

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.3B
銷售安排第 3B 號

Name of the Phase of the Development : 發展項目的期數的名稱 :	PARK YOHO Napoli^	
Date of the Sale : 出售日期 :	Batch A 第 A 批次 From 1 February 2019 由 2019 年 2 月 1 日起	Batch B 第 B 批次 Everyday from 1 February 2019 until 30 April 2019 (both days inclusive) 每日由 2019 年 2 月 1 日起至 2019 年 4 月 30 日(包括首尾兩天)
Time of Sale : 出售時間 :	Batch A 第 A 批次 <u>From 1 February 2019 and thereafter:</u> From 10:00 a.m. to 7:00 p.m. (Monday to Friday) From 10:00 a.m. to 7:00 p.m. (Saturday, Sunday and Public Holiday) <u>由 2019 年 2 月 1 日起 :</u> 由上午 10 時至晚上 7 時 (星期一至五) 由上午 10 時至晚上 7 時 (星期六、日及公眾假期)	Batch B 第 B 批次 <u>Commencement date and time of Tender:</u> 1:00 p.m. on everyday from 1 February 2019 until 30 April 2019 (both days inclusive) <u>Closing date and time of the Tender:</u> 7:00 p.m. on everyday from 1 February 2019 until 30 April 2019 (both days inclusive) <u>招標開始日期及時間 :</u> 由 2019 年 2 月 1 日起至 2019 年 4 月 30 日(包括首尾兩天)的每日下午 1 時 <u>招標截止日期及時間 :</u> 由 2019 年 2 月 1 日起至 2019 年 4 月 30 日(包括首尾兩天)的每日晚上 7 時
Place where the sale will take place : 出售地點 :	Batch A 第 A 批次 <u>From 1 February 2019 and thereafter:</u> PARK CIRCLE, 18 Castle Peak Road Tam Mi, New Territories (“ PARK CIRCLE Venue ”) <u>由 2019 年 2 月 1 日起 :</u> 新界青山公路潭尾段 18 號 PARK CIRCLE (下稱「 PARK CIRCLE 會場 」)	Batch B 第 B 批次 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 :	149	
	45 (Batch A, 第 A 批次)	104 (Batch B, 第 B 批次)

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 :

Batch A
第A批次

The following units in Tower 27A: 以下在第 27A 座的單位 :

1D*, 2C*, 2D*, 3C*, 3D, 3F, 5C, 5D, 5F, 6B, 6D, 6F, 7D, 7F, 8B, 8D, 8F, 9B, 9D, 10B*, 10D*, 11B*, 11D, 12B*, 12D*

The following units in Tower 27B: 以下在第 27B 座的單位 :

1B*, 2B*, 2C*, 2E, 3B*, 3E, 5B*, 5C, 5E, 6B, 6C*, 6E, 7B*, 7C*, 8C*, 9C, 10C*, 11C*, 12B, 12C*

* Sale of these unit(s) are suspended 此單位暫不提供出售

Batch B
第B批次

The following units in Tower 25A: 以下在第 25A 座的單位 :

1B*, 1C, 2B*, 2C*, 3B*, 3C*, 5B*, 6B*, 7B*, 8B*, 9B*, 10B*, 10C*, 11B*, 11C, 12B*, 15B, 16B*, 16C, 17B*, 17C*

The following units in Tower 25B: 以下在第 25B 座的單位 :

1C, 2B*, 2C*, 2D*, 3A*, 3B*, 3C, 3D*, 5A*, 5B*, 5C, 5D*, 6B*, 7A*, 7B*, 7D, 8A, 8B*, 8C, 8D*, 9A*, 10B*, 10D*, 11A*, 11B*, 11D*, 12B*, 12D*, 15A*, 15B*, 15C, 15D, 16A*, 16B*, 16D*, 17A*, 17B*, 17C*, 17D*

The following units in Tower 26: 以下在第 26 座的單位 :

1B*, 2B*, 3B*, 5B*, 6B*, 7B*, 8B*, 9B*, 10B*, 11B*, 12B*, 15B*, 16B*, 17B*

The following units in Tower 27A: 以下在第 27A 座的單位 :

1A, 2A*, 3A, 5A, 6A*, 7A*, 8A*, 9A*, 10A*, 11A*, 12A*

The following units in Tower 27B: 以下在第 27B 座的單位 :

G/F & UG/F (Duplex) Flat A 地下及高層地下 (複式) A 單位*, 1A, 2A, 3A*, 5A*, 6A, 7A*, 12A*

The following units in Tower 28: 以下在第 28 座的單位 :

G/F & UG/F (Duplex) Flat A 地下及高層地下 (複式) A 單位*, 1C, 2C*, 3C*, 5C*, 6C*, 7C*, 9C*, 10C*, 15A*, 15B*

* Sale of these unit(s) are suspended 此單位暫不提供出售

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：

Batch A

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:-
 - (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 Prospective Purchaser. Each cashier order shall be in the sum of HK\$100,000 and made payable to “MAYER BROWN”.
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 7:00 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 (www.parkyocho.com/napoli/en/) designated by the Vendor for the Phase.
7. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

Batch B

8. **Sale by Tender** See details and particulars in the tender notice. From 29 January 2019 to 30 April 2019 (Monday to Sunday 10:00 a.m. to 7:00 p.m.) the tender notice and other relevant tender documents will be made available for collection free of charge at **PARK CIRCLE**, 18 Castle Peak Road Tam Mi, New Territories.
9. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

第 A 批次

1. 先到先得。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。本票的數目須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\$100,000 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. 如在任何出售日期的上午 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.parkyocho.com/napoli/zh-hk/) 公布。
7. 倘若本銷售安排中英文版本有異，以英文版本為準。

第 B 批次

8. 以招標方式出售請參閱招標公告的細節和詳情。招標公告及其他招標文件可由 2019 年 1 月 29 日至 2019 年 4 月 30 日每日於辦公時間內（星期一至日上午 10 時至晚上 7 時）於新界青山公路潭尾段 18 號 **PARK CIRCLE** 免費領取。
9. 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 of both **Batch A** and **Batch B** respectively

請參照上述第 A 批次及第 B 批次之方法

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：

Batch A 第 A 批次

- 1) From **29 January 2019 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 the 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 Purchasers are therefore advised to make prior arrangements to view the Properties for Viewing before selection and purchase of any specified residential property.

由 2019 年 1 月 29 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（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。

Batch B 第 B 批次

- 1) The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to accept any offer at or before the closing time of the tender. The Vendor has absolute right to change the closing date and/or time of the tender in respect of all or any of the specified residential properties from time to time by amending and/or issuing Sales Arrangements.
賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有絕對權利於招標截止時間或之前接受任何要約。賣方有全權透過修改及/或發出銷售安排不時更改全部或任何指明住宅物業的招標日期及/或時間。
- 2) The tender of the specified residential properties will proceed in accordance with the Sales Arrangements irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect at any time on any date of sale.
即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效，指明住宅物業的招標會繼續按銷售安排進行。

	<p>3) Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Phase so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within 5 working days after the close of that previous tender exercise. 有意遞交指明住宅物業的投標書的人士敬請檢視期數的成交紀錄冊，以知悉某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後 5 個工作天內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。</p> <p>4) Persons interested in submitting tenders of the specified residential properties are offered and invited to view the specified residential property(ies) which he/she/they intends to purchase or their comparable residential properties if it is not reasonably practicable for the specified residential property(ies) to be viewed (the residential properties that are made available for viewing are collectively referred to as “Properties for Viewing”). Persons interested in submitting tenders of the specified residential properties are therefore reminded and advised to make prior arrangements to view the Properties for Viewing prior to tender submission. 有意遞交指明住宅物業的投標書的人士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以供參觀並非合理地切實可行，則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」）。故特此提醒及建議所有有意遞交指明住宅物業的投標書的人士遞交投標書前事先安排參觀供參觀物業。</p>
Date of Issue: 發出日期：	28 January 2019 2019 年 1 月 28 日
Date of Revision: 修改日期：	7 May 2020 2020 年 5 月 7 日

- ^ Remarks: Tower 20, 21A, 21B, 22, 23A, 23B, 25A, 25B, 26, 27A, 27B and 28 of the residential development in Phase 2B are called “PARK YOHO Napoli”
- ^ 備註：第 2B 期中住宅發展項目的第 20、21A、21B、22、23A、23B、25A、25B、26、27A、27B 及 28 座稱為「PARK YOHO Napoli」