

Name of the Phase: 期數名稱：	PARK YOHO Venezia ^
Date of the Sale: 出售日期：	From 27 January 2017 由 2017 年 1 月 27 日起
Time of Sale: 出售時間：	<u>On 27 January 2017:</u> From 10:00 a.m. to 4:00 p.m. <u>From 1 February 2017 and thereafter:</u> From 10:00 a.m. to 7:00 p.m. <u>2017 年 1 月 27 日：</u> 由上午 10 時至下午 4 時 <u>由 2017 年 2 月 1 日起：</u> 由上午 10 時至晚上 7 時
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：	4
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 unit in Tower 2B: 以下在第 2B 座的單位：</u> 18B</p> <p><u>The following unit in Tower 3A: 以下在第 3A 座的單位：</u> 18A</p> <p><u>The following units in Tower 7A: 以下在第 7A 座的單位：</u> 2B, 2C</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> <ol style="list-style-type: none"> 1. First come first served. Any person interested in purchasing any of the specified residential properties (“Prospective Purchaser”) (if the Prospective Purchaser is a company, then any one of its directors) must:- <ol style="list-style-type: none"> (a) personally attend the PARK CIRCLE Venue; and (b) bring along his/her H.K.I.D. Card(s)/Passport(s) and cashier order(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. The number of cashier order(s) shall be equal to the number of specified residential property(ies) to be purchased by the <u>Prospective Purchaser</u>. Each cashier order shall be in the sum of HK\$200,000 and made payable to “MAYER BROWN JSM”. 2. For the purpose of determining the order of priority, the Vendor does not accept any person having queued up at the PARK CIRCLE Venue before the commencement time of sale. 3. In case of any dispute, the Vendor reserves its absolute right to allocate the specified residential properties to any person interested in purchasing by any method (including balloting). 4. If the Prospective Purchaser has successfully selected any of the specified residential properties, the Prospective Purchaser (if the Prospective Purchaser is a company, then any one of its directors) shall personally enter into one or more Preliminary Agreement(s) for Sale and Purchase of the specified residential property(ies) successfully selected by him/her/it. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). 	

5. The Vendor reserves the right to close the PARK CIRCLE Venue at any time if all the specified residential properties have been sold out.
 6. 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 2:00 p.m. on the first date of the sale and/or at any time between 8:00 a.m. and 5:00 p.m. on any date of 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 website (<http://www.parkyoho.com/venezia/en>) designated by the Vendor for the Phase. Prospective Purchasers will not be notified separately of the arrangement.
1. 先到先得。任何有意購買指明住宅物業的人士（下稱「準買方」）（如準買方是公司，則其任何一位董事）須遵從下列程序：
 - (a) 親臨 PARK CIRCLE 會場；及
 - (b) 攜同其香港身份證/護照正本及本票及(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。本票的數目需與準買方將購買的指明住宅物業的數目相同，每張本票金額為港幣\$200,000 及抬頭人須為「孖士打律師行」。
 2. 為決定優先次序的目的，賣方不接受出售時間開始前於 PARK CIRCLE 會場排隊輪候的人士。
 3. 如有任何爭議，賣方保留絕對權力以任何方法（包括抽籤）分配該等指明住宅物業予任何有意購買的人士。
 4. 成功選擇指明住宅物業的準買方（如準買方是公司，則其任何一位董事）須親身簽署一份或多份臨時買賣合約購買其成功選擇的指明住宅物業。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。
 6. 如在出售首天的上午 8 時至下午 2 時的任何時間內／或任何出售日期的上午 8 時至下午 5 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（<http://www.parkyoho.com/venezia/zh-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 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 時至下午 7 時（每日）

新界青山公路潭尾段 18 號 PARK CIRCLE

由下午 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

<p>Other Matters: 其他事項：</p>	<p>On 24 January 2017 to 26 January 2017 (10:00 a.m. to 7:00 p.m. everyday), 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”). <u>Prospective Purchasers are reminded that the Properties for Viewing will not be made available for viewing on the first date of sale.</u> 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 the first date of sale.</p> <p>於 2017 年 1 月 24 日至 2017 年 1 月 26 日(每日上午 10 時至下午 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（可供參觀的住宅物業統稱為「供參觀物業」）。<u>準買方請注意，供參觀物業於出售首天將不會開放供參觀。</u>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之前事先安排參觀供參觀物業。</p>
<p>Date of Issue: 發出日期：</p>	<p>23 January 2017 2017 年 1 月 23 日</p>

Remarks: ^ Tower 2A, 2B, 3A, 3B, 5A, 5B, 6A, 6B, 7A and 7B of the residential development in Phase 1B are called “PARK YOHO Venezia”
備註： ^ 第 1B 期中住宅發展項目的第 2A、2B、3A、3B、5A、5B、6A、6B、7A 及 7B 座稱為「PARK YOHO Venezia」