

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 17 September 2018 由 2018 年 9 月 17 日起
Time of Sale: 出售時間：	From 11:00 a.m. to 8:00 p.m. daily 每日由上午 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 (“Venue”) 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「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：	5
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>The units in Tower 20 Zone 1: 77A, 77B, 77C, 77D 在第 20 座第 1 區的單位：77A, 77B, 77C, 77D</p> <p>The unit in Tower 21 Zone 3: 78C 在第 21 座第 3 區的單位：78C</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 specified 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指明住宅物業的優先次序：</p> <p><u>On 17 September 2018 (“the first date of the 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 Registrations of Intent and/or Registration Slip (if any) previously submitted to the Vendor prior to the first date of the sale will not be included in this balloting. 2. Registration Slips will be distributed at the Venue on the first date of the sale from 11:00 a.m. to 11:15 a.m. (“check-in timeslot”). Registrant (if the registrant comprises corporation, then all directors of that corporation) shall personally attend the Venue and submit the following:- <ol style="list-style-type: none"> (a) only one Registration Slip duly completed (including the number of specified residential property(ies) which the registrant intends to purchase) and signed by the registrant; (b) the Registration Slip shall be accompanied with one (1)(if the registrant intends to purchase only one (1) specified residential property) or two (2)(if the registrant intends to purchase two (2) or more than two (2) specified residential properties) cashier order(s). Each cashier order shall be in the sum of HK\$500,000 and made payable to “DEACONS”; and (c) copy(ies) of the registrant’s I.D. Card(s)/Passport(s) or (if applicable) a copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and copy(ies) of I.D. Card(s)/Passport(s) of the director(s) <p>to the Venue within the check-in timeslot on the first date of the sale. Registrant who arrives at the 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 the sale.</p>	

3. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration Slip. Duplicated registration will not be accepted. The Registration Slip is personal to the registrant and shall not be transferable. The order of submission of Registration Slip 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 Slip is valid and should be included in balloting.
4. If a registrant succeeds in selecting and purchasing specified residential property(ies), the cashier order(s) submitted 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 by the Vendor,
 - (a) Registrants shall be divided into groups according to the number of specified residential properties which the registrant intends to purchase as indicated in the Registration Slip (in descending order). The order of priority for selection of the specified residential properties will be determined as follows:-

<i>Group</i>	<i>The number of specified residential properties that the registrant intends to purchase as indicated in the Registration Slip</i>	<i>Order of Priority for selection of the specified residential properties</i>
1	Five (5)	1st priority
2	Four (4)	2nd priority
3	Three (3)	3rd priority
4	Two (2)	4th priority
5	One (1)	5th priority

- (b) If there is more than one registrant in a group, the Vendor shall carry out balloting to determine the order of priority of the registrants in that group. Every valid Registration Slip shall be allotted one lot. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
 - (c) Save and except for the circumstances mentioned in paragraph 6.(c) below, a registrant in a group **shall not** participate in any other group.
6. Immediately after the balloting (if applicable), registrants shall proceed to select and purchase the specified residential properties in accordance with the rules below:-
 - (a) A registrant who leaves the Venue while his/her/their/its 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/its order of priority shall lapse immediately.
 - (b) Registrants (if the registrant is a corporation, then **all of its directors**) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority according to the group sequence and the “ballot result sequence” and in an orderly manner and within reasonable time.
 - (c) Save and except for the circumstances mentioned below, the number of specified residential properties selected and purchased by a registrant shall be equal to the number of specified residential properties which the registrant intends to purchase as indicated in his/her/their/its Registration Slip, otherwise his/her/their/its order of priority shall lapse automatically and the registrant shall not be eligible for selection and purchase of any specified residential property. If the number of specified residential properties which are still available at the time of selection in a group is less than the number of specified residential properties which the registrant intends to purchase as indicated in his/her/their/its Registration Slip, that group will be ended and the remaining units will be offered for sale in next succeeding group. Registrants who have not selected and purchased any specified residential property in that group will be allowed to participate in its next succeeding group. For the avoidance of doubt, the following registrants will **NOT** be allowed to participate in the next succeeding group or any other group(s):
 - Registrants who have purchased specified residential properties in a group; and
 - Registrants who have selected specified residential properties in a group but eventually do not enter into Preliminary Agreement for Sale and Purchase of the specified residential properties so selected.
 - (d) After a registrant has successfully selected specified residential property(ies) in accordance with subparagraphs (a), (b) and (c) above, the registrant will be offered to view the selected specified residential property(ies), or comparable residential property(ies) if it is not reasonably practicable for the selected specified residential property(ies) to be viewed. If the registrant decides to purchase the selected specified residential property(ies), the registrant shall **personally** enter into **ALL** Preliminary Agreement(s) for Sale and Purchase (the “**Preliminary Agreement(s)**”) of **ALL** the selected specified residential property(ies).

7. Each cashier order submitted with the Registration Slip by the registrant will be used as part payment of the preliminary deposit for the purchase of one specified residential property. If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s) submitted with the Registration Slip, the registrant shall submit on spot to the Vendor one cashier order for each extra specified residential property. Each extra cashier order shall be in the sum of HK\$500,000 and made payable to "DEACONS".
8. Prior to the signing of the Preliminary Agreement(s), the registrant may notify the Vendor on spot to add and/or delete name(s) of individual(s) to sign the Preliminary Agreement(s) subject to the following:
- (a) registrants will not be allowed to first delete and then add the name(s) of individual(s) to sign the Preliminary Agreement(s);
 - (b) if a registrant wishes to add any name(s) of individual(s), then prior to adding of any name(s) of individual(s) all the individual(s) comprised in the registrant in the Registration Slip must be **close relative(s)** (i.e. spouse, parents, children and 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 in the Registration Slip and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final;
 - (c) if a registrant who intends to purchase 2 or more than 2 specified residential properties 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 in the Registration Slip must be the **close relative(s)** (i.e. spouse, parents, children and brothers and sisters) of each other 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) shall sign personally as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant's request to add and/or delete the name(s) of any individual(s).

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 Registration Slip, his/her/their/its **unused cashier order(s)** will be available for collection by the registrant (or his/her/their authorized person) from 11:45 a.m. to 8:00 p.m. on the first date of the sale at the Venue. The registrant must bring along the I.D. Card(s)/Passport(s) of the registrant (or a copy of the 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 Registration Slip, and (if applicable) a valid authorization letter and a copy of the I.D Card/Passport of the authorized person.
10. After the completion of the balloting and 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 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 Venue at any time if all the specified residential properties have been sold out, provided that the 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 and the maintenance of order at the Venue, the Vendor reserves its absolute right to postpone 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 Venue. Details of the arrangement will be posted by the Vendor on the website (www.thecullinan.com.hk) designated by the Vendor for the Development. Prospective purchasers will not be notified separately of the arrangement.

On 18 September 2018 and thereafter:

13. Subject to the completion of the balloting and 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 specified residential properties to any person interested in purchasing by any method (including balloting).
14. The Vendor reserves the right to close the Venue at any time if all the specified residential properties have been sold out.
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 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 and the maintenance of order at the Venue, the Vendor reserves its absolute right to close the Venue. Details of the arrangement will be posted by the Vendor on the website (www.thecullinan.com.hk) designated by the Vendor for the Development. Prospective purchasers will not be notified separately of the arrangement.

2018年9月17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購樓意向登記及/或登記表格(如有)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」)於會場派發。登記人(如登記人由公司組成,則該公司的**所有董事**)須於出售首天報到時段內**親身**到會場:
 - (a) 遞交一份已填妥(包括意欲購買的指明住宅物業的數目)及由登記人簽署的登記表格;
 - (b) 登記表格須附有 1 張(如登記人意欲購買 1 個指明住宅物業)或 2 張(如登記人意欲購買 2 個或多於 2 個指明住宅物業)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) 登記人的身份證/護照副本或(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董事的身份證/護照副本。

於報到時段以外的時間才到達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)只可登記於一份有效的登記表格。重複的登記人登記將不會被接受。登記表格只適用於登記人本人及不能轉讓。遞交登記表格次序不會影響揀選指明住宅物業的優先次序。如有爭議,賣方保留權利決定登記表格是否有效及是否應被納入抽籤。
4. 如登記人成功選購指明住宅物業,其遞交之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,
 - (a) 登記人將根據其於登記表格內填寫的意欲購買的指明住宅物業數目由大至小被分組,登記人揀選指明住宅物業的優先次序將按以下決定:

組別	登記人於登記表格內填寫的意欲購買的指明住宅物業數目	揀選指明住宅物業的優先次序
1	5 個	優先次序第 1
2	4 個	優先次序第 2
3	3 個	優先次序第 3
4	2 個	優先次序第 4
5	1 個	優先次序第 5

- (b) 如一個組別中有多於一位登記人,賣方將會進行抽籤以決定該組別中的登記人之間的優先次序。每一份有效的登記表格可獲分配 1 個籌。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。
 - (c) 除了下述第 6.(c)段情況外,於一個組別中的登記人**不可**參與任何其他組別。
6. 抽籤(如適用)完結後,登記人須根據以下規則選購指明住宅物業:
 - (a) 在其組別進行揀選指明住宅物業之時離開會場之登記人將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。
 - (b) 登記人(如登記人為公司,則該公司**所有董事**)須根據分組順序及「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。

(c) 除了下述情況外，登記人須選購的指明住宅物業數目須與其於登記表格內填寫的意欲購買的指明住宅物業數目相同，否則其優先次序將自動失效及不獲資格選購任何指明住宅物業。如一個組別中當時可供揀選的指明住宅物業數目少於登記人於登記表格內填寫的意欲購買的指明住宅物業數目，則該組別將會完結，餘下的單位將會在緊接的下一個組別出售。沒有在該組別選購任何指明住宅物業的登記人可參與緊接的下一個組別。為免疑問，以下登記人不可參與緊接的下一個組別或任何其他組別：

- 已在一個組別中購買指明住宅物業的登記人；及
- 已在一個組別中揀選指明住宅物業，但沒有簽署該等已揀選的指明住宅物業的臨時買賣合約的登記人。

(d) 成功按以上第(a)、(b)及(c)分段的規定揀選指明住宅物業的登記人將獲安排參觀其揀選的指明住宅物業，如開放其揀選的指明住宅物業供參觀並非合理地切實可行，則登記人將獲安排參觀與其揀選的指明住宅物業相若的住宅物業。如登記人決定購買其所揀選的指明住宅物業，登記人須**親身簽署**所有其揀選的指明住宅物業的臨時買賣合約（下稱「**臨時合約**」）。

7. 每一張附於由登記人遞交的登記表格的本票將會用作支付購買 1 個指明住宅物業的部份臨時訂金。如果登記人選購的指明住宅物業數目多於其遞交登記表格時附有本票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交一張本票。每張補交本票金額為港幣\$500,000 及抬頭人須為「的近律師行」。

8. 在簽署臨時合約前，登記人可即時通知賣方增加及／或刪除簽署臨時合約的個人的名字，惟須受以下所限：

- (a) 登記人將不可先刪除然後增加簽署臨時買賣合約的個人的名字；
- (b) 如登記人希望加入任何個人的名字，則在加入任何個人的名字之前所有組成登記表格之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**組成登記表格之登記人的個人的**近親**，登記人須提供令賣方滿意的該**近親**的關係證明，就此賣方的決定為最終；及
- (c) 如意欲購買 2 個或多於 2 個指明住宅物業的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表格之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）及登記人須提供令賣方滿意的該**近親**的關係證明，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登記表格內所填寫意欲購買之數目，申請人（或其獲授權人士）須於出售首天上午 11 時 45 分至晚上 8 時於會場辦理取回**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）、（如適用）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會場，惟會場會於上述第 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，為保障安全及維持會場的秩序，賣方保留絕對權力延遲出售首天至賣方認為合適的其他日期及／或時間及／或關閉會場。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址（www.thecullinan.com.hk）公布。準買方將不獲另行通知。

2018年9月18日起：

13. 在根據上述程序完成抽籤及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，為保障安全及維持會場的秩序，賣方保留絕對權力關閉會場。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址（www.thecullinan.com.hk）公布。準買方將不獲另行通知。

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

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:

13 September 2018

發出日期：

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