

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.22A
銷售安排第 22A 號

Name of the Phase of the Development : 發展項目的期數的名稱 :	PARK YOHO Genova [^]
Date of the Sale : 出售日期 :	From 18 November 2017 由 2017 年 11 月 18 日起
Time of Sale : 出售時間 :	<u>From 18 November 2017 and thereafter:</u> From 10:00 a.m. to 7:00 p.m. (Monday to Sunday and Public Holiday) <u>由 2017 年 11 月 18 日起 :</u> 由上午 10 時至晚上 7 時(星期一至日及公眾假期)
Place where the sale will take place : 出售地點 :	<u>From 18 November 2017 and thereafter:</u> PARK CIRCLE, 18 Castle Peak Road Tam Mi, New Territories (“ PARK CIRCLE Venue ”) <u>由 2017 年 11 月 18 日起 :</u> 新界青山公路潭尾段 18 號 PARK CIRCLE (下稱「 PARK CIRCLE 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 :	10
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><u>The following units in Tower 17: 以下在第 17 座的單位 :</u> 8B, 10B, 12B, 16B*</p> <p><u>The following units in Tower 18A: 以下在第 18A 座的單位 :</u> 2A, 5A, 7A, 9A, 11A, 15A</p> <p>* Sale of these unit(s) are suspended 此單位暫不提供出售</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 :	
<u>On 18 November 2017 (“the first date of sale”):</u>	
<ol style="list-style-type: none"> 1. Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any of the specified residential properties (“Registrants”) must follow the rules set out in this Sales Arrangements. 2. For the avoidance of doubt, all valid Registrations of Intent (if any) previously submitted to the Vendor prior to the first date of sale are hereby declared invalid and will not be included in the balloting. 3. Registration Slips will be distributed at the PARK CIRCLE Venue on the first date of the sale (from 10:00 a.m. to 10:15 a.m.) (“check-in timeslot”). Registrant (if Registrant comprises corporation, then all directors of that corporation) must personally attend the PARK CIRCLE Venue and submit the following:- <ol style="list-style-type: none"> (a) only one Registration Slip duly completed and signed by the Registrant; (b) Registration Slip shall be accompanied at least (one) cashier order. The cashier order shall be in the sum of HK\$100,000 and made payable to “MAYER BROWN JSM”; and (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 PARK CIRCLE Venue within the check-in timeslot on the first date of sale. Registrant who arrives at the PARK CIRCLE 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 10:15 a.m. on the first date of sale.

4. After verification of the identity of the Registrants, the order of priority for selection of the specified residential properties will be determined by balloting which will take place at the PARK CIRCLE Venue after the check-in timeslot. Every valid Registration Slip shall be allotted one lot. The result of the balloting, including registration number and ballot result sequence, will be announced and/or posted up at the PARK CIRCLE Venue. Registrants will not be separately notified of the ballot results.
5. After the completion of the balloting:
 - (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 results and in an orderly manner and within reasonable time. Registrants shall select and purchase at least one but not more than 2 specified residential properties, otherwise his/her/its order of priority shall lapse automatically and he/she/it will no longer be eligible to select and/or purchase any specified residential property.
 - (b) If the number of specified residential properties the Registrant purchases exceeds the number of cashier orders submitted with the Registration Slip, the Registrant shall submit on spot to the Vendor one cashier order for each extra specified residential property. Each cashier order shall be in the sum of HK\$100,000 and made payable to "MAYER BROWN JSM".
6. Registrant shall **personally** enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential properties.

General Procedures

7. 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 the 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.
8. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
9. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
10. 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 PARK CIRCLE Venue on 18 November 2017 during office hours (from 10:00 a.m. to 7:00 p.m.). 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 Slip, and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
11. 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. 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).
12. The Vendor reserves the right to close the PARK CIRCLE Venue at any time if all the specified residential properties have been sold out.
13. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 7:00 p.m. on the first date of the sale, then, for the safety of the registrants and the maintenance of order at the PARK CIRCLE 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 Slips 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 PARK CIRCLE Venue. Details of the arrangement will be posted by the Vendor on the website (www.parkyocho.com/genova/en/) designated by the Vendor for the Phase. Registrants will not be notified separately of the arrangement.

On 19 November 2017 and thereafter:

14. 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).
15. The Vendor reserves the right to close the PARK CIRCLE Venue at any time if all the specified residential properties have been sold out, provided that the PARK CIRCLE Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 10 above.
16. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 8:00 a.m. and 7:00 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 PARK CIRCLE Venue, the Vendor reserves its absolute right to close the PARK CIRCLE Venue. Details of the arrangement will be posted by the Vendor on the website (www.parkyoho.com/genova/en/) designated by the Vendor for the Phase.
17. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

2017年11月18日(下稱「出售首天」):

1. 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」）須遵從本銷售安排列出的程序。
2. 為免存疑，賣方現宣佈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（如有）變成無效及不會被納入抽籤。
3. 登記表格將於出售首天（由中午 10 時至上午 10 時 15 分）內（下稱「報到時段」）於 PARK CIRCLE 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 PARK CIRCLE 會場：
 - (a) 遞交一份已填妥及由登記人簽署的登記表格；
 - (b) 登記表格須附有最少一張本票。每張本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」；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 PARK CIRCLE 會場的登記人將不享有參與抽籤的資格。遞交登記表格的截止時間為出售首天上午 10 時 15 分。
4. 賣方核實登記人身份後，揀選指明住宅物業的優先次序會於報到時段後於 PARK CIRCLE 會場以抽籤方式決定。每一份有效的登記表格可獲分配 1 個籌。抽籤結果，包括登記號碼及抽籤結果順序將於 PARK CIRCLE 會場作出公佈及／或貼出告示，登記人將不獲另行通知抽籤結果。
5. 完成抽籤後：
 - (a) 登記人須根據抽籤結果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。登記人須選購最少一個但不多於 2 個指明住宅物業，否則其優先次序將自動終止，登記人將不再享有參與選購指明住宅物業的資格。
 - (b) 如果登記人選購的指明住宅物業數目多於其遞交登記附有本票的數目，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。每張本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」。
6. 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。

一般程序

7. 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，在一節中的重複的登記將不會被接受。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。
8. 本票將會用作支付購買指明住宅物業的部份臨時訂金。
9. 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。
10. 如登記人並無購入任何指明住宅物業，可於 2017 年 11 月 18 日於放辦公時間內(即上午 10 時至晚上 7 時)親臨 PARK CIRCLE 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。
11. 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。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。
12. 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 PARK CIRCLE 會場。
13. 如出售首天上午 8 時分至晚上 7 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 PARK CIRCLE 會場的秩序，賣方保留絕對權力更改出售首天至賣方認為合適的其他日期及／或時間及／或關閉 PARK CIRCLE 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.parkyoho.com/genova/zh-hk/)公布。登記人將不獲另行通知。

2017 年 11 月 19 日起：

14. 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。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何餘下的指明住宅物業予任何有意購買的人士。
15. 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 PARK CIRCLE 會場，惟 PARK CIRCLE 會場會於上述第 10 段指明的時間內開放以用作辦理取回未使用的本票。
16. 如在任何出售日期(除出售首天)的上午 8 時至晚上 7 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 PARK CIRCLE 會場的秩序，賣方保留絕對權力關閉 PARK CIRCLE 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.parkyoho.com/genova/zh-hk/)公布。
17. 倘若本銷售安排中英文版本有異，以英文版本為準。

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 10:00 a.m. to 7:00 p.m. (daily)

PARK CIRCLE, 18 Castle Peak Road Tam Mi, New Territories

After 7:00 p.m. to 10:00 a.m. of the next day (daily)

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

由上午 10 時至晚上 7 時（每日）
新界青山公路潭尾段 18 號 PARK CIRCLE

由晚上 7 時後至翌日上午 10 時（每日）香港九
龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

Other Matters: 其他事項：	<p>From 14 November 2017 and thereafter (10:00 a.m. to 7:00 p.m.), Prospective Purchasers are offered and invited to view the specified residential property(ies) which he/she/it intends to purchase or their comparable residential properties if it is not reasonably practicable for the specified residential property(ies) to be viewed by the Prospective Purchasers (the residential properties that are made available for viewing are collectively referred to as “Properties for Viewing”). In order to maintain order at PARK CIRCLE Venue and ensure the smoothness of the selection and purchase procedures, after a Prospective Purchaser has selected a specified residential property, the Prospective Purchaser will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of that specified residential property, and that specified residential property will not be held for the Prospective Purchaser’s viewing of any of the Properties for Viewing prior to the signing of the Preliminary Agreement for Sale and Purchase. All Prospective Purchaser are therefore advised to make prior arrangements to view the Properties for Viewing before selection and purchase of any specified residential property.</p> <p>由 2017 年 11 月 14 日起(上午 10 時至晚上 7 時)，準買方將獲安排及邀請參觀其意欲購買的指明住宅物業，或如開放指明住宅物業供準買方參觀並非合理地切實可行，則準買方將獲安排及邀請參觀與指明住宅物業相若的住宅物業（在出售首天可供參觀的住宅物業統稱為「供參觀物業」）。為維持 PARK CIRCLE 會場的秩序及確保選購住宅物業的程序順暢，準買方揀選指明住宅物業後即進入簽署該指明住宅物業的臨時買賣合約的程序，賣方不會為準買方保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀任何供參觀物業。故特此建議所有準買方於選購指明住宅物業之前事先安排參觀供參觀物業。</p>
Date of Issue: 發出日期：	14 November 2017 2017 年 11 月 14 日
Date of Revision: 修改日期：	28 March 2018 2018 年 3 月 28 日

^ Remarks: Tower 12, 15A, 15B, 16A, 16B, 17, 18A, 18B, 19, 29, 30A and 30B of the residential development in Phase 2A are called “PARK YOHO Genova”

^ 備註：第 2A 期中住宅發展項目的第 12、15A、15B、16A、16B、17、18A、18B、19、29、30A 及 30B 座稱為「PARK YOHO Genova」