

Information on Sales Arrangements

Sales Arrangements No. 31A
銷售安排第 31A 號

銷售安排資料

<p>Name of the Development: 發展項目名稱：</p>	<p>The ARLES 星凱·堤岸</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 10 March 2024 由 2024 年 3 月 10 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 10 March 2024 (the “First Date of Sale”):</u> From 09:00 a.m. to 7:00 p.m.</p> <p><u>On 11 March 2024 and thereafter :</u> From 11:00 a.m. to 7:00 p.m.</p> <p><u>2024 年 3 月 10 日 (「出售首日」):</u> 由上午 9 時至晚上 7 時</p> <p><u>2024 年 3 月 11 日及之後:</u> 由上午 11 時至晚上 7 時</p>
<p>Place where the sale will take place: 出售地點：</p>	<p>G/F, Commercial Portion, The Arles, 1 Au Pui Wan Street, New Territories (referred to as the “designated venue” below) 新界坳背灣街 1 號星凱·堤岸地下商場（下文稱作「指定會場」）</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>428 127</p>
<p>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> <p>The following unit(s) in Tower 1: 以下在第 1 座的單位：</p> <p>19A, 21A, 22A, 23A, 27A, 28A, 29A, 31A, 32A, 33A, 35A, 36A, 37A, 19C, 36C</p> <p>The following unit(s) in Tower 2: 以下在第 2 座的單位：</p> <p>35B, 38B, 39B, 42B, 45B, 47B, 20C, 23C, 28C, 30C, 35C, 48E, 30F, 31F, 35F, 39F, 41F, 42F, 45F, 29G, 31G, 32G, 33G, 37G, 41G, 43G, 45G, 9H, 21H, 23H, 26H.30H</p> <p>The following unit(s) in Tower 3: 以下在第 3 座的單位：</p> <p>43A, 46A, 49A, 49B, 35C, 37C, 38C, 40C, 40E, 42E, 45E, 49E, 40F, 42F, 43F, 45F, 46F, 48F, 49F, 37G, 38G, 40G, 41G, 42G, 45G, 46G, 49G, 29H, 35H, 36H, 37H, 47J, 48J, 49J</p>	

The following unit(s) in Tower 5:

以下在第 5 座的單位：

36A, 37A, 39A, 40A, 42A, 43A, 45A, 46A, 49A, 43B, 49B, 9C, 19C, 20C, 21C, 27C, 33C, 42C, 46C, 33D, 35D, 38D, 40D, 42D, 43D, 45D, 46D, 42E, 43E, 45E, 46E, 47E, 49E, 37F, 38F, 40F, 42F, 45F, 46F, 47F, 49F, 38G, 39G, 41G, 43G, 45G, 47G

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. General provisions:

一般規定：

1.1. Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.

如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

1.2 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).

如有任何爭議，賣方保留最終決定權以任何方式（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。

1.3 “Close Relative” of a registrant means a spouse, parent or child of that registrant or any individual comprising that registrant Provided That relevant supporting documents to the satisfaction of the Vendor to prove the relationship have been provided and the Vendor’s determination as to whether there is such a relationship shall be final.

一登記人之「近親」指該登記人或組成該登記人之任何個人之配偶、父母或子女，惟必須已出示令賣方滿意之有效證明文件證明親屬關係，而賣方就是否有「近親」之關係的決定為最終決定。

1.4 “Eligible Staff” means a person who is a director or full-time employee of any “Specified Company” and has provided relevant valid supporting document(s) as proof to the satisfaction of the Vendor. “Specified Company” means Centralcon Properties Company Limited or any of its subsidiary.

「合資格員工」指任何「指明公司」之董事或全職員工，並已提供令賣方滿意的有效證明文件以資證明之人士。「指明公司」指中洲置業有限公司或其任何附屬公司。

2. First Date of Sale:

出售首日：

2.1 Subject to the terms below, the selection of specified residential properties will be divided into rounds applicable to the following groups of persons who have completed the applicable registrations (see below) (each a “registrant”):

揀選指明住宅物業分以下輪次進行，分別適用於以下組別已完成適用登記（見下文）的人士（「登記人」），惟以下文條款作準：

Group 組別	Applicable registrants 適用之登記人	Applicable round of selection 適用之揀樓輪次	Applicable Registration Period 適用登記時段
S	<p>For registrants who are or include: 該登記人為或包括：</p> <p>(i) an Eligible Staff; 合資格員工；</p> <p>(ii) a “Close Relative” of an Eligible Staff; or 合資格員工之「近親」；或</p> <p>(iii) a friend or business partner of an Eligible Staff or any person referred to or introduced to by an Eligible Staff; 合資格員工之朋友或商業夥伴，或由合資格員工介紹之任何人士；</p> <p>The Vendor reserves its absolute right to determine whether any of the above criteria has been satisfied and whether or not a person is eligible to be registered as a Group S registrant. 賣方保留最終權利決定上述任何一項是否獲符合及一人士是否合資格登記為 S 組登記人。</p>	The First Round Selection 第一輪揀樓	From 09:00 a.m. to 09:15 a.m. 由上午9 時至上午9時15分
A	For registrants who are or comprises individuals. 屬個人或由個人組成之登記人	The Second Round Selection 第二輪揀樓	From 09:30 a.m. to 10:15 a.m. 由上午9 時30分至上午10時15分
B	For registrants who are companies. 屬公司之登記人	The Third Round Selection 第三輪揀樓	From 04:00 p.m. to 04:15 p.m. 由下午4 時至下午4時15分

2.2 Any person wishes to take part in the purchase of specified residential property shall attend the designated venue in person or by attorney pursuant to a validly executed power of attorney or by any other representative within the Applicable Registration Period (see paragraph 2.1) on the First Date of Sale to carry out registration. Within any group as aforesaid, no more than one Registration of Intent can be submitted by the same person whether alone or together with any other person. Each Registration of Intent shall be accompanied by 1 cashiers' order (unless the Vendor agrees otherwise). The cashiers' order shall be in the sum of HK\$100,000.00 payable to “Lo and Lo”. Apart from cashier's order,

registrant must also bring along extra cashier's order for payment of the remaining part of the CO Payment Portion (see paragraph 2.8), blank cheque(s) and (i) H.K.I.D./passport (for individual registrant) OR (ii) copies of valid Business Registration Certificate, Certificate of Incorporation, the latest Annual Return and Notice of Change of Company Secretary and Director (Appointment/Cessation) (Form ND2A) (if applicable) and H.K.I.D. Card(s) or Passport(s) of the director(s) (as the case may be) and the company chop (for company registrant). A person who wishes to be a registrant for Group S shall also bring along relevant valid supporting document(s) as proof to the satisfaction of the Vendor for applicability of Group S to that person. A registrant shall not include both company(ies) and individual(s) at the same time.

任何人士如欲購買指明住宅物業，須於出售首日適用登記時段（見第2.1段）內親臨或由其有效地簽署的授權書所委任的受權人或其其他代表到臨指定會場進行登記。於上述任何組別中，同一人士不論以個人名義或與他人聯名只可遞交最多一份購樓意向登記。每一購樓意向登記須備本票一張（除非賣方另有同意）。上述本票的金額為港幣\$100,000，本票抬頭人為「羅文錦律師樓」或「Lo and Lo」。除了本票外，登記人須攜同額外本票以支付「本票支付部分」的餘下部分（見第2.8段）、空白支票及(i)香港身份證或護照（如登記人為個人）或(ii)有效商業登記證書、公司註冊證書、最新的公司周年申報表及更改公司秘書及董事通知書（委任/停任）(表格 ND2A) (如適用) 和董事的香港身份證或護照副本（視屬何情況而定）及公司印章（如登記人為公司）。欲成為S組登記人之人士並須攜同令賣方滿意以資證明S組對其適用的有效證明文件。登記人不可同時由公司及個人組成。

- 2.3 Balloting will be used to determine the order of priority in selection of the specified residential properties within each Round of Selection. Details are as follows. The balloting for a group will take place after its Applicable Registration Period at the designated venue. Each Registration of Intent will be allocated one lot. The balloting results will be posted at the designated venue or announced by such other means as the Vendor considers appropriate after the balloting at the designated venue. Registrants will not be separately notified of the balloting results.

每一揀樓輪次內之揀選指明住宅物業優先次序將以抽籤方式決定。詳情如下。一組別的抽籤程序將於其適用登記時段後於指定會場進行。每一購樓意向登記將獲一個籌。抽籤結果將會於抽籤後於指定會場貼出告示公布或以其他賣方認為合適之方式於指定會場公布。登記人將不獲另行通知。

- 2.4 After the relevant balloting, the selection of specified residential properties will take place. The First Round Selection shall take place first. After the completion of the First Round Selection, the Second Round Selection shall take place. After the completion of the Second Round Selection, the Third Round Selection shall take place. Registrants shall be eligible to select the specified residential properties which are still available at the time of selection in the order of priority according to the ballot result.

相關抽籤後開始揀選指明住宅物業。首先進行第一輪揀樓。完成第一輪揀樓後進行第二輪揀樓。完成第二輪揀樓後進行第三輪揀樓。登記人有資格根據該抽籤結果順序排揀選當時仍可供揀選的指明住宅物業。

- 2.5 The following terms apply to the selection of specified residential properties in Group S:
以下條款適用於S組揀選指明住宅物業之程序：

- (a) There is no limit on the number of specified residential property each registrant may select.

每名登記人可揀選指明住宅物業的數目不限。

- (b) Where a registrant selects a specified residential property, the purchaser under the

preliminary agreement for sale and purchase of that specified residential property shall only be:

當登記人揀選任何指明住宅物業，該指明住宅物業之臨時買賣合約下之買方只可以是：

(i) The purchaser under the preliminary agreement for sale and purchase of at least one specified residential property shall only be:
至少一個指明住宅物業之臨時買賣合約下之買方只可以是：

(1) the registrant; or
該登記人；或

(2) the registrant together with one or more “Close Relative” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).

該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「近親」。

(ii) The purchaser(s) under the preliminary agreement for sale and purchase of the other specified residential property(ies) shall only be
其他指明住宅物業之臨時買賣合約下之買方只可以是：

(1) the registrant; or
該登記人；或

(2) the registrant together with one or more “Close Relative” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s); or

該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「近親」；或

(3) one or more “Close Relative” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s).

登記人即場向賣方要求作為買方之該登記人之一位或多位「近親」。

(c) Where that registrant is, for whatever reason, not able to select any specified residential property in respect of a Registration of Intent, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent.
若該登記人因任何原因未能就一購樓意向登記揀選指明住宅物業，該登記人即失去就該購樓意向登記揀選任何指明住宅物業之資格。

2.6 The following terms apply to the selection of specified residential properties in Group A:
以下條款適用於A組揀選指明住宅物業之程序：

(a) The maximum number of specified residential properties which may be selected in respect of a Registration of Intent is 4.

可就一購樓意向登記揀選指明住宅物業的數目上限為四個。

(b) Where a registrant selects a specified residential property, the purchaser under the preliminary agreement for sale and purchase of that specified residential property shall only be:

當登記人揀選任何指明住宅物業，該指明住宅物業之臨時買賣合約下之買方只可以是：

- (i) The purchaser under the preliminary agreement for sale and purchase of at least one specified residential property shall only be:
至少一個指明住宅物業之臨時買賣合約下之買方只可以是：
- (1) the registrant; or
該登記人；或
 - (2) the registrant together with one or more “Close Relative” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).
該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「近親」。
- (ii) The purchaser(s) under the preliminary agreement for sale and purchase of the other specified residential property(ies) shall only be
其他指明住宅物業之臨時買賣合約下之買方只可以是：
- (1) the registrant; or
該登記人；或
 - (2) the registrant together with one or more “Close Relative” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s); or
該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「近親」；或
 - (3) one or more “Close Relative” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s).
登記人即場向賣方要求作為買方之該登記人之一位或多位「近親」。
- (c) Where that registrant is, for whatever reason, not able to select any specified residential property in respect of a Registration of Intent, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent.
若該登記人因任何原因未能就一購樓意向登記揀選指明住宅物業，該登記人即失去就該購樓意向登記揀選任何指明住宅物業之資格。

2.7 The following terms apply to the selection of specified residential properties in Group B:
以下條款適用於B組揀選指明住宅物業之程序：

- (a) The maximum number of specified residential properties which may be selected in respect of a Registration of Intent is 4.
可就一購樓意向登記揀選指明住宅物業的數目上限為四個。
- (b) Where a registrant selects a specified residential property, the purchaser under the preliminary agreement for sale and purchase of that specified residential property shall only be the registrant.
當登記人揀選任何指明住宅物業，該指明住宅物業之臨時買賣合約下之買方只可以是該登記人。
- (c) Where that registrant is, for whatever reason, not able to select any specified residential property in respect of a Registration of Intent, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent.
若該登記人因任何原因未能就一購樓意向登記揀選指明住宅物業，該登記人即失去就該購樓意向登記揀選任何指明住宅物業之資格。

2.8 The following terms apply to the selection of specified residential properties under the procedures above:

以下條款適用於上述揀選指明住宅物業之程序：

Where a registrant purchases a specified residential property, the “CO Payment Portion” (see the table below) of the preliminary deposit of that specified residential property shall be paid by cashiers’ order(s) (unless the Vendor agrees otherwise). The cashiers’ order(s) submitted with the Registration of Intent will be encashed to settle part of the CO Payment Portion and the remaining part of the CO Payment Portion shall be settled by additional cashiers’ order(s) submitted on spot. If the number of specified residential properties a registrant purchases is more than the number of cashiers’ order(s) submitted with the Registration of Intent, the registrant shall submit on spot cashiers’ order(s) in respect of each such extra specified residential property to settle the CO Payment Portion of the preliminary deposit of that extra specified residential property. Any balance of the preliminary deposit shall be paid by cheque(s). Each cashiers’ order and cheque mentioned above shall be payable to “Lo and Lo”.

登記人成功每購入一個指明住宅物業，該指明住宅物業的臨時訂金中的「本票支付部分」（見下表）須以本票支付（除非賣方另有同意）。隨購樓意向登記遞交的銀行本票將兌現以支付所購入指明住宅物業的本票支付部分中的一部分，而本票支付部分的餘下部分須以即場補交之額外銀行本票支付。倘登記人購入的指明住宅物業數目多於其所隨購樓意向登記遞交之銀行本票數目，登記人須就每一超出之指明住宅物業即場補交銀行本票以支付該指明住宅物業的臨時訂金中的本票支付部分。臨時訂金中餘款以支票支付。上述銀行本票和支票抬頭人為「羅文錦律師樓」或「Lo and Lo」。

Type of the specified residential property purchased 購入之指明住宅物業種類	CO Payment Portion 本票支付部分
Studio, 1-Bedroom Unit 開放式單位、一房單位	HK 港幣\$200,000
2-Bedroom Unit, 2-Bedroom with Utility Unit 兩房單位、兩房連工作間單位	HK 港幣\$300,000
3-Bedroom Unit, any other type 三房單位、其他任何種類	HK 港幣\$400,000

2.9 After the completion of the selection of specified residential properties under the procedures above, the sale of any remaining specified residential properties will be on a first come first served basis. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

完成上述程序中之指明住宅物業之揀選後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。

2.10 The Vendor also reserves its right to adjust the time of any balloting or selection of specified residential properties in accordance with the progress of confirmation and verification of identities of registrants or carrying out other procedures.

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調整任何抽籤或揀選指明住宅物業時間。

3. On the day following the First Date of Sale and thereafter:

出售首日翌日及之後:

First come First served. The Vendor does not accept any person interested in purchasing having

queued up before the Time of the Sale on the date concerned.
以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。

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 by any method (including balloting).
如有任何爭議，賣方保留最終決定權以任何方式（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。

Other matters:

其他事項：

1. The sale of the specified residential properties is subject to availability. Please note that the completion of the registration, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the designated venue or the waiting queue thereof, does not guarantee that that registrant / person 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。完成登記、任何揀選指明住宅物業次序或任何人士獲賣方批准進入指定會場或獲賣方接受輪候，均不保證該登記人／人士能購得任何指明住宅物業，敬希注意。
2. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time during the Specified Period (defined below) on the First Date of Sale as set out above, the First Date of Sale shall be postponed to the immediately following day on which no Typhoon Signal No. 8 or above and Black Rainstorm Warning Signal is in effect in Hong Kong at any time during the Specified Period (and the time of sale shall be the same as the time of sale of the original First Date of Sale), and no notification will be issued separately. **“Specified Period”** means 6:30 a.m. to 09:15 a.m.
如於上述出售首日指定時段（如下文定義）內任何時間八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，出售首日將順延至下一個緊接該日並在指定時段內任何時間皆無八號或更高熱帶氣旋警告信號及黑色暴雨警告信號在香港生效之日（出售時間與原本出售首日之出售時間相同），而將不另行通知。「**指定時段**」指上午6時30分至上午9時15分。
3. Notwithstanding paragraph 3 above of “Other matters”, if (i) Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the designated venue and/or its vicinity on a Date of Sale, then, for safety and the maintenance of order at the designated venue, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period, deadline and/or place of registration and/or of the balloting and/or selection of specified residential properties and/or the Date of Sale to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the website of the Development: <www.thearles.com.hk>. No notification will be issued separately. The Vendor reserves the right to reject the entry of any person (whether such person is a registrant or not) into the designated venue. The Vendor's decision in

this regard shall be final and binding on all persons.

儘管有「其他事項」上文第3段規定，如在任何出售日期：(i)八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效或(ii)賣方認為發生影響指定會場及/或其附近之安全、秩序或公共衛生之事件時，為保障安全及維持指定會場秩序，賣方保留絕對權力改變、延後、延長或改動登記及/或抽籤及/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、期限或地點。賣方會將安排的詳情於發展項目網站<www.thecharles.com.hk>公布，而將不獲另行通知。賣方保留權利拒絕任何人士（不論其是否登記人）進入指定會場。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

4. Prospective purchasers will be offered to view the selected specified residential property(ies), or comparable residential property(ies) if it is not reasonably practicable for such specified residential property(ies) to be viewed by the prospective purchasers, before entering into the preliminary agreement for sale and purchase.

準買家在簽署臨時買賣合約前，將獲安排參觀所揀選的指明住宅物業。如開放所揀選的指明住宅物業供準買家參觀並非合理地切實可行，則準買家在簽署臨時買賣合約前，將獲安排參觀與揀選的指明住宅物業相若的住宅物業。

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：

The designated venue.

指定會場。

Date of Issue (發出日期): 6/3/2024

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