

Name of the Phase: 期數名稱:	Phase 2 of St Michel Development^ 瓏珀山發展項目的第2期 ^											
Date of the Sale: 出售日期:	<table border="1" data-bbox="475 344 1493 1473"> <thead> <tr> <th data-bbox="475 344 555 443">Group 組別</th> <th data-bbox="555 344 778 443">Tender Document No. 招標文件號碼</th> <th data-bbox="778 344 1493 443">Date of the Sale 出售日期</th> </tr> </thead> <tbody> <tr> <td data-bbox="475 443 555 958">G1</td> <td data-bbox="555 443 778 958"> 1 (for tenders submitted on or before 25 April 2022 適用於2022年4月25日或之前遞交的投標書) 1.1 (for tenders submitted from 26 April 2022 適用於由2022年4月26日起遞交的投標書) </td> <td data-bbox="778 443 1493 958"> 22 April 2022 to 25 April 2022 and then everyday from 26 April 2022 until 31 July 2022 (both days inclusive) 由 2022年4月22日起至2022年4月25日，接著每日由 2022年4月26日起至2022年7月31日(包括首尾兩天) </td> </tr> <tr> <td data-bbox="475 958 555 1473">G2</td> <td data-bbox="555 958 778 1473"> 1 (for tenders submitted on or before 25 April 2022 適用於2022年4月25日或之前遞交的投標書) 1.1 (for tenders submitted from 26 April 2022 適用於由2022年4月26日起遞交的投標書) </td> <td data-bbox="778 958 1493 1473"> 22 April 2022 to 31 July 2022 由 2022年4月22日起至2022年7月31日 </td> </tr> </tbody> </table> <p data-bbox="491 1518 1500 1662"> G1 <u>The following flats in King Tower 1 (Floor / Flat):</u> <u>以下在King Tower 1 的單位(樓層/單位)：</u> 10/F-A, 16/F-A, 21/F-A, 27/F-Penthouse A, 6/F-Garden Suite B, 26/F-Villa B, 10/F-C, 16/F-C, 21/F-C </p> <p data-bbox="549 1697 1442 1841"> <u>and the following flats in King Tower 2 (Floor / Flat):</u> <u>及以下在King Tower 2 的單位(樓層/單位)：</u> 6/F-Garden Suite A, 10/F-B, 18/F-C, 22/F-C, 8/F-D 10/F-D, 12/F-D, 10/F-E, 16/F-E, 20/F-E </p> <p data-bbox="491 1921 1500 2065"> G2 <u>The following flats in King Tower 1 (Floor / Flat):</u> <u>以下在King Tower 1 的單位(樓層/單位)：</u> 7/F-A, 8/F-A, 9/F-A, 15/F-A, 20/F-A, 7/F-C, 8/F-C, 9/F-C, 15/F-C, 20/F-C </p>			Group 組別	Tender Document No. 招標文件號碼	Date of the Sale 出售日期	G1	1 (for tenders submitted on or before 25 April 2022 適用於2022年4月25日或之前遞交的投標書) 1.1 (for tenders submitted from 26 April 2022 適用於由2022年4月26日起遞交的投標書)	22 April 2022 to 25 April 2022 and then everyday from 26 April 2022 until 31 July 2022 (both days inclusive) 由 2022年4月22日起至2022年4月25日，接著每日由 2022年4月26日起至2022年7月31日(包括首尾兩天)	G2	1 (for tenders submitted on or before 25 April 2022 適用於2022年4月25日或之前遞交的投標書) 1.1 (for tenders submitted from 26 April 2022 適用於由2022年4月26日起遞交的投標書)	22 April 2022 to 31 July 2022 由 2022年4月22日起至2022年7月31日
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and the following flats in King Tower 2 (Floor / Flat):
及以下在King Tower 2的單位(樓層/單位)：
 21/F-A, 22/F-A, 26/F&27/F-King Mansion, 7/F-B, 8/F-B, 9/F-B, 17/F-C, 21/F-C, 7/F-D, 9/F-D, 11/F-D, 9/F-E, 15/F-E, 19/F-E, 21/F-E, 22/F-E

Time of the Sale:
 出售時間:

Monday to Sunday, from 4:00 p.m. to 5:00 p.m.
 星期一至日由下午4時至下午5時

Group 組別	Tender Document No. 招標文件 號碼	Commencement date and time of tender 招標開始日期及時間		Closing date and time of tender 招標截止日期及時間	
		Date 日期	Time 時間	Date 日期	Time 時間
G1	1 (for tenders submitted on or before 25 April 2022 適用於 2022年4 月25日或 之前遞交 的投標書) 1.1 (for tenders submitted from 26 April 2022 適用於由 2022年4月 26日起遞 交的投標 書)	22 April 2022 and then everyday from 26 April 2022 until 31 July 2022 (both days inclusive) 2022年4月22日， 接著每日由2022 年4月26日起至 2022年7月31日 (包括首尾兩天)	4:00 p.m. 下午4時	25 April 2022 and then everyday from 26 April 2022 until 31 July 2022 (both days inclusive) 2022年4月25日， 接著每日由2022 年4月26日起至 2022年7月31日 (包括首尾兩天)	5:00 p.m. 下午5時
G2	1 (for tenders submitted on or before 25 April 2022 適用於 2022年4 月25日或 之前遞交 的投標書)	22 April 2022 2022年4月22日	4:00 p.m. 下午4時	31 July 2022 2022年7月31日	5:00 p.m. 下午5時

	<p style="text-align: center;">1.1 (for tenders submitted from 26 April 2022 適用於由 2022年4月 26日起遞交的投標書)</p>
<p>Place where the sale will take place: 出售地點:</p>	<p>11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (hereinafter called the "ICC Venue") 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓 (下稱「ICC會場」)</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>45</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:</p> <p><u>The following flats in King Tower 1 (Floor / Flat): 以下在King Tower 1 的單位(樓層/單位) :</u> 7/F-A, 8/F-A, 9/F-A, 10/F-A, 15/F-A, 16/F-A, 20/F-A, 21/F-A, 27/F-Penthouse A, 6/F-Garden Suite B, 26/F-Villa B, 7/F-C, 8/F-C, 9/F-C, 10/F-C, 15/F-C, 16/F-C, 20/F-C, 21/F-C</p> <p><u>The following flats in King Tower 2 (Floor / Flat): 以下在King Tower 2 的單位(樓層/單位) :</u> 6/F-Garden Suite A, 21/F-A, 22/F-A, 26/F&27/F-King Mansion, 7/F-B, 8/F-B, 9/F-B, 10/F-B, 17/F-C, 18/F-C, 21/F-C, 22/F-C, 7/F-D, 8/F-D, 9/F-D, 10/F-D, 11/F-D, 12/F-D, 9/F-E, 10/F-E, 15/F-E, 16/F-E, 19/F-E, 20/F-E, 21/F-E, 22/F-E</p>	
<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優先次序:</p> <p>Sale by Tender – See details and particulars in the tender notice. During the following periods and at the designated venue, the tender notice and other relevant tender documents will be made available for collection free of charge.</p> <p>以招標方式出售 – 請參閱招標公告的細節和詳情。招標公告及其他相關招標文件可於以下時段於以下地點免費領取。</p>	

Tender Document No. 招標文件號碼	Specified residential properties that will be offered to be sold (see Note (3) under "Other Matters") 將提供出售的指明住宅物業 (見「其他事項」第(3)項)	Tender notice and other relevant tender documents will be made available for collection during the following periods and at the designated venue 於以下時段及地點，招標公告及其他相關招標文件可供領取		
		Date 日期 (Day 日/Month 月/Year 年)	Time 時間	Venue 地點
1	All the specified residential properties set out in the Sales Arrangements 所有於銷售安排中列出的指明住宅物業	15/04/2022	from 5:00 p.m. to 7:00 p.m. 下午5時至 下午7時	ICC Venue ICC會場
1 (for tenders submitted on or before 25 April 2022 適用於2022年4月25日或之前遞交的投標書) 1.1 (for tenders submitted from 26 April 2022 適用於由2022年4月26日起遞交的投標書)	All the specified residential properties set out in the Sales Arrangements 所有於銷售安排中列出的指明住宅物業	16/04/2022 – 31/07/2022	from 3:00 p.m. to 5:00 p.m. (Daily) 下午3時至 下午5時(每日)	ICC Venue ICC會場

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 tender notices and other relevant tender documents.

請參照招標公告及其他相關招標文件。

Other matters:

其他事項：

- (1) The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to accept any offer at or before the closing time of the tender.

賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有絕對權利於招標截止時間或之前接受任何要約。

- (2) In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or is still in effect after 4:00 p.m. on the closing date of the tender, the closing date of the tender will be extended to the next day (4:00 p.m. to 5:00 p.m.) and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced.

若在招標截止日期下午4時正後發出黑色暴雨警告或八號或以上颱風信號或該警告或信號仍然生效，截標日期將延至下一日(下午4時至下午5時)(而當天亦沒有黑色暴雨警告或八號或以上颱風信號發出)。

- (3) Persons interested in submitting tenders of the specified residential properties are reminded to examine the latest register of transactions of the Phase so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise.

有意遞交指明住宅物業的投標書的人士敬請檢視期數的最新成交紀錄冊，以確定某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。

- (4) The Vendor may from time to time impose health and security related precautionary measures and crowd control at the ICC Venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the ICC Venue. Any person whose health condition fails to comply with the measures and requirements imposed by the Hong Kong SAR Government for the purposes of the fight against COVID-19 and public interest may also be rejected from admitting to the ICC Venue.

賣方可能不時於ICC會場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ICC會場。任何人士之健康狀況如未能符合香港特區政府就抗疫及公眾利益施加的措施及要求，亦可能會被拒絕進入ICC會場。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at the following venue:

載有上述銷售安排的資料的文件印本於以下地點可供公眾免費領取:

From 11:00 a.m. to 8:00 p.m. (daily)

11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午11時至晚上8時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 11 樓

由晚上8時後至翌日上午11時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

Date of Issue Revision:

~~15 April 2022~~ 22 April 2022

發出修改日期:

~~2022年4月15日~~ 2022年4月22日

^ Remarks: King Tower 1 and King Tower 2 of the residential development in the Phase are called “St Michel”.

^ 備註: 期數中住宅發展項目的King Tower 1及King Tower 2稱為「瓏珀山」。