

Information on Sales Arrangements

Sales Arrangements No. 4
銷售安排第 4 號

銷售安排資料

<p>Name of the Development: 發展項目名稱：</p>	<p>The Zumurud 君柏</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 8 October 2016 由 2016 年 10 月 8 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 8 October 2016 (“the First Date of Sale”) and thereafter :</u> From 11 a.m. to 6 p.m.</p> <p><u>2016 年 10 月 8 日 (「出售首日」) 及之後：</u> 由上午 11 時 至 下午 6 時</p>
<p>Place where the sale will take place: 出售地點：</p>	<p>Shops 913-915, 916A, 920-922, 923A, 953A and 953B, Level 9, Fortune Metropolis, 6 Metropolis Drive, Hunghom, Kowloon (referred to as the “designated venue” below)</p> <p>九龍紅磡都會道 6 號置富都會 9 樓 913-915, 916A, 920-922, 923A, 953A 及 953B 舖 (下文稱作「指定會場」)</p>
<p>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</p>	<p>46</p>
<p>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> <p>The following flats in Tower 1 以下在第 1 座的單位： 1A, 1B, 2A, *2B, 3A, 3B, 7A, 7B, 8A, 8B, 10A, 10B, 11A, 11B, 15B, 16B, 17B, 18B, 19A, 19B, 20A, 20B, 21B, 22A.</p> <p>The following flats in Tower 3 以下在第 3 座的單位： 1A, 5A, 5B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 15A, 15B, 16A, 16B, 17A, 17B, 21A, 21B, *22B.</p> <p><i>* Unit(s) suspended for sale from 18 October 2016 onwards</i> 2016 年 10 月 18 日起暫停出售之單位</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：

1. General provisions:
一般規定：

1.1 Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.

如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

1.2 A “Selected Unit” means any one of the following units:

「精選單位」指下列任何一個單位：

Tower 座數	1	3
Unit 單位	1A, 1B, 2A, 2B, 3A, 3B, 22A	1A, 22B

1.3 In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

2. First Date of Sale:
出售首日：

2.1 First come first served, subject to the provisions below.
先到先得，下文另有規定除外。

2.2 All interested persons (or their attorneys) who are present in the designated venue as at the beginning of the Time of the Sale of the First Date of Sale will be regarded as all having come to the designated venue at the same time at the beginning of the Time of the Sale. Such persons will be grouped into three groups (each a “Group” and any person in the Group will be referred to as a “Group Participant”) according to the number of specified residential properties such persons intend to purchase for determining the order of priority in selection of specified residential properties.

於出售日期出售時間開始當時所有身處指定會場之有意認購的人士（或其授權人）將被視作同時於出售日期出售時間開始當時到達。該等人士將按其表明意欲購買指明住宅物業之數量分為三組（下文稱作「組別」，歸入組別的人士稱作「組別參與人」），以決定揀選指明住宅物業的優先次序。

2.3 The priorities in the selection of specified residential properties among the Groups are as follows:

組別之間揀選指明住宅物業之優先次序如下：

Number of specified residential property(ies) intended to be purchased by the Group Participant 組別參與人意欲購買之指明住宅物業的數量	Priority 優先次序
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3 or more specified residential properties 三個或以上指明住宅物業	1 st 第一
2 specified residential properties 兩個指明住宅物業	2 nd 第二
1 specified residential property 一個指明住宅物業	3 rd 第三

Balloting will be used to determine the order of priority in selection of those specified residential properties among such Group Participants within each Group. Each such Group Participant shall be allotted with one lot. The balloting results will be announced by means as the Vendor considers appropriate at the designated venue. The Group Participants concerned will not be separately notified of the balloting results.

每一組別之組別參與人之間揀選該等指明住宅物業之優先次序將以抽籤方式決定。每位該等組別參與人可獲分配一個籌。抽籤結果將會以賣方認為合適之方式於指定會場公布。該等組別參與人將不獲另行通知抽籤結果。

- 2.4 每名表明意欲購買兩個指明住宅物業或三個或以上指明住宅物業的組別參與人可選購最多一個精選單位。每名表明意欲購買一個指明住宅物業的組別參與人選購精選單位的數量則沒有限制。

A Group Participant who indicated an intention to purchase two specified residential properties or three or more specified residential properties may select not more than one Selected Unit. There is no limit on the number of Selected Unit a Group Participant who indicated an intention to purchase one specified residential property may purchase.

- 2.5 The following provisions apply to the selection of specified residential properties in the Groups:

以下條款適用於組別中之指明住宅物業之揀樓：

- (a) Where a Group Participant selects one specified residential property, the purchaser of the specified residential property shall only be:
當組別參與人揀選一個指明住宅物業，指明住宅物業之買方只可以是：
- (i) the Group Participant;
該組別參與人；
 - (ii) one or more persons comprising that Group Participant;
一位或多位組成該組別參與人之人士；
 - (iii) the Group Participant together with one or more “Immediate Family Members” of that Group Participant whom that Group Participant requests the Vendor on spot to add as joint purchaser(s); or
該組別參與人連同該組別參與人即場向賣方要求加入作為聯名買方之該組別參與人之一位或多位「直系親屬」；或
 - (iv) one or more persons comprising that Group Participant (“the Remaining Participant”) together with one or more “Immediate Family Members” of the

Remaining Participant whom the Remaining Participant requests the Vendor on spot to add as joint purchaser(s).

一位或多位組成該組別參與人之人士（「剩餘參與人」）連同剩餘參與人即場向賣方要求加入作為聯名買方之剩餘參與人之一位或多位「直系親屬」。

(b) Where a Group Participant selects more than one specified residential property:
當組別參與人揀選多於一個指明住宅物業：

(i) the purchaser of at least one so selected specified residential property shall only be:

如此揀選之指明住宅物業當中最少一個之買方只可以是：

(1) the Group Participant;
該組別參與人；

(2) one or more persons comprising that Group Participant;
一位或多位組成該組別參與人之人士；

(3) the Group Participant together with one or more “Immediate Family Members” of that Group Participant whom that Group Participant requests the Vendor on spot to add as joint purchaser(s); or
該組別參與人連同該組別參與人即場向賣方要求加入作為聯名買方之該組別參與人之一位或多位「直系親屬」；或

(4) one or more persons comprising that Group Participant (“the Remaining Participant”) together with one or more “Immediate Family Members” of the Remaining Participant whom the Remaining Participant request the Vendor on spot to add as joint purchaser(s); and
一位或多位組成該組別參與人之人士（「剩餘參與人」）連同剩餘參與人即場向賣方要求加入作為聯名買方之剩餘參與人之一位或多位「直系親屬」；及

(ii) the purchaser of each other so selected specified residential property shall only be:

每一其他如此揀選之指明住宅物業之買方只可以是：

(1) the Group Participant;
該組別參與人；

(2) one or more persons comprising that Group Participant;
一位或多位組成該組別參與人之人士；

(3) one or more “Immediate Family Members” of that Group Participant whom that Group Participant requests the Vendor on spot to add as joint purchaser(s);
該組別參與人即場向賣方要求加入作為聯名買方之該組別參與人之一位或多位「直系親屬」；

(4) the Group Participant together with one or more “Immediate Family Members” of that Group Participant whom that Group Participant requests the Vendor on spot to add as joint purchaser(s); or

該組別參與人連同該組別參與人即場向賣方要求加入作為聯名買方之該組別參與人之一位或多位「直系親屬」；或

- (5) one or more persons comprising that Group Participant (“the Remaining Participant”) together with one or more “Immediate Family Members” of the Remaining Participant whom the Remaining Participant request the Vendor on spot to add as joint purchaser(s).

一位或多位組成該組別參與人之人士（「剩餘參與人」）連同剩餘參與人即場向賣方要求加入作為聯名買方之剩餘參與人之一位或多位「直系親屬」。

Provided That the purchaser (or one of the persons comprising the purchaser) of each of such so selected specified residential properties shall be the same person or an “Immediate Family Member” of the purchaser (or one of the persons comprising that purchaser) of any other so selected specified residential property.

惟每一如此揀選之指明住宅物業之買方（或組成該買方之其中一位人士）必須是另一任何如此揀選之指明住宅物業之買方（或組成該買方之其中一位人士）本人或其「直系親屬」。

- (c) “Immediate Family Member” of a Group Participant or the Remaining Participant (as the case may be) means a spouse, parent, child or sibling of that Group Participant or any individual comprising that Group Participant or of that Remaining Participant or any individual comprising that Remaining Participant (as the case may be) Provided That the Group Participant or the Remaining Participant (as the case may be) has provided the relevant supporting documents to the satisfaction of the Vendor to prove the relationship.

一組別參與人或一剩餘參與人（視情況而定）之「直系親屬」指該組別參與人或組成該組別參與人或剩餘參與人或組成該剩餘參與人（視情況而定）之任何個人之配偶、父母、子女、兄弟姊妹，惟組別參與人或剩餘參與人（視情況而定）必須已出示令賣方滿意之有效證明文件證明親屬關係。

3. On the day following the First Date of Sale and thereafter:

出售首日翌日及之後:

First come First served. Persons interested in purchasing (or their attorneys) must personally attend the designated venue. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

以先到先得形式發售。有意認購的人士（或其授權人）必須親臨指定會場揀選其意欲購買的住宅物業。賣方不接受相關日期出售時間前在場輪候之人士。

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。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

Other matters:

其他事項：

(a) Prospective purchaser will be offered to view the specified residential property(ies) which he/she/it has selected, or comparable residential property(ies) if it is not reasonably practicable for such specified residential property(ies) to be viewed by the prospective purchaser, before entering into the preliminary agreement for sale and purchase.

準買家在簽署臨時買賣合約前，將獲安排參觀所揀選的指明住宅物業。如開放所揀選的指明住宅物業供準買家參觀並非合理地切實可行，則準買家在簽署臨時買賣合約前，將獲安排參觀與揀選的指明住宅物業相若的住宅物業。

(b) The sale of the specified residential properties is subject to availability. Please note that the confirmation and verification of a person's identity, any order of priority in respect of the selection of specified residential properties allocated to that person, or the Vendor's admittance of any person to the designated venue or the waiting queue thereof, does not guarantee that that person will be able to purchase any specified residential property.

將提供出售的指明住宅物業售完即止。任何人士獲確認和核實身份、任何揀選指明住宅物業次序、獲賣方批准進入指定會場或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。

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以下地點可供公眾免費領取：

Shops 913-915, 916A, 920-922, 923A, 953A and 953B, Level 9, Fortune Metropolis, 6 Metropolis Drive, Hunghom, Kowloon

九龍紅磡都會道 6 號置富都會 9 樓 913-915, 916A, 920-922, 923A, 953A 及 953B 舖

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