

## 銷售安排資料

<b>Name of the Development:</b> 發展項目名稱：	93 Pau Chung Street 喜築
<b>Date of the Sale:</b> 出售日期：	30 September 2016 (the “Date of EIPA Sale”) 2016年9月30日 (「認購意向安排計劃出售日期」)
<b>Time of the Sale:</b> 出售時間：	<u>On the Date of EIPA Sale:</u> From 11:00 a.m. to 6:00 p.m.  <u>認購意向安排計劃出售日期當日：</u> 上午 11 時至下午 6 時
<b>Place where the sale will take place:</b> 出售地點：	Shop 8, 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong, Kowloon (“the Sales Office”)  九龍觀塘開源道 79 號鱷魚恤中心 1 樓 8 號舖 (「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	19
<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 flats in the development 以下在發展項目的單位： 6A, 12A, 22A, 5B, 12B, 22B, 5D, 12D, 22D, 5E, 12E, 22E, 6F, 12F, 22F, 12G, 5J, 12J, 22J	
<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：	
<ol style="list-style-type: none"> <li>1. Participants (each “EIPA Participant”) of the scheme of Expression of Interest in Purchasing Arrangement (note: please see “Other matters” below) in relation to the Development (“EIPA”) and not other persons may select residential properties on the Date of EIPA Sale. Details are as follows.</li> <li>2. The EIPA Participants who are eligible to select and purchase and interested in purchasing any of the specified residential properties under these Sales Arrangements available for selection shall <b>personally attend</b> the Sales Office between 11:00 a.m. and 11:30 a.m. on 30 September 2016 and must bring along: <ol style="list-style-type: none"> <li>a) his/her H.K.I.D. Card(s) or Passport(s) (as the case may be);</li> <li>b) the prescribed form of Registration of Intent duly completed and personally signed by the EIPA Participant;</li> <li>c) a cashier order issued in favour of “Mayer Brown JSM” for the sum of HK\$100,000 for payment of part of the preliminary deposit payable upon signing of the Preliminary Agreement for Sale and Purchase; and</li> <li>d) a blank cheque for payment of the balance of the said preliminary deposit,</li> </ol> <p>in order to register for eligibility for the balloting to take place on 30 September 2016.</p> </li> </ol>	

3. The EIPA Participants who arrive at the Sales Office at any time later than 11:30 a.m. on 30 September 2016 shall not be eligible for any balloting. The Registration of Intent is personal to the EIPA Participant and shall not be transferrable.
4. The EIPA Participants whose identities have been confirmed and verified by the Vendor during the registration shall be eligible for the balloting and the EIPA Participant of each registration shall be entitled to select and purchase only one specified residential property. The priority of selecting and purchasing the specified residential properties among the EIPA Participants who have already submitted a Registration of Intent (each "Registrant") will be determined by balloting.
5. Balloting will take place after the registration for ballot on 30 September 2016 is completed and the ballot result shall be posted at the Sales Office after the balloting.
6. The Registrant of each Registration of Intent shall proceed to select one (1) specified residential property which is still available at the time of selection in order of priority according to the ballot result. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any Registrant interested in purchasing.
7. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office and/or facilitating smooth sale of the specified residential properties, to adjust the time of the selection and sale. Any changes to the time of the selection and sale will be posted at the Sales Office. The Registrants will not be notified separately of such changes.
8. If the Registrant has successfully selected a specified residential property, the Registrant shall personally enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property. If the Registrant shall fail to enter into a Preliminary Agreement for Sale and Purchase for the selected specified residential property, the Registrant shall be immediately disqualified from selecting and purchasing the specified residential property and the selection of specified residential property made by the Registrant shall be cancelled.
9. The Vendor reserves its right, after the receipt of Registration of Intent, to reject the registration if the Registrant does not meet the specific requirements, and the rejected Registration of Intent will not be included in the above balloting.
10. 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 does not guarantee that Registrant /person will be able to purchase any residential property in the Development.
11. After the completion of the balloting and the selecting and purchasing of the specified residential properties by purchasers concerned according to the ballot result, the remaining specified residential properties (if any) will be sold on a first come first served basis at the Sales Office (but the order of priority in the selection of the remaining specified residential properties among all potential purchasers arriving at the Sales Office within the first 5 minutes immediately after the selection of the specified residential properties by the Registrants as aforesaid is to be determined by another balloting) Provided That:
  - (i) on the Date of EIPA Sale, only the EIPA Participants may purchase such remaining unsold specified residential properties; and
  - (ii) the EIPA Participant must bring along his/her H.K.I.D. Card(s) or Passport(s) (as the case may be) and attend the Sales Office in person, and where such EIPA Participant has not submitted a Registration of Intent according to paragraph 2, he/she must also bring along (a) a cashier's order in the amount of HK\$100,000 and made payable to "Mayer Brown JSM"; (b) a blank cheque; and (c) the prescribed form of Registration of Intent duly completed and personally signed by that EIPA Participant.

Under any circumstances, only one residential property can be purchased in respect of each registration under EIPA.

In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method.

1. 只有已參與發展項目有關之認購意向安排計劃（註：請參閱下文「其他事項」）（「認購意向安排計劃」）之人士（「認購意向安排計劃參與人」）方可於認購意向安排計劃出售日期揀選住宅物業，詳情如下。
2. 符合資格及有意購買本銷售安排提供出售的指明住宅物業的認購意向安排計劃參與人須於2016年9月30日上午11時至上午11時30分內親臨售樓處，並須攜同以下文件：
  - a) 其香港身份證或護照（視屬何情況而定）；
  - b) 填妥並經該認購意向安排計劃參與人親自簽妥之購樓意向登記指定表格；
  - c) 一張抬頭人為「孖士打律師行」而款額為港幣100,000元的銀行本票，以作支付簽署臨時買賣合約時須支付的臨時訂金的部份之用；及
  - d) 一張空白支票以作支付該臨時訂金的餘款之用，以取得參加該2016年9月30日的抽籤資格。
3. 於2016年9月30日上午11時30分後任何時間才到達售樓處的認購意向安排計劃參與人將不獲予抽籤資格，購樓意向登記只適用於認購意向安排計劃參與人本人及不能轉讓。
4. 認購意向安排計劃參與人經賣方確認並核實身份後方可享有最終抽籤資格，而每個登記的認購意向安排計劃參與人只可揀選及購買一個指明住宅物業，該等認購意向安排計劃參與人（「登記人」）揀選及購買該等指明住宅物業的優先次序將以抽籤結果決定。
5. 抽籤程序將於該2016年9月30日當天抽籤登記完成後進行，而抽籤結果將於抽籤後在售樓處張貼。
6. 每份購樓意向登記下之登記人可根據抽籤結果的順序，揀選一個在當時仍然可被揀選的指明住宅物業。如有任何爭議，賣方保留絕對權力分配任何指明住宅物業予任何有意購買的登記人。
7. 為了維持售樓處秩序及 / 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揀選及出售的時間。任何揀選及出售的時間的修改會張貼於售樓處。登記人將不獲另行通知該等修改。
8. 成功選擇指明住宅物業的登記人須親身簽署臨時買賣合約購買其選擇的指明住宅物業。如登記人未能成功為其選擇的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，而其所作出的指明住宅物業選擇即會被取消。
9. 在收取購樓意向登記後，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將不會納入以上的抽籤。

10. 將提供出售的指明住宅物業售完即止。登記人獲確認和核實身份、登記人根據抽籤結果獲得之任何揀選住宅物業次序或任何人士獲賣方接受輪候均不保證該登記人 / 人士能購得發展項目內之任何住宅物業，敬希注意。
11. 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將以先到先得形式在售樓處發售(但在上述登記人揀選指明住宅物業完畢後首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指明住宅物業之優先次序)，唯
- (i) 於認購意向安排計劃出售日期當日，只有認購意向安排計劃參與人方可選購該等尚餘未售出的指明住宅物業; 及
- (ii)認購意向安排計劃參與人必須攜同其香港身份證或護照 (視屬何情況而定) 親臨售樓處，未  
按上述第2段遞交購樓意向登記之認購意向安排計劃參與人須攜同(a)一張抬頭人為「孖士打律師行」而款額為港幣100,000元的銀行本票; (b)一張空白支票;及(c)填妥並經該認購意向安排計劃參與人親自簽妥之購樓意向登記指定表格。

在任何情況下，就每個認購意向安排計劃登記只可認購一個指明住宅物業。

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

**Other matters**

- (a) The Expression of Interest in Purchasing Arrangement (“EIPA”) mentioned here is a scheme run by the Vendor - Urban Renewal Authority. The intention of that scheme is to offer opportunity to the former owner-occupiers of domestic flats in the Urban Renewal Authority’s Project MTK/1/002 (San Shan Road / Pau Chung Street Redevelopment Project) including the Development to purchase residential properties in the Development for moving back to the same district where they once lived. The participants of that scheme will be informed, after the issuance of these Sales Arrangements, by a registered letter issued by Urban Renewal Authority of the sales arrangements hereof and the forms of Registration of Intent and details on the submission thereof.
- (b) The sale of the 19 specified residential properties contained in this Information on Sales Arrangements is a one-off arrangement; and there will be no other residential properties in the Development or in other future developments falling within Urban Renewal Authority’s Project MTK/1/002 (San Shan Road / Pau Chung Street Redevelopment Project) designated for sale under the EIPA.
- (c) Each EIPA Participant (whether he/she has successfully selected and purchased any specified residential property on the Date of EIPA Sale (i.e. 30 September 2016) or otherwise) may take part in the sale of residential properties in the Development included under other Sales Arrangements issued or to be issued by the Vendor from time to time.

- (d) After the completion of the balloting, the ballot result will be posted at the Sales Office and made available on the website designated for the Development ([www.93pauchungstreet.com](http://www.93pauchungstreet.com)). The Vendor reserves its right to adjust the date, time and manner of the release of ballot result in accordance with the process of verification of identities of Registrants or the carrying out of other procedures.
- (e) The sale of the residential properties in the Development is subject to availability. Also, the Vendor reserves the right to suspend sales or reduce the number of residential properties to be offered for sale at any time without further notice.
- (f) If No. 8 or higher Tropical Cyclone Warning Signal is hoisted and/or Black Rainstorm Warning Signal is issued by the Hong Kong Observatory at any time between the hours of 8:00 a.m. and 6:00 p.m. on the Date of EIPA Sale (i.e. 30 September 2016), then, for the safety of the EIPA Participants and the maintenance of order at the Sales Office, the Vendor will, at its absolute discretion, (i) postpone the Date of EIPA Sale (i.e. 30 September 2016) to the following day after the No. 8 or higher Tropical Cyclone Warning Signal is cancelled or replaced by a No. 3 Tropical Cyclone Signal or below and/or after the Black Rainstorm Warning Signal is cancelled or replaced by a lower level alert (as the case may be) and/or (ii) close the Sales Office. EIPA Participants will not be notified separately of the above arrangements.

#### 其他事項

- (a) 本文所提及之認購意向安排計劃乃賣方：市區重建局專為與 MTK/1/002 項目(即新山道 / 炮仗街重建項目)影響的前住宅物業自住業主而設，旨在提供機會予該等前業主購買發展項目的住宅物業以返回該區居住。已參與該計劃之人士於本銷售安排發出日期後將獲市區重建局的掛號函件通知本銷售安排、提供購樓意向登記表格及其遞交詳情。
- (b) 本銷售安排資料所包含之 19 個指明住宅物業之銷售為一次性安排，發展項目或市區重建局的 MTK/1/002 項目 (新山道 / 炮仗街重建項目)之其他未來發展項目內均無其他住宅物業劃入認購意向安排計劃以供出售。
- (c) 每位認購意向安排計劃參與人(不論是否在認購意向安排計劃出售日期當日(即 2016 年 9 月 30 日)成功揀選及購買任何住宅物業)，均可購買其他由賣方不時發出的銷售安排下涵蓋的發展項目內的住宅物業。
- (d) 抽籤完成後，抽籤結果將張貼於售樓處並於發展項目之指定網站 ([www.93pauchungstreet.com](http://www.93pauchungstreet.com)) 公布。賣方保留最終決定權因應實際情況更改公布抽籤結果之日期、時間及方式。
- (e) 將提供出售發展項目內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發展項目或減少要約出售物業數目，無需提早通知。
- (f) 如於認購意向安排計劃出售日期(即 2016 年 9 月 30 日)上午 8 時至下午 6 時期間香港天文台發出八號或以上熱帶氣旋警告信號及/或黑色暴雨警告信號，賣方為保障認購意向安排計劃參與人的安全及維持售樓處的秩序，賣方將有絕對酌情權(i)延遲認購意向安排計劃出售日期(即 2016 年 9 月 30 日)至八號或以上熱帶氣旋警告信號取消或改為三號或較低的警告信號後的之後的一天及 / 或黑色暴雨警告信號取消或改為較低級別的暴雨警告信號後的之後的一天(視情況而定)及 / 或(ii)關閉售樓處。認購意向安排計劃參與人將不獲另行通知上述安排。

**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：**

Shop 8, 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong, Kowloon

九龍觀塘開源道 79 號鱷魚恤中心 1 樓 8 號舖

**Date of issue (發出日期): 22 September 2016 (2016 年 9 月 22 日)**