

Information on Sales Arrangements

銷售安排資料

Name of the development: 發展項目名稱：	Park Metropolitan 觀月・樺峯
Date of the Sale: 出售日期：	27 November 2013 (the “Date of EIPA Sale”) 2013年11月27日（「認購意向安排計劃出售日期」）
Time of the Sale: 出售時間：	On the Date of EIPA Sale: From 10:00 a.m. to 9:00 p.m. 認購意向安排計劃出售日期當日 上午十時至晚上九時。
Place where the sale will take place: 出售地點：	Park Metropolitan Sales Office, Shop UG22, UG/F, Olympian City 1, 11 Hoi Fai Road, Kowloon, Hong Kong (the “Sales Office”). 香港九龍海輝道11號奧海城一期商場UG樓UG22號舖 觀月・樺峯售樓處（「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 residential properties that will be offered to be sold: 將提供出售的指明住宅物業的描述：	
The following flats in the development以下在發展項目的單位： 6B, 16B, 6C, 16C, 6D, 16D, 20D, 29D, 6E, 16E, 20E, 29E, 6F, 16F, 20F, 29F, 6G, 16G, 20G, 29G, 6H, 16H, 20H, 29H, 6J, 16J, 6K, 16K, 6L, 16L.	
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：	

On the Date of EIPA Sale 認購意向安排計劃出售日期：

1. Participants (each “**EIPA Participant**”) of the scheme of Expression of Interest in Purchasing Arrangement (note: please see “Other matters” below) in relation to the Development (“**EIPA**”) and not other persons may select residential properties on the Date of EIPA Sale.

Details are as follows.

只有已參與發展項目有關之認購意向安排計劃（註：請參閱下文「其他事項」）（「認購意向安排計劃」）之人士（「認購意向安排計劃參與人」）方可於認購意向安排計劃出售日期揀選住宅物業，詳情如下。

2. The order of priority for selection of residential properties on the Date of EIPA Sale among the EIPA Participants who have already submitted a Registration of Intent (note: please see “Other matters” below) (each “**Registrant**”) will be determined by balloting. The balloting will be held at 3:00 p.m. on 15 November 2013 at the Sales Office (Registrants are welcome to view the balloting process). Please refer to “Other matters” below for the release of ballot results. 各已遞交購樓意向登記表格（註：請參閱下文「其他事項」）之認購意向安排計劃參與人（「登記人」）之間於認購意向安排計劃出售日期揀選住宅物業的優先次序以抽籤方式決定。抽籤將於2013年11月15日下午三時在售楼處舉行（歡迎登記人參觀抽籤）。抽籤結果之公布詳情請參閱下文「其他事項」。

3. On the Date of EIPA Sale, a Registrant shall attend the Sales Office in person between 10:00 a.m. and 11:00 a.m. (the “**Attendance Registration Period**”). The Registrant must bring along his/her H.K.I.D. Card(s) or Passport(s) (as the case may be), the receipt of Registration of Intent concerned, cheque(s) and other items required by the Registration of Intent. The Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for the selection of residential properties in the order of priority according to the result of the balloting. Registrants who arrive at the Sales Office at any time after the expiry of the Attendance Registration Period shall not have such eligibility.

登記人須於認購意向安排計劃出售日期上午十時至上午十一時（「報到時段」）攜同其香港身份證或護照（視屬何情況而定）、其購樓意向登記收條、支票及購樓意向登記要求之其他項目親臨售楼處。經賣方確認並核實身份後，登記人方可享有最終根據抽籤結果順序揀選住宅物業之資格。於報到時段後任何時間才到達售楼處的登記人將被取消該資格。

4. After the completion of the confirmation and verification of identities of the Registrants, the Registrants shall then proceed to select the residential properties in the order of priority according to the result of the balloting (the “**First Selection**”). When it is the turn of a Registrant to select a residential property, that Registrant must make his/her selection within 3

minutes, failing which that Registrant will be deemed to have given up the opportunity to select a residential property in the First Selection (note: each potential purchaser is hereby advised to consider and decide his/her own preferences in different residential properties before attending the Sales Office).

經賣方確認並核實登記人身份後，登記人根據抽籤結果順序揀選住宅物業（「首輪揀選」）。當輪到登記人揀選住宅物業，該登記人須於三分鐘內作出揀選，如該登記人未能於三分鐘內揀選住宅物業，將視作放棄其於首輪揀選中揀選住宅物業之機會（註：特此建議各準買方於前來售樓處前先行考慮並決定其對不同住宅物業之喜好順序）。

5. After the completion of the First Selection and the entering into of the preliminary agreements for sale and purchase of all the selected residential properties by the purchasers concerned, where this is one or more remaining residential properties unsold, the following persons will have the priority to select those residential properties in a second selection on the Date of EIPA Sale (the “**Second Selection**”): (a) EIPA Participants who have not submitted a Registration of Intent according to the date, time and manner prescribed by the Vendor; and (b) Registrants who fail to participate in the First Selection or select any residential property in the First Selection. Details are as follows:

首輪揀選完成且所有被揀選之住宅物業之臨時買賣合約經相關買方簽署後，如尚餘一個或多於一個未售出的住宅物業，將於認購意向安排計劃出售日期進行另一揀選程序（「次輪揀選」）供以下人士優先揀選住宅物業：(a)屬認購意向安排計劃參與人但並未按賣方指定之日期、時間及方式遞交購樓意向登記之人士；及(b)未有參與首輪揀選或未有於首輪揀選中揀選任何住宅物業之人士。詳情如下：

- (i) If such a person wishes to participate in the Second Selection, he/she must bring along his/her H.K.I.D. Card(s) or Passport(s) (as the case may be) and attend the Sales Office in person between 5:00 p.m. and 5:30 p.m. on the Date of EIPA Sale for registration. Latecomers will not be entertained. Where such a person is an EIPA Participant but who has not submitted a Registration of Intent according to the date, time and manner prescribed by the Vendor, he/she must also bring along (a) a cashier’s order in the amount of HK\$200,000 and made payable to “Baker & McKenzie”; (b) cheque(s); and (c) the prescribed form of Registration of Intent duly completed and personally signed by that person. Where such a person is a Registrant, to participate in the Second Selection, he/she must not have collected the cashier’s order previously submitted.

如該人士欲參與次輪揀選，須攜同其香港身份證或護照（視屬何情況而定）於認購意向安排計劃出售日期下午五時至下午五時半於售樓處登記，逾時不候。如該人士屬認購意向安排計劃參與人但未按賣方指定之日期、時間及方式遞交購樓意向登記，該人士亦須攜同(a)本票一張（金額為港幣\$200,000，抬頭人為「貝克·麥堅時律師事務所」）；(b)支票；及(c)填妥並經該人士親自簽妥之購樓意向登記指定表格。

如該人士乃登記人，參與次輪揀選時則不得已經領回之前遞交之本票。

- (ii) After the completion of registration and the confirmation and verification of identities of the participants of the Second Selection (the “**Second Selection Participants**”), a balloting will be held to determine the order of priority for selection of residential properties in the Second Selection among the Second Selection Participants. The Second Selection Participants shall then proceed to select the residential properties in the order of priority according to the result of the balloting. When it is the turn of a Second Selection Participant to select a residential property, that Second Selection Participant must make his/her selection within 3 minutes, failing which that Second Selection Participant will be deemed to have given up the opportunity to select a residential property in the Second Selection (note: each potential purchaser is hereby advised to consider and decide his/her own preferences in different residential properties before attending the Sales Office).

經賣方完成登記、確認並核實次輪揀選的參與人（「次輪揀選參與人」）身份後，將舉行抽籤決定次輪揀選參與人之間於次輪揀選中揀選住宅物業之次序。次輪揀選參與人根據抽籤結果順序揀選住宅物業。當輪到次輪揀選參與人揀選住宅物業，該次輪揀選參與人須於三分鐘內作出揀選，如該次輪揀選參與人未能於三分鐘內揀選住宅物業，將視作放棄其於次輪揀選中揀選住宅物業之機會（註：特此建議各準買方於前來售樓處前先行考慮並決定其對不同住宅物業之喜好順序）。

6. After the completion of the Second Selection and the entering into of the preliminary agreements for sale and purchase of all the selected residential properties by the purchasers concerned (or where there is no Second Selection Participant, after the announcement of no Second Selection at the Sales Office), the order of priority in the selection of the remaining residential properties unsold on the Date of EIPA Sale will be on a first come first served basis
Provided That:

次輪揀選完成且所有被揀選之住宅物業之臨時買賣合約經相關買方簽署後（或如並無任何次輪揀選參與人時，於售樓處公布不舉行次輪揀選後），尚餘未售出之住宅物業以先到先得形式發售，唯：

- (i) on the Date of EIPA Sale, only EIPA Participants may purchase such remaining residential properties unsold;
於意向安排計劃出售日期當日，只有認購意向安排計劃參與人方可選購該等尚餘未售出住宅物業；
- (ii) the order of priority in selection of residential properties among all EIPA Participants arriving in the same 5 minutes interval beginning on the hour is to be determined by

balloting;

以抽籤決定同一時段（由每小時整點起計每五分鐘為一時段）內到達之認購意向安排計劃參與人揀選住宅物業之優先次序；

- (iii) the interested EIPA Participant must bring along his/her H.K.I.D. Card(s) or Passport(s) (as the case may be) and attend the Sales Office in person, and where such a person is an EIPA Participant but who has not submitted a Registration of Intent according to the date, time and manner prescribed by the Vendor, he/she must also bring along (a) a cashier's order in the amount of HK\$200,000 and made payable to "Baker & McKenzie"; (b) cheque(s); and (c) the prescribed form of Registration of Intent duly completed and personally signed by that person. Where such a person is a Registrant, he/she must not have collected the cashier's order previously submitted; and

欲購買住宅物業之認購意向安排計劃參與人必須攜同其香港身份證或護照（視屬何情況而定）親臨售樓處，未按賣方指定之日期、時間及方式遞交購樓意向登記之認購意向安排計劃參與人須攜同(a)本票一張（金額為港幣\$200,000，抬頭人為「貝克·麥堅時律師事務所」）；(b)支票；及(c)填妥並經該人士親自簽妥之購樓意向登記指定表格；而如該人士乃登記人，不得已經領回之前遞交之本票；及

- (iv) when it is the turn of an EIPA Participant to select a residential property, that EIPA Participant must make his/her selection within 3 minutes, failing which that EIPA Participant will be deemed to have given up his/her opportunity to select a residential property (note: each potential purchaser is hereby advised to consider and decide his/her own preferences in different residential properties before attending the Sales Office). 當輪到該認購意向安排計劃參與人揀選住宅物業，該認購意向安排計劃參與人須於三分鐘內作出揀選，如該認購意向安排計劃參與人未能於三分鐘內揀選住宅物業，將視作放棄其機會（註：特此建議各準買方於前來售樓處前先行考慮並決定其對不同住宅物業之喜好順序）。

7. Under any circumstances, only one residential property can be purchased in respect of each registration under EIPA.

在任何情況下，就每個認購意向安排計劃登記只可認購一個住宅物業。

8. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person. The Vendor reserves its right to adjust the date and time of the balloting for First Selection. The Vendor reserves its right to adjust the time of the registration for Second Selection in accordance with the process of the First Selection or the carrying out of other procedures.

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。賣方保留最終決定權更改首輪揀選之抽籤日期及時間。賣方亦保留最終決定權因應首輪揀選或其他程序之進度更改次輪揀選之登記時間。

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

- (a) The Expression of Interest in Purchasing Arrangement mentioned here is a scheme run by the Vendor - Urban Renewal Authority. The intention of that scheme is to offer opportunity to the former owner-occupiers of domestic flats in the Urban Renewal Authority's Project K7 (Kwun Tong Town Centre Redevelopment) including the Development to purchase residential properties in the Development for moving back to the same district where they once lived. The participants of that scheme will be informed of the sales arrangements hereof and will be provided with forms of Registration of Intent and details on the submission thereof (including the submission deadline).

本文所提及之認購意向安排計劃乃賣方：市區重建局專為與K7項目（即觀塘市中心重建項目）影響的前住宅物業自住業主而設，旨在提供機會予該等前業主購買發展項目的住宅物業以返回該區居住。已參與該計劃之人士將獲通知本銷售安排、提供購樓意向登記表格及其遞交詳情（包括表格之截止遞交日期）。

- (b) After the completion of the balloting, the ballot result will be posted at the Sales Office and made available on the website designated for the Development (www.parkmetropolitan.hk). Further, each Registrant will also be notified about the ballot result in writing. The Vendor reserves its right to adjust the date, time and manner of the release of ballot result in accordance with the process of verification of identities of registrants or the carrying out of other

procedures.

抽籤完成後，抽籤結果將張貼於售樓處並於發展項目之指定網站（www.parkmetropolitan.hk）公布。每一登記人亦會獲書面通知抽籤結果。賣方保留最終決定權因應實際情況更改公布抽籤結果之日期、時間及方式。

- (c) The sale of the residential properties in the Development 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 Registrant / person will be able to purchase any residential property in the Development.

將提供出售發展項目內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發展項目或減少要約出售物業數目，無需提早通知。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／人士能購得發展項目內之任何住宅物業，敬希注意。

- (d) Cashier's order(s) submitted but which have not been used for the purchase of any residential property in the Development will be available for collection by the Registrant / Second Selection Participant **in person** at the Sales Office on 28 November 2013 between the hours of 12:00 noon and 7:00 p.m. Uncollected cashier's order(s) will be returned by registered post at the risk of the Registrant / Second Selection Participant concerned.

未用於購買任何住宅物業之本票，登記人／次輪揀選參與人可於2013年11月28日中午12時至下午7時內親臨售樓處取回。未有取回之本票將掛號方式郵寄予相關登記人／次輪揀選參與人，寄失風險由相關登記人／次輪揀選參與人承擔。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:

Park Metropolitan Sales Office, Shop UG22, UG/F, Olympian City 1, 11 Hoi Fai Road, Kowloon, Hong Kong.

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：

香港九龍海輝道11號奧海城一期商場UG樓UG22號舖觀月·樺峯售樓處

Date of issue (發出日期): 6/11/2013