

Information on Sales Arrangements

Sales Arrangements No.1

銷售安排第 1 號

銷售安排資料

<p>Name of the development: 發展項目名稱：</p>	<p>93 Pau Chung Street 喜築</p>
<p>Date of the Sale: 出售日期：</p>	<p>29 September 2016 and from 1 October 2016 and thereafter 2016 年 9 月 29 日及由 2016 年 10 月 1 日起</p>
<p>Time of the sale: 出售時間：</p>	<p><u>On 29 September 2016 (“First Date of Sales”):</u> From 9:00 a.m. to 8:00 p.m. <u>From 1 October 2016 and thereafter:</u> From 11:00 a.m. to 9:00 p.m. <u>2016 年 9 月 29 日（「出售首日」）：</u> 上午 9 時至下午 8 時 <u>2016 年 10 月 1 日及其後：</u> 每日上午 11 時至下午 9 時</p>
<p>Place(s) where the sale will take place: 出售地點：</p>	<p><u>On 29 September 2016 and 1 to 2 October 2016:</u> Shop 8 on 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong, Kowloon (“Sales Office 1”) <u>On 3 October 2016 and thereafter:</u> Shop 3 on 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong, Kowloon (“Sales Office 2”) <u>2016 年 9 月 29 日及 2016 年 10 月 1 日及 2 日：</u> 九龍觀塘開源道 79 號鱷魚恤中心 1 樓 8 號舖（「售樓處 1」） <u>2016 年 10 月 3 日及其後：</u> 九龍觀塘開源道 79 號鱷魚恤中心 1 樓 3 號舖（「售樓處 2」）</p>
<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：</p>	<p>99</p>
<p>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: 以下單位：</p> <p>5A, 7A, 8A, 9A, 10A, 11A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 6B, 7B, 8B, 9B, 10B, 11B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 6D, 7D, 8D, 9D, 10D, 11D, 15D, 16D, 17D, 6E, 7E, 8E, 9E, 10E, 11E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 5F, 7F, 8F, 9F, 10F, 11F, 15F, 16F, 17F, 18F, 19F, 20F, 21F, 5G, 6G, 7G, 8G, 9G, 10G, 11G, 15G, 16G, 17G, 18G, 15H, 16H, 17H, 18H, 19H, 20H, 6J, 7J, 8J, 9J, 10J, 11J, 15J, 16J, 17J, 18J</p>	

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次序：

**On 29 September 2016 (“First Date of Sale”)**

Balloting will be used to determine the order of priority. The persons interested in purchasing any of the specified residential properties (“**the registrant(s)**”) must follow the procedures below:-

1. Registrations of Intent will be distributed at Shop 8, 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong, Kowloon (“**Sales Office 1**”). A registrant must submit the following:-
  - (a) the Registration of Intent duly completed and signed by the registrant;
  - (b) one cashier order in the sum of HK\$100,000 (if the registrant intends to purchase one specified residential property) or two cashier orders each in the sum of HK\$100,000 (if the registrant intends to purchase two specified residential properties) made payable to “Mayer Brown JSM”; and
  - (c) copy(ies) of the H.K.I.D. Card(s) or Passport(s) (as the case may be) of each of the registrant;

to Sales Office 1 on 15 September 2016 (from 2:00 p.m. to 4:00 p.m.), and from 16 September 2016 to 27 September 2016 (from 11:00 a.m. to 9:00 p.m. everyday) in order to register for eligibility to the balloting which shall take place on 29 September 2016. The closing time for submission of Registration of Intent is 9:00 p.m. on 27 September 2016.
2. Each registrant (whether in his/her own name or jointly with other(s)) may submit not more than two (2) Registrations of Intent. Submission exceeding two Registrations of Intent will NOT be accepted. Each Registration of Intent may be used for registering the intent to purchase not more than two (2) specified residential properties.
3. The following restrictions apply to the First Date of Sale and thereafter:-
  - (a) All specified residential properties are offered for sale to individuals only.
  - (b) A purchaser shall only be allowed to purchase not more than two (2) residential properties in the Development (whether or not the residential properties purchased are included in these Sales Arrangements). Purchasers comprising different combination of individual(s) are not regarded as the same Purchaser.
  - (c) Prospective purchaser which is company shall not be entitled to submit Registration of Intent or purchase any of the specified residential properties listed in these Sales Arrangements.
4. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
5. Late submission of Registration of Intent will not be accepted. The Registration of Intent is personal to the registrant and shall not be transferrable.
6. All valid Registration of Intent submitted before the aforesaid closing time for submission will be included automatically in the balloting. In case of dispute, the Vendor reserves its right to determine whether a

Registration of Intent is valid and should be included in the balloting.

7. The procedures of balloting are as follows:
  - (a) Balloting will take place on the First Date of Sale not earlier than 10:00 a.m. at Sales Office 1. All registrants are welcome to view the balloting. The Vendor reserves the right at any time, for the purposes of maintaining order at Sales Office 1 and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be posted at Sales Office 1. Registrants will not be notified separately of such changes.
  - (b) For the purpose of verification of identity, each registrant must bring along his/her original H.K.I.D. Card(s)/Passport(s) and the original Acknowledgement of the Registration of Intent and personally attend Sales Office 1 from 9:00 a.m. to 10:00 a.m. (the “**check-in timeslot**”). For the purpose of logistics, efficiency, convenience, safety, facilitating the balloting, accommodating some of the registrants for verification of identity and selection and purchase of the specified residential properties, the Vendor may make use of Shop 3 on 1/F and/or half of 3/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong, Kowloon (collectively “**Additional Venues**”) by making announcement at Sales Office 1 and direct the registrants to the Additional Venues. Registrants who arrive at Sales Office 1 or (if applicable) the Additional Venues beyond the check-in timeslot shall not be eligible for participating in the balloting. Each registrant shall only be eligible for the balloting after his/her/their identity has been verified by the Vendor or the Vendor’s appointed agents.
  - (c) For the purpose of balloting, each Registration of Intent will be allotted one lot. In case of dispute, the Vendor has the absolute discretion to decide and the Vendor’s decision shall be final and binding on the registrants. The results of the balloting, including “registration number” and “ballot result sequence”, will be posted by the Vendor at Sales Office 1 and (if applicable) Additional Venues after completion of the balloting. Registrants will not be separately notified of the ballot results.
  - (d) The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
8. Registrants whose identities have been verified by the Vendor or the Vendor’s appointed agent shall proceed to personally select the specified residential properties which are still available at the time of selection in the order of priority in respect of the Registration of Intent concerned according to the ballot results in an orderly manner and within reasonable time and in compliance with the restrictions mentioned in paragraph 3 above.
9. If a registrant has successfully selected any of the specified residential properties, the registrant shall forthwith personally enter into Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies). If the registrant fails to enter into Preliminary Agreement(s) for Sale and Purchase of all the selected specified residential property(ies), the registrant shall be immediately disqualified from selecting and purchasing any of the specified residential property(ies) and all selections of specified residential property(ies) made by the registrant (if any) shall be cancelled.
10. Before entering into the Preliminary Agreement for Sale and Purchase in respect of any specified residential property, a registrant may request the Vendor on the spot to add the immediately family member(s) (i.e. parent,

spouse and children) of the registrant or any individual comprised in the registrant as joint purchaser(s) provided that the registrant must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s) and that all the aforesaid persons shall sign the Preliminary Agreement(s) for Sale and Purchase as purchasers personally. The Vendor reserves its absolute discretion to allow or reject the registrant to add any person(s) to sign the Preliminary Agreement(s) for Sale and Purchase.

11. After the completion of the balloting and selection of the specified residential properties by the eligible persons in accordance with the above procedures, the remaining specified residential properties will be offered to be sold on a first come first served basis to any person interested in purchasing. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any person interested in purchasing.
12. The Vendor reserves the right to close Sales Office 1 and (if applicable) the Additional Venues at any time if all the specified residential properties have been sold out.
13. If Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date on which Registration of Intent may be submitted pursuant to paragraph 1 above, the closing date for submission of Registration of Intent, or the First Date of Sale, then, for the safety of the registrants and the maintenance of order at Sales Office 1, the Vendor reserves its absolute right to change the date and/or time (including the closing date and/or time) for the above activities to such other date and/or time as the Vendor may consider appropriate and/or to close Sales Office 1 and/or (if applicable) the Additional Venue. Details of the arrangement will be posted by the Vendor on the website ([www.93pauchungstreet.com](http://www.93pauchungstreet.com)) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.

**On 1 October 2016 and thereafter**

1. 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 interested in purchasing. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing. On 1 and 2 October 2016, for the purpose of logistics, efficiency, convenience, safety, accommodating some of the prospective purchasers for selection and purchase of the specified residential properties, the Vendor may make use of Shop 3 on 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong, Kowloon (“**Sales Office 2**”) by making announcement at Sales Office 1 and direct the prospective purchasers to Sales Office 2.
2. The Vendor reserves the right to close Sales Office 1 and/or Sales Office 2 (as the case may be) at any time if all the specified residential properties have been sold out.
3. The following restrictions apply each date of sale:-
  - (a) All specified residential properties are offered for sale to individuals only.
  - (b) A purchaser shall only be allowed to purchase not more than two (2) residential properties in the Development (whether or not the residential properties purchased are included in these Sales Arrangements). Purchasers comprising different combination of individual(s) are not regarded as the

same Purchaser.

4. If Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date of sale (other than the First Day of Sale), then, for the safety of the persons interested in purchasing and the maintenance of order at Sales Office 1 and/or Sales Office 2 (as the case may be), the Vendor reserves its absolute right to close Sales Office 1 and/or Sales Office 2 (as the case may be). Details of the arrangement will be posted by the Vendor on the website ([www.93pauchungstreet.com](http://www.93pauchungstreet.com)) designated by the Vendor for the Development. Persons interested in purchasing will not be notified separately of the arrangements.

#### **2016年9月29日（“出售首日”）**

以抽籤方式決定揀選住宅物業的優先次序，有意購買該等指明住宅物業的人士（下稱「登記人」）須遵從下列程序：

1. 購樓意向登記於九龍觀塘開源道 79 號鱷魚恤中心 1 樓 8 號舖（下稱「售樓處 1」）派發。登記人須於 2016 年 9 月 15 日下午 2 時至下午 4 時、2016 年 9 月 16 日至 9 月 27 日起每日上午 11 時至晚上 9 時到售樓處 1 遞交：
  - (a) 已填妥及由登記人簽署的購樓意向登記；
  - (b) 如登記人有意認購一個指明住宅物業，一張港幣\$100,000 本票或如登記人有意認購兩個指明住宅物業，兩張每張港幣\$100,000 之本票，本票抬頭人為「孖士打律師行」及；
  - (c) 每個登記人的香港身份證或護照副本（視屬何情況而定）

進行登記以取得參加 2016 年 9 月 29 日進行的抽籤程序的抽籤資格。截止遞交購樓意向登記的時間為 2016 年 9 月 27 日下午 9 時。

2. 每個登記人(不論以個人名義或聯同他人)可遞交不多於兩份購樓意向登記，遞交多於兩份「購樓意向登記」將不獲接受。每份購樓意向登記可登記認購不多於兩個指明住宅物業。
3. 以下限制適用於出售首日及其後：
  - (a) 所有指明住宅物業僅出售予個人。
  - (b) 每位買方只可購買不多於兩個發展項目內的住宅物業（不論購買的住宅物業是否列於本銷售安排內）。由不同組合的個人組成的買方不視為同一買方。
  - (c) 公司名義之準買方不可遞交購樓意向登記或購買本銷售安排所列之任何指明住宅物業。
4. 已遞交之銀行本票將會用作支付購買指明住宅物業的部份臨時訂金。
5. 逾期遞交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。
6. 所有於截止時間之前遞交的有效的購樓意向登記會被自動納入抽籤。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。
7. 抽籤將會按照以下程序進行：
  - (a) 抽籤程序將於出售首日不早於上午 10 時於售樓處 1 進行。歡迎所有登記人到場參觀。為了維持售

樓秩序及/或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於售樓處 1。登記人將不獲另行通知該等修改。

- (b) 為讓賣方核實登記人身份，登記人須於 2016 年 9 月 29 日上午 9 時至 10 時(下稱「報到時段」)親身攜同其香港身份證/護照正本及購樓意向登記收據正本到達售樓處 1 報到。為了流程、效率、方便、安全、便利抽籤、容納部份登記人作核實身份及選購指明住宅物業的目的，賣方可使用九龍觀塘開源道 79 號鱷魚恤中心 1 樓 3 號舖及/或 3 樓半層(統稱「外加會場」)，並於售樓處 1 作出公布及指示登記人前往外加會場。於報到時段以外的時間才到達售樓處 1 或(如適用)外加會場的登記人將不享有參與抽籤的資格。每位登記人經賣方或賣方委託的代理人核實身份後方可享有抽籤資格。
- (c) 為抽籤的目的，每張購樓意向登記會獲分配一個籌號。如有爭議，賣方有絕對酌情權決定，賣方之決定對登記人為最終及具有約束力。賣方會將抽籤結果，包括「註冊號碼」及「抽籤結果順序」於抽籤完成後於售樓處 1 及(如適用)外加會場公布。登記人將不獲另行通知抽籤結果。
- (d) 如抽籤結果有任何任錯誤或遺漏，賣方無須向登記人承擔任何責任。
8. 經賣方或賣方委託的代理人確認並核實身份後的登記須根據「抽籤結果順序」有秩序地及於合理時間內及遵守以上第 3 段提及的限制情況下親身揀選於當時仍可供揀選的指明住宅物業。
9. 成功選擇指明住宅物業的登記人須即時親身簽署臨時買賣合約購買其揀選的指明住宅物業。如登記人未能為其選擇的所有指明住宅物業簽署臨時買賣合約，該名登記人即失去資格選購任何指明住宅物業，而其所作出的任何指明住宅物業的選擇（如有）即會被取消。
10. 在簽署臨時買賣合約購入任何指明住宅物業前，登記人可即場通知賣方加入登記人或組成登記人之任何個人之直系親屬（即父母、配偶及子女）作為聯名買方，惟該登記人須提供令賣方滿意的有關證明文件證明親屬關係；及所有前述人士須以買家身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人加入任何人士簽署臨時買賣合約。
11. 當抽籤及合資格人士根據上述程序選購指明住宅物業完畢後，餘下的指明住宅物業將以先到先得形式向任何有意購買的人士發售。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。
12. 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（如適用）外加會場。
13. 如在根據上述第 1 段可遞交購樓意向登記的任何一天、於遞交購樓意向登記的截止日期或出售首日期間，天文台發出八號或更高之熱帶氣旋警告信號或黑色暴雨警告，為保障登記人的安全及維持售樓處 1 的秩序，賣方保留絕對權力更改上述活動的日期及/或時間（包括截止日期及/或時間）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/或(如適用)額外會場，並於賣方就發展項目指定的互聯網網站的網址 ([www.93pauchungstreet.com](http://www.93pauchungstreet.com)) 公布有關安排及詳情。登記人將不獲另行通知。

### **2016 年 10 月 1 日及其後**

1. 在根據上述程序完成合資格人士選購指明住宅物業的前提下，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。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。於 2016 年 10 月 1 日及 2 日，為了流程、效率、方便、安全、便利抽籤、容納部份準買方作核實身份及選購指明住宅物業的目的，賣方可使用九龍觀塘開源道 79 號鱷魚恤中心

1 樓 3 號舖(下稱「售樓處 2」)，並於售樓處 1 作出公布及指示準買方前往售樓處 2。

2. 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/或售樓處 2(視情況而定)。
3. 此以下限制適用於每個出售日：
  - (a) 所有指明住宅物業僅出售予個人。
  - (b) 每位買方只可購買不多於兩個發展項目內的住宅物業(不論購買的住宅物業是否列於本銷售安排資料內)。由不同組合的個人組成的買方不視為同一買方。
4. 如在出售日期任何一天(出售首日除外)期間任何時間，天文台發出八號或更高之熱帶氣旋警告信號或黑色暴雨警告，為保障有意購買的人士的安全及維持售樓處 1 及/或售樓處 2(視情況而定)的秩序，賣方保留絕對權力關閉售樓處 1 及/或售樓處 2(視情況而定)，並於賣方就發展項目指定的互聯網網站的網址(www.93pauchungstreet.com)公布有關安排及詳情。有意購買的人士將不獲另行通知。

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.

如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

#### **Other matters:**

#### **其他事項：**

1. This Sales Arrangement is not applicable to those residential properties in the Development designated for sale by the Vendor (Urban Renewal Authority) under the scheme of Expression of Interest in Purchasing Arrangement (“EIPA”), namely the following flats:-

此銷售安排並不適用於賣方(市區重建局)指定予「認購意向安排計劃」下出售之發展項目住宅物業，即下列單位：-

Flat 單位

6A, 12A, 22A, 5B, 12B, 22B, 5D, 12D, 22D, 5E, 12E, 22E, 6F, 12F, 22F, 12G, 5J, 12J, 22J

The aforesaid flats will be included in another Sales Arrangement to be issued by the Vendor (Urban Renewal Authority) in relation to EIPA in due course.

上述單位將會涵蓋在另一份由賣方(市區重建局)發出適用於「認購意向安排計劃」的銷售安排。

2. The sale of the residential properties is subject to availability. Also, the Vendor reserves the right to suspend

sales or reduce the number of properties to be offered for sale at any time without further notice. Please note that the completion of the verification of a registrant's identity, any order of priority in respect of the selection of residential properties according to the result of the balloting, or the Vendor's admittance of any person to the waiting queue does not guarantee that that registrant / person will be able to purchase any residential property.

將提供出售的住宅物業售完即止。另外，賣方亦保留最終決定權於任何時候暫停出售或減少要約出售物業數目，無需任何通知。登記人獲確認和核實身份、登記人根據抽籤結果獲得之任何揀選住宅物業優先次序或任何人士獲賣方接受輪候均不保證該登記人／人士能購得任何住宅物業，敬希注意。

3. If the registrant(s) has not purchased any specified residential property, the unused cashier order(s) will be available for collection by the registrant(s) at Sales Office 1 or Sales Office 2 (as the case may be) during the period of 1 October 2016 to 4 October 2016 (except on the date(s) of ballot result announcement and first date(s) of sale as stated in the relevant "Information on Sales Arrangements" issued or to be issued by the Vendor from time to time) from 11 a.m. to 9 p.m.

如登記人並無購入任何指明住宅物業,可於 2016 年 10 月 1 日至 2016 年 10 月 4 日 (賣方不時發出或將發出相關的銷售安排資料所述的抽籤結果公布日期及出售首日除外) 上午 11 時至下午 9 時到售樓處 1 或售樓處 2(視情況而定)取回未使用的本票。

- (a) The registrant(s) must bring along :

登記人親臨須攜同：

- (i) his/her/their H.K.I.D. Card(s) or Passport(s) (as the case may be); and  
其身份證或護照正本;及
- (ii) the original Acknowledgement of Registration of Intent.  
購樓意向登記收據正本。

- (b) If the unused cashier order(s) is/are to be collected by the authorized person of the registrant(s), the authorized person must bring along:-

如登記人授權他人代其取回未使用的本票,獲授權人士須攜同：

- (i) copy(ies) of the H.K.I.D Card(s) or Passport(s) (as the case may be) of each of the registrant(s);  
每名登記人身份證或護照副本；
- (ii) a valid authorization letter; and  
有效的授權書；
- (iii) a copy of H.K.I.D. Card or Passport (as the case may be) of the authorized person; and  
獲授權人士之身份證或護照副本（視屬何情況而定）；及
- (iv) the original Acknowledgement of Registration of Intent.  
購樓意向登記收據正本。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at (from 21 September 2016 to 2 October 2016) Shop 8, 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong, Kowloon and at (from 3 October 2016 and thereafter) Shop 8, 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong, Kowloon.

載有上述銷售安排的資料的文件印本可於(由 2016 年 9 月 21 日至 2016 年 10 月 2 日)九龍觀塘開源道 79 號鱷魚恤中心 1 樓 8 號舖及於(由 2016 年 10 月 3 日及其後)九龍觀塘開源道 79 號鱷魚恤中心 1 樓 3 號舖供公



眾免費領取。

Date of issue:

21 September 2016

發出日期：

2016年9月21日