

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.10D
銷售安排第 10D 號

Name of the Development : 發展項目的名稱 :	Downtown 38
Date of the Sale : 出售日期 :	~~Everyday from 25 April 2022 until 30 September 2022 (both days inclusive)~~ ~~每日由 2022 年 4 月 25 日起至 2022 年 9 月 30 日(包括首尾兩天)~~ ~~Everyday from 1 October 2022 until 31 December 2022 (both days inclusive)~~ ~~每日由 2022 年 10 月 1 日起至 2022 年 12 月 31 日(包括首尾兩天)~~ ~~Everyday from 1 January 2023 until 31 March 2023 (both days inclusive)~~ ~~每日由 2023 年 1 月 1 日起至 2023 年 3 月 31 日(包括首尾兩天)~~ Everyday from 1 April 2023 until 30 June 2023 (both days inclusive) 每日由 2023 年 4 月 1 日起至 2023 年 6 月 30 日(包括首尾兩天)
Time of Sale : 出售時間 :	<u>Commencement date and time of Tender:</u> 2:30 p.m. on everyday from 25 April 2022 until 30 September 2022 (both days inclusive) <u>Closing date and time of the Tender:</u> 6:00 p.m. on everyday from 25 April 2022 until 30 September 2022 (both days inclusive) <u>招標開始日期及時間:</u> 由 2022 年 4 月 25 日起至 2022 年 9 月 30 日(包括首尾兩天)的每日下午 2 時 30 分 <u>招標截止日期及時間:</u> 由 2022 年 4 月 25 日起至 2022 年 9 月 30 日(包括首尾兩天)的每日下午 6 時 <u>Commencement date and time of Tender:</u> 2:30 p.m. on everyday from 1 October 2022 until 31 December 2022 (both days inclusive) <u>Closing date and time of the Tender:</u> 6:00 p.m. on everyday from 1 October 2022 until 31 December 2022 (both days inclusive) <u>招標開始日期及時間:</u> 由 2022 年 10 月 1 日起至 2022 年 12 月 31 日(包括首尾兩天)的每日下午 2 時 30 分 <u>招標截止日期及時間:</u> 由 2022 年 10 月 1 日起至 2022 年 12 月 31 日(包括首尾兩天)的每日下午 6 時 <u>Commencement date and time of Tender:</u> 2:30 p.m. on everyday from 1 January 2023 until 31 March 2023 (both days inclusive) <u>Closing date and time of the Tender:</u> 6:00 p.m. on everyday from 1 January 2023 until 31 March 2023 (both days inclusive) <u>招標開始日期及時間:</u> 由 2023 年 1 月 1 日起至 2023 年 3 月 31 日(包括首尾兩天)的每日下午 2 時 30 分 <u>招標截止日期及時間:</u> 由 2023 年 1 月 1 日起至 2023 年 3 月 31 日(包括首尾兩天)的每日下午 6 時 <u>Commencement date and time of Tender:</u> 2:30 p.m. on everyday from 1 April 2023 until 30 June 2023 (both days inclusive) <u>Closing date and time of the Tender:</u> 6:00 p.m. on everyday from 1 April 2023 until 30 June 2023 (both days inclusive) <u>招標開始日期及時間:</u> 由 2023 年 4 月 1 日起至 2023 年 6 月 30 日(包括首尾兩天)的每日下午 2 時 30 分 <u>招標截止日期及時間:</u> 由 2023 年 4 月 1 日起至 2023 年 6 月 30 日(包括首尾兩天)的每日下午 6 時
Place where the sale will take place : 出售地點 :	~~21/F 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong~~ ~~(hereinafter called the "ICC Venue")~~ ~~香港九龍柯士甸道西 1 號環球貿易廣場 21 11 樓 (下稱「ICC 會場」)~~

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 :	1
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 :	
28B*	
*This unit will be sold together with Residential Parking Space P03 on Basement Floor of Downtown 38. *本單位將會與Downtown 38 地庫層住宅停車位 P03 號一同出售。	
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 :	
<u>Sale by Tender</u> ~~See details and particulars in the tender notice. From 22 April 2022 to 30 September 2022 (Monday to Sunday 2:30 p.m. to 6:00 p.m.) the tender notice and other relevant tender documents will be made available for collection free of charge at ICC Venue 21/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong.~~ ~~See details and particulars in the tender notice. From 27 September 2022 to 31 December 2022 (Monday to Sunday 2:30 p.m. to 6:00 p.m.) the tender notice and other relevant tender documents will be made available for collection free of charge at ICC Venue 21/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong.~~ ~~See details and particulars in the tender notice. From 28 December 2022 to 31 March 2023 (Monday to Sunday 2:30 p.m. to 6:00 p.m.) the tender notice and other relevant tender documents will be made available for collection free of charge at ICC Venue 21/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong.~~ See details and particulars in the tender notice. From 28 March 2023 to 30 June 2023 (Monday to Sunday 2:30 p.m. to 6:00 p.m.) the tender notice and other relevant tender documents will be made available for collection free of charge at ICC Venue ~~21~~ 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. <u>General Provisions (the following restrictions apply to each date of sales)</u> 1) The Vendor does not bind itself to accept the highest or the best or any tender. The Vendor has the absolute discretion in relation to the acceptance of a tender and its decision shall be final and binding on all tenderers. The Vendor reserves the right to accept any tender on such terms and conditions as the Vendor shall in its absolute discretion think fit. If a tenderer (in its own name but not in joint names with others) submits more than one tender, the Vendor reserves the right to accept only one tender among the tenders submitted by such tenderer. 2) The Vendor reserves the right to withdraw any or all of the specified residential properties from sale or to sell or dispose of any or all of the specified residential properties to any person at any time before acceptance of any tender as the Vendor shall in its absolute discretion think fit. The Vendor does not undertake, and is under no obligation, to review, consider or accept the highest offer or any offer at all for the purchase of any of the specified residential properties. The Vendor has the absolute right to change the Tender Closing Time of the tender and/or the place where the sale will take place in respect of any or all of the specified residential properties from time to time by amending the Information on Sales Arrangements and/or issuing new Information on Sales Arrangements relating to any or all of the specified residential properties. 3) Notwithstanding any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal being in effect in Hong Kong at any time between the Tender Commencement Time and the Tender Closing Time, the tender of the specified residential properties will continue to proceed. 4) In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail. <u>以招標方式出售</u> ~~請參閱招標公告的細節和詳情。招標公告及其他招標文件可由 2022 年 4 月 22 日至 2022 年 9 月 30 日每日於辦公時間內（星期一至日由下午 2 時 30 分至下午 6 時）於香港九龍柯士甸道西 1 號環球貿易廣場 21 樓 ICC 會場免費領取。~~ ~~請參閱招標公告的細節和詳情。招標公告及其他招標文件可由 2022 年 9 月 27 日至 2022 年 12 月 31 日每日於辦公時間內（星期一至日由下午 2 時 30 分至下午 6 時）於香港九龍柯士甸道西 1 號環球貿易廣場 21 樓 ICC 會場免費領取。~~ ~~請參閱招標公告的細節和詳情。招標公告及其他招標文件可由 2022 年 12 月 28 日至 2023 年 3 月 31 日每日於辦公時間內（星期一至日由下午 2 時 30 分至下午 6 時）於香港九龍柯士甸道西 1 號環球貿易廣場 21 樓 ICC 會場免費領取。~~ 請參閱招標公告的細節和詳情。招標公告及其他招標文件可由 2023 年 3 月 28 日至 2023 年 6 月 30 日每日於辦公時間內（星期一至日由下午 2 時 30 分至下午 6 時）於香港九龍柯士甸道西 1 號環球貿易廣場 ~~21~~ 11 樓 ICC 會場免費領取。 <u>一般條款(以下限制適用於每個出售日)</u> 1) 賣方不一定接納出價最高的投標、最好的投標或任何一份投標。賣方就接納投標有絕對酌情權，其決定為最終的及對所有投標者有約束力。賣方保留權利按其絕對酌情認為合適的條款及條件接納任何投標。如投標者(以個人名義而非聯同他人)遞交多於一份投標，賣方保留權利在該投標者遞交的投標當中只接納其中一份投標。 2) 賣方保留權利，按其絕對酌情認為合適時，於接受任何招標前於任何時間撤回任何或全部指明住宅物業不予出售，或將任何或全部	

指明住宅物業向任何人出售或處置。賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有全權透過修改及/或發出銷售安排資料，不時更改任何或全部指明住宅物業的招標截止時間及/或出售地點。 3) 即使於招標開始時間及招標截止時間的任何時間內，有任何熱帶氣旋警告信號或任何暴雨警告信號生效，指明住宅物業的招標會繼續進行。 4) 倘若本銷售安排中英文版本有異，以英文版本為準。	
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: 載有上述銷售安排的資料的文件印本於下列地點可供公眾免費領取： <u>From 2:30 p.m. to 6:00 p.m. (daily)</u> 24 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong <u>After 6:00 p.m. to 2:30 p.m. of the next day (daily)</u> 3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong <u>由下午 2 時 30 分至下午 6 時(每日)</u> 香港九龍柯士甸道西 1 號環球貿易廣場 24 11 樓 <u>由下午 6 時後至翌日下午 2 時 30 時(每日)</u> 香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂	
Other Matters: 其他事項：	~~From 22 April 2022 to 30 September 2022 (10:00 a.m. to 6:00 p.m.), prospective purchasers are offered and invited to view the specified residential property which he/she/it intends to purchase (the residential property that is made available for viewing during the prescribed period above is referred to as “Property for Viewing”). Purchasers are advised to make prior arrangements to view the Property for Viewing before the first date of sale during the prescribed period above.~~ 由 2022 年 4 月 22 日至 2022 年 9 月 30 日(上午 10 時至下午 6 時)・準買方將獲安排及邀請參觀其意欲購買的指明住宅物業（在上述指定時段可供參觀的住宅物業稱為「供參觀物業」）。賣方建議所有準買方於出售首日之前事先安排在上述指定時段參觀供參觀物業。 ~~From 27 September 2022 to 31 December 2022 (10:00 a.m. to 6:00 p.m.), prospective purchasers are offered and invited to view the specified residential property which he/she/it intends to purchase (the residential property that is made available for viewing during the prescribed period above is referred to as “Property for Viewing”). Purchasers are advised to make prior arrangements to view the Property for Viewing before the first date of sale during the prescribed period above.~~ 由 2022 年 9 月 27 日至 2022 年 12 月 31 日(上午 10 時至下午 6 時)・準買方將獲安排及邀請參觀其意欲購買的指明住宅物業（在上述指定時段可供參觀的住宅物業稱為「供參觀物業」）。賣方建議所有準買方於出售首日之前事先安排在上述指定時段參觀供參觀物業。 ~~From 28 December 2022 to 31 March 2023 (10:00 a.m. to 6:00 p.m.), prospective purchasers are offered and invited to view the specified residential property which he/she/it intends to purchase (the residential property that is made available for viewing during the prescribed period above is referred to as “Property for Viewing”). Purchasers are advised to make prior arrangements to view the Property for Viewing before the first date of sale during the prescribed period above.~~ 由 2022 年 12 月 28 日至 2023 年 3 月 31 日(上午 10 時至下午 6 時)・準買方將獲安排及邀請參觀其意欲購買的指明住宅物業（在上述指定時段可供參觀的住宅物業稱為「供參觀物業」）。賣方建議所有準買方於出售首日之前事先安排在上述指定時段參觀供參觀物業。 From 28 March 2023 to 30 June 2023 (10:00 a.m. to 6:00 p.m.), prospective purchasers are offered and invited to view the specified residential property which he/she/it intends to purchase (the residential property that is made available for viewing during the prescribed period above is referred to as “Property for Viewing”). Purchasers are advised to make prior arrangements to view the Property for Viewing before the first date of sale during the prescribed period above. 由 2023 年 3 月 28 日至 2023 年 6 月 30 日(上午 10 時至下午 6 時)・準買方將獲安排及邀請參觀其意欲購買的指明住宅物業（在上述指定時段可供參觀的住宅物業稱為「供參觀物業」）。賣方建議所有準買方於出售首日之前事先安排在上述指定時段參觀供參觀物業。 Prospective purchasers should note that the entry into the ICC Venue will be subject to satisfactory on-site check of normal body temperature. Every person who enters the ICC Venue is required to wear a self-provided satisfactory surgical face mask at all times while he/she is at the ICC Venue. No face mask will be provided by the Vendor on-site. The Vendor reserves the absolute right and discretion to determine whether a person’s body temperature is “normal” or “satisfactory” and

	whether a person's surgical face mask is of "satisfactory" standard, and to deny entry of anyone who fails to meet the aforesaid requirements, which may result in a loss of that person's right to select any specified residential property. 準買家應注意進入 ICC 會場前均須在現場接受並通過令人滿意的正常體溫測試。所有進入 ICC 會場的人士均須時刻於 ICC 會場內配戴自備和令人滿意的外科手術口罩。賣方將不會在現場提供任何口罩。賣方保留權利及酌情權決定該人士的體溫是否「正常」或「令人滿意」以及該人士所配戴的外科手術口罩是否達到「令人滿意」的規格，並拒絕讓任何未能達到上述要求的人士進入 ICC 會場，而該人士可能因此失去揀選任何指明住宅物業的權利。 If (i) Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is in effect in Hong Kong at any time between the hours of 8:00 a.m. and 7:00 p.m. on any date of sale; or (ii) where the Vendor considers that there being an event affecting the public safety or social order or public health in or the accessibility to the ICC Venue and/or the vicinity of any of foregoing on any date of sale; or (iii) the Hong Kong Government has imposed any restriction or issued any order relating to Coronavirus Disease 2019 ("COVID-19") and is enforcing the same which requires people in Hong Kong (except for exempted persons) to stay indoor (such as stay-at-home, movement control or lockdown order), then, for the safety of prospective purchasers and the maintenance of order at ICC Venue 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 and/or place of sale and/or closing date and time of the tender to such other date, time, period and/or place and/or such other closing date and time as the Vendor may consider appropriate and/or to close the ICC Venue. The arrangements will be uploaded by the Vendor to the website (http://www.downtown38.com/) designated by the Vendor for the Development. Prospective purchasers will not be notified separately of the arrangements. 如在任何出售日期當日:(i)上午 8 時至下午 7 時期間，八號或更高之熱帶氣旋警告信號在懸掛或黑色暴雨警告在香港生效；或(ii)賣方認為發生影響 ICC 會場及/或其附近之公眾安全或社會秩序或公共衛生或可達性之事件時；或(iii)香港政府已就 2019 冠狀病毒病("COVID-19")而施加任何限制或發出任何命令，並在執行該限制或命令下，要求在香港的人士（獲豁免人士除外）留在室內（例如居家、活動管制或禁足令），為保障準買家的安全及維持 ICC 會場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、延長或改動指明住宅物業出售日期的日期、時間、期間及/或地點及/或招標截止日期及時間至賣方認為合適的日期、時間、期間及/或地點及/或招標截止日期及時間及/或關閉 ICC 會場，並於賣方就發展項目指定的互聯網網站(http://www.downtown38.com/)公布有關安排及詳情。準買家將不獲另行通知。
Date of Issue: 發出日期：	21 April 2022 2022 年 4 月 21 日
Date of Revision: 修改日期:	27 September 2022 2022 年 9 月 27 日
Date of Revision: 修改日期:	28 December 2022 2022 年 12 月 28 日
Date of Revision: 修改日期:	28 March 2023 2023 年 3 月 28 日
Date of Revision: 修改日期:	28 April 2023 2023 年 4 月 28 日