

Information on Sales Arrangements

銷售安排資料

銷售安排第 1 號

Sales Arrangements No. 1

Name of the Phase of the Development: 發展項目期數名稱：	Phase XIC of the LOHAS Park (Villa Garda II) 日出康城的第 XIC 期 (凱柏峰 II)
Date of the Sale: 出售日期：	From 17 July 2022 由 2022 年 7 月 17 日起
Time of the Sale: 出售時間：	<u>On 17 July 2022:</u> From 9:00 a.m. to 8:00 p.m. <u>From 18 July 2022 and thereafter:</u> From 12:00 n.n. to 8:00 p.m. (Monday to Friday), and From 10:00 a.m. to 8:00 p.m. (Saturday, Sunday and Public Holidays). <u>2022 年 7 月 17 日：</u> 上午 9 時至下午 8 時 <u>2022 年 7 月 18 日起及其後：</u> 中午 12 時至下午 8 時 (星期一至五)，及 上午 10 時至下午 8 時 (星期六、星期日及公眾假期)。
Place where the sale will take place: 出售地點：	Tsim Tung Ho Choi Seafood Restaurant , UG/F, Empire Centre, 68 Mody Road, Kowloon, Hong Kong (the “ Designated Venue ”) (Only on 17 July 2022) 香港九龍尖沙咀東麼地道 68 號帝國中心 UG 樓尖東好彩海鮮酒家 (下稱「 指定會場 」) (僅限 2022 年 7 月 17 日) B/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong (the “ Sales Office 1 ”) (Only on 17 July 2022) 香港九龍尖沙咀梳士巴利道尖沙咀中心地庫 (下稱「 售樓處 1 」)

	<p>(僅限 2022 年 7 月 17 日)</p> <p>Shop 101, 1/F, Olympian City 1, 11 Hoi Fai Road, Kowloon, Hong Kong (the “Sales Office 2”) 香港九龍海輝道 11 號奧海城一期 1 樓 101 號舖 (下稱「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 style="text-align: center;">168</p>
<p>Description of the specified 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>The following units in Tower 2(2A): 以下在第 2 座 (2A) 的單位： 10B, 12B, 15B, 16B, 17B, 20B, 21B, 22B, 23B, 25B, 26B, 27B, 10D, 12D, 15D, 16D, 17D, 18D, 19D, 20D, 21D, 22D, 23D, 25D, 26D, 27D, 28D, 29D, 30D, 31D, 32D, 33D, 35D, 10F, 12F, 15F, 16F, 17F, 18F, 19F, 20F, 21F, 22F, 23F, 25F, 26F, 27F, 28F, 29F, 30F, 31F, 32F, 33F, 35F, 36F, 37F, 38F, 39F, 10G, 12G, 15G, 16G, 17G, 18G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 27G, 28G.</p> <p>The following units in Tower 2(2B): 以下在第 2 座 (2B) 的單位： 10A, 12A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 35A, 36A, 37A, 38A, 39A, 10C, 12C, 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 25C, 26C, 27C, 28C, 29C, 30C, 31C, 32C, 33C, 35C, 36C, 37C, 38C, 39C, 10D, 12D, 15D, 16D, 17D, 18D, 19D, 20D, 21D, 22D, 23D, 25D, 26D, 27D, 28D, 10E, 12E, 15E, 16E, 17E, 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.</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>	

Procedures

1. Eligible persons and companies interested in purchasing any of the specified residential properties and who had submitted the Registration of Intent* (Please note below “Other Matters”) (“**Registrant(s)**”) must follow the rules as set out in this section.
2. The order of priority for selection of the specified residential properties will be determined by balloting:
 - (a) Balloting will take place at or after 6:00 p.m. on 16 July 2022 at the Sales Office 2 and will be performed by computer. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office 2 and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be posted at the Sales Office 2. Registrant(s) will not be notified separately of such changes.
 - (b) Registrants are welcome to view the balloting.
 - (c) For the purposes of balloting, every Registration of Intent* shall be allotted such number of registration number(s) which equals to the number of specified residential property(ies) which the Registrant(s) intends to purchase as indicated in the relevant Registration of Intent* and the number of relevant cashier’s order(s) submitted. For the avoidance of doubt, each Registrant can purchase not more than 3 specified residential properties.
 - (d) If there are more than one registration number allotted to a Registration of Intent*, the registration number(s) allotted with a later position (if applicable) shall be automatically assigned to the last batch of “attending time slot for Registrants”.
 - (e) The balloting results, including “registration number”, “balloting result priority” and “attending time slot for Registrants” will be posted at the Sales Office 2 and uploaded to www.villagardahk.com/VG2 after the balloting on 16 July 2022. Registrants will not be separately notified of the balloting results.

On 17 July 2022 (the “**First Date of Sale**”):

3. On the First Date of Sale, Registrant(s) who holds a valid Registration of Intent* (if the Registrant(s) is a company, then any one of its directors) shall attend the Designated Venue according to the “attending time slot for Registrants” stated in “balloting result priority”.
4. Registrant(s) must bring along his/her/their H.K.I.D. Card(s) or Passport(s) and the official receipt of the Registration of Intent* bearing the “registration number”. Company

Registrant(s) must also bring along a copy of Business Registration Certificate and Registers of Directors, the director's H.K.I.D. Card(s) or Passport(s) and the company chop.

5. Registrant(s) whose identities have been confirmed and verified by the Vendor shall be eligible to select the specified residential properties which are still available at the time of selection in the order of priority according to the "balloting result priority" and in an orderly manner and within reasonable time.
6. Registrant(s) who arrives at the Designated Venue at any time later than the "attending time slot for Registrants" shall not be eligible to enter the Sales Office 1 to select any specified residential properties.
7. Registrant(s) who leaves the Designated Venue and/or the Sales Office 1 during his/her/their session(s) 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.
8. Subject to paragraph 9 below, if Registrant(s) has successfully selected any specified residential property(ies), such Registrant(s) shall personally enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).
9. Before signing the Preliminary Agreement for Sale and Purchase, the Registrant(s) (if such Registrant(s) is or comprises of individual(s)) may request the Vendor on spot to add name(s) of individual(s) provided that (i) all the individual(s) comprised as the Registrant(s) must be direct family member(s) (i.e. spouse, parents, children and siblings) of each other and (ii) the additional individual(s) must be the direct family member(s) of ALL the individual(s) comprised as the Registrant(s) and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final. The Vendor reserves its absolute discretion to allow or reject the Registrant's request to add or omit the name(s) of any individual(s). For the avoidance of doubt, the purchaser of at least one of such selected specified residential properties shall be that Registrant(s) with or without one or more direct family member(s) of that Registrant(s), and the purchaser of each remaining selected specified residential property(ies) shall be: (1) that Registrant(s) (or any one or more persons comprising that Registrant(s)) with or without one or more direct family member(s) of that Registrant(s); or (2) one or more direct family member(s) of that Registrant(s).
10. After the completion of the selection of the specified residential properties by the Registrants as aforesaid, the remaining specified residential properties will be sold on a first come first served basis to any person interested in purchasing. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up before the Time of the Sale on the date concerned.

11. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).
12. The Vendor also reserves its right to revise the time of balloting, posting ballot results and selecting specified residential properties depending on the progress of confirmation and verification of identities of Registrants or other necessary procedures.
13. The Vendor reserves the right to close the Designated Venue/Sales Office 1/ Sales Office 2 at any time if all the specified residential properties have been sold out. For the safety of Registrants and maintenance of order at the Designated Venue/Sales Office 1/ Sales Office 2, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No.8 or above or Black Rainstorm Warning is in force in Hong Kong or where the Vendor considers that there being an event affecting the safety, order or public health in the Designated Venue/Sales Office 1/ Sales Office 2 and/or the vicinity of the foregoing, postpone, extend and/or modify the date, time, period, deadline and/or place of any balloting, attending timeslot for Registrants and/or selection of specified residential properties to such other date, time, period, deadline and/or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase of the Development and Registrants will not be separately notified of the same.

* Please see “Other matters” below.

From 18 July 2022 and thereafter:

First come first served basis. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

The Vendor reserves the right to close the Sales Office 2 at any time if all the specified residential properties have been sold out. For the safety of interested persons and maintenance of order at the Sales Office 2, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No.8 or above or Black Rainstorm Warning is in force in Hong Kong or where the Vendor considers that there being an event affecting the safety, order or public health in the Sales Office 2 and/or its vicinity, postpone and/or modify the date, time, period and/or place of sale to such other date, time, period and/or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase of the Development and interested persons will not be separately notified of the same.

程序

1. 有意購買任何指明住宅物業並已遞交購樓意向登記* (請參閱下文「其他事項」) 的合資格人士及公司 (「登記人」) 須遵從本銷售安排此部份的程序。

2. 揀選指明住宅物業的優先次序會以抽籤方式決定:

- (a) 抽籤程序將於 2022 年 7 月 16 日下午 6 時或以後在售樓處 2 進行並以電腦操作。為了維持售樓處 2 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的時間和日期。登記人將不獲另行通知該等修改。
- (b) 歡迎登記人到場觀看抽籤程序。
- (c) 為抽籤的目的，每一份購樓意向登記*可獲分配的登記號碼的數目，相等於登記人於該購樓意向登記*內填寫的意欲購買的指明住宅物業數目及遞交的相關銀行本票的數目。為免生疑，每名登記人可購買不多於 3 個指明住宅物業。
- (d) 如一份購樓意向登記*獲分配多於一個登記號碼，其相關購樓意向登記*內獲分配較後的位置的登記號碼 (如有) 將自動被編入最後一批「登記人報到時段」。
- (e) 抽籤結果包括「登記號碼」、「抽籤結果次序」、及「登記人報到時段」將於 2022 年 7 月 16 日抽籤後於售樓處 2 張貼及上載到 www.villagardahk.com/VG2。登記人將不獲另行通知抽籤結果。

2022 年 7 月 17 日 (「出售首日」):

- 3. 持有有效的購樓意向登記*之登記人 (如登記人為公司,則其任何一個董事) 須於出售首日按照「抽籤結果次序」中的「登記人報到時段」到達指定會場。
- 4. 登記人須攜同其香港身份證或護照及載有「登記號碼」之購樓意向登記*收據。公司登記人必須同時攜同商業登記證、登記董事名冊、董事身份證或護照之副本和公司印章。
- 5. 登記人經賣方確認並核實身份後方可有資格根據「抽籤結果次序」有秩序地及於合理時間內揀選於當時仍可供揀選的指明住宅物業。
- 6. 登記人如於「登記人報到時段」後才到達指定會場，將被取消進入售樓處 1 揀選指明住宅物業的資格。
- 7. 在其組別進行揀選指明住宅物業之時離開指定會場及/或售樓處 1 之登記人將被取消參與選購指明住宅物業及其優先次序將立即失效。
- 8. 受下文第 9 段所限，如果登記人成功揀選任何指明住宅物業，登記人須親身簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。
- 9. 於簽署臨時買賣合約前，登記人 (如登記人為個人或由個人組成) 可即場要求賣方加入簽署臨時買賣合約的個人的名字，惟 (i)所有組成登記人的個人必須互相為對方的直系

親屬 (即配偶、父母、子女及兄弟姊妹) 及 (ii) 新加入之個人必須為所有登記人的個人的直系親屬，登記人須提供令賣方滿意的該直系親屬關係的證明，就此賣方的決定為最終。賣方保留其絕對的酌情權允許或拒絕登記人增加或除去任何個人的名字的要求。為免疑問，最少一個揀選指明住宅物業之買方須為該登記人，連同或不連同該登記人之一名或多名直系親屬；其他如此揀選指明住宅物業之買方須為：(1) 該登記人 (或組成該登記人之一名或多名人士)，連同或不連同該登記人之一名或多名直系親屬；或 (2) 該登記人之一名或多名直系親屬。

10. 按上述程序登記人認購指明住宅物業完畢後，尚餘之指明住宅物業將以先到先得形式發售予任何有意欲購買的人士。賣方不接受相關日期出售時間前在場輪候之意欲購買指明住宅物業之人士。
11. 如有任何爭議，賣方保留權利以任何方法 (包括抽籤) 分配任何指明住宅物業予任何有意欲購買的人士。
12. 賣方保留權利因應確認和核實登記人身份或其他所需程序之進度而調整抽籤時間、抽籤結果公布時間及揀選指明住宅物業時間。
13. 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指定會場／售樓處 1／售樓處 2。為保障登記人安全及維持指定會場／售樓處 1／售樓處 2 秩序，當八號或更高風球訊號或黑色暴雨警告在香港生效或賣方認為發生影響指定會場／售樓處 1／售樓處 2 及／或其附近之安全、秩序或公共衛生之事件時，賣方保留絕對權利延後、延長及／或改動任何抽籤、登記人報到時段及／或揀選指明住宅物業之日期、時間、期間、期限及／或地點至賣方認為合適的其他日期、時間、期間、期限及／或地點。詳情將於發展項目期數的網站公布，登記人將不獲另行通知。

* 請參閱下文「其他事項」。

由 2022 年 7 月 18 日起及其後：

以先到先得形式發售。如有任何爭議，賣方保留權利以任何方法 (包括抽籤) 分配任何指明住宅物業予任何有意欲購買的人士。

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 2。為保障有意欲購買的人士安全及維持售樓處 2 秩序，當八號或更高風球訊號或黑色暴雨警告在香港生效或賣方認為發生影響售樓處 2 及／或其附近之安全、秩序或公共衛生之事件時，賣方保留絕對權利延後及／或改動發售之日期、時間、期間及／或地點至賣方認為合適的其他日期、時間、期間及／或地點。詳情將於發展項目期數網站公布，有意欲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

- (a) Registrant(s) shall submit online Registration of Intent via <https://registration.sino.com> (the “**Registration Website**”) and follow the procedures specified therein. The time and manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in the online Registration of Intent. Please refer to the online Registration of Intent for details. Generally:
- (i) After successful submission of the online Registration of Intent, Registrant(s) is required to attend the Sales Office 2 in person or by persons authorized by the Registrant(s) and submit cashier’s order(s) and copy(ies) of identification document(s). The number of cashier’s order(s) that Registrant(s) shall submit shall be equal to the number of specified residential property(ies) which the Registrant(s) intends to purchase as indicated in the relevant Registration of Intent. Each cashier’s order shall be in the amount of HK\$100,000 and made payable to “Deacons” or 「的近律師行」.
 - (ii) After successful submission of online Registration of Intent and upon submission of cashier’s order(s) and copy(ies) of identification document(s) at the Sales Office 2, the Registrant(s) will receive official receipt(s) for the Registration of Intent.
- (b) The submission of the online Registration of Intent has started immediately. The deadline of submitting of the online Registration of Intent is 3:00 p.m., 16 July 2022. Registrant(s) must submit the online Registration of Intent and the required number of cashier’s order(s) and copy(ies) of identification documents at the Sales Office 2, and receive the official receipt(s)

for the Registration of Intent before the deadline. Late submission will not be accepted. The Vendor shall bear no responsibility if any persons failed to complete the online registration through the Registration Website by virtue of any reason (including server problem or network congestion). The sale of the specified residential properties is subject to availability. Also, the Vendor reserves the right to suspend sale or reduce the number of specified residential 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 specified residential properties according to the result of the balloting, or the Vendor's admittance of any person to the waiting queue do not guarantee that Registrant(s) will be able to purchase any specified residential property.

- (c) If the Registrant(s) has not purchased any specified residential property or if the number of specified residential property purchased by the Registrant(s) is less than the number of cashier order(s) submitted, the unused cashier's order(s) will be made available for collection by the Registrant(s) in person or by persons authorized by the Registrant(s) at B/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon from 25 July 2022 to 29 July 2022 between the hours of 12:00 noon and 6:00 p.m
- (a) 登記人須透過 <https://registration.sino.com> (「登記網站」) 並依據網站內的步驟遞交網上購樓意向登記。遞交網上購樓意向登記之時間和方式及所需文件材料等於該網上購樓意向登記中有所說明。詳情請參閱網上購樓意向登記。概括而言：
- (i) 登記人於網上成功遞交購樓意向登記後，須親臨或授權他人前往售樓處 2 遞交銀行本票及身份證明文件副本。登記人遞交之銀行本票數目須相等於登記人於購樓意向登記內填寫的意欲購買的指明住宅物業的數目。每張銀行本票金額為港幣 \$100,000。銀行本票抬頭人為「的近律師行」或“Deacons”。
- (ii) 登記人在完成遞交網上購樓意向登記及於售樓處 2 遞交銀行本票及身份證明文件副本後，將會收到購樓意向登記正式收據。
- (b) 網上購樓意向登記遞交已即時開始。截止遞交網上購樓意向登記的時間為 2022 年 7 月 16 日下午 3 時。登記人須於截止時間前遞交網上購樓意向登記並於售樓處 2 遞交所須數目的銀行本票及身份證明文件副本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 (包括伺服器問題或者網絡擠塞) 任何人未能於登記網站成功完成登記，賣方無須對其負上任何責任。將提供出售的指明住宅物業售完即止。另外，賣方亦保留決定權於任何時候暫停出售指明住宅物業或減少要約出售指明住宅物業之數目，無需提早通知。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指明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能購得任何指明住宅物業，敬希注意。
- (c) 如登記人並無購入任何指明住宅物業或其實際購入之指明住宅物業數目少於其遞交之

銀行本票數目，可於 2022 年 7 月 25 日至 2022 年 7 月 29 日中午 12 時至下午 6 時內親臨或授權他人前往九龍尖沙咀梳士巴利道尖沙咀中心地庫取回未用之銀行本票。

The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Designated Venue and/or the Sales Office 1 and/or the Sales Office 2. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Designated Venue and/or the Sales Office 1 and/or the Sales Office 2.

賣方可能不時於指定會場及／或售樓處 1 及／或售樓處 2 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，可能會被拒絕進入指定會場及／或售樓處 1 及／或售樓處 2。

In the event of any discrepancy between the English and Chinese versions of this Information on Sales Arrangements, the English version shall prevail.

倘若本銷售安排資料中英文版本有異，以英文版本為準。

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以下地點可供公眾免費領取：

Shop 101, 1/F, Olympian City 1, 11 Hoi Fai Road, Kowloon, Hong Kong
香港九龍海輝道 11 號奧海城一期 1 樓 101 號舖

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