orderly manner and within reasonable time.
 - b. A registrant (“**the First Registrant**”) may notify the Vendor on spot to select the specified residential properties which are still available together with **one or more registrant(s) who each holds a valid Registration of Intent for the same Session (i.e. Session A or Session B) but is allocated with a later order of priority (“the Additional Registrant”)**, provided that each Additional Registrant:
 - i. must be a registrant who have submitted a Registration of Intent in the same Session; and
 - ii. must be a close relative (as defined below) to the First Registrant or (if the First Registrant comprises more than one individual) mutual close relative(s) to all individuals listed as the First Registrant under the relevant Registration of Intent and **subject to** the provision of adequate proof of such relationship by the First Registrant to the Vendor’s satisfaction. The Vendor may accept or reject the request regarding the Additional Registrant and the Vendor’s determination shall be final.
 - c. The First Registrant and the Additional Registrant shall select and purchase specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), otherwise the order of priority of the First Registrant and the Additional Registrant shall lapse automatically and he/she/they will no longer be eligible to select and/or purchase any specified residential property under the relevant Registrations of Intent.
3. If the First Registrant and the Additional Registrant(s) has/have successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the First Registrant and the Additional Registrant(s) shall enter into Preliminary Agreement(s) for Sale and Purchase of all of the selected specified residential property(ies). In respect of each Registration of Intent, subject to the rules set out in the Abstract in Section (I), the purchaser(s) of at least 1 of the specified residential property(ies) selected and purchased must be the First Registrant and (if any) any individual(s) added pursuant to paragraph 4 below, and the purchaser(s) of the remaining specified residential property(ies) selected and purchased may be the First Registrant and/or the Additional Registrant and (if any) any individual(s) added pursuant to paragraph 4 below.
4. 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 close relative(s) to the registrant or (if the registrant comprises more than one individual) mutual close relative(s) to all individuals listed as the registrant under the relevant Registration of Intent (**the registrant must on spot produce proof of close relative relationship to the satisfaction of the Vendor**). 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, parents, children, parents-in-law, children-in-law, brothers, sisters, grandparents and grandchildren.
5. Any unused Registration Deposit will be released on the 30th day after the first day of sale under the Information on Sales Arrangements pursuant to which the registrant submits the relevant online Registration of Intent (subject to postponement of the first day of sale allowed by the Sales Arrangements), whether or not such relevant online Registration of Intent has been included in the balloting under any Information on Sales Arrangements subsequently issued by the Vendor.
6. Subject to the completion of the selection and purchase 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 in accordance with the procedures set out in Part 2 below 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).

每節的登記人須根據賣方公佈之相關“每組別報到時段”到達報到場地。於其“每組別報到時段”以外的時間才到達報到場地的登記人將不享有選購指明住宅物業的資格。

1. 為核實身份的目的，登記人必須攜同其
 - a. 有效的購樓意向登記的正式收據之電子本或列印本；及
 - b. 香港身份證 / 護照正本；及
 - c. 商業登記證書、公司註冊證書、最新的周年申報表和所有董事的香港身份證或護照正本(如登記人為或包括公司)。
2. 經賣方確認並核實身份後，
 - a. 登記人須根據「優先次序」就其有關購樓意向登記有秩序地及於合理時間內於**售樓處 1 或 額外指定會場(如適用)**揀選於當時仍可供揀選的指明住宅物業。
 - b. 登記人(「**首名登記人**」)可即時通知賣方與一名或多於一名於同一節(即**第 A 節或第 B 節**)持有較後的優先次序之有效購樓意向登記的登記人(「**外加登記人**」)一同揀選於當時仍可供揀選的指明住宅物業，惟每名外加登記人：
 - i. 必須為在同一節已經遞交有效購樓意向登記的登記人；及
 - ii. 必須為首名登記人的近親(定義見下文)或(如首名登記人含有多於一個個人)於有關購樓意向登記上登記為首名登記人的所有個人的共同近親，首名登記人須提供令賣方滿意的該近親關係的證明。賣方有權接納或拒絕有關外加登記人的要求，就此賣方的決定為最終。
 - c. 首名登記人及外加登記人須遵從第(I)部分摘要的規則，選購指明住宅物業，否則首名登記人及外加登記人之優先次序將自動失效，首名登記人及外加登記人將不再享有相關購樓意向登記下選購指明住宅物業的資格。
3. 如果首名登記人及外加登記人遵從第(I)部分摘要的規則成功揀選指明住宅物業，首名登記人及外加登記人須簽署臨時買賣合約購買其揀選的所有指明住宅物業。就每份購樓意向登記而言，受限於第(I)部分摘要的規則，最少 1 間獲選購的指明住宅物業之買方必須為首名登記人及(如有)按照下述第 4 段規定增加的個人，其餘獲選購的指明住宅物業之買方則可以為首名登記人及/或外加登記人及(如有)按照下述第 4 段規定增加的個人。
4. 在簽署臨時買賣合約購買指明住宅物業前，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為於登記人或(如登記人含有多於一個個人)於有關購樓意向登記上登記為登記人的所有個人的共同近親(登記人須即場出示令賣方滿意的該近親關係的證明)。賣方有權接納或拒絕加名的要求，就此賣方的決定為最終決定。就此銷售安排資料而言，「**近親**」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女。
5. 未使用之登記訂金將根據登記人遞交相關網上購樓意向登記時有關的銷售安排資料下的出售首日起計第 30 天釋放(出售首日受銷售安排允許的延期所限)，不論該相關網上購樓意向登記有否被納入賣方其後發出的銷售安排資料下的抽籤程序。
6. 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)將按以下第2部分之程序以先到先得形式出售。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人士。

PART 2 第 2 部分 –

Procedure after Session B is ended

於第B節結束後之程序

1. After Session B is ended, all the remaining specified residential properties (if any) will be offered for sale on a first come first served basis. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person (including balloting).
2. Each of those person(s) and any one of the directors of each of the HK Corporate Purchaser(s) must submit the following to the Sales Office 1 after the end of Session B until 8:00 p.m. on 26 November 2020 or from 11:00 a.m. to 8:00 p.m. on a day of sale on or after 27 November 2020 in order to register for eligibility to the selection of the specified residential properties remaining to be sold:
 - a. the Registration of Intent duly completed and signed by the registrant; and

- b. cashier order(s) in the amount of HK\$100,000 each (the number of cashier orders shall be same as the number of specified residential properties the registrant intends to purchase) made payable to “DEACONS” or “的近律師行” which shall be used for part payment of the preliminary deposit when purchasing a specified residential property. The balance of the preliminary deposit shall be paid upon signing the Preliminary Agreement for Sale and Purchase by cheque(s); and
 - c. a copy of the person’s H.K.I.D. Card(s) or Passport(s) (as the case may be) or (if the registrant is a HK Corporate Purchaser) copies of H.K.I.D. Card(s) or Passport(s) of the Director(s) of the HK Corporate Purchaser, Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of the HK Corporate Purchaser.
3. Any company which is not incorporated in Hong Kong is not eligible to purchase any of the specified residential properties of the Phase, regardless the specified residential properties are included in this Information on Sales Arrangements or not.
1. 在第B節完結之後，所有餘下的指明住宅物業(如有)將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(包括抽籤)。
 2. 每位人士及每個香港公司買家之任何一位董事登記人須於2020年11月26日第B節完結至晚上8時期間或於2020年11月27日及其後的出售日上午 11 時至晚上 8 時期間到售樓處1遞交以下文件進行登記以取得參加揀選餘下仍有可銷售之指明住宅物業的資格：
 - a. 已填妥及由每個登記人簽署的購樓意向登記；及
 - b. 一張或多張(每張)港幣\$100,000 本票(本票數目須與登記人有意認購的指明住宅物業數目相同)，抬頭人為「的近律師行」或「DEACONS」。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，臨時訂金之餘額須在簽署臨時買賣合約時以支票支付；及
 - c. 該人士的香港身分證或護照(視屬何情況而定)副本或(如登記人為香港公司買家)所有董事的香港身分證或護照、香港公司買家商業登記證書、公司註冊證書和最新的周年申報表副本。
 3. 賣方不接受任何不在香港註冊成立的公司購買期數的任何指明住宅物業(不論是否本銷售安排資料所列之住宅物業)。

PART 3 第 3 部分 –

General Procedures (applicable in all circumstances)

一般程序(適用於所有情況)

1. The Vendor reserves the right to close the Sales Office 1 and Additional Designated Venue (if applicable) 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 7:00 a.m. and 8:00 p.m. on any of the dates of sale, or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in Sales Office 1 and/or Additional Designated Venue (if applicable) and/or their vicinity, for the safety of the registrants and the maintenance of order at the Sales Office 1 and Additional Designated Venue (if applicable), the Vendor reserves its absolute right to postpone the first day of sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Sales Office 1 and Additional Designated Venue (if applicable) or any part thereof. Details of the arrangement will be posted by the Vendor on the website (<http://www.thepaviliarfarm.com.hk/tpfii>) designated by the Vendor for the Phase. 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.
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 1 及額外指定會場(如適用)。
 2. 如在出售日期的任何一天上午 7 時至晚上 8 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，或賣方認為出現任何影響或可能影響售樓處 1 及額外指定會場(如適用)及其附近之安全、秩序或公共衛生之事件或情況時，為保障登記人的安全及維持售樓處 1 及額外指定會場(如適用)的秩序，賣方保留絕對權利延遲出售日期的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 1 及額外指定會場(如適用)或其任何部分。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址(<http://www.thepaviliarfarm.com.hk/tpfii>)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。

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 – 3018 & 3026, 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 3016-3018 及 3026 號舖

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