

Information on Sales Arrangements

Sales Arrangements No.1J

銷售安排第 1J 號

銷售安排資料

<p>Name of the development: 發展項目名稱：</p>	<p>Monti 逸瑋</p>
<p>Date of the sale: 出售日期：</p>	<p>From 1 September 2018 由 2018 年 9 月 1 日起</p>
<p>Time of the sale: 出售時間：</p>	<p><u>On 1 September 2018 (“First Date of Sale”):</u> From 9:30 a.m. to 8:00 p.m. <u>On 2 September 2018 and thereafter:</u> <u>From 2 September 2018 to 22 October 2018:</u> From 11:00 a.m. to 8:00 p.m. (daily) <u>From 23 October 2018 and thereafter (except 22, 24, 25, 31 December 2018, 1 January 2019, 4, 5, 6, 7, 8, 9 and 10 February 2019): (except 22, 24, 25, 31 December 2018 and 1 January 2019):</u> From 11:00 a.m. to 7:00p.m. (daily) <u>22, 24 and 31 December 2018</u> From 11:00 a.m. to 4:00 p.m. <u>25 December 2018 and 1 January 2019</u> No sale of specified residential properties on those dates <u>4 February 2019:</u> From 11:00 a.m. to 4:00 p.m. <u>5, 6, 7, 8, 9 and 10 February 2019:</u> No sale of specified residential properties on those dates <u>From 22 October 2019 and thereafter (except Saturday, Sunday ,Public Holiday and 29 January 2020)</u> From 11:00 a.m. to 7:00 p.m. <u>From 22 October 2019 and thereafter (every Saturday, Sunday and Public Holiday) (except 22, 24, 25, 31 December 2019, 1 January 2020 and 25 to 28 January 2020):</u> From 11:00 a.m. to 6:00 p.m. <u>22, 24 and 31 December 2019</u> From 11:00 a.m. to 4:00 p.m. <u>25 December 2019, 1 January 2020 and 25 to 29 January 2020</u> <i>No sale of specified residential properties on those dates</i> 於 2018 年 9 月 1 日（「出售首日」）： 上午 9 時 30 分至下午 8 時 由 2018 年 9 月 2 日及其後至 2018 年 10 月 22 日：</p>

每日上午 11 時至下午 8 時
由 2018 年 10 月 23 日及其後 (2018 年 12 月 22 日、24 日、25 日、31 日, 2019 年 1 月 1 日及 2019 年 2 月 4、5、6、7、8、9 及 10 日除外) : (2018 年 12 月 22 日、24 日、25 日、31 日及 2019 年 1 月 1 日除外)
 每日上午 11 時至下午 7 時
2018 年 12 月 22 日、24 日及 31 日:
 上午 11 時至下午 4 時
2018 年 12 月 25 日及 2019 年 1 月 1 日:
 該等日期不出售指明住宅物業
2019 年 2 月 4 日:
 上午 11 時至下午 4 時
2019 年 2 月 5、6、7、8、9 及 10 日:
 該等日期不出售指明住宅物業
於 2019 年 10 月 22 日起及其後 (星期六、星期日、公眾假期及 2020 年 1 月 29 日除外):
 每日上午 11 時至下午 7 時
於 2019 年 10 月 22 日起及其後 (逢星期六、星期日及公眾假期)(2019 年 12 月 22 日、24 日、25 日、31 日, 2020 年 1 月 1 日及 25 至 28 日除外):
 每日上午 11 時至下午 6 時
2019 年 12 月 22 日、24 日及 31 日:
 上午 11 時至下午 4 時
2019 年 12 月 25 日、2020 年 1 月 1 日及 2020 年 1 月 25 至 29 日:
 該等日期不出售指明住宅物業

<p>Place(s) where the sale will take place: 出售地點：</p>	<p><u>On First Date of Sale:</u> Shop on Ground Floor, No. 6 Shung Shun Street, Yau Tong, Kowloon, Hong Kong (“Sales Office 1”) <u>From 2 September 2018 and thereafter to 21 September 2018</u> 1. Sales Office 1 2. Unit 2008, 20th Floor of Causeway Bay Plaza 2, 463-483 Lockhart Road, Hong Kong (“Sales Office 2”) <u>From 22 September 2018 and thereafter to 6 December 2019</u> Sales Office 1 <u>From 7 December 2019 and thereafter</u> Shop A, 117-119 Shau Kei Wan Road, Hong Kong</p> <p><u>於出售首日：</u> 香港九龍油塘崇信街 6 號地舖（「售樓處 1」） <u>由 2018 年 9 月 2 日及其後至 2018 年 9 月 21 日：</u> 1. 售樓處 1 2. 香港駱克道 463-483 號銅鑼灣廣場 2 期 20 樓 2008 室（「售樓處 2」） <u>由 2018 年 9 月 22 日及其後至 2019 年 12 月 6 日：</u> 售樓處 1 <u>由 2019 年 12 月 7 日及其後：</u> 香港筲箕灣道 117-119 號 A 舖</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>3A, 7A, 9A, 11A, 15A, 19A, 21A, 23A, ^28A, 3B, 7B, 9B, 11B, 15B, 19B, 21B, 23B, 3C, 7C, 9C, 11C, 15C, 19C, 21C, 23C, 3D, 7D, 9D, 11D, 15D, 19D, 21D, 23D, 3E, 7E, 9E, 11E, 15E, 19E, 21E, 23E, 3F, 7F, 9F, 11F, 15F, 19F, 21F, 23F, ^28F</p> <p>^ Unit(s) suspended for sale from 7 December 2019 onwards 2019 年 12 月 7 日起暫停出售之單位</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次序：</p>	
<p>(A) <u>Prior to the First Date of Sale 於出售首日前</u></p> <p>Balloting will be used to determine the order of priority. The persons interested in purchasing any of the specified</p>	

residential properties (“**the registrant(s)**”) must follow the procedures below:-

以抽籤方式決定揀選住宅物業的優先次序，有意購買該等指明住宅物業的人士（下稱「登記人」）須遵從下列程序：

1. Registrations of Intent will be distributed at Shop on Ground Floor, No. 6 Shung Shun Street, Yau Tong, Kowloon, Hong Kong (“**Sales Office 1**”) and Unit 2008, 20th Floor of Causeway Bay Plaza 2, 463 – 483 Lockhart Road, Hong Kong (“**Sales Office 2**”). A registrant must submit the following:-
 - (a) the Registration of Intent duly completed and signed by the registrant;
 - (b) each Registration of Intent shall be accompanied with one cashier order in the sum of HK\$100,000 if the person is interested in purchasing 1 specified residential property (or 2 cashier orders each in the sum of HK\$100,000 if the person is interested in purchasing 2 specified residential properties) made payable to “*Mayer Brown*”; and
 - (c) copy(ies) of the H.K.I.D. Card(s) or Passport(s) of the registrant (as the case may be).

to Sales Office 1 or Sales Office 2 on or before 30 August 2018 (from 11:00 a.m. to 8:00 p.m. everyday) in order to register for eligibility for the balloting. The closing time for submission of Registration of Intent is 8:00 p.m. on 30 August 2018. Late submission of registration will not be accepted. An Acknowledgement of Registration of Intent will be issued to the registrant in respect of a validly submitted Registration of Intent.

Remark: The English name of Mayer Brown JSM is changed to “Mayer Brown” with effect from 1 September 2018, while the Chinese name remains unchanged. Please note cashier order or cheque made payable to “Mayer Brown JSM” may not be accepted by banks.

購樓意向登記於九龍油塘崇信街 6 號地舖（下稱「售樓處 1」）及香港駱克道 463-483 號銅鑼灣廣場 2 期 20 樓 2008 室（下稱「售樓處 2」）派發。登記人須於 2018 年 8 月 30 日或之前(每日上午 11 時至晚上 8 時)到售樓處 1 或售樓處 2 遞交以下文件：

- (a) 已填妥及由登記人簽署的購樓意向登記；
- (b) 每份購樓意向登記須連同本票，如登記人有意認購一個指明住宅物業，請遞交一張面額為港幣 \$100,000 本票 (或如登記人有意認購兩個指明住宅物業，請遞交兩張本票，每張面額為港幣 \$100,000)，及抬頭人為「孖士打律師行」；
- (c) 每個登記人的香港身份證或護照（視屬何種情況而定）。

到售樓處 1 或售樓處 2 進行登記以取得參加進行的抽籤程序的抽籤。截止遞交購樓意向登記的時間為 2018 年 8 月 30 日下午 8 時。逾期登記恕不受理。有效地遞交購樓意向登記的登記人將獲發購樓意向登記收據。

備註：孖士打律師行的英文名稱於 2018 年 9 月 1 日改為「Mayer Brown」，中文名稱不變。抬頭為「Mayer Brown JSM」的銀行本票或支票可能不獲銀行接納，敬請留意。

2. Each registrant (whether in his/her own name or jointly with other(s)) may submit not more than two (2) Registrations of Intent. Submission exceeding two Registrations of Intent will NOT be accepted. Each Registration of Intent may be used for registering the intent to purchase not more than two (2) specified

residential properties.

每個登記人(不論以個人名義或聯同他人)可遞交不多於兩份購樓意向登記，遞交多於兩份「購樓意向登記」將不獲接受。每份購樓意向登記可登記認購不多於兩個指明住宅物業。

3. The following restrictions apply to the First Date of Sale and thereafter:-

- (a) All specified residential properties are offered for sale to individuals only.
- (b) A purchaser shall only be allowed to purchase not more than two (2) residential properties in the Development (whether or not the residential properties purchased are included in these Sales Arrangements). Purchasers comprising different combination of individual(s) are not regarded as the same Purchaser.
- (c) Prospective purchaser which is company shall not be entitled to submit Registration of Intent or purchase any of the specified residential properties listed in these Sales Arrangements.

以下限制適用於出售首日及其後：

- (a) 所有指明住宅物業僅出售予個人。
- (b) 每位買方只可購買不多於兩個發展項目內的住宅物業(不論購買的住宅物業是否列於本銷售安排內)。由不同組合的個人組成的買方不視為同一買方。
- (c) 準買方不可以公司名義遞交購樓意向登記或購買本銷售安排所列之任何指明住宅物業。

4. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).

已遞交之銀行本票將會用作支付購買指明住宅物業的部份臨時訂金。

5. Late submission of Registration of Intent will not be accepted. The Registration of Intent is personal to the registrant and shall not be transferrable.

逾期遞交購樓意向登記恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。

6. All valid Registration of Intent submitted before the aforesaid closing time for submission will be included automatically in the balloting. In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in the balloting.

所有於截止時間之前遞交的有效的購樓意向登記會被自動納入抽籤。如有爭議，賣方保留權利決定購樓意向登記是否有效及是否應被納入抽籤。

7. Balloting will be used to determine the check-in time slot and the order of priority for selecting the specified residential properties by the Registrants. Balloting will take place on 31 August 2018 and the ballot results and “the Check-in Time Slot” shall be posted at Sales Office 1 and Sales Office 2 after 4:00 p.m. on the same date. The Registrants will not be separately notified of the ballot results. The opening hours of the Sales Office 1 and Sales Office 2 on 31 August 2018 are from 4:00 p.m. to 8:00 p.m.

抽籤將會用作決定報到時段及登記人之揀選指明住宅物業的優先次序。登記人之抽籤會於 2018 年 8 月

31 日舉行，抽籤結果及登記人的報到時段會於當天下午 4 時後張貼於售樓處 1 及售樓處 2。登記人不會個別被通知抽籤結果。售樓處 1 及售樓處 2 在 2018 年 8 月 31 日開放時間由下午 4 時至下午 8 時。

(B) On the First Date of Sale 於出售首日

1. Registrant(s) shall personally attend the Sales Office 1 on the First Date of Sale according to the “the Check-in Time Slot for Registrants” listed in the ballot results. Any registrant who arrives at the Sales Office 1 later than the relevant Check-in Time Slot shall not be eligible to participate in the selection and purchase of the specified residential properties.

登記人須於出售首日根據抽籤結果內列出之報到時段親自到「售樓處 1」報到。如任何登記人士於報到時段後抵達「售樓處 1」，揀選及購買指明住宅物業之資格將會被取消。

2. Registrant(s) must bring along the following documents when attending the Sales Office 1 at the relevant Check-in Time Slot for the Vendor’s verification.

- i. Original Acknowledgement of Registration of Intent;
- ii. His/her/their H.K.I.D. Card(s) or Passport(s); and
- iii. Blank cheque(s) for payment of balance of preliminary deposit(s);

當登記人在有關報到時段到「售樓處 1」報到時須攜同下列文件給予賣方核實。

- i. 購樓意向登記收據正本;
- ii. 其香港身份證或護照; 及
- iii. 空白支票以備支付臨時訂金餘額

3. Registrants whose identities have been verified by the Vendor or the Vendor’s appointed agent shall proceed to personally select the specified residential properties which are still available at the time of selection in the order of priority in respect of the Registration of Intent concerned according to the ballot results in an orderly manner and within reasonable time and in compliance with the restrictions mentioned in Item (A)3 above.

經賣方或賣方委託的代理人確認並核實身份後的登記人須根據「抽籤結果次序」有秩序地及於合理時間內及遵守以上項目(A)3 提及的限制情況下親身揀選於當時仍可供揀選的指明住宅物業。

4. If a registrant has successfully selected the specified residential property, the registrant shall forthwith personally enter into a Preliminary Agreement for Sale and Purchase of all the selected specified residential property at the Sales Office 1. If the registrant shall fail to enter into a Preliminary Agreement for Sale and Purchase for all the selected specified residential property, the registrant shall be immediately disqualified from selecting and purchasing the specified residential property and the selection of specified residential property(ies) made by the registrant (if any) shall be cancelled.

成功選擇指明住宅物業的登記人須即時於售樓處 1 親身簽署臨時買賣合約購買所有其選擇的指明住宅物業。如登記人未能成功為所有其選擇的指明住宅物業簽署臨時買賣合約，該名登記人即失去資格選購有關指明住宅物業，而其所作出的指明住宅物業選擇（如有）即會被取消。

5. Before entering into the Preliminary Agreement for Sale and Purchase in respect of any specified residential

property, a registrant may request the Vendor on the spot to add the immediately family member(s) (i.e. parent, spouse and children) of the registrant or any individual comprised in the registrant as joint purchaser(s) provided that the registrant must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s) and that all the aforesaid persons shall sign the Preliminary Agreement(s) for Sale and Purchase as purchasers personally. The Vendor reserves its absolute discretion to allow or reject the registrant to add any person(s) to sign the Preliminary Agreement(s) for Sale and Purchase.

在簽署臨時買賣合約購入任何指明住宅物業前，登記人可即場通知賣方加入登記人或組成登記人之任何個人之直系親屬（即父母、配偶及子女）作為聯名買方，惟該登記人須提供令賣方滿意的有關證明文件證明親屬關係；及所有前述人士須以買家身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人加入任何人士簽署臨時買賣合約。

6. The Vendor reserves the right to close Sales Office 1 and / or Sales Office 2 at any time if all the specified residential properties have been sold out.

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售樓處 1 及 / 或售樓處 2。

7. If Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date on which Registration of Intent may be submitted pursuant to Item (A)1 above or the First Date of Sale, then, for the safety of the registrants and the maintenance of order at Sales Office 1 and/or Sales Office 2, the Vendor reserves its absolute right to change the date and/or time (including the closing date and/or time) for the above activities to such other date and/or time as the Vendor may consider appropriate and/or to close Sales Office 1 and/or Sales Office 2. Details of the arrangement will be posted by the Vendor on the website (www.monti.com.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.

如在根據上述項目(A)1 可遞交購樓意向登記期限的任何一天或出售首日期間，天文台發出八號或更高之熱帶氣旋警告信號或黑色暴雨警告，為保障登記人的安全及維持售樓處 1 及 / 或售樓處 2 的秩序，賣方保留絕對權力更改上述活動的日期及 / 或時間（包括截止日期及 / 或時間）至賣方認為合適的其他日期及/或時間及/或關閉售樓處 1 及 / 或售樓處 2，並於賣方就發展項目指定的互聯網網站的網址 (www.monti.com.hk) 公布有關安排及詳情。登記人將不獲另行通知。

8. Subject to the completion of the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis to any person interested in purchasing. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing.

在根據上述程序完成合資格人士選購指明住宅物業的前提下，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式分配任何指明住宅物業予任何有意購買的人士。

(C) On 2 September 2018 and thereafter 於 2018 年 9 月 2 日或以後

Specified residential properties will be sold on first come first served basis. The Vendor does not accept any

person interested in purchasing having queued up before the office hours of sales office. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

指明住宅物業以先到先得形式發售。賣方不接受於售樓處的辦公時間之前到場輪候之人士。如有任何爭議，賣方保留絕對權利以任何方式（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。

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：

1. The following restrictions apply to each date of sale:-

- (a) All specified residential properties are offered for sale to individuals only.
- (b) A purchaser shall only be allowed to purchase not more than two (2) residential properties in the Development (whether or not the residential properties purchased are included in these Sales Arrangements). Purchasers comprising different combination of individual(s) are not regarded as the same Purchaser.

以下限制適用於每個出售日：

- (a) 所有指明住宅物業僅出售予個人。
- (b) 每位買方只可購買不多於兩個發展項目內的住宅物業(不論購買的住宅物業是否列於本銷售安排資料內)。由不同組合的個人組成的買方不視為同一買方。

2. The total number of residential properties in the Development that will be sold to corporate purchasers shall not exceed 14.

整個發展項目出售予公司買家的住宅物業數目將不會多於 14 個。

3. The sale of the residential properties is subject to availability. Also, the Vendor reserves the right to suspend sales 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 registrant's identity, any order of priority in respect of the selection

of residential properties according to the result of the balloting, or the Vendor's admittance of any person to the waiting queue does not guarantee that the registrant / person will be able to purchase any residential property.

將提供出售的住宅物業售完即止。另外，賣方亦保留最終決定權於任何時候暫停出售或減少要約出售物業數目，無需任何通知。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住宅物業優先次序或任何人士獲賣方接受輪候均不保證該登記人／人士能購得任何住宅物業，敬希注意。

4. If the registrant(s) has not purchased any specified residential property, the unused cashier order(s) will be available for collection by the registrant(s) at Sales Office 1 during the period from 11 September 2018 to 18 September 2018 (except on the date(s) of ballot result announcement and first date(s) of sale as stated in the relevant "Information on Sales Arrangements" issued or to be issued by the Vendor from time to time) from 11:00 a.m. to 7:00 p.m.

(a) The registrant(s) must bring along:

- (i) his / her / their H.K.I.D. Card(s) or Passport(s) (as the case may be); and
- (ii) the original Acknowledgement of Registration of Intent.

(b) If the unused cashier order(s) is/are to be collected by the authorized person of the registrant(s), the authorized person must bring along:

- (i) copy(ies) of the H.K.I.D. Card(s) or Passport(s) (as the case may be) of each of the registrant(s);
- (ii) a valid authorization letter; and
- (iii) a copy of H.K.I.D. Card or Passport (as the case may be) of the authorized person; and
- (iv) the original Acknowledgement of Registration of Intent.

如登記人並無購入任何指明住宅物業，可於 2018 年 9 月 11 日至 2018 年 9 月 18 日（賣方不時發出或將發出相關的銷售安排資料所述的抽籤結果公布日期及出售首日除外）上午 11 時至下午 7 時到售樓處 1 取回未使用的本票。

(a) 登記人親臨須攜同：

- (i) 其身份證或護照正本（視屬何情況而定）；及
- (ii) 購樓意向登記收據正本。

(b) 如登記人授權他人代其取回未使用的本票，獲授權人士須攜同：

- (i) 每名登記人身份證或護照副本（視屬何情況而定）；
- (ii) 有效的授權書；
- (iii) 獲授權人士之身份證或護照副本（視屬何情況而定）；及
- (iv) 購樓意向登記收據正本。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at Shop on Ground Floor, No. 6 Shung Shun Street, Yau Tong, Kowloon, Hong Kong and Unit 2008, 20th Floor of Causeway Bay Plaza 2, 463 – 483 Lockhart Road, Hong Kong from 23 August 2018 to 21 September 2018; and at Shop on Ground Floor, No. 6 Shung Shun Street, Yau Tong, Kowloon, Hong Kong from 22 September 2018 to 6 December 2019; and at Shop A, 117-119 Shau Kei Wan Road, Hong Kong from 7 December 2019 and thereafter.

載有上述銷售安排的資料的文件影印本可由 2018 年 8 月 23 日至 2018 年 9 月 21 日於九龍油塘崇信街 6 號地

舖及香港駱克道 463-483 號銅鑼灣廣場 2 期 20 樓 2008 室，由 2018 年 9 月 22 日至 2019 年 12 月 6 日於九龍油塘崇信街 6 號地舖及由 2019 年 12 月 7 日及其後於香港筲箕灣道 117-119 號 A 舖供公眾免費領取。

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