

Information on Sales Arrangements

銷售安排資料

Sales Arrangements No. 1

銷售安排第 1 號

Name of the Development: 發展項目名稱：	THE VIM 佳悅
Date of the Sale: 出售日期：	From 10 July 2022 由 2022 年 7 月 10 日起
Time of the Sale: 出售時間：	<u>On 10 July 2022 (the “First Date of Sale”):</u> From 10 a.m. to 7:00 p.m. <u>From 11 July 2022 and thereafter:</u> From 10 a.m. to 7:00 p.m. <u>2022 年 7 月 10 日 (「出售首日」) :</u> 由上午 10 時 至 晚上 7 時 <u>2022 年 7 月 11 日及之後:</u> 由上午 10 時至 晚上 7 時

<p>Place where the sale will take place: 出售地點：</p>	<p><u>On the First Date of Sale:</u> From 10:00 a.m. to 4:00 p.m.: 2/F, Heya Crystal , Castle Peak Road 399, Cheung Sha Wan (the “Designated Venue”)</p> <p>From 4:00 p.m. to 7:00 p.m.: 1/F, One New York, 468 Castle Peak Road, Cheung Sha Wan, Kowloon (the “Sales Office”)</p> <p><u>From 11 July 2022 and thereafter :</u> The Sales Office</p> <p>於出售首日: 由上午10時至下午4時：長沙灣青山道 399 號喜 蒼 2 樓全層(「指定會場」)</p> <p>由下午4時至晚上7時：九龍長沙灣青山道 468號 One New York 一樓(「售樓處」)</p> <p>由 2022 年 7 月 11 日及之後 售樓處</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>50</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: 以下單位：</p> <p>5A, 5B, 5C, 5D, 6A, 6B, 6C, 6D, 7A, 7B, 7C, 7D, 8A, 8B, 8C, 8D, 9A, 9B, 9C, 9D, 10A, 10B, 10C, 10D, 11A, 11C, 12A, 12C, 15A, 15C, 16A, 16C, 17A, 17C, 18A, 18C, 19A, 19B, 19C, 19D, 20A, 20C, 21A, 21C, 22A, 22C, 23A, 23C, 25A, 25C</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 “Immediate Family Member” of a person means a spouse, parent, child, sibling, grandparent or grand children of that person Provided That relevant supporting documents to the satisfaction of the Vendor to prove the relationship have been provided and the Vendor’s determination as to whether there is such a relationship shall be final.

「直系親屬」指該人士之配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女，惟必須已出示令賣方滿意之有效證明文件證明親屬關係，賣方就是否有「直系親屬」之關係的決定為最終決定。

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。

1.4 The Vendor will not entertain any request for addition, removal or modification of purchaser(s) once a Preliminary Agreement for Sale and Purchase has been executed.

臨時買賣合約一經簽署，賣方不接受任何加入、減去或改動買方之要求。

1.5 The Vendor also reserves its right to specify and adjust the time of any balloting or selection of residential properties in accordance with the progress of confirmation and verification of identities of registrants or carrying out other procedures.

賣方保留最終決定權因應確認和核實登記人身份和其他程序之進度指定和調整任何抽籤或揀選住宅物業時間。

2. On First Date of Sale:
於出售首日：

Balloting will be used to determine the order of priority. Details are as follows.

優先次序將以抽籤方式決定。詳情如下。

2.1 To participate in the balloting, interested persons must first submit a Registration of Intent. The form of Registration of Intent is available for collection at the Sales Office. The manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent for details. The order of the submission of a Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. Generally:

有意參與抽籤的人士須先遞交購樓意向登記。購樓意向登記表格可於售樓處索取。遞交購樓意向登記之方式及所需文件及材料等於該表格中有所說明。詳情請參閱購樓意向登記表格。遞交購樓意向登記次序不會影響揀選指明住宅物業的優先次序。概括而言：

- I. In addition to copies of specified identification documents, each Registration of Intent shall be submitted together with one cashiers' order. The amount of the cashiers' order shall be HK\$80,000. The cashiers' order shall be payable to "Baker & McKenzie".
除指明的身份證明文件副本外，遞交一份購樓意向登記時必須同時遞交銀行本票一張。該本票金額為港幣\$80,000，抬頭人為「貝克·麥堅時律師事務所」或「Baker & McKenzie」。
- II. A completed Registration of Intent shall be submitted at the Sales Office during the period from 30 June 2022 to 8 July 2022 (from 10:00 a.m. to 7:00 p.m.) and on 9 July 2022 (from 10:00 a.m. to 5:00 p.m.), notwithstanding anything as may be specified in the Registration of Intent. A Receipt of Registration of Intent will be issued to the registrant in respect of a validly submitted Registration of Intent.
填妥之購樓意向登記須於2022年6月30日至2022年7月8日（上午10時至晚上7時）及2022年7月9日（上午10時至下午5時）到售樓處遞交（即使購樓意向登記內可能指定任何其他安排）。有效地遞交購樓意向登記後登記人將獲發購樓意向登記收據。
- III. No more than two Registrations of Intent can be submitted by the same person whether alone or together with any other person. For the purpose of illustration, (i) if a person X has submitted a Registration of Intent in his/her sole name, that person X may submit at most one other Registration of Intent in his/her sole name or in joint name with any other person(s); and (ii) if a person X has submitted a Registration of Intent in joint name with another person Y, that person X may submit at most one other Registration of Intent in his/her sole name or in joint name with that person Y or any other person(s).
同一人士不論以個人名義或與他人聯名只可遞交最多兩份購樓意向登記。舉例說明：(i)如X君以個人名義遞交了一份購樓意向登記，X君可以再以個人名義或與任何一名或多名其他人士遞交另外最多一份購樓意向登記；和(ii)如X君與另一人士Y君聯名遞交了一份購樓意向登記，X君可以再以個人名義或與該Y君或任何一名或多名其他人士遞交另外最多一份購樓意向登記。
- IV. Extra submission of Registration of Intent shall be considered invalid in which respect the Vendor shall have the final decision and such decision shall be binding on the registrants.
多出的購樓意向登記將被視為無效，賣方對此有最終決定權，該等決定對登記人有約束力。

2.2 First Balloting:

首次抽籤:

- I. A first balloting will take place on the day before the First Date of Sale at Sales Office for the purpose of dividing registrants into one or more sub-groups.
首次抽籤將於出售首日前一日於售樓處進行，以將登記人分配入一個或超過

一個小分組。

- II. The balloting results, the priorities in selection of the specified residential properties among different sub-groups (a “sub-group priority”) and the attendance registration period applicable to each subgroup (the “Attendance Registration Period”) will be posted at Sales Office at or after 6:00 p.m. on the same day. Registrants will not be separately notified of the balloting results.
抽籤結果、不同小分組間揀選指明住宅物業的優先次序（「小分組優先次序」）及每一小分組所適用之報到時段（「登記人報到時段」）將會在同日下午 6 時或之後於售樓處貼出告示公布。登記人將不獲另行通知抽籤結果。

2.3 Second Balloting:

第二次抽籤:

- I. Registrant(s) allocated to a sub-group (if the registrant is a company, then any one of its directors) shall personally attend the “Designated Venue” on the First Date of Sale according to the “Attendance Registration Period” in the aforesaid ballot results. The registrant(s) must bring along: -
每個獲分配入一小分組之登記人(如登記人為公司，則該公司任何一位董事)須於出售首日按照上述抽籤結果中所指示的「登記人報到時段」親臨到指定會場，並攜同：
- (a) his/her/their H.K.I.D. Card(s) or Passport(s) (as the case may be) (if the registrant is or comprises individual(s)) OR copies of the valid Business Registration Certificate, Certificate of Incorporation, the latest Annual Return and the H.K.I.D. Card(s) or Passport(s) (as the case may be) of the director(s) who attend the registration (if the registrant is/are company);
其香港身份證或護照（視屬何種情況而定）（如登記人為個人或由個人組成）或有效商業登記證書、公司註冊證書、最新的周年申報表副本和到場登記的董事的香港身份證或護照（視屬何種情況而定）（如登記人為公司）；
 - (b) cashier's order(s) and blank cheque(s) for payment of preliminary deposit and/or balance of preliminary deposit(s); and
銀行本票及空白支票以備支付臨時訂金及／或臨時訂金餘額；及
 - (c) Receipt of Registration of Intent.
購樓意向登記收據。
- II. All Registrants whose identity(ies) has/have been confirmed and verified by the Vendor shall be eligible for a second balloting under the sub-group concerned and each valid Registration of Intent submitted by those Registrants whose identities have been so verified and confirmed shall be allotted with one lot. Registrants who arrive at the Designated Venue at any time after the applicable Attendance Registration Period shall not be eligible for any balloting. Such second balloting will take place after the applicable Attendance Registration Period, and the balloting results including “registration number” and “ballot result sequence” will be announced by the Vendor on spot at the Designated Venue. Registrants will not be separately notified of the balloting results.
所有登記人經賣方確認並核實身份後方可享有相關小分組下之第二次抽籤資格，而經如此確認並核實身份後的該等登記人已遞交的每份有效的購樓意向登記可獲分配一個籌。登記人若於適用的登記人報到時段屆滿後才到達指定

會場將不獲任何抽籤資格。上述第二次抽籤會在適用的登記人報到時段屆滿後進行，抽籤結果將會包括「登記號碼」及「抽籤結果順序」將於指定會場公布。登記人將不獲另行通知抽籤結果。

2.4 Selection of the specified residential properties in a sub-group will take place at Designated Venue after the aforesaid second balloting of that sub-group. Among the sub-groups, selection under a sub-group having a higher sub-group priority will take place before selection under a sub-group having a lower sub-group priority. The registrants under a sub-group shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority according to the result of balloting allocated to the Registrations of Intent under that sub-group.

一小分組之指明住宅物業之揀選將於該小分組上述第二次抽籤完成後在指定會場進行。在不同小分組間，小分組優先次序較高之小分組之揀樓將先於小分組優先次序較低之小分組之揀樓進行。小分組下之登記人根據抽籤結果分配予該小分組各購樓意向登記之順序揀選 當時仍可供選擇的指明住宅物業。

2.5 A registrant shall, in respect of one Registration of Intent, select and purchase at least one and at most two specified residential properties Provided That when it is the turn of a registrant to select specified residential property(ies) in respect of a Registration of Intent (the “First ROI”): (1) two specified residential properties are selected in respect of the First ROI, no specified residential property may be selected in respect of the Related ROI (defined below) of that First ROI; or (2) one specified residential property is selected in respect of a First ROI, at most one specified residential property may be selected in respect of the Related ROI of that First ROI. If the registrant of a Registration of Intent is or includes the registrant (or any person comprising thereof) of the First ROI, that Registration of Intent is a Related ROI of that First ROI.

登記人須就一購樓意向登記揀選及購買至少一個及最多兩個指明住宅物業，唯如輪到登記人就一購樓意向登記（「首份登記」）揀選指明住宅物業時：(1) 就首份登記揀選兩個指明住宅物業，則不得就該首份登記之「有關連登記」（定義見下文）揀選任何指明住宅物業；或(2)就首份登記揀選一個指明住宅物業，則最多只可就該首份登記之有關連登記揀選一個指明住宅物業。如一份購樓意向登記下之登記人為或包括首份登記下之登記人（或組成該登記人之任何人士），即為該首份登記之有關連登記。

2.6 Where it is the turn of a registrant to select specified residential property(ies) and that registrant fails to make such a selection as aforesaid, such registrant will, in respect of that Registration of Intent, cease to be eligible for selection of any specified residential properties.

如在登記人揀選指明住宅物業時因任何原因未作出上述揀選，則該登記人將被取消就該購樓意向登記揀選任何指明住宅物業之資格。

2.7 The following provisions apply to the selection of specified residential properties:

以下條款適用於指明住宅物業之揀選：

- I. The cashiers' order(s) submitted with the Registration of Intent will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque(s)) if the registrant shall successfully purchase one or more specified residential properties. If the number of specified residential properties a registrant purchases is more than the number of cashiers' order(s) submitted, the registrant shall submit on spot one cashiers' order (of the same payee and amount as a cashiers' order(s) submitted with the Registration of Intent) in respect of each such extra specified residential property to settle part of the preliminary deposit of that extra specified residential

property (the balance to be paid by cheque(s)).

如登記人成功購入一個或以上的指明住宅物業，隨購樓意向登記附上的銀行本票將兌現以支付所購入指明住宅物業的部份臨時訂金（餘款以支票支付）。倘登記人購入的指明住宅物業數目多於其所遞交之銀行本票數目，登記人須就每一超出之指明住宅物業即場補交一張銀行本票（抬頭人及金額與隨購樓意向登記附上之本票相同）以支付該超出之指明住宅物業的部份臨時訂金（餘款以支票支付）。

II. Where a registrant selects one or more specified residential properties in respect of a Registration of Intent:

登記人就一份購樓意向登記揀選一個或多於一個指明住宅物業：

(a) the purchaser of at least one such specified residential property shall be:

最少一個該等指明住宅物業之買方須為：

(i) if that registrant comprises one person:

如登記人由一名人士組成：

(1) that registrant; or

該登記人；或

(2) that registrant together with one or more Immediate Family Members of that registrant; or

該登記人連同該登記人之一名或多名直系親屬；或

(ii) if that registrant comprises more than one person:

如登記人由多於一名人士組成：

(1) that registrant;

該登記人；

(2) that registrant together with one or more Immediate Family Members of any person comprising that registrant; or

該登記人連同組成該登記人之任何人士之一名或多名直系親屬；或

(where each person comprising that registrant is the Immediate Family Member of each other person comprising that registrant)

any one or more of the persons comprising that registrant,

together with or without one or more Immediate Family Members

of any one or more of the persons comprising that registrant; and

如組成該登記人之每一人士俱為組成該登記人之其他每一人

士之直系親屬），組成該登記人之一名或多於一名人士，連

同或不連同組成該登記人之任何人士之一名或多名直系親

屬；及

(b) the purchaser of any other such specified residential property shall be:

其他該等指明住宅物業之買方須為：

(i) if that registrant comprises one person:

如登記人由一名人士組成：

- (1) that registrant;
該登記人；
- (2) that registrant together with one or more Immediate Family Members of that registrant; or
該登記人連同該登記人之一名或多名直系親屬；或
- (3) one or more Immediate Family Members of that registrant; or
該登記人之一名或多名直系親屬；或

(ii) if that registrant comprises more than one person:
如登記人由多於一名人士組成：

- (1) that registrant;
該登記人；
- (2) that registrant together with one or more Immediate Family Members of any person comprising that registrant;
該登記人連同組成該登記人之任何人士之一名或多名直系親屬；
- (3) (where each person comprising that registrant is the Immediate Family Member of each other person comprising that registrant) any one or more of the persons comprising that registrant, together with or without one or more Immediate Family Members of any one or more of the persons comprising that registrant; or
(如組成該登記人之每一人士俱為組成該登記人之其他每一人士之直系親屬)，組成該登記人之一名或多於一名人士，連同或不連同組成該登記人之任何人士之一名或多名直系親屬；或
- (4) (where each person comprising that registrant is the Immediate Family Member of each other person comprising that registrant) one or more Immediate Family Members of any one or more of the persons comprising that registrant.
(如組成該登記人之每一人士俱為組成該登記人之其他每一人士之直系親屬)，組成該登記人之任何人士之一名或多名直系親屬。

2.9 After the completion of the selection as aforesaid, the sale of any remaining specified residential properties will be on a first come first served basis from or after 4:00 pm on the First Date of Sale at the Sales Office. The Vendor does not accept any person interested in purchasing having queued up before the commencement of such sale.
完成上述揀樓後，尚餘之指明住宅物業將於出售首日下午4時或之後開始於售樓處以先到先得形式發售。賣方不接受該發售開始前在場輪候之人士。

3 On 11 July 2022 and thereafter:
2022年7月11日及之後：

First come First served. 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。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) The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a registrant's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to any place where the sale will take place or a waiting queue does not guarantee that that registrant / 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。登記人獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入任何出售地點或獲賣方接受輪候，均不保證該登記人／人士能購得任何指明住宅物業，敬希注意。
- (b) Collection of cashiers' order – any unused cashiers' order concerned will be available for collection at the Sales Office during the period from 12 July 2022 to 17 July 2022 between the hours of 2 p.m. and 7 p.m. The registrant shall bring along the Receipt of Registration of Intent, original / copy of identification document of the registrant or the copy of Business Registration Certificate and the company chop for the collection procedures.
本票取回辦法 – 任何未使用之本票，登記人可於 2022 年 7 月 12 日至 2022 年 7 月 17 日下午 2 時至晚上 7 時於售樓處取回。登記人須攜同購樓意向登記收據、其身份證明文件正本或副本或公司商業登記證副本及公司印章。
- (c) If (i) Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in any place where the sale will take place and/or the vicinity of any of foregoing on any day on which the cashier order and copy(ies) of identification documents may be submitted or on a Date of Sale, then, for the safety of the registrants and the maintenance of order at any place where the sale will take place, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period, deadline and/or place of the submission of Registration(s) of Intent, cashier order(s) and copy(ies) of identification document(s) and/or of the balloting and/or the Attendance Registration Period and/or selection of specified residential properties and/or the Date of Sale to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on . Interested persons will not be separately

notified of the same. The Vendor reserves the right to reject the entry of any person (whether such person is a registrant or not) into any place where the sale will take place. The Vendor's decision in this regard shall be final and binding on all persons.

如在任何可遞交銀行本票及身份證明文件副本的日子或在某出售日期：(i)八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效或(ii)賣方認為發生影響任何出售地點及/或其附近之安全、秩序或公共衛生之事件時，為保障登記人的安全及維持任何出售地點秩序，賣方保留絕對權力改變、延後、延長或改動遞交認購單位意向表格、銀行本票及身份證明文件副本及/或抽籤及/或「登記人報到時段」及/或揀選指明住宅物業及/或出售日期的日期、時間、期間、期限及/或地點至賣方認為合適的日期、時間、期間、期限或地點。賣方會將安排的詳情於公布，有興趣購買人士將不獲另行通知。賣方保留權利拒絕任何人士（不論其是否登記人）進入任何出售地點。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

- (d) The Vendor shall not be responsible to any registrant for any error or omission in any balloting or ballot results announced.

如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

- (e) The Vendor reserves the right not to admit any person who fails to pass the normal body temperature check on-site or who fails to properly wear a mask to the Designated Venue / Sales Office or any part thereof. Any person whose health condition fails to comply with the measures and requirements imposed by the Hong Kong SAR Government for the purposes of the fight against COVID-19 and public interest may also be rejected from admitting to the Designated Venue / Sales Office. The Vendor's decision in this regard shall be final and binding.

賣方保留權利拒絕任何未能通過現場正常體溫測試或未有妥為戴上口罩之人士進入指定會場/售樓處或其任何部分。任何人士之健康狀況如未能符合香港特區政府就抗疫及公眾利益施加的措施及要求，亦可能會被拒絕進入指定會場/售樓處。賣方此方面所作的決定為最終決定並具約束力。

- (f) In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

如本銷售安排的中、英文兩個版本有任何不相符之處，應以英文版本為準。

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：

Sales Office
售樓處

Date of Issue (發出日期): 6/7/2022