

Information on Sales Arrangements

銷售安排資料

Name of the development: 發展項目名稱：	Madison Park 一號九龍道
Date of the Sale: 出售日期：	From 29 August 2018 由2018年8月29日起
Time of the Sale: 出售時間：	On 29 August 2018: From 9:30 a.m. to 8:00 p.m. From 30 August 2018 and thereafter: From 12:00 noon to 8:00 p.m. (Monday to Friday), and From 10:00 a.m. to 8:00 p.m. (Saturday, Sunday and Public Holidays). 2018年8月29日： 上午9時30分至下午8時 由2018年8月30日起： 中午12時至下午8時(星期一至五)，及 上午10時至下午8時(星期六、星期日及公眾假期)。
Place where the sale will take place: 出售地點：	Madison Park Sales Office, Shop 97, UG/F, Olympian City Phase 3, 1 Hoi Wang Road, Kowloon, Hong Kong (the “Sales Office”) 香港九龍海泓道一號奧海城三期UG層97號舖一號九龍道售樓處(「售樓處」)
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	80
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：	
The following flats in the development: 以下在發展項目的單位：6A, 7A, 8A, 9A*, 10A, 11A, 12A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 25A*, 26A, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, 25B, 26B, 6C, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 25C, 26C, 6D*, 7D*, 9D*, 10D*, 11D*, 12D*, 15D*, 16D, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 22E, 23E, 25E, 26E.	

*Residential property(ies) suspended for sale from 29 January 2020 onwards
2020年1月29日起暫停出售之住宅物業

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：

(I) General Provisions

Only individuals (not companies) are eligible to purchase any specified residential properties included in this Information on Sales Arrangement.

(II) Procedure

1. Eligible persons interested in purchasing any of the specified residential properties that will be offered to be sold ("**Registrant**") must follow the procedures specified in Section (II).
2. The order of priority for selection of the specified residential properties will be determined by balloting:-
 - (a) Balloting will take place at or after 7:00 p.m. on 28 August 2018 at the Sales Office and will be performed by computer. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the balloting. Registrants will not be notified separately of such changes.
 - (b) Registrants are welcome to view the balloting.
 - (c) For the purposes of balloting, every Registration of Intent shall be allotted such number of registration number(s) which equals to the number of specified residential property(ies) which the Registrant(s) intends to purchase as indicated in the Registration of Intent.
 - (d) If there are more than one registration number allotted to a Registration of Intent, the registration number allotted with a later position shall be automatically assigned to the last batch of "attending time slot for Registrants".

- (e) The balloting results, including “registration number”, “balloting result priority” and “attending time slot for Registrants” will be posted at the Sales Office and uploaded to <http://www.madisonpark.hk> after the balloting on 28 August 2018. Registrants will not be separately notified of the balloting results.

On 29 August 2018 (the "First Date of Sale"):

3. On the First Date of Sale, a Registrant who holds a valid Registration of Intent* shall personally attend the Sales Office according to the “attending time slot for Registrants” posted by the Vendor.
4. Registrants must bring along his/her/their H.K.I.D. Card(s) or Passport(s) and the official receipt of the Registration of Intent bearing the “registration number”.
5. Registrants whose identities have been confirmed and verified by the Vendor shall be eligible to personally select the specified residential properties which are still available at the time of selection in the order of priority according to the “balloting result priority” and in any orderly manner and within reasonable time.
6. Any Registrant who arrives at the Sales Office at any time later than the “attending time slot for Registrants” of that Registrant shall not be eligible to select any specified residential properties in the order of priority according to the “balloting result priority”.
7. Registrant(s) who leave(s) the Sales Office during his/her/their sessions for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/their order of priority shall lapse immediately.
8. Each Registrant will be entitled to purchase a maximum of 2 specified residential properties which are still available for selection by that Registrant (if that Registrant has indicated in the Registration of Intent concerned the intention to purchase 2 specified residential properties and has submitted the correct number of cashiers’ orders) or a maximum of 1 specified residential property which is still available for selection by that Registrant (if that Registrant has indicated in the Registration of Intent concerned the intention to purchase 1 specified residential property and has submitted the correct number of cashiers’ orders).
9. If the Registrant has successfully selected any of the specified residential properties, the Registrant shall personally enter into one or more Preliminary Agreement for Sale and Purchase of the selected specified residential property(ies).

10. Before signing the Preliminary Agreement for Sale and Purchase, the Registrant may request the Vendor on spot to add name(s) of individual(s) provided that all the individual(s) comprised in the Registration of Intent 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 Registration of Intent 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 the name(s) of any individual(s).

11. After the completion of the selection of the specified residential properties by the Registrants as aforesaid, the remaining specified residential properties will be sold on a first come first served basis to any person interested in purchasing.

12. 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).

13. The Vendor also reserves its right to revise the time of balloting, posting ballot results and selecting specified residential properties depending on the progress of confirmation and verification of identities of Registrants or other necessary procedures.

* Please see "Other matters" below.

From 30 August 2018 and thereafter:

First come first served basis. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.

In the event of any discrepancy between the English and Chinese versions of this Sales Arrangement, the English version shall prevail.

On 11 September 2018 only

(a) Subject to (b) below, an interested person who attends the Sales Office in person between 12:00 noon and 12:30 p.m. on 11 September 2018 (the "**Attendance Registration Period**") and expresses an interest to purchase a specified residential property will have the priority to purchase that specified residential property upon the expiry of the Attendance Registration Period.

- (b) If during the Attendance Registration Period, more than one person attends the Sales Office in person and expresses the interest to purchase the same specified residential property, balloting will be used to determine the order of priority in which each of such person may purchase that specified residential property.
- (c) After the selection of the specified residential property(ies) as aforesaid, the remaining specified residential properties, if any, will be sold on a first come first served basis.
- (d) In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.

(I) 一般條款

只有個人(而非公司)才合資格購買本銷售安排資料所列之指明住宅物業。

(II) 程序

1. 有意購買任何指明住宅物業的合資格人士（「登記人」）須遵從本銷售安排第(II)部份的程序。
2. 揀選指明住宅物業的優先次序會以抽籤方式決定:
 - (a) 抽籤程序將於2018年8月28日下午7時或以後在售樓處進行，抽籤以電腦操作。為了維持售樓處及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整抽籤程序的時間和日期。登記人將不獲另行通知該等修改。
 - (b) 歡迎登記人到場觀看抽籤程序。
 - (c) 為抽籤的目的，每一份購樓意向登記可獲分配的登記號碼的數目，相等於登記人於該購樓意向登記表格內填寫的意欲購買的指明住宅物業數目。
 - (d) 如一份購樓意向登記表格獲分配多於一個登記號碼，其相關購樓意向登記表格內獲分配較後的位置的登記號碼(如有)將自動被編入最後一個「登記人報到時段」。
 - (e) 抽籤結果包括「登記號碼」、「抽籤結果次序」、及「登記人報到時段」將於 2018 年 8 月 28 日抽籤後於售樓處及 <http://www.madisonpark.hk> 公佈。登記人將不獲另行通知抽籤結果。

2018年8月29日（「出售首日」）：

3. 持有有效的購樓意向登記之登記人須於出售首日按照「登記人報到時段」親臨售樓處。
 4. 登記人須攜同其香港身份證或護照及載有「登記號碼」之購樓意向登記收據。
 5. 登記人經賣方確認並核實身份後方可有資格根據「抽籤結果次序」有秩序地及於合理時間內親身揀選於當時仍可供揀選的指明住宅物業。
 6. 登記人如於「登記人報到時段」後才到達售樓處，將被取消根據抽籤結果次序揀選指明住宅物業的資格。
 7. 在其組別進行揀選指明住宅物業之時離開售樓處之登記人須被取消參與選購指明住宅物業及其優先次序將立即失效。
 8. 每個登記人可認購最多兩個當時仍可供該登記人揀選的指明住宅物業（如登記人於其購樓意向登記表格表示意欲購買兩個指明住宅物業並已遞交正確數目之銀行本票）或認購最多一個當時仍可供該登記人揀選的指明住宅物業（如登記人於其購樓意向登記表格表示意欲購買一個指明住宅物業並已遞交正確數目之銀行本票）。
 9. 如果登記人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。
 10. 於簽署臨時買賣合約前，登記人可即場要求賣方加入簽署臨時買賣合約的個人的名字，惟所有組成登記人的個人必須互相為對方的直系親屬（即配偶、父母及子女）及新加入之個人必須為所有登記人的個人的直系親屬，登記人須提供令賣方滿意的該直系親屬關係的證明，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。賣方保留其絕對的酌情權允許或拒絕登記人增加任何個人的名字的要求。
11. 登記人以上述形式認購完畢後，尚餘之指明住宅物業將以先到先得形式發售。
 12. 如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。
 13. 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而調整抽籤時間、抽籤結果公布時間及揀選指明住宅物業時間。

*請參閱下文「其他事項」。

由2018年8月30日起：

以先到先得形式發售。如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

倘若本銷售安排中英文版本有異，以英文版本為準。

僅於2018年9月11日

- (a) 於2018年9月11日中午12時至下午12時30分（「**報到時段**」）親臨售樓處並表示意欲購買某一指明住宅物業之人士，將可於報到時段屆滿時優先選購該指明住宅物業，唯下文(b)段另有規定除外。
- (b) 如於報到時段內有多於一位親臨售樓處並表示意欲購買同一指明住宅物業之人士，將以抽籤決定所有該等人士可揀選購該指明住宅物業的優先次序。
- (c) 按上文進行之指明住宅物業揀選完成後，尚餘之指明住宅物業（如有）以先到先得形式發售。
- (d) 如有任何爭議，賣方保留最終決定權而自行分配任何指明住宅物業予任何有意欲購買的人士。

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.

如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

Other matters

其他事項

- (a) Registrant shall submit online Registration of Intent via <https://registration.sino.com> (the “**registration website**”) and follow the procedures specified therein. The time and manner for the submission of the Registration of Intent and the documents and materials required, etc. are

specified in the online Registration of Intent. Please refer to the online Registration of Intent form for details. Generally:

登記人須透過 <https://registration.sino.com> (「登記網站」) 並依據網站內的步驟遞交網上購樓意向登記。遞交網上購樓意向登記之時間和方式及所需文件材料等於該網上購樓意向登記中有所說明。詳情請參閱網上購樓意向登記表格。概括而言：

- (i) After successful submission of the online Registration of intent, Registrants are required to attend the Sales Office in person and submit cashiers' order(s) and copies of specified identification documents. The number of cashiers' order(s) that a Registrant shall submit shall be equal to the number of specified residential property(ies) that the Registrant intends to purchase as indicated on the Registration of Intent. Each cashiers' order shall be in the amount of HK\$100,000 and made payable to "Mayer Brown".

登記人於網上成功遞交購樓意向登記表格後，須親臨售樓處遞交銀行本票及指明的身份證明文件副本。須遞交之銀行本票數目與登記人意欲購買之指明住宅物業數目相同。每張銀行本票金額為港幣\$100,000。銀行本票抬頭人為「孖士打律師行」或“Mayer Brown”。

After successful submission of online Registration of Intent and upon submission of cashier order(s) and copies of specified identification document at the Sales Office, the Registrant will receive an official receipt for the Registration of Intent.

每名登記人在完成遞交網上購樓意向登記及於售樓處遞交銀行本票及指明的身份證明文件副本後會收到購樓意向登記正式收據。

- (ii) The submission of online Registration of Intent has commenced with immediate effect. The closing time for submission of the online Registration of Intent will be 4 p.m. on 28 August 2018. Registrant must submit the Registration of Intent online, submit the required number of cashier order(s) and copies of specified identification documents at the Sales Office and obtain the official receipt of Registration of Intent before the closing time. Late submission will not be accepted. The Vendor shall not be responsible to any Registrant if the Registrant cannot successfully complete the registration at the registration website for whatever reason (including downtime of the server or network congestion).

網上購樓意向登記遞交已即日開始。截止遞交網上購樓意向登記的時間為2018年8月28日下午4時正。登記人須於截止時間前成功遞交網上購樓意向登記並於售樓處遞交所須數目的銀行本票及指明的身份證明文件副本並獲得購樓意向登記收據。逾期申請將不獲受理。如因任何原因（包括伺服器問題或者網絡擠塞）登記人未能於登記網站成功完成登記，賣方無須對任何登記人負上任何責任。

- (b) The sale of the specified residential properties is subject to availability. Please note that the completion of the verification of a Registrant's identity, any order of priority in respect of the selection of specified residential properties according to the result of the balloting, or the

Vendor's admittance of any person to the waiting queue do not guarantee that Registrant 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、登記人根據抽籤結果獲得之任何揀選指明住宅物業次序或任何人士獲賣方接受輪候均不保證該登記人能購得任何指明住宅物業，敬希注意。

- (c) If the Registrant has not purchased any specified residential property or if the number of specified residential property purchased by the Registrant is less than the specified number of residential properties that the Registrant intends to purchase as indicated in the Registration of Intent, the cashiers' order(s) which have not been used to effect part payment of the preliminary deposit will be made available for collection by the Registrant in person at the Sales Office from 30 August 2018 to 3 September 2018 between the hours of 12:00 noon and 8:00 p.m.

如登記人並無購入任何指明住宅物業或其實際購入之指明住宅物業數目少於其於購樓意向登記表格所填寫的意欲購買的指明住宅物業數目，可於2018年8月30日至2018年9月3日中午12時至下午8時內親臨售樓處取回未用於支付部份臨時訂金之銀行本票。

On 11 September 2018 於2018年9月11日

The sale of the specified residential properties in the Development is subject to availability. Also, the Vendor reserves the right to suspend sale or reduce the number of properties to be offered for sale at any time without further notice. Please note that the completion of the verification of a person's identity, any order of priority in respect of the selection of specified residential properties according to the result of the balloting, or the Vendor's admittance of any person to the waiting queue (whether within or after the Attendance Registration Period) does not guarantee any person will be able to purchase any specified residential property in the Development.

將提供出售發展項目內的指明住宅物業售完即止。另外，賣方亦保留最終決定權於任何時候暫停出售發展項目或減少要約出售物業數目，無需提早通知。任何人士獲確認和核實身份、根據抽籤結果獲得之任何揀選指明住宅物業次序或任何人士獲賣方接受輪候（不論於報到時段內或之後）均不保證任何人士能購得發展項目內之任何指明住宅物業，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：

Madison Park Sales Office, Shop 97, UG/F, Olympian City Phase 3, 1 Hoi Wang Road, Kowloon, Hong Kong (the "Sales Office")

香港九龍海泓道一號奧海城三期UG層97號舖一號九龍道售樓處(「售樓處」)

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