

Information on Sales Arrangements
銷售安排資料

Name of the Development: 發展項目名稱:	The Ascent 尚都
Date of the Sale: 出售日期:	25 July 2016, and from 27 July 2016 and thereafter ¹ 2016 年 7 月 25 日及由 2016 年 7 月 27 日起 ²
Time of the Sale: 出售時間:	<u>On 25 July 2016:</u> From 7:00 p.m. to 9:00 p.m. <u>2016 年 7 月 25 日:</u> 由晚上 7 時至 9 時 <u>From 27 July 2016 and thereafter:</u> From 11:00 a.m. to 7:00 p.m. (Daily) <u>由 2016 年 7 月 27 日起:</u> 每日由上午 11 時至晚上 7 時
Place where the sale will take place: 出售地點:	1/F, TST Tower, 388 Un Chau Street, Cheung Sha Wan, Kowloon (“Sales Office”) 九龍長沙灣元州街 388 號肇如大廈 1 樓（「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:	30
Description of the specified 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><u>The following flats in The Ascent :</u> 以下在尚都之單位：</p> <p>5C, 5F, 6A, 6F, 11B, 18A, 19A, 20A, 21A, 22A, 23A, 25A, 25B, 25C, 26A, 26B, 26C, 27A, 27B, 27C, 27F, 27G, 28A, 28B, 28C, 28F, 28G, 29B, 30B, 30C</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 Please note that the specified residential properties will **NOT** be offered to be sold on 26 July 2016.

² 請留意指明住宅物業將不會於 2016 年 7 月 26 日提供出售。

On 25 July 2016 (the “first date of sale”):

2016 年 7 月 25 日(下稱「出售首日」):

1. Balloting will be used to determine the order of priority and the balloting will be performed by computer. Only individuals are permitted to participate in the balloting procedures.
以抽籤方式決定選擇住宅物業的次序，抽籤將以電腦操作。只有個人名義人士可以參與抽籤程序。
2. Company purchaser(s) shall not be entitled to submit Registration of Intent nor purchase the specified residential properties listed in this Sales Arrangements. The restriction applies to the first date of sale and thereafter.
不接受以任何公司名義就本銷售安排所列之住宅物業遞交購樓意向登記或購買本銷售安排所列之任何住宅物業。此限制適用於出售首日及之後。
3. Persons interested in purchasing any of the specified residential properties (the “registrant”) must follow the procedures below.
有意購買任何指明住宅物業的人士(「登記人」)須遵從下列程序。
4. A registrant must submit the registration with the following documents to the Sales Office from 20 July 2016 to 24 July 2016 (both days inclusive) during office hours (i.e. from 11:00 a.m. to 7:00 p.m.):
登記人須從 2016 年 7 月 20 日至 2016 年 7 月 24 日(包括首尾兩日)於辦公時間內(即上午 11 時至晚上 7 時)到售樓處遞交登記申請及以下文件:
 - a. not more than two (2) Registrations of Intent duly completed and signed by the registrant, and each Registration of Intent shall entitle a registrant to purchase one (1) specified residential property;
不多於 2 份已填妥及由登記人簽署的購樓意向登記，而每份購樓意向登記只可讓登記人購買 1 個指明住宅物業；
 - b. each Registration of Intent shall be accompanied with one (1) cashier order. Each cashier order shall be in the sum of HK\$100,000 and made payable to “Mayer Brown JSM”; and
每份購樓意向登記須附有 1 張本票。每張本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」；及
 - c. a copy of the registrant’s H.K.I.D. Card(s)/ Passport(s).
登記人的香港身份證/護照的副本。

The closing time for submission of Registration of Intent will be 7:00 p.m. on 24 July 2016 (the “closing time”).
遞交購樓意向登記截止時間為 2016 年 7 月 24 日晚上 7 時(「截止時間」)。

If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between 9:00 a.m. and 7:00 p.m. on 20 to 24 July 2016, then, for the safety of the registrants and the maintenance of order at Sales Office, the Vendor reserves its absolute right to change the date and/or time (including the closing date and/or closing time)

for submission of Registration of Intent to such other date and/or time as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the website (www.theascent.hk) designated by the Vendor for the Development.

如在 2016 年 7 月 20 日至 24 日上午 9 時至晚上 7 時的任何時間內天文台發出八號或更高颱風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的秩序，賣方保留絕對權力更改遞交購樓意向登記的日期及／或時間(包括截止日期及／或截止時間)至賣方認為合適的其他日期及／或時間。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(www.theascent.hk)公布。

5. Each registrant (whether in sole name or jointly with other person(s)) shall only be registered under a maximum of 2 valid Registrations of Intent. Late submission or submission outside office hours will not be accepted. The Registration of Intent is personal to the Registrant and shall not be transferable. The order of the submission of a Registration of Intent will not have any impact on the order of priority in selecting the specified residential properties. 每名登記人(不論以個人名義或聯同他人)只可登記最多兩份有效的購樓意向登記。逾期遞交或在辦公時間以外遞交的恕不受理。購樓意向登記只適用於登記人本人及不能轉讓，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。

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

本票將會用作支付購買指明住宅物業的部份臨時訂金。

7. All valid Registrations of Intent submitted on or after 20 July 2016 and before the closing time for submission will be included automatically in the balloting as detailed below. In case of dispute, the Vendor reserves its absolute right to determine whether a Registration of Intent is valid and should be included in the balloting.

所有於 2016 年 7 月 20 日或之後及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下述的抽籤程序。如有爭議，賣方保留絕對權利決定購樓意向登記是否有效及是否應被納入抽籤。

8. Balloting will take place as following procedures:.

抽籤將會按照以下程序進行:

- (i) The balloting will take place on 25 July 2016 not earlier than 7:30 p.m. at the Sales Office. All registrants are welcome to view the balloting. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be posted at the Sales Office. Registrants will not be notified separately of such changes.

抽籤程序將於 2016 年 7 月 25 日不早於晚上 7 時半於售樓處進行。歡迎所有已遞交購樓意向登記之登記人到場參觀。為了維持售樓處秩序及／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。任何抽籤程序的時間和日期的修改會張貼於售樓處。登記人將不獲另行通知該等修改。

- (ii) For the purpose of verification of identity, each registrant must bring along his/her original H.K.I.D. Card(s)/Passport(s) and the original receipt of the Registration of Intent and personally attend the Sales Office on 25 July 2016 from 7:00 p.m. to 7:30 p.m. (**‘check-in timeslot’**). Registrants shall only be eligible for the balloting after the verification of identity. Registrants who arrive at the check-in counter beyond the check-in timeslot shall not be eligible to participate in the balloting.

為讓賣方核實登記人身份，登記人須於2016年7月25日晚上7時至7時半（下稱「**報到時段**」）親身攜同其香港身份證/護照正本及購樓意向登記收據正本到達售樓處報到。登記人經賣方核實身份後方可享有抽籤資格。於報到時段以外的時間才到達報到登記處的登記人將不享有參與抽籤的資格。

- (iii) For the purpose of balloting, each Registration of Intent will be allotted one lot. Amongst the two lots of a registrant who has submitted two Registrations of Intent, the lot of a lower order of priority will be deemed to be invalid. In case of dispute, the Vendor has the absolute discretion to decide and the Vendor’s decision shall be final and binding on the registrants. The results of the balloting, including “registration number” and “ballot result sequence”, will be posted by the Vendor at the Sales Office after completion of the balloting. Registrants will not be separately notified of the ballot results.

為抽籤的目的，每張購樓意向登記會獲分配一個籌號。遞交兩張購樓意向登記的登記人的兩個籌號，其中較後優先次序的籌號將當作無效。如有爭議，賣方有絕對酌情權決定，賣方之決定對登記人為最終及具有約束力。賣方會將抽籤結果，包括「註冊編號」及「抽籤結果順序」於抽籤完成後於售樓處公布。登記人將不獲另行通知抽籤結果。

- (iv) The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。

9. After the balloting, the registrants shall personally select and purchase the specified residential properties which are still available at the time of selection in the order of priority according to the “ballot result sequence” and in an orderly manner and within reasonable time at the Sales Office. The number of specified residential property(ies) that a registrant is entitled to purchase shall not exceed the number of Registration(s) of Intent submitted by that registrant.

抽籤後，登記人須根據「抽籤結果順序」於售樓處有秩序地及於合理時間內親身選購於當時仍可供選擇的指明住宅物業。每名登記人可購買的指明住宅物業的數目不得多於該名登記人遞交的購樓意向登記的數目。

10. If a registrant has successfully selected any of the specified residential properties, the registrant shall forthwith personally enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property(ies). If the registrant shall fail to enter into a Preliminary Agreement for Sale and Purchase for any of the selected specified residential property(ies), the registrant shall be immediately disqualified from selecting and purchasing any of the specified residential property(ies) and all selections 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親身簽署臨時買賣合約購買其選擇的指明住宅物業。如登記人未能成功為其選擇的任何一個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任何指明住宅物業，而其所作出的任何指明住宅物業選擇（如有）即會被取消。

11. Before signing the Preliminary Agreement for Sale and Purchase, the registrant may request the Vendor on spot to add any one or more immediate family member(s) (i.e. spouse, parents, children, siblings only) of the registrant as joint purchaser(s) (if there is more than one (1) individual comprised in the registrant, then such additional purchaser(s) must be the immediate family member(s) of **ALL** the individuals comprised in the registrant) provided that the registrant must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s) and all the aforesaid persons shall sign the Preliminary Agreement 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 for Sale and Purchase.

在簽署臨時買賣合約前，登記人可即場要求賣方加入登記人之一位或多位直系親屬(祇限配偶、父母、子女或兄弟姐妹)作為聯名買方(如登記人由多於一位個人組成，則新加入之買方必須為**所有**組成登記人的個人的直系親屬)，惟必須出示令賣方滿意之有效證明文件證明相關親屬關係，及所有前述人士須以買方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增加簽署臨時買賣合約的人數。

12. If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of Registrations of Intent submitted by the registrant, his/her unused cashier order(s) will be available for collection by the registrant (or his/her authorized person) at the Sales Office during 28 July 2016 to 31 July 2016 (from 11:00 a.m. to 7:00 p.m.). The registrant shall bring along the original receipt(s) of the Registration(s) of Intent and his/her original the H.K.I.D. Card(s)/Passport(s) to the Sales Office for collection of the unused cashier order(s). If the registrant authorizes another person to collect the said cashier order(s), the authorized person must bring a valid authorization letter, the original receipt of Registration of Intent, copy of the registrant's H.K.I.D. Card(s)/Passport(s) and the authorized person's original H.K.I.D. Card/Passport to the Sales Office for collection of the unused cashier order(s).

如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目少於其遞交的購樓意向登記之數目，登記人可於 2016 年 7 月 28 日至 2016 年 7 月 31 日(上午 11 時至晚上 7 時內)於售樓處辦理取回未使用的本票。登記人須帶同購樓意向登記表格收據正本及其本人之香港身份證／護照正本到售樓處取回未使用之本票。如登記人授權他人取回本票，則獲授權人須帶同有效的授權書、購樓意向登記表格收據正本、登記人之香港身份證／護照副本及被授權人本人之身份證／護照正本到售樓處取回未使用之本票。

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

當抽籤及合資格人士按上述程序選購指明住宅物業完畢後，餘下可提供出售的指明住宅物業(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(包括抽籤)分配任何餘下的指明住宅物業予任何有意購買的人士。

14. The Vendor reserves the right to close the Sales Office 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。

15. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 5:00 p.m. and 9:00 p.m. on the first date of sale, then, for the safety of the registrants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to postpone the date(s) and/or time for the balloting and/or the first date of sale (as the case may be) to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Sales Office. Details of the arrangements will be posted by the Vendor on the website (www.theascent.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangements.

如在上述出售首天下午 5 時至晚上 9 時的任何時間內天文台發出八號或更高之颱風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的秩序，賣方保留絕對權力延遲抽籤的日期及／或時間及／或出售首天(視情況而定)至賣方認為合適的其他日期及／或時間及／或關閉售樓處。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(www.theascent.hk) 公布。登記人將不獲另行通知。

On 27 July 2016 and thereafter:

2016 年 7 月 27 日起：

16. The remaining specified residential properties that are available to be offered to be sold (if any) will be sold on a first come first served basis at the Sales Office to any person interested in purchasing the specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting).

餘下可提供出售的指明住宅物業(如有)將以先到先得方式於售樓處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(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。

17. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out, provided that the same shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 12 above.

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，惟於以上第 12 段指明的時間內開放以用作辦理取回未使用的本票。

18. If the Vendor postpones the first date of sale to such other date due to the reason mentioned in paragraphs 4 and/or 15 above, the subsequent dates of sale will be postponed accordingly.

如賣方因上述第 4 及／或 15 段之原因延遲出售首天至其他日期，其後的出售日期將會順延。

19. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 7:00 p.m. on any date of sale (other than the first date of sale), for the safety of the registrants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to close the Sales Office. Details of the

arrangements will be posted by the Vendor on the website (www.theascent.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangements.

如在任何出售日期(除出售首天)的上午 9 時至晚上 7 時的任何時間內天文台發出八號或更高颱風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的秩序，賣方保留絕對權力關閉售樓處。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(www.theascent.hk) 公布。登記人將不獲另行通知。

Other matters:

其他事項:

(a) This Sales Arrangements is not applicable to those residential properties in the Development designated for sale by the Vendor (Urban Renewal Authority) under the scheme of Expression of Interest in Purchasing Arrangement (“EIPA”), namely the following flats:-

此銷售安排並不適用於賣方(市區重建局)指定予「認購意向安排計劃」下出售之發展項目住宅物業，即下列單位:-

Flat 單位 6C, 7A, 16D, 17F and 及 25E

The aforesaid flats will be included in another Sales Arrangements to be issued by the Vendor (Urban Renewal Authority) in relation to EIPA in due course.

上述單位將會涵蓋在另一份由賣方(市區重建局)發出適用於「認購意向安排計劃」的銷售安排。

(b) The sale of the specified residential properties shall be terminated when they have been sold out. Further, the Vendor reserves the right to suspend sales or reduce the number of the specified residential properties that are available to be offered to be sold at any time. Please note that completion of the verification of a registrant’s identity, the obtaining of 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 shall not constitute (and shall not be regarded as) any form of guarantee or assurance that such registrant / person will be able to purchase any specified residential property.

提供出售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或減少可提供出售指明住宅物業數目。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構成(亦不應被視為)該登記人／人士能購得任何指明住宅物業的任何保證或擔保，敬希注意。

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

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at 20/F, 68 Yee Wo Street, Causeway Bay, Hong Kong.

載有上述銷售安排的資料的文件印本於香港銅鑼灣怡和街 68 號 20 樓供公眾免費領取。

Date of issue: 21 July 2016

發出日期: 2016 年 7 月 21 日