

銷售安排資料

Name of the development: 發展項目名稱：	Monti 逸瑋
Date of the sale: 出售日期：	From 6 April 2020 and thereafter 由 2020 年 4 月 6 日起
Time of the sale: 出售時間：	<p><u>From 22 October 2019 to 30 November 2020 Mondays to Fridays (except Public Holidays)</u> From 11:00 a.m. to 7:00 p.m.</p> <p><u>From 22 October 2019 to 30 November 2020 Saturdays, Sundays and Public Holidays</u> From 11:00 a.m. to 6:00 p.m.</p> <p><u>From 1 December 2020 and thereafter (except 21, 24, 25, 31 December 2020, 1 January 2021, 24, 25, 26, 27, 31 December 2021 and 1 January 2022):</u> From 11:00 a.m. to 6:00 p.m. (daily) <u>21, 24, 31 December 2020 and 24, 31 December 2021</u> From 11:00 a.m. to 4:00 p.m. <u>25 December 2020, 1 January 2021, 25, 26, 27 December 2021 and 1 January 2022</u> No sale of specified residential properties on those dates</p> <p><u>由 2019 年 10 月 22 日至 2020 年 11 月 30 日星期一至星期五(公眾假期除外)</u> 上午 11 時至下午 7 時</p> <p><u>由 2019 年 10 月 22 日至 2020 年 11 月 30 日星期六、星期日及公眾假期</u> 上午 11 時至下午 6 時</p> <p><u>於 2020 年 12 月 1 日起及其後(2020 年 12 月 21 日、24 日、25 日、31 日、2021 年 1 月 1 日、12 月 24 日、25 日、26 日、27 日、31 日及 2022 年 1 月 1 日除外):</u> 每日上午 11 時至下午 6 時 <u>2020 年 12 月 21 日、24 日、31 日及 2021 年 12 月 24 日、31 日:</u> 上午 11 時至下午 4 時 <u>2020 年 12 月 25 日、2021 年 1 月 1 日、12 月 25 日、26 日、27 日及 2022 年 1 月 1 日:</u> 該等日期不出售指明住宅物業</p>

<p>Place(s) where the sale will take place: 出售地點：</p>	<p><u>From 7 December 2019 to 30 November 2020 and thereafter</u> Shop A, 117-119 Shau Kei Wan Road, Hong Kong <u>From 1 December 2020 and thereafter:</u> 11/F, Lai Sun Commercial Centre, 680 Cheung Sha Wan Road, Kowloon</p> <p><u>由 2019 年 12 月 7 日至 2020 年 11 月 30 日及其後：</u> 香港筲箕灣道 117-119 號 A 舖 <u>由 2020 年 12 月 1 日及其後：</u> 九龍長沙灣道 680 號麗新商業中心 11 樓</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>15</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>2A, 2B, 2F, 22A, 22B, 22C, 22D, 22E, 22F, 25A, 25B, 25C, 25D, 25E, 25F</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><u>From 6 April 2020 and thereafter 於 2020 年 4 月 6 日起：</u></p> <p>Balloting will be used to determine the order of priority. The persons interested in purchasing any of the specified residential properties (“the registrant(s)”) must follow the procedures below:-</p> <p>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：</p> <ol style="list-style-type: none"> 1. Registrations of Intent will be distributed at Shop A, 117-119 Shau Kei Wan Road, Hong Kong (“Sales Office”). Persons interested in purchasing any of the specified residential property must personally attend the Sales Office from 11:00 a.m. to 11:30 a.m. on 6 April 2020 (the “Attendance Registration Period”) and submit: <ol style="list-style-type: none"> (a) the Registration of Intent duly completed and signed by the registrant; (b) one cashier’s 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) and made payable to “Mayer Brown”; and (c) (if the registrant(s) is/are individual(s)) copy(ies) of the H.K.I.D. Card(s) or Passport(s) of the registrant (as the case may be) or (if the registrant is a company) a copy of the valid Business Registration Certificate, Certificate of Incorporation, the company chop, the latest Annual Return of the registrant and the H.K.I.D. Card(s) or passport(s) (as the case may be) of the relevant director(s) of the registrant(s) who attend the registration. 	

to Sales Office for registration (a person completing the aforesaid procedures is referred to as a “Registrant”) and specify the residential property(ies) that the Registrant wishes to purchase. Subject to paragraph 2 in other matters below, upon the expiry of the Attendance Registration Period, a Registrant will have priority in purchasing the specified residential property(ies) that he/she has expressed interest to purchase.

購樓意向登記於香港筲箕灣道117-119號A舖（下稱「售樓處」）派發。有意欲購買任何指明住宅物業之人士須於2020年4月6日上午11時至上午11時30分「報到時段」親臨售樓處遞交：

- (a) 已填妥及由登記人簽署的購樓意向登記；
- (b) 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) （如登記人為個人）每個登記人的香港身份證或護照（視屬何種情況而定）或（如登記人為公司）有效商業登記證書、公司註冊證書、公司印章、最新的周年申報表和董事的香港身份證或護照副本（視屬何種情況而定）。

以作登記並於登記時指明有意欲購買之住宅物業(完成上述手續之人士下稱「登記人」)。當報到時段屆滿時，登記人可優先選購其已指明有意欲購買之指明住宅物業，唯下文其他事項第2段另有規定除外。

2. If during the Attendance Registration Period, more than one Registrant express interest to purchase the same specified residential property, balloting will be used to determine the order of priority in which each of such Registrants may purchase that specified residential property.

如於報到時段內有多於一位登記人表示有意欲購買同一指明住宅物業，所有該等登記人可揀選購買該指明住宅物業的優先次序以抽籤決定。

3. Upon the expiry of the Attendance Registration Period, each Registrant shall proceed to select and purchase the specified residential property(ies) that he/she has expressed interest to purchase in the order of priority as determined by paragraphs 1 and 2 above within reasonable time and in an orderly manner, otherwise his/her order of priority shall lapse automatically. After the selection of the specified residential properties as aforesaid, the remaining specified residential properties, if any, will be sold on a first come first served basis.

當報到時段屆滿時，每位登記人須按第1及2段決定的優先次序及在合理時間內及有秩序地揀選其已指明有意欲購買之指明住宅物業，否則其優先次序將自動取消。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。

4. 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指明住宅物業予任何有意欲購買的人士。

5. 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。

6. *The Vendor reserves the right to close Sales Office at any time if all the specified residential property is sold out.*

賣方保留權利在指明住宅物業已售出的情況下於任何時間關閉售樓處。

If (i) Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any Date of Sale; or (ii) where the Vendor considers that there being an event or circumstances affecting or which may affect the safety, order or public health in the Sales Office and/or the vicinity of any of foregoing on any Date of Sale; or (iii) the Government has imposed any restriction or issued any order relating to Coronavirus Disease 2019 ("COVID-19") which prevents the normal operation of the Sales Office on any Date of Sale, then, for the safety of the prospective purchasers and the maintenance of order at the Sales Office or for compliance with the said restriction or order relating to COVID-19, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period, deadline and/or place of the attendance registration period and/or selection of specified residential properties and/or the Date of Sale to such other date, time, period, deadline and/or place as the Vendor may consider appropriate and/or to close the Sales Office. The arrangements will be uploaded by the Vendor to the website (www.monti.com.hk) designated by the Vendor for the Development. Prospective purchasers will not be notified separately of the arrangements.

如在出售日期任何一天期間任何時間:(i) 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；或(ii)賣方認為發生影響售樓處及/或其附近之安全、秩序或公共衛生之事件時；或(iii)政府已就 2019 冠狀病毒病("COVID-19")而施加任何限制或發出任何命令，使售樓處的正常運作受影響，為保障準買方的安全及維持售樓處的秩序或為遵守上述與 COVID-19 相關的限制或命令，賣方保留絕對權力更改、延後、延長或改動報到時段及/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、期限及/或地點及/或關閉售樓處，並於賣方就發展項目指定的互聯網網站(www.monti.com.hk)公布有關安排及詳情。準買方將不獲另行通知。

All prospective purchasers shall comply with the prescribed procedures as may be required by the Vendor before entering into the Sales Office and/or (if applicable) any other location(s) of the sale for the purpose of maintaining public health. If a prospective purchaser shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to immediately disqualify such prospective purchaser from participating in any selection and/or purchase activities. In case of any dispute, the decision of the Vendor shall be final and conclusive.

為了維護公共衛生的目的，所有準買方在進入售樓處及/或(如適用)任何其他會場之前須遵守賣方可能要求的規定程序。如準買方不遵守該等規定程序，賣方保留絕對權力取消該準買方參與指明住宅物業的銷售之任何揀選活動。如有爭議，賣方所作的決定為最終及不可推翻。

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 restriction apply to each date of sale:-

- (a) 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) 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。

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 A, 117-119 Shau Kei Wan Road, Hong Kong from 2 April 2020 to 30

November 2020; and at 11/F Lai Sun Commercial Center, 680 Cheung Sha Wan Road from 1 December 2020 and thereafter.

載有上述銷售安排的資料的文件影印本可由 2020 年 4 月 2 日至 2020 年 11 月 30 日於香港筲箕灣道 117-119 號 A 舖及由 2020 年 12 月 1 日及其後於九龍長沙灣道 680 號麗新商業中心 11 樓供公眾免費領取。

Date of issue: 發出日期:	2 April 2020 2020 年 4 月 2 日
Date of 1 st revision : 第一次修改日期:	27 November 2020 2020 年 11 月 27 日
Date of 2 nd revision : 第二次修改日期:	17 December 2020 2020 年 12 月 17 日
Date of 3 rd revision : 第三次修改日期:	21 December 2021 2021 年 12 月 21 日
Date of 4 th revision : 第四次修改日期:	22 March 2022 2022 年 3 月 22 日