

Information on Sales Arrangements
銷售安排資料

Name of the Phase : 期數名稱 :	Phase VI of Kowloon Station Development* (residential development, service apartment accommodation and car park therein known as “THE CULLINAN”) 九龍站發展項目的第六期* (當中的住宅發展項目、服務式公寓樓宇及停車場為「天璽」)		
Date of the Sale : 出售日期 :	From 21 March 2015 由 2015 年 3 月 21 日起		
Time of Sale : 出售時間 :	<u>On 21 March 2015:</u> From 9:00 a.m. to 8:00 p.m. <u>From 22 March 2015 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. <u>2015 年 3 月 21 日 :</u> 由上午 9 時至晚上 8 時 <u>由 2015 年 3 月 22 日起 :</u> 由上午 11 時至晚上 8 時		
Place where the sale will take place : 出售地點 :	11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“designated venue”) 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「指定會場」)		
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 :	16		
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 units in Tower 20 Zone 1: 67A, 67B, 67C, 67D, 68A, 68B, 68C, 68D, 69A, 69B, 69C, 69D, 70A, 70B, 70C, 70D 以下在第 20 座第 1 區的單位 : 67A, 67B, 67C, 67D, 68A, 68B, 68C, 68D, 69A, 69B, 69C, 69D, 70A, 70B, 70C, 70D			
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 :			
<u>On 21 March 2015 (“the first date of the sale”)</u>			
(I) Abstract			
The sale of the specified residential properties will be divided into 2 sessions:-			
Session	Eligible Persons	Specified residential properties that will be offered to be sold in that session	Rules for selecting specified residential properties
A	Individuals only	Tower 20 Zone 1: 67A, 67B, 67C, 67D, 68A, 68B, 68C, 68D, 69A, 69B, 69C, 69D, 70A, 70B, 70C, 70D	2 specified residential properties on the same floor in the same Zone of the same Tower, provided that Unit B in Tower 20 Zone 1 must be selected and purchased together with Unit A on the same floor in Tower 20 Zone 1
B	Individuals or corporations	After the completion of Session A, all remaining specified residential properties which are still available for sale (except all Units B in Tower 20 Zone 1)	Any 1 specified residential property

(II) Procedures for Session A

1. Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any two of the specified residential properties (“**Form A Registrant**”) that will be offered to be sold in Session A must follow the rules set out in the Abstract in Section (I) and the procedures specified in Sections (II) and (IV) of this Sales Arrangement.
2. Form A Registrant must submit the following:-
 - (a) only one Registration of Intent (Form A) duly completed and signed by the Form A Registrant;
 - (b) Registration of Intent (Form A) shall be accompanied with two (2) cashier orders. Each cashier order shall be in the sum of HK\$500,000 and made payable to “DEACONS”; and
 - (c) a copy of the Form A Registrant’s H.K.I.D. Card(s)/Passport(s)

to the designated venue after relevant price lists of the specified residential properties are made available till 19 March 2015 during office hours (from 11:00 a.m. to 8:00 p.m. from Monday to Friday and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and public holidays). The closing time for submission of Registration of Intent (Form A) will be 8:00 p.m. on 19 March 2015. Late submission or submission outside the office hours will not be accepted.

3. Balloting will take place in batches:-
 - (a) First round balloting for this Session (for dividing all Form A Registrants into one or more group(s))
 - (i) The first round balloting for this Session will take place at or after 11:00 a.m. on 20 March 2015 at the designated venue for the purposes of dividing the Form A Registrants into one or more group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at the designated 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 designated venue. Form A 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 designated venue after completion of the first round balloting. Form A Registrants will not be separately notified of the ballot results.
 - (iii) Form A Registrants in each group will be eligible to participate in the second round balloting as detailed in paragraph 3(b) below.
 - (b) Second round balloting (for determining the order of priority of Form A Registrants in selecting and purchasing specified residential properties)
 - (i) The second round balloting for the group(s) of Form A Registrants will take place on 21 March 2015 in batches at the designated venue at the beginning of the relevant “check-in timeslot for each group” as posted by the Vendor pursuant to paragraph 3(a)(ii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the designated 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 designated venue. Form A Registrants will not be notified separately of such changes.
 - (ii) For the purpose of verification of identity, Form A Registrants must bring along his/her/their original H.K.I.D. Card(s)/Passport(s) and the original receipt of the valid Registration of Intent (Form A) and **personally** attend the designated venue according to “check-in timeslot for each group” posted by the Vendor. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the second round balloting, make use of the lobby on 3/F and/or 10/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (the “**Additional Venue**”) to accommodate some of the Form A Registrants by making announcement and/or posting notice(s) at the designated venue and the Additional Venue. Form A Registrants who arrive at the designated venue or (if directed by the Vendor) the Additional Venue beyond their “check-in timeslot for each group” shall not be eligible to participate in this Session.
 - (iii) For the purpose of the second round balloting, every Registration of Intent (Form A) 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 designated venue and the Additional Venue (if applicable). Form A Registrants will not be separately notified of the ballot results.

4. (a) Immediately after the second round balloting, Form A Registrants shall **personally** select the specified residential properties which 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 Form A Registrants shall in compliance with the rules set out in the Abstract in Section (I) above select and purchase 2 specified residential properties, otherwise his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to participate in this Session.
- (b) However, if the Form A Registrant (“**first registrant**”) together with another related Form A Registrant with lower order of priority than the first registrant (“**second registrant**”) (with each individual comprised in the second registrant being the close relative (i.e. spouse, parents, children, brothers and sisters) of each individual comprised in the first registrant, subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final) intend to select and purchase **four (4) Units on the same floor in the same Zone of the same Tower**, then the second registrant may be promoted to have the same order of priority as the first registrant. In such circumstances, the second registrant’s original order of priority shall lapse automatically. The first registrant and the second registrant must select and purchase four (4) Units on the same floor in the same Zone of the same Tower, otherwise their order of priority shall lapse automatically and they will no longer be eligible to participate in this Session.
5. Prior to the signing of the Preliminary Agreement(s) for Sale and Purchase, the Form A Registrant will be offered to view the selected specified residential properties. Form A Registrant shall **personally** enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential properties (except that **the purchase of Units A and B on the same floor in Tower 20 Zone 1 must be under one Preliminary Agreement for Sale and Purchase**).

(III) Procedures for Session B

6. Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any of the specified residential properties (“**Form B Registrant**”) that will be offered to be sold in Session B must follow the rules set out in the Abstract in Section (I) and the procedures specified in Sections (III) and (IV) of this Sales Arrangements.
7. **Form B Registrants are reminded that all Units B in Tower 20 Zone 1 will not be offered for sale in Session B and if all the specified residential properties (except all Units B in Tower 20 Zone 1) are sold out in Session A, there will not be any specified residential properties offered for sale in Session B.** The Vendor may postpone the commencement of Session B pending completion of Session A. Form B Registrants will not be separately notified of such change.
8. Form B Registrant must submit the following:-
 - (a) only one Registration of Intent (Form B) duly completed and signed by the Form B Registrant;
 - (b) Registration of Intent (Form B) shall be accompanied with one (1) cashier order in the sum of HK\$500,000 and made payable to “DEACONS”; and
 - (c) a copy of the Form B Registrant’s H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary

to the designated venue after relevant price lists of the specified residential properties are made available till 19 March 2015 during office hours (from 11:00 a.m. to 8:00 p.m. from Monday to Friday and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and public holidays). The closing time for submission of Registration of Intent (Form B) will be 8:00 p.m. on 19 March 2015. Late submission or submission outside the office hours will not be accepted.

9. Balloting will take place in batches:-
 - (a) First round balloting for this Session (for dividing all Form B Registrants into one or more group(s))
 - (i) The first round balloting for this Session will take place at or after 11:30 a.m. on 20 March 2015 at the designated venue for the purposes of dividing the Form B Registrants into one or more group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at the designated 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 designated venue. Form B 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 designated venue after completion of the first round balloting. Form B Registrants will not be separately notified of the ballot results.

(iii) Form B Registrants in each group will be eligible to participate in the second round balloting as detailed in paragraph 9(b) below.

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

(i) The second round balloting for the group(s) of Form B Registrants will take place on 21 March 2015 in batches at the designated venue at the beginning of the relevant “check-in timeslot for each group” as posted by the Vendor pursuant to paragraph 9(a)(ii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the designated 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 designated venue. Form B Registrants will not be notified separately of such changes.

(ii) For the purpose of verification of identity, Form B Registrants must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of the valid Registration of Intent (Form B) and **personally** (if Form B Registrant comprises corporation, then **all directors** of that corporation) attend the designated venue according to “check-in timeslot for each group” posted by the Vendor. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the second round balloting, make use of the Additional Venue to accommodate some of the Form B Registrants by making announcement and/or posting notice(s) at the designated venue and the Additional Venue. Form B Registrants who arrive at the designated venue or (if directed by the Vendor) the Additional Venue beyond their “check-in timeslot for each group” shall not be eligible to participate in this Session.

(iii) (For Form B Registrant comprising corporation(s)) If after the submission of Registration of Intent (Form B), there is any change in the composition of the board of directors of the corporation(s), then the relevant Registration of Intent (Form B) shall become invalid immediately and the Form B Registrant shall not be eligible to participate in this Session.

(iv) For the purpose of the second round balloting, every Registration of Intent (Form B) 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 designated venue and the Additional Venue (if applicable). Form B Registrants will not be separately notified of the ballot results.

10. Immediately after the second round balloting, Form B Registrants shall **personally** select the specified residential properties which 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 Form B Registrants shall in compliance with the rules set out in the Abstract in Section (I) above select and purchase 1 specified residential property (except all Units B in Tower 20 Zone 1), otherwise his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to participate in this Session. Prior to the signing of the Preliminary Agreement for Sale and Purchase, the Form B Registrant will be offered to view the selected specified residential property. Form B Registrant shall **personally** enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property.

(IV) General Procedures

11. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent (Form A) and/or one valid Registration of Intent (Form B). Duplicated registration in a Session will not be accepted. The Registration of Intent (whether Registration of Intent (Form A) or Registration of Intent (Form B)) is personal to the registrant and shall not be transferable. The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent (whether Registration of Intent (Form A) or Registration of Intent (Form B)) is valid and should be included in balloting.

12. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).

13. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

14. (For registrant comprising individual(s) only) Before signing the Preliminary Agreement for Sale and Purchase, a registrant may notify the Vendor on spot to add and/or delete the name(s) of individual(s) signing the Preliminary Agreement for Sale and Purchase, provided that:

- (a) if a Form A Registrant wishes to delete any name(s) of individual(s), then prior to deletion of any name(s) of individual(s) all the individual(s) comprised in the Form A Registrant must be the close relative(s) of each other (i.e. spouse, parents, children, brothers and sisters) and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final; and
- (b) the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant (i.e. spouse, parents, children, brothers and sisters) and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final.

All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant's request to add and/or remove any individual.

15. If a registrant has not purchased any specified residential property, his/her/their unused cashier order(s) will be available for collection by the registrant (or his/her/their authorized person) at the designated venue from 22 March 2015 to 23 March 2015 during office hours (from 11:00 a.m. to 8:00 p.m. from Monday to Friday and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and public holidays). The registrant must bring along his/her/their H.K.I.D. Card(s)/Passport(s) (or a copy of the H.K.I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt of valid Registration of Intent (Form A)/Registration of Intent (Form B), and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
16. 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 (if any) will be sold on a first come first served basis to any person interested in purchasing, provided that Unit B in Tower 20 Zone 1 must be purchased together with Unit A on the same floor in Tower 20 Zone 1 and they must be purchased under one Preliminary Agreement for Sale and Purchase. 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 (including balloting).
17. The Vendor reserves the right to close the designated venue and the Additional Venue (if applicable) at any time if all the specified residential properties (except all Units B in Tower 20 Zone 1) have been sold out.
18. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 8:00 p.m. on the date on which Registration of Intent may be submitted, the first round balloting (for Session A and/or Session B) will take place and/or the first date of the sale, then, for the safety of the registrants and the maintenance of order at the designated venue and/or the Additional Venue (if applicable), 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, the first round balloting and/or second round balloting (for Session A and/or Session B) 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 designated venue and/or the Additional Venue (if applicable). Details of the arrangement will be posted by the Vendor on the website (www.thecullinan.com.hk) designated by the Vendor for the Phase. Registrants will not be notified separately of the arrangement.

On 22 March 2015 and thereafter:

19. 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 the remaining specified residential properties, provided that Unit B in Tower 20 Zone 1 must be purchased together with Unit A on the same floor in Tower 20 Zone 1 and they must be purchased under one Preliminary Agreement for Sale and Purchase. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person interested in purchasing by any method (including balloting).
20. The Vendor reserves the right to close the designated venue at any time if all the specified residential properties (except all Units B in Tower 20 Zone 1) have been sold out, provided that the designated venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 15 above.
21. 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.
22. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 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 registrants and the maintenance of order at the designated venue, the Vendor reserves its absolute right to close the designated venue. Details of the arrangement will be posted by the Vendor on the website (www.thecullinan.com.hk) designated by the Vendor for the Phase.

2015年3月21日(下稱「出售首天」):

(I) 摘要

指明住宅物業將會分兩節出售：

節	合資格人士	將在該節提供出售的指明住宅物業	揀選指明住宅物業的規則
A	只限個人名義人士	第 20 座第 1 區：67A, 67B, 67C, 67D, 68A, 68B, 68C, 68D, 69A, 69B, 69C, 69D, 70A, 70B, 70C, 70D	2 個在相同座數相同區中的相同樓層的指明住宅物業，但選購第 20 座第 1 區的 B 單位時必須同時選購第 20 座第 1 區中的相同樓層的 A 單位
B	個人或公司名義	在第 A 節完結後，所有剩餘仍可供出售的指明住宅物業(所有第 20 座第 1 區的 B 單位除外)	任何 1 個指明住宅物業

(II) 第 A 節的程序

1. 以抽籤方式決定選擇住宅物業的次序，有意購買任何 2 個在第 A 節出售的指明住宅物業的合資格人士(下稱「**表格 A 登記人**」)須遵從本銷售安排第(I)部份的摘要列出的規則及第(II)及(IV)部份指定的程序。

2. 表格 A 登記人須從指明住宅物業的相關價單提供後至 2015 年 3 月 19 日於辦公時間內(即星期一至五上午 11 時至晚上 8 時及星期六、日及公眾假期上午 11 時至晚上 8 時)到指定會場：

- (a) 遞交一份已填妥及由表格 A 登記人簽署的購樓意向登記(表格 A)；
- (b) 購樓意向登記(表格 A)須附有 2 張本票。每張本票金額為港幣\$500,000 及抬頭人須為「的近律師行」；及
- (c) 遞交表格 A 登記人的香港身份證／護照副本。

遞交購樓意向登記(表格 A)截止時間為 2015 年 3 月 19 日晚上 8 時。逾期遞交或在辦公時間以外遞交的恕不受理。

3. 抽籤將分階段進行：

(a) 本節的第一輪抽籤將所有表格 A 登記人分為一個或多個組別

- (i) 本節的第一輪抽籤程序將於 2015 年 3 月 20 日上午 11 時或之後於指定會場進行，以將表格 A 登記人分為一個或多個組別。為了維持指定會場秩序及／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指定會場。表格 A 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」張貼於指定會場。表格 A 登記人將不獲另行通知抽籤結果。
- (iii) 每組別的表格 A 登記人享有資格進行以下第 3(b)段詳述之第二輪抽籤程序。

(b) 第二輪抽籤決定表格 A 登記人的選購指明住宅物業的優先次序

- (i) 已被分組的表格 A 登記人的第二輪抽籤程序將於 2015 年 3 月 21 日於賣方根據上述第 3(a)(ii)段公布之相關「每組別報到時段」開始時於指定會場分階段進行。為了維持指定會場秩序及／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指定會場。表格 A 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，表格 A 登記人須按賣方公布的「每組別報到時段」親身攜同其香港身份證／護照正本及有效的購樓意向登記(表格 A)收據正本，到達指定會場。賣方可基於流程、效率、方便、安全及／或其他便利第二輪抽籤程序的原因使用香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂及／或 10 樓(下稱「**外加會場**」)以容納部份表格 A 登記人，並於指定會場及外加會場作出公布及／或貼出告示。於其「每組別報到時段」以外的時間才到達指定會場或(如賣方指示)外加會場的表格 A 登記人將不享有參與本節的資格。
- (iii) 為第二輪抽籤的目的，每一份購樓意向登記(表格 A)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」於指定會場及外加會場(如適用)公布及／或貼出告示。表格

A 登記人將不獲另行通知抽籤結果。

4. (a) 第二輪抽籤後，表格 A 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揀選於當時仍可供揀選的指明住宅物業。表格 A 登記人須遵守上述第(I)部份的摘要列出的規則選購 2 個指明住宅物業，否則其優先次序將自動終止，表格 A 登記人將不再享有參與本節的資格。
- (b) 然而，如果表格 A 登記人(下稱「**第一名登記人**」)連同另一名關聯的但其優先次序較後的表格 A 登記人(下稱「**第二名登記人**」)(每位組成第二名登記人的個人須為每位組成第一名登記人的個人的近親(即配偶、父母、子女、兄弟及姊妹)，並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)意欲選購相同座數相同區中的相同樓層的 4 個單位，則第二名登記人可獲提前至與第一名登記人相同的優先次序。在這種情況下，第二名登記人的原有優先次序將會自動終止。第一名登記人與第二名登記人必須選購相同座數相同區中的相同樓層的 4 個單位，否則其優先次序將自動終止，第一名登記人與第二名登記人將不再享有參與本節的資格。
5. 在簽署臨時買賣合約前，表格 A 登記人將獲安排參觀其所揀選的指明住宅物業。表格 A 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(但第 20 座第 1 區的相同樓層的 A 單位及 B 單位須以同一份臨時買賣合約一併購買)。

(III) 第 B 節的程序

6. 以抽籤方式決定選擇住宅物業的次序，有意購買任何在本節出售的指明住宅物業的合資格人士(下稱「**表格 B 登記人**」)須遵從本銷售安排第(I)部份的摘要列出的規則及第(III)及(IV)部份指定的程序。
7. **表格 B 登記人注意，所有第 20 座第 1 區的 B 單位不會在第 B 節提供出售，及如所有指明住宅物業(所有第 20 座第 1 區的 B 單位除外)已在第 A 節出售，第 B 節將不會有任何指明住宅物業提供出售。賣方有權利押後第 B 節開始的時間直至第 A 節完畢為止。表格 B 登記人將不獲另行通知該更改。**
8. 表格 B 登記人須從指明住宅物業的相關價單提供後至 2015 年 3 月 19 日於辦公時間內(即星期一至五上午 11 時至晚上 8 時及星期六、日及公眾假期上午 11 時至晚上 8 時)到指定會場：
- (a) 遞交一份已填妥及由表格 B 登記人簽署的購樓意向登記(表格 B)；
- (b) 購樓意向登記(表格 B)須附有 1 張本票。本票金額為港幣\$500,000 及抬頭人須為「的近律師行」；及
- (c) 遞交表格 B 登記人的香港身份證／護照及(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單。

遞交購樓意向登記(表格 B)截止時間為 2015 年 3 月 19 日晚上 8 時。逾期遞交或在辦公時間以外遞交的恕不受理。

9. 抽籤將分階段進行：

(a) 本節的第一輪抽籤將所有表格 B 登記人分為一個或多個組別

- (i) 本節的第一輪抽籤程序將於 2015 年 3 月 20 日上午 11 時 30 分或之後於指定會場進行，以將表格 B 登記人分為一個或多個組別。為了維持指定會場秩序及／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指定會場。表格 B 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」張貼於指定會場。表格 B 登記人將不獲另行通知抽籤結果。
- (iii) 每組別的表格 B 登記人享有資格進行以下第 9(b)段詳述之第二輪抽籤程序。

(b) 第二輪抽籤決定表格 B 登記人的選購指明住宅物業的優先次序

- (i) 已被分組的表格 B 登記人的第二輪抽籤程序將於 2015 年 3 月 21 日於賣方根據上述第 9(a)(ii)段公布之相關「每組別報到時段」開始時於指定會場分階段進行。為了維持指定會場秩序及／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指定會場。表格 B 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，表格 B 登記人須按賣方公布的「每組別報到時段」**親身**(如表格 B 登記人由公司組成，則該公司的**所有董事**)攜同其香港身份證／護照正本及(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及有效的購樓意向登記(表格 B)收據正本，到達指定會場。賣方可基於流程、效率、方便、安全及／或其他便利第二輪抽籤程序的原因使用外加會場以容納部份表格 B 登記人，並於指定會場及外加會場作出公布及／或貼出告示。於其「每組別報到時段」以外的時間才到達指定會場或(如賣方指示)外加會場的表格 B 登記人將不享有參與本節的資格。
- (iii) (如表格 B 登記人由公司組成)如果在遞交購樓意向登記(表格 B)後，公司有任何董事會成員的變更，其相關的購樓意向登記(表格 B)將立即變成無效，表格 B 登記人將不享有參與本節的資格。
- (iv) 為第二輪抽籤的目的，每一份購樓意向登記(表格 B)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」於指定會場及外加會場(如適用)公布及／或貼出告示。表格 B 登記人將不獲另行通知抽籤結果。

10. 第二輪抽籤後，表格 B 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**揀選於當時仍可供揀選的指明住宅物業。表格 B 登記人須遵守上述第(I)部份的摘要列出的規則選購 1 個指明住宅物業(所有第 20 座第 1 區的 B 單位除外)，否則其優先次序將自動終止，表格 B 登記人將不再享有參與本節的資格。在簽署臨時買賣合約前，表格 B 登記人將獲安排參觀其所揀選的指明住宅物業。表格 B 登記人須**親身**簽署臨時買賣合約購買其揀選的指明住宅物業。

(IV) 一般程序

- 11. 每人或公司(不論單獨或與他方聯名)只可登記於一份有效的購樓意向登記(表格 A)及／或購樓意向登記(表格 B)，在一節中的重複的登記將不會被接受。購樓意向登記(不論是購樓意向登記(表格 A)或購樓意向登記(表格 B))只適用於登記人本人及不能轉讓。遞交購樓意向登記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(不論是購樓意向登記(表格 A)或購樓意向登記(表格 B))是否有效及是否應被納入抽籤。
- 12. 本票將會用作支付購買指明住宅物業的部份臨時訂金。
- 13. 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。
- 14. (如登記人僅由個人組成)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的名字，惟：
 - (a) 如表格 A 登記人希望刪除任何個人的名字，則在刪除任何個人的名字之前所有組成表格 A 登記人的個人之間須互有近親關係(即配偶、父母、子女、兄弟及姊妹)及表格 A 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。
 - (b) 新加入之個人必須為**所有**組成登記人的個人的近親(即配偶、父母、子女、兄弟及姊妹)及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。

所有人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增加及／或刪除任何人的名字的要求。

- 15. 如登記人並無購入任何指明住宅物業，可於 2015 年 3 月 22 日至 2015 年 3 月 23 日辦公時間內(即星期一至五上午 11 時至晚上 8 時及星期六、日及公眾假期上午 11 時至晚上 8 時)親臨指定會場辦理取回未使用的本票。登記人必須攜同登記人香港身份證／護照正本(如以獲授權人士取回未使用的本票，則須攜同登記人香港身份證／護照副本)、(如適用)商業登記證書副本、有效的購樓意向登記(表格 A)／購樓意向登記(表格 B)收據正本、及(如適用)有效的授權書及獲授權人士之香港身份證／護照副本。
- 16. 在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，惟選購第 20 座第 1 區的 B 單位時必須同時選購第 20 座第 1 區中的相同樓層的 A 單位，並以同一份臨時買賣合約購買該兩個單位。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。
- 17. 賣方保留權利在所有指明住宅物業(所有第 20 座第 1 區的 B 單位除外)已售出的情況下於任何時間關閉指定會場及外

加會場(如適用)。

18. 如在可遞交購樓意向登記的任何一天、第 A 節及／或第 B 節的第一輪抽籤程序將會進行的日期及／或出售首天上午 9 時至晚上 8 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持指定會場及／或外加會場(如適用)的秩序，賣方保留絕對權力更改遞交購樓意向登記的日期及／或時間(包括截止日期及／或時間)、第一輪抽籤及／或第二輪抽籤(第 A 節及／或第 B 節)的日期及／或時間及／或出售首天至賣方認為合適的其他日期及／或時間及／或關閉指定會場及／或外加會場(如適用)。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址(www.thecullinan.com.hk)公布。登記人將不獲另行通知。

2015 年 3 月 22 日起：

19. 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，惟選購第 20 座第 1 區的 B 單位時必須同時選購第 20 座第 1 區中的相同樓層的 A 單位，並以同一份臨時買賣合約購買該兩個單位。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。
20. 賣方保留權利在所有指明住宅物業(所有第 20 座第 1 區的 B 單位除外)已售出的情況下於任何時間關閉指定會場，惟指定會場會於上述第 15 段指明的時間內開放以用作辦理取回未使用的本票。
21. 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。
22. 如在任何出售日期(除出售首天)的上午 9 時至晚上 8 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持指定會場的秩序，賣方保留絕對權力關閉指定會場。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址(www.thecullinan.com.hk)公布。

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：

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

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* Remarks:

Phase VI of Kowloon Station Development is the phase of which The Cullinan forms part. The Cullinan comprises Phase VI Residential Development, Phase VI Service Apartment Accommodation and Phase VI Car Park.

*備註：

九龍站發展項目的第六期為天璽所屬的期數。天璽包括第六期住宅發展項目、第六期服務式公寓樓宇及第六期停車場。