

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No. 2
銷售安排第 2 號

Name of the Development: 發展項目的名稱：	Babington Hill 巴丙頓山
Date of the Sale: 出售日期：	From 3 February 2018 由 2018 年 2 月 3 日起
Time of Sale: 出售時間：	<u>On 3 February 2018:</u> From 2:00 p.m. to 6:00 p.m. <u>From 4 February 2018 and thereafter:</u> From 12:00 noon to 8:00 p.m. <u>2018 年 2 月 3 日：</u> 由下午 2 時至晚上 6 時 <u>由 2018 年 2 月 4 日起：</u> 由中午 12 時至晚上 8 時
Place where the sale will take place: 出售地點：	<u>On 3 February 2018:</u> 9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong (“ ifc Venue ”) <u>From 4 February 2018 and thereafter:</u> Room 2204-2206, 22/F, World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong (“ WTC Venue ”) <u>2018 年 2 月 3 日：</u> 香港港景街 1 號國際金融中心一期 9 樓（下稱「 ifc 會場 」） <u>由 2018 年 2 月 4 日起：</u> 香港銅鑼灣告士打道 280 號世貿中心 22 樓 2204 室至 2206 室（下稱「 WTC 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：	10
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：	7A, 6A, 9C, 8C, 7C, 6C, 5C, 3C, 6D, 6E
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><u>On 3 February 2018 (“the first date of the sale”)</u></p> <p><u>Section (I) Submission of Registration of Intent</u></p> <ol style="list-style-type: none"> 1. Balloting will be used to determine the order of priority. 2. Persons interested in purchasing any of the specified residential properties (the “Registrant”) must follow the procedures below. 3. A Registrant (comprising individual(s) only) must submit the following:- <ol style="list-style-type: none"> (a) only one Registration of Intent (Form BH) duly completed and signed by the Registrant; (b) the Registration of Intent (Form BH) shall be accompanied with cashier order(s). The number of cashier

order(s) shall be equal to the number of specified residential properties which the Registrant intends to purchase as indicated in the Registration of Intent (Form BH). In any event, each Registration of Intent (Form BH) can only be used to purchase one (1) or a maximum of two (2) specified residential property(ies). Each cashier order shall be in the sum of HK\$500,000 and made payable to "MAYER BROWN JSM"; and

- (c) a copy of the Registrant's I.D. Card(s)/Passport(s)

to the WTC Venue after relevant price lists of the specified residential properties are made available till 8:00 p.m. on 1 February 2018 during office hours (i.e. from 12:00 noon to 8:00 p.m. everyday). The closing time for submission of Registration of Intent (Form BH) will be 8:00 p.m. on 1 February 2018. Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the Registrant will be given a receipt of Registration of Intent (Form BH).

Section (II) Sales Procedures

4. Balloting will take place in batches:

(a) First round balloting (for dividing all Registrants into group(s))

- (i) The first round balloting will take place at or after 8:30 p.m. on 1 February 2018 at the WTC Venue for the purposes of dividing the Registrants into one or more group(s). All valid Registrations of Intent (Form BH) submitted before the closing time for submission as stated under Section (I) above will be included automatically in the balloting. The Vendor reserves the right at any time, for the purposes of maintaining order at the WTC Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the first round balloting. Any changes to the time and date of the first round balloting will be posted at the WTC Venue. Registrants will not be notified separately of such changes.
- (ii) The results of the first round balloting, including "registration number", "division of group", "check-in timeslot for each group" will be posted by the Vendor at the WTC Venue after completion of the first round balloting. Registrants will not be separately notified of the ballot results.

(b) Second round balloting (for determining the order of priority of Registrants in selecting and purchasing specified residential properties)

- (i) The second round balloting for the group(s) of the Registrants will take place on the first date of the sale in batches at the ifc Venue after the relevant "check-in timeslot for each group" as posted by the Vendor pursuant to sub-paragraph 4(a)(ii) above is ended. The Vendor reserves the right at any time, for the purposes of maintaining order at the ifc Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the second round balloting. Any changes to the time and date of the second round balloting will be posted at the ifc Venue. Registrants will not be notified separately of such changes.
- (ii) For the purpose of verification of identity, the Registrants must bring along his/her/their original I.D. Card(s)/Passport(s) and the original receipt of Registration of Intent (Form BH) or (if applicable) the attorney must bring along copy(ies) of the Registrant's I.D. Card(s)/Passport(s), his/her/their original I.D. Card(s)/Passport(s) and validly executed power of attorney in a form prescribed by the Vendor and **personally** attend the ifc Venue according to "check-in timeslot for each group" posted by the Vendor. Registrants who arrive at the ifc Venue beyond their "check-in timeslot for each group" shall not be eligible to participate in second round balloting.
- (iii) A Registrant who leaves the ifc Venue while his/her/their group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/their order of priority shall lapse immediately.
- (iv) For the purpose of the second round balloting, every valid Registration of Intent (Form BH) shall be allotted one lot. The results of the second round balloting, including "registration number" and "ballot result sequence" will be announced and/or posted by the Vendor at the ifc Venue. The Registrants will not be separately notified of the ballot results.

5. (a) Immediately after the second round balloting, the Registrants (or the attorney pursuant to a validly executed power of attorney in a form and prescribed by the Vendor) shall **personally** select specified residential property(ies) which is/are still available at the time of selection in the order of priority according to the "ballot result sequence" and in an orderly manner and within reasonable time. The Registrants shall **in compliance with the rules set out below** select and purchase one (1) or two (2) specified residential

property(ies), otherwise his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to select and purchase specified residential property(ies).

<i>Eligible Registrants</i>	<i>Rules for selecting specified residential property(ies)</i>	<i>Additional Rules for selecting specified residential properties</i>
Only one (1) cashier order is submitted and the number of specified residential property which the Registrant intends to purchase as indicated in the Registration of Intent (Form BH) is one (1)	Select one (1) specified residential property which is still available at the time of selection	Not applicable
Two (2) cashier orders are submitted and the number of specified residential properties which the Registrant intends to purchase as indicated in the Registration of Intent (Form BH) is two (2)	Select one (1) or two (2) specified residential property(ies) which is/are still available at the time of selection subject to the additional rules set out in the right column	Must not purchase more than one (1) of the following specified residential properties amongst the combination of properties selected by the Registrant under the same Registration of Intent (Form BH): Flat A on any floor

- (b) If the Registrant has successfully selected any specified residential property in compliance with the rules set out in sub-paragraph (a), the Registrant (or the attorney pursuant to a validly executed power of attorney in a form and prescribed by the Vendor) shall **personally** enter into one or more Preliminary Agreement(s) for Sale and Purchase of **ALL** the selected specified residential property(ies). If the Registrant does not enter into **ALL** Preliminary Agreement(s) for Sale and Purchase of **ALL** the selected specified residential property(ies), he/she/they would be deemed to give up **ALL** those specified residential property(ies) and his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to select and purchase specified residential property(ies).
- (c) Prior to the signing of the Preliminary Agreement(s) for Sale and Purchase, the Registrant may notify the Vendor on spot to add and/or delete individual(s) signing the Preliminary Agreement(s) for Sale and Purchase, but subject to the following:
- (i) the Registrant will not be allowed to first delete and then add individual(s) signing the Preliminary Agreement(s) for Sale and Purchase;
 - (ii) if a Registrant wishes to add any individual(s), then prior to adding of any individual(s) all the individual(s) comprised in the Registrant must be **close relative(s)** (i.e. spouse, parents, children, brothers and sisters) of each other and the additional individual(s) must be the **close relative(s)** of **ALL** the individual(s) comprised in the Registrant and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final;
 - (iii) if a Registrant wishes to delete any individual(s), then prior to deletion of any individual(s) all the individual(s) comprised in the Registrant must be the **close family member(s)** (i.e. spouse, parents, children, brothers, sisters, grandparents and grandchildren) of each other and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final.
- Provided that a Registrant who selects specified residential property(ies) through his/her/their attorney cannot be withdrawn entirely from any of the selected specified residential property(ies).
- (d) The Vendor reserves its absolute discretion to allow or reject the Registrant's request to add and/or delete any individual(s).

Section (III) General Procedures

6. Each individual (whether alone or jointly with others) shall only be registered under **one** valid Registration of Intent (Form BH). Duplicated registration will not be accepted. The Registration of Intent (Form BH) is personal to the Registrant and shall not be transferable. The order of submission of the Registration of Intent (Form BH) will not

have any impact on the order of priority for selecting the specified residential property(ies). In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent (Form BH) is valid and should be included in balloting.

7. If a Registrant purchases any specified residential property(ies), the cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). The balance of the preliminary deposit for the purchase of the specified residential property(ies) must be paid upon signing of the Preliminary(s) Agreement for Sale and Purchase.
8. The Vendor shall not be responsible to the Registrants for any error or omission contained in the ballot results.
9. If a Registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies) which the Registrant intends to purchase as indicated in his/her/their Registration of Intent (Form BH), his/her/their unused cashier order(s) will be available for collection by the Registrant (or his/her/their authorized person) at the WTC Venue from 4 February 2018 to 5 February 2018 during office hours (i.e. from 12:00 noon to 8:00 p.m. everyday). The Registrant must bring along his/her/their I.D. Card(s)/Passport(s) (or a copy of the I.D. Card(s)/Passport(s) of the Registrant if unused cashier order(s) is/are collected by authorized person), the original receipt of valid Registration of Intent (Form BH), and (if applicable) a valid authorization letter and a copy of I.D. Card/Passport of the authorized person.
10. 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 property(ies) (if any) will be sold on a first come first served basis to any person interested in purchasing the remaining specified residential property(ies). In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential property(ies) to any person interested in purchasing by any method (including balloting).
11. The Vendor reserves the right to close the ifc Venue at any time if all the specified residential properties have been sold out.
12. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 10:00 a.m. and 8:00 p.m. on the date on which Registration of Intent (Form BH) may be submitted and/or the first date of the sale, then, for the safety of the Registrants and the maintenance of order at the WTC Venue and/or ifc Venue, 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 (Form BH) and/or the first round balloting and/or the first date of the sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the WTC Venue and/or ifc Venue). Details of the arrangement will be posted by the Vendor on the website (www.babingtonhill.com.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.

On 4 February 2018 and thereafter:

13. 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 property(ies) (if any) will be sold on a first come first served basis to any person interested in purchasing the remaining specified residential property(ies). In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential property(ies) to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (comprising individual(s) only) may purchase on a first come first served basis.
14. The Vendor reserves the right to close the WTC Venue at any time if all the specified residential properties have been sold out, provided that the WTC Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 9 above.
15. If the Vendor postpones the first date of the sale to such other date pursuant to this Sales Arrangements, the subsequent dates of sale will be postponed accordingly.
16. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 10:00 a.m. and 8:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the purchasers and the maintenance of order at the WTC Venue, the Vendor reserves its absolute right to close the WTC Venue. Details of the arrangement will be posted by the Vendor on the website (www.babingtonhill.com.hk) designated by the Vendor for the Development.
17. In the event of any discrepancy between the English and Chinese versions of this Information on Sales Arrangements, the English version shall prevail.

2018年2月3日（下稱「出售首天」）：

第(I)部份 遞交購樓意向登記

1. 以抽籤方式決定選擇住宅物業的次序。
2. 有意購買任何指明住宅物業的人士（下稱「登記人」）須遵從下述程序。
3. 登記人（只限由個人組成）須從指明住宅物業的相關價單提供後至 2018 年 2 月 1 日晚上 8 時於辦公時間內（即每日中午 12 時至晚上 8 時）到 WTC 會場：
 - (a) 遞交一份已填妥及由登記人簽署的購樓意向登記（表格 BH）；
 - (b) 購樓意向登記（表格 BH）須附有本票，本票的數目須與登記人於購樓意向登記（表格 BH）內表明的意欲購買的指明住宅物業數目相同。在任何情況下，每份購樓意向登記（表格 BH）只可作用認購 1 個或最多 2 個指明住宅物業。每張本票金額為港幣\$500,000 及抬頭人須為「孖士打律師行」；及
 - (c) 遞交登記人的身份證／護照副本。

遞交購樓意向登記（表格 BH）的截止時間為 2018 年 2 月 1 日晚上 8 時。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本段的程序後將會獲得一張購樓意向登記（表格 BH）收據。

第(II)部份 銷售程序

4. 抽籤將分階段進行：
 - (a) 第一輪抽籤(將所有登記人分組)
 - (i) 第一輪抽籤程序將於 2018 年 2 月 1 日晚上 8 時 30 分或之後於 WTC 會場進行，以將登記人分為一個或多個組。所有於以上第(I)部份訂明的截止時間前遞交的購樓意向登記（表格 BH）將會自動納入抽籤。為了維持 WTC 會場秩序及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第一輪抽籤程序的時間和日期。任何第一輪抽籤程序的時間和日期的修改會張貼於 WTC 會場。登記人將不獲另行通知該等修改。
 - (ii) 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於 WTC 會場。登記人將不獲另行通知抽籤結果。
 - (b) 第二輪抽籤(決定登記人選購指明住宅物業的優先次序)
 - (i) 已被分組的登記人的第二輪抽籤程序將於出售首天於賣方根據上述第 4(a)(ii)分段公布之「每組別報到時段」完結之後於 ifc 會場分階段進行。為了維持 ifc 會場秩序及／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第二輪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 ifc 會場。登記人將不獲另行通知該等修改。
 - (ii) 為讓賣方核實登記人身份，登記人須按賣方公布的「每組別報到時段」親身攜同其身份證／護照正本及購樓意向登記（表格 BH）收據正本或（如適用）由獲授權人按賣方公布的「每組別報到時段」親身攜同登記人的身份證／護照副本、其身份證／護照正本及由登記人按賣方所規定的樣本並有效地簽署的授權書及購樓意向登記（表格 BH）收據正本到達 ifc 會場。於其「每組別報到時段」以外的時間才到達 ifc 會場的登記人將不享有參與第二輪抽籤的資格。
 - (iii) 在其組別進行揀選指明住宅物業之時離開 ifc 會場之登記人可被取消參與選購指明住宅物業的資格及其優先次序將立即失效。
 - (iv) 為第二輪抽籤的目的，每一份購樓意向登記（表格 BH）可獲分配 1 個籌。賣方會將第二輪抽籤結果，包括「登記號碼」及「抽籤結果順序」於 ifc 會場。登記人將不獲另行通知抽籤結果。
5. (a) 第二輪抽籤後，登記人須根據「抽籤結果順序」有秩序地及於合理時間內親身（或由按賣方所規定的樣本並有效地簽署的授權書的獲授權人）揀選於當時仍可供揀選的指明住宅物業。登記人須**遵守**

以下規則選購 1 個或 2 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。

合資格登記人	揀選指明住宅物業的規則	額外揀選指明住宅物業的規則
只遞交 1 張本票及於購樓意向登記（表格 BH）內表明的意欲購買的指明住宅物業數目為 1	揀選 1 個於當時仍可供揀選的指明住宅物業	不適用
遞交 2 張本票及於購樓意向登記（表格 BH）內表明的意欲購買的指明住宅物業數目為 2	揀選 1 個或 2 個於當時仍可供揀選的指明住宅物業及遵守右欄列出的額外規則	登記人按同一購樓意向登記（表格 BH）所揀選的物業組合中不可購買多於 1 個以下的指明住宅物業： 任何樓層的 A 單位

- (b) 如果登記人遵從第(a)分段的規則成功揀選指明住宅物業，登記人須**親身**（或由按賣方所規定的樣本並有效地簽署的授權書的獲授權人）簽署一份或多份臨時買賣合約購買**所有**其揀選的指明住宅物業。登記人如沒有簽署**所有**其揀選的指明住宅物業的**所有**臨時買賣合約，則視為放棄**所有**該等指明住宅物業，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。
- (c) 在簽署臨時買賣合約前，登記人可即時通知賣方增加及／或刪除簽署臨時買賣合約的個人，惟新加入之個人，惟須受以下所限：
- (i) 登記人將不可先刪除然後增加簽署臨時買賣合約的個人；
- (ii) 如登記人希望加入任何個人，則在加入任何個人之前所有組成登記人的個人必須互相為對方的**近親**（即配偶、父母、子女及兄弟姊妹）及新加入之個人必須為**所有**組成登記人的個人的**近親**，登記人須提供令賣方滿意的該**近親**關係的證明，就此賣方的決定為最終；
- (iii) 如登記人希望刪除任何個人，則在刪除任何個人之前所有組成登記人的個人必須互相為對方的**近親家庭成員**（即配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女）及登記人須提供令賣方滿意的該**近親家庭成員**關係的證明，就此賣方的決定為終。
- 惟經授權人揀選指明住宅物業的登記人不能完全退出購買任何已揀選的指明住宅物業。
- (d) 賣方保留其絕對酌情權允許或拒絕登記人增加及／或刪除任何人的名字的要求。

第(III)部份 一般程序

6. 每人（不論單獨或與他方聯名）只可登記**一份**有效的購樓意向登記（表格 BH），重複的登記將不會被接受。購樓意向登記（表格 BH）只適用於登記人本人及不能轉讓。遞交購樓意向登記（表格 BH）次序不會影響揀選指明住宅物業的優先次序。如有爭議，賣方保留權利決定購樓意向登記（表格 BH）是否有效及是否應被納入抽籤。
7. 如登記人成功購買任何指明住宅物業，本票將會用作支付購買指明住宅物業的部份臨時訂金。購買指明住宅物業的臨時訂金的餘額必須於簽署臨時買賣合約時支付。
8. 如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
9. 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目少於其於購樓意向登記（表格 BH）內所表明意欲購買之數目，可於 2018 年 2 月 4 日至 2018 年 2 月 5 日辦公時間內（即每日中午 12 時至晚上 8 時）親臨 WTC 會場辦理取回未使用的本票。登記人須攜同登記人身份證／護照正本（如以獲授權人士取回未使用的本票，則須攜同登記人身份證／護照副本）、購樓意向登記（表格 BH）收據正本及（如適用）有效的授權信及獲授權人士之身份證／護照副本。
10. 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（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，賣方保留絕對權利以任何方式（包括抽籤）分配任何餘下的指明住宅物業予任何有意購買的人士。

11. 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 ifc 會場。
12. 如在可遞交購樓意向登記（表格 BH）的任何一天及／或出售首天上午 10 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，為保障登記人的安全及維持 WTC 會場及／或 ifc 會場的秩序，賣方保留絕對權利更改遞交購樓意向登記（表格 BH）的日期及／或時間（包括截止日期及／或時間）及／或第一輪抽籤及／或出售首天至賣方認為合適的其他日期及／或時間及／或關閉 WTC 會場及／或 ifc 會場。賣方會將安排的詳情於賣方為發展項目的指定的互聯網網站的網址（www.babingtonhill.com.hk）公布。登記人將不獲另行通知。

2018 年 2 月 4 日及之後：

13. 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，賣方保留絕對權利以任何方式（包括抽籤）分配任何餘下的指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方（只限由個人組成）以先到先得形式購買的指明住宅物業的數目。
14. 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 WTC 會場，惟 WTC 會場會於上述第 9 段指明的時間內開放以用作辦理取回未使用的本票。
15. 如賣方根據本銷售安排延遲出售首天至其他日期，其後的出售日期將會順延。
16. 如在任何出售日期（除出售首天）的上午 10 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，為保障買方的安全及維持 WTC 會場的秩序，賣方保留絕對權利關閉 WTC 會場。賣方會將安排的詳情於賣方為發展項目的指定的互聯網網站的網址（www.babingtonhill.com.hk）公布。
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：

Room 2204-2206, 22/F, World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong

香港銅鑼灣告士打道 280 號世貿中心 22 樓 2204 室至 2206 室

On the first date of the sale

9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong

於出售首天

香港港景街 1 號國際金融中心一期 9 樓

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