

Information on Sales Arrangements
銷售安排資料

<p>Name of the Phase : 期數名稱 :</p>	<p>Phase VI of Kowloon Station Development* (residential development, service apartment accommodation and car park therein known as “THE CULLINAN”)</p> <p>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」)</p>
<p>Date of the Sale : 出售日期 :</p>	<p>From 6 September 2016 由 2016 年 9 月 6 日起</p>
<p>Time of Sale : 出售時間 :</p>	<p><u>On 6 September 2016:</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>From 7 September 2016 and thereafter:</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>2016 年 9 月 6 日 :</u> 由上午 11 時至晚上 8 時</p> <p><u>由 2016 年 9 月 7 日起 :</u> 由上午 11 時至晚上 8 時</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 (“designated venue”)</p> <p>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」)</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>64</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 20 Zone 1: 78A, 78B, 78C, 78D The following units in Tower 21 Zone 3: 77B, 77C</p> <p>以下在第 20 座第 1 區的單位 : 78A, 78B, 78C, 78D 以下在第 21 座第 3 區的單位 : 77B, 77C</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><u>On 6 September 2016 (“the first date of sale”)</u></p> <p>Balloting will be used to determine the order of priority. Persons interested in purchasing any of the specified residential properties (the “Registrant”) must follow the procedures below:-</p> <ol style="list-style-type: none"> 1. For the avoidance of doubt, all valid Registrations of Intent (if any) previously submitted to the Vendor prior to the first date of sale will not be included in this balloting. 2. Registration slips will be distributed at designated venue on the first date of sale (from 11:00 a.m. to 11:15 a.m.)(“check-in timeslot”). A Registrant (if the Registrant comprises corporation, then all directors of that corporation) must personally attend the designated venue and submit the following:- <ol style="list-style-type: none"> (a) only one registration slip duly completed and signed by the Registrant; 	

- (b) the registration slip shall be accompanied with cashier order(s). The number of cashier order(s) shall be equal to the number of specified residential property(ies) which the Registrant intends to purchase as indicated in the registration slip, but such number of residential property(ies) in any event shall not exceed one(1). Each cashier order shall be in the sum of HK\$500,000 and made payable to “DEACONS”;
- (c) a copy of the 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 within the check-in timeslot on the first date of sale. Registrant who arrives at the designated venue beyond the check-in timeslot shall not be eligible to participate in the balloting. The closing time for submission of registration slip will be 11:15 a.m. on the first date of sale.

- 3. Each individual or corporation (whether alone or jointly with others) shall only submit one registration slip, which when accepted by the Vendor, will only be valid on the first date of sale. Duplicated registration of Registrant will not be accepted. Late submission will not be accepted. The registration slip is personal to the Registrant and shall not be transferable.
- 4. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
- 5. After verification of the identity of the Registrants, the order of priority for selection of the specified residential properties will be determined according to the balloting which will take place at the designated venue after the “check-in timeslot”. Every valid registration slip shall be allotted such number of lot(s) which equals the number of specified residential property(ies) which the Registrant intends to purchase as indicated in the registration slip. Once a lot allotted to a registration slip has been successfully drawn, all other lot(s)(if any) relating to the same registration slip shall be cancelled and be treated as null and void in the same balloting. The number of specified residential property(ies) that the Registrant of a successfully drawn registration slip is entitled to purchase shall not exceed the number of specified residential property(ies) which such Registrant intends to purchase as indicated in that registration slip. The result of the balloting, including “registration number” and “ballot result sequence”, will be announced and/or posted at the designated venue. Registrants will not be notified of the ballot results separately.
- 6. The Vendor shall not be responsible to the Registrant for any error or omission contained in the ballot results.
- 7. After the balloting, 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. Prior to the signing of the Preliminary Agreement for Sale and Purchase, the Registrant will be offered to view the selected specified residential properties. The Registrant shall **personally** enter into the Preliminary Agreement for Sale and Purchase of the selected specified residential properties.
- 8. (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 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 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:-
 - (i) 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; and
 - (ii) not registered under any valid registration slip.

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.

- 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 the registration slip, his/her unused cashier order(s) will be available for collection by the Registrant (or his/her authorized person) at the designated venue immediately after the balloting mentioned in paragraph 5 above till 8:00 p.m. on the first date

of sale. The Registrant must bring along the 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 the authorized person), (if applicable) copy of Business Registration Certificate, the original receipt of valid registration slip, (if applicable) a valid authorization letter and a copy of the H.K.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 properties (if any) will be sold on a first come first served basis to any person interested in purchasing and the balloting procedures stated above will not be applied to the purchase of such remaining specified residential properties. 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).
11. The Vendor reserves the right to close the designated venue at any time if all the specified residential properties 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 9 above.
12. 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 first date of the sale, then, for the safety of the Registrants and the maintenance of order at the designated 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 slip and/or the balloting and/or the first date of sale to such other date(s) and/or time as the Vendor may consider appropriate and/or 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. Registrants will not be notified separately of the arrangement.

On 7 September 2016 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 properties (if any) will be sold on a first come first served basis to any person interested in purchasing the remaining specified residential properties. 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).
14. The Vendor reserves the right to close the designated venue at any time if all the specified residential properties have been sold out.
15. If the Vendor postpones the first date of sale to such other date pursuant to this Sales Arrangements, the subsequent dates of sale will be postponed accordingly.
16. 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 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.

2016年9月6日（下稱「出售首天」）：

以抽籤方式決定選擇住宅物業的次序。有意購買任何指明住宅物業的人士（下稱「登記人」）須遵從下列程序：

1. 為免存疑，所有於出售首天之前已遞交予賣方的有效的購樓意向登記不會被納入是次抽籤。
2. 登記表格將於出售首天（上午 11 時至上午 11 時 15 分內）（下稱「報到時段」）於指定會場派發。登記人須於出售首天報到時段內親身（如登記由公司組成，則該公司的**所有董事**）到指定會場，
 - (a) 遞交一份已填妥及由登記人簽署的登記表格；
 - (b) 登記表格須附有本票，本票的數目須與登記人於登記表格內填寫的意欲購買的住宅物業數目相同，但在任何情況下該住宅物業數目不能多於 1 個。每張本票金額為港幣\$500,000 及抬頭人須為「的近律師行」；及
 - (c) 遞交登記人的香港身份證/護照副本及（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。

於「報到時段」以外的時間才到達指定會場的登記人將不享有參與抽籤的資格。遞交登記表格截止時間為出售首天

上午 11 時 15 分。

3. 每人或公司(不論單獨或與他方聯名)只可遞交一份登記表格。如獲賣方接納，登記只在出售首天有效。重複的登記人登記將不會被接受，逾期恕不受理。登記表格只適用於登記人本人及不能轉讓。
 4. 本票將會用作支付購買指明住宅物業的部份臨時訂金。
 5. 賣方核實登記人身份後，登記人揀選指明住宅物業的優先次序會於指定會場在「報到時段」後以抽籤方式決定。每一份登記表格可獲分配的籌的數目，相等於登記人於該登記表格內填寫的意欲購買的指明住宅物業數目。當一個籌獲抽中，其相關登記表格的其他籌（如有）於同一次抽籤程序將會取消及作廢。獲中籤的每份登記表格的登記人只可認購不多於登記表格內所填寫的意欲購買的指明住宅物業數目。抽籤結果，包括「登記號碼」及「抽籤結果順序」，將於指定會場公布及／或貼出告示。登記人將不獲另行通知抽籤結果。
 6. 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。
 7. 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揀選於當時仍可供揀選的指明住宅物業。在簽署臨時買賣合約前，登記人將獲安排參觀其所揀選的指明住宅物業。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。
 8. (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登記人的個人之間須互相有近親關係(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。
 - (b) 新加入之個人必須：
 - (i) 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；及
 - (ii) 沒有於有效的登記表格登記。
- 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。
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未達其於購樓意向登記內所填寫意欲購買之數目，登記人（或其獲授權人士）可於上述第 5 段提及的抽籤完結後至出售首天晚上 8 時內於指定會場辦理取回未使用的本票。登記人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）登記人之商業登記證書副本、有效的登記表格收據正本及（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。
 10. 當抽籤及合資格人士選購指明住宅物業完畢後，餘下的指明住宅物業（如有）將以先到先得形式發售，而上述的抽籤程序將不適用於購買該等餘下的指明住宅物業。如有任何爭議，賣方保留絕對權力以任何方式（包括抽籤）分配任何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指定會場，惟指定會場會於上述第 9 段指明的時間內開放以用作辦理取回未使用的本票。
 12. 如在出售首天上午 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的秩序，賣方保留絕對權力更改遞交登記表格的日期及／或時間（包括截止日期及／或時間）及／或抽籤的日期及／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。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。

2016年9月7日起：

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餘下的指明住宅物業。如有任何爭議，賣方保留絕對權力以任何方式（包括抽籤）分配任何指明住宅物業予任何有意購買的人士。

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指定會場。
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 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

Date of Issue: 發出日期：	2 September 2016 2016 年 9 月 2 日
Date of Revision: 修改日期：	4 November 2016 2016 年 11 月 4 日

* 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。