

Name of the Phase: 期數名稱：	PARK YOHO Sicilia [#]														
Date of the Sale: 出售日期：	From 30 September 2016 由 2016 年 9 月 30 日起														
Time of Sale: 出售時間：	<p><u>On 30 September 2016:</u> From 8:00 p.m. to 10:00 p.m.</p> <p><u>From 1 October 2016 and thereafter:</u> From 10:00a.m. to 7:00p.m.</p> <p>2016 年 9 月 30 日: 由晚上 8 時至晚上 10 時</p> <p>由 2016 年 10 月 1 日起： 上午 10 時至晚上 7 時</p>														
Place where the sale will take place: 出售地點：	PARK CIRCLE, 18 Castle Peak Road Tam Mi, New Territories (“ PARK CIRCLE Venue ”) 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：	2														
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 1A: 以下在第 1A 座的單位</u> 2A, 2F</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 30 September 2016 (“the first date of sale”):</u></p> <p><u>(I) – Abstract</u></p> <p>The sales of the specified residential properties will be divided into 2 sessions:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"><i>Session</i></th> <th style="width: 25%;"><i>Eligible Persons</i></th> <th style="width: 35%;"><i>Specified residential properties that will be offered to be sold in that session</i></th> <th style="width: 30%;"><i>Rules for selecting specified residential properties</i></th> </tr> </thead> <tbody> <tr> <td>S</td> <td>Eligible staff within Sun Hung Kai Properties Group and their eligible family members</td> <td>All Specified Residential Properties</td> <td>Purchase not more than 1 Specified Residential Property</td> </tr> <tr> <td>P</td> <td>Individuals or corporations</td> <td>After the completion of Session S, all remaining Specified Residential Properties which are still available for sale</td> <td>Purchase any Specified Residential Property(ies)</td> </tr> </tbody> </table> <p><u>(II) – Procedures for Session S</u></p> <p>1. Eligible staff within Sun Hung Kai Properties Group and their eligible family members (“Staff Registrants”) may select and purchase any Specified Residential Properties, provided that each Staff Registrant shall purchase not more than 1 Specified Residential Property. Staff Registrants must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), the original receipt of Staff Registration of Intent and personally attend PARK CIRCLE Venue from 8:00 p.m. to 8:15 p.m. After verification of the identity of the Staff Registrants, the order of priority in which the Staff Registrants shall select and purchase a Specified Residential Property shall be determined by the length of service of the eligible staff (in descending order) as determined by the Vendor whose determination shall be final and absolute.</p>				<i>Session</i>	<i>Eligible Persons</i>	<i>Specified residential properties that will be offered to be sold in that session</i>	<i>Rules for selecting specified residential properties</i>	S	Eligible staff within Sun Hung Kai Properties Group and their eligible family members	All Specified Residential Properties	Purchase not more than 1 Specified Residential Property	P	Individuals or corporations	After the completion of Session S, all remaining Specified Residential Properties which are still available for sale	Purchase any Specified Residential Property(ies)
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(III) – Procedures for Session P

2. Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any of the Specified Residential Properties in Session P (“**Registrant**”) 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.
3. 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 for Session P.
4. Registration Slips will be distributed at PARK CIRCLE Venue on the first date of the sale (from 8:30 p.m. to 8:45 p.m.) (“**check-in timeslot**”). Registration Slip (if Registrant comprises corporation, then all directors of that corporation) must **personally** attend PARK CIRCLE Venue and submit the following:-
 - (a) only one Registration Slip duly completed and signed by the Registrant;
 - (b) Registration Slip shall be accompanied with cashier order(s) and 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. Each cashier order shall be in the sum of HK\$100,000 and made payable to “MAYER BROWN JSM”; and
 - (c) a copy of the Registration Slip’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 secretaryto PARK CIRCLE Venue within the check-in timeslot on the first date of sale. Registration Slip who arrives at PARK CIRCLE Venue beyond the check-in timeslot shall not be eligible to participate in Session P. The closing time for submission of Registration Slips will be 8:45 p.m. on the first date of sale.
5. After verification of the identity of the Registrant, the order of priority for selection of the Specified Residential Properties will be determined by balloting which will take place at 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 PARK CIRCLE Venue. Registrants will not be separately notified of the ballot results.
6. If the Registrant has successfully selected any of the Specified Residential Properties in compliance with the rules set out in the Abstract in Section (I) of this Sales Arrangements, the Registrant shall **personally** enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected Specified Residential Property(ies). Prior to the signing of the Preliminary Agreement for Sale and Purchase, Registrant may notify the Vendor on spot to add and/or delete name(s) of individual(s) subject to the following:
 - (a) the Registrant will not be allowed to first delete and then add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase;
 - (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 must be **direct family member(s)** (i.e. spouse, parents and children) of each other and the additional individual(s) must be the **direct family member(s)** of **ALL** the individual(s) comprised in the Registrant 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 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 family member(s)** (i.e. spouse, parents, children, brothers, sisters, grandparents and grandchildren) 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) 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 delete the name(s) of any individual(s).

(IV) – 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 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 Registrant for any error or omission contained in the ballot results.
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. 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 PARK CIRCLE Venue (if applicable) at any time if all the Specified Residential Properties have been sold out.
12. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 6:00 a.m. and 10:00 p.m. on the first date of the sale, then, for the safety of Staff Registrants and Registrants and the maintenance of order at the PARK CIRCLE Venue, the Vendor reserves its absolute right to change 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 (if applicable). Details of the arrangement will be posted by the Vendor on the websites (www.parkyoho.com/sicilia) designated by the Vendor for the Phases. Staff Registrants and Registrants will not be notified separately of the arrangement.

On 1 October 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 PARK CIRCLE 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 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 prospective purchasers 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 websites (www.parkyoho.com/sicilia) designated by the Vendor for the Phases. Prospective purchasers will not be notified separately of the arrangement.

2016年9月30日(下稱「出售首天」):

(I)部份－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
S	新鴻基地產集團內的合資格員工及其合資格的家庭成員	所有指明住宅物業	選購不多於 1 個指明住宅物業
P	個人或公司名義	在第 S 節完結後，所有剩餘仍可供出售的指明住宅物業	選購任何指明住宅物業

(II)部份－第 S 節的程序

1. 新鴻基地產集團內的合資格員工及其合資格的家庭成員（下稱「員工登記人」）可選購任何指明住宅物業，惟每名員工登記人只可購買不多於 1 個指明住宅物業。員工登記人須於晚上 8 時至晚上 8 時 15 分攜同其香港身份證／護照正本及有效的員工購樓意向登記收據正本親身到達 PARK YOHO 會場。在核實員工登記人身份後，賣方將按員工登記人的工作年資由長至短排序以決定其選購指明住宅物業的優先次序，賣方的排序為最終及決定性。

(III)部份－第 P 節的程序

2. 以抽籤方式決定選擇住宅物業的次序，有意購買任何在第 P 節出售的指明住宅物業的合資格人士（下稱「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)部份的程序。
3. 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第 P 節的抽籤。

4. 登記表格將於出售首天（由晚上 8 時 30 分至晚上 8 時 45 分）內（下稱「報到時段」）於 PARK YOHO 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 YOHO 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，本票的數目需須與登記人於登記表格內填寫的意欲購買的指明住宅物業的數目相同。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 YOHO 會場的登記人將不享有參與第 P 節的資格。遞交登記表格的截止時間為出售首天晚上 8 時 45 分。

5. 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 YOHO 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 YOHO 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。
6. 如果登記人遵從本銷售安排第(I)部份的摘要列出的規則成功揀選指明住宅物業，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。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人的個人必須互相為對方的**直接家庭成員**(即配偶、父母及子女)及新加入之個人必須為**所有**組成登記人的個人的**直接家庭成員**，登記人須提供令賣方滿意的該**直接家庭成員**關係的證明，就此賣方的決定為最終；
 - (c) 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必須互相為對方的**近親家庭成員**(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)及登記人須提供令賣方滿意的該**近親家庭成員**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／或刪除任何個人的名字的要求。

(IV) 部份—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，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. 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。
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 PARK CIRCLE 會場(如適用)。
12. 如在出售首天下午 6 時至晚上 10 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，為保障員工登記人及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/sicilia)公布。員工登記人及登記人將不獲另行通知。

2016 年 10 月 1 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。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。

<p>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 PARK CIRCLE 會場 (如適用)。</p> <p>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。</p> <p>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，為保障準買方的安全及維持 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/sicilia) 公布。準買方將不獲另行通知。</p>	
<p>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 :</p> <p>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：</p> <p>Please refer to the above method 請參照上述方法</p>	
<p>Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:</p> <p>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：</p> <p><u>From 10:00 a.m. to 7:00 p.m. (daily)</u> PARK CIRCLE, 18 Castle Peak Road Tam Mi, New Territories</p> <p><u>After 7:00 p.m. to 10:00 a.m. of the next day (daily)</u> 3/F Lobby, International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong</p> <p><u>由上午 10 時至下午 7 時 (每日)</u> 新界青山公路潭尾段 18 號 PARK CIRCLE</p> <p><u>由下午 7 時後至翌日上午 10 時 (每日)</u> 香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂</p>	
<p>Other Matters: 其他事項：</p>	<p>Prior to the first date of sale, Prospective Purchaser 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 Purchaser (the residential properties that are made available for viewing prior to the first date of sale are collectively referred to as “Properties for Viewing”). Prospective Purchaser are reminded that the Properties for Viewing will not be made available for viewing on the first date of sale. 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 the first date of sale.</p> <p>在出售首日之前，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（在出售首日之前可供參觀的住宅物業統稱為「供參觀物業」）。準買方請注意，供參觀物業於出售首天將不會開放供參觀。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出售首天前事先安排參觀供參觀物業。</p>
<p>Date of Issue: 發出日期：</p>	<p>26 September 2016 2016 年 9 月 26 日</p>

Remarks: # Tower 1A and 1B of the residential development in Phase 1C are called “PARK YOHO Sicilia”
備註： #第 1C 期中住宅發展項目的第 1A 及 1B 座稱為「PARK YOHO Sicilia」