

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.16
銷售安排第 16 號

Name of the Development : 發展項目名稱 :	Imperial Kennedy
Date of the Sale : 出售日期 :	From 22 January 2016 由 2016 年 1 月 22 日起
Time of the Sale : 出售時間 :	<p><u>On 22 January 2016:</u> From 2:00 p.m. – 7:00 p.m.</p> <p><u>From 23 January 2016 and thereafter:</u> From 12:00 noon – 7:00 p.m. (Monday to Sunday)</p> <p><u>2016 年 1 月 22 日 :</u> 由下午 2 時至晚上 7 時</p> <p><u>由 2016 年 1 月 23 日起 :</u> 由中午 12 時至晚上 7 時(星期一至日)</p>
Place where the sale will take place : 出售地點 :	45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong ("designated venue ") 香港灣道 30 號新鴻基中心 45 樓 (下稱「指定會場」)
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 :	6
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 :	
33B, 35B, 36B, 38B, 39A, 41A	
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 :	
<p><u>On 22 January 2016 ("the first date of sale"):</u></p> <p>Persons interested in purchasing any of the specified residential properties must follow the procedures below:-</p> <ol style="list-style-type: none"> 1. A person interested in purchasing any of the specified residential properties will be offered to view the specified residential property(ies) which he/she/it intends to purchase, or comparable residential property(ies) if it is not reasonably practicable for the specified residential property(ies) to be viewed by such person, during the following periods :- <ol style="list-style-type: none"> (a) from 12:00 noon to 7:00 p.m. on 21 January 2016; and (b) from 9:00 a.m. to 12:00 noon on the first date of sale, <p>subject to the arrangements set out in "Other Matters" below.</p> 2. For the avoidance of doubt, all Registrations of Intent and registration slips previously submitted to the Vendor under any other Sales Arrangements prior to the first date of sale will not be applicable in this Sales Arrangements. 3. Registration slips will be distributed at the designated venue on the first date of sale from 2:00 p.m. to 3:00 p.m. ("check-in timeslot"). A person interested in purchasing any of the specified residential properties (the "registrant") (if the registrant is a corporation, then all directors of that corporation) must personally attend the designated venue and submit <ol style="list-style-type: none"> (a) only one registration slip duly completed and signed by the registrant (if the registrant is a corporation, the registration slip must be signed by all directors of that corporation); 	

- (b) cashier order(s) in the total sum of HK\$500,000 and made payable to “**MAYER BROWN JSM**” for each specified residential property that the registrant intends to purchase PROVIDED THAT if a registrant has already submitted cashier order(s) in the total sum of HK\$500,000 pursuant to paragraph (i) of "Other Matters" below, then (i) (if the registrant intends to purchase only 1 specified residential property) the registrant is not required to submit any cashier order at the time of submission of the registration slip; and (ii) (if the registrant intends to purchase 2 or more specified residential properties) the registrant is only required to submit cashier order(s) in the total amount equivalent to HK\$500,000 for each specified residential property that he/she/it intends to purchase, less HK\$500,000; and
- (c) a copy of the registrant’s H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary

to the designated venue on the first date of sale within the check-in timeslot. Registrant who arrives at the designated venue beyond the check-in timeslot shall not be eligible for participating in the selection and purchase of specified residential properties, except when the specified residential properties (if any) are offered to be sold on a first come first serve basis in accordance with paragraph 11 below.

4. The following requirements apply to the registration slips :-

- (a) Each registrant shall only submit **one (1)** registration slip, which when accepted by the Vendor, will only be valid on the first date of sale. Duplicated registration of registrant will not be accepted. Late submission will not be accepted. The registration slip is personal to the registrant and shall not be transferable.
- (b) The registrant shall indicate on the registration slip the specified residential property(ies) that he/she/it intends to purchase. There is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase.

5. A registrant shall select and purchase the specified residential property(ies) according to his/her/its interest as indicated on the registration slip, subject to the following requirements :-

- (a) Balloting will be used to determine the order of priority for selection and purchase of the specified residential property if there are two (2) or more registrants who have expressed interest in their registration slips to purchase such specified residential property. Each registrant shall be entitled to one ballot drawing for each specified residential property that such registrant has expressed interest to purchase in his/her/its registration slip.
- (b) For any specified residential property which no registrant has expressed interest in purchasing in his/her/its registration slip, such specified residential property will be offered to be sold on a first come first served basis to the registrants who are unable to select and purchase any specified residential property in accordance with the procedures above.

6. In case of dispute, the Vendor reserves its absolute right to allow or disallow the selection and purchase of any specified residential property(ies) by any person and to allocate any of those specified residential property(ies) to any person interested in purchasing by any method (including balloting). The Vendor shall not be responsible to the registrant(s) for any error or omission contained in the ballot results.

7. After a registrant has successfully selected the specified residential property(ies) in accordance with the above procedures, the registrant shall **personally** enter into preliminary agreement(s) for sale and purchase of the selected specified residential property(ies) (if the registrant is a corporation, the preliminary agreement(s) for sale and purchase must be signed by **all directors** of that corporation). If the registrant comprises individual(s) and before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 8(a) below) as joint purchaser(s) in accordance with the requirements specified under paragraph 8 below.

8. The following apply to addition of “close relative(s)” of the registrant(s) as purchaser :-

- (a) “**close relative(s)**” means spouse, parents, children, brothers and sisters of the registrant.
- (b) If the registrant comprises individual(s), before signing the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), such registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.

- (c) All the person(s) signing the preliminary agreement for sale and purchase must sign personally as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant's request to add any individual(s).
9. The cashier order(s) submitted in accordance with paragraph 3 above and/or paragraph (i) of "Other Matters" below will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
10. 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 specified residential property(ies) which the registrant has expressed interest to purchase in his/her/its registration slip, his/her unused cashier order(s) will be available for collection by the registrant (or his/her authorized person) at the designated venue immediately after the sale mentioned above till 7:00 p.m. on the first date of sale and on 25 January 2016 (from 12:00 noon to 7:00 p.m.). The registrant must bring along the H.K.I.D. Card(s)/Passport(s) of the registrant (or a copy of the H.K.I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s) is/are collected by the authorized person) and (if applicable) copy of Business Registration Certificate of the registrant, the original receipt of the registration slip, and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.
11. After the completion of the balloting (if any) and selection of the specified residential properties by the 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 property to any person interested in purchasing by any method (including balloting). There is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis. Prospective purchasers will be offered to view the specified residential property(ies) which he/she/it intends to purchase, or a comparable residential property(ies) if it is not reasonably practicable for the specified residential property(ies) to be viewed by the prospective purchasers, before attending the designated venue to purchase any specified residential property, subject to the arrangements set out in "Other Matters" below.
12. The Vendor reserves the right to close the designated venue at any time if all the specified residential properties have been sold out.
13. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 12:00 noon and 7:00 p.m. on the first date of the sale, then, for the safety of the registrants and the maintenance of order at the designated venue, the Vendor reserves its absolute right to change the date(s) and/or time of the check-in timeslot and/or the balloting and/or the first date of the sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the designated venue. Details of the arrangement will be posted by the Vendor on the website (www.imperialkennedy.com.hk) designated by the Vendor for the Development.

On 23 January 2016 and thereafter:

14. 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 the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential property to any person interested in purchasing by any method (including balloting). There is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.
15. Prospective purchasers will be offered to view the specified residential property(ies) which he/she/it intends to purchase, or a comparable residential property(ies) if it is not reasonably practicable for the specified residential property(ies) to be viewed by the prospective purchasers, before attending the designated venue to purchase any specified residential property, subject to the arrangements set out in "Other Matters" below.
16. The Vendor reserves the right to close the designated venue at any time if all the specified residential properties have been sold out, provided that the designated venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 10 above.
17. If the Vendor postpones the first date of the sale to such other date pursuant to paragraph 13 above, the subsequent dates of sale will be postponed accordingly.
18. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 7:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the purchasers and the maintenance of order at the designated venue, the Vendor reserves its absolute right to close the designated venue. Details of the arrangement will be posted by the Vendor on the website (www.imperialkennedy.com.hk) designated by the Vendor for the Development.

2016年1月22日(下稱「出售首天」):

有意購買任何指明住宅物業的人士須遵從下列程序：

1. 有意購買任何指明住宅物業的人士將獲安排於以下時段參觀其意欲購買的指明住宅物業，或如開放指明住宅物業供該人士參觀並非合理地切實可行，則該人士將獲安排參觀與指明住宅物業相若的住宅物業：-
 - (a) 2016年1月21日中午12時至晚上7時；及
 - (b) 出售首天上午9時至中午12時，惟須遵守下述「其他事項」所述的安排。
2. 為免存疑，所有於出售首天之前根據其他銷售安排遞交予賣方的購樓意向登記及登記表格將**不適用**於本銷售安排。
3. 登記表格將於出售首天下午**2時至下午3時**內(下稱「**報到時段**」)於指定會場派發。有意購買任何指明住宅物業的人士(下稱「**登記人**」)須於報到時段內到指定會場，
 - (a) 遞交一份已填妥及由登記人簽署的登記表格(如登記人為公司，登記表格須由該公司**所有董事**簽署)；
 - (b) 就登記人有意購買之每一個指明住宅物業遞交金額合共為港幣\$500,000的本票，本票抬頭人須為「**孖士打律師行**」，惟如登記人已根據下述「其他事項」第(i)段遞交金額合共為港幣\$500,000的本票，則(i) (如登記人只有意購買一個指明住宅物業)登記人不須於遞交登記表格時遞交任何本票；及(ii) (如登記人有意購買2個或以上指明住宅物業)登記人只須遞交金額相等於就其有意購買之每一個指明住宅物業繳付港幣\$500,000的總和的本票，扣除港幣\$500,000；及
 - (c) 登記人的香港身份證／護照及(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單。於報到時段以外的時間才到達指定會場的登記人將不能參與選購指明住宅物業，除當指明住宅物業(如有)按下述第11段以先到先得方式出售。
4. 登記表格須符合以下規定：-
 - (a) 每名登記人只可遞交**1份**登記表格，如獲賣方接納，登記只在出售首天有效。重複的登記人登記將不會被接受，逾期恕不受理。登記表格只適用於登記人本人及不能轉讓。
 - (b) 登記人須於登記表格上表示其有興趣購買的指明住宅物業。賣方並沒有限制買方(不論個人或公司)購買的指明住宅物業的數目。
5. 每位登記人將按其在登記表格上所表達的意願選購指明住宅物業，惟受制於以下規定：
 - (a) 如兩個或以上登記人於其登記表格上表示有興趣購買該指明住宅物業，將以抽籤方式決定選購該指明住宅物業的次序。每位登記人可就其於登記表格上表示有興趣購買的每個指明住宅物業獲分配一個籌號進行一次抽籤。
 - (b) 對於任何沒有登記人在登記表格上表示有興趣購買的指明住宅物業，該指明住宅物業將以先到先得方式出售予未能根據以上程序選購任何指明住宅物業的登記人。
6. 如有任何爭議，賣方保留絕對權利允許或不允許任何人選購任何指明住宅物業及以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。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。
7. 登記人根據上述程序成功選擇指明住宅物業後，須就已選擇的指明住宅物業**親身**簽署臨時買賣合約(如登記人為公司，臨時買賣合約須由該公司**所有董事**簽署)。如登記人以個人名義登記，在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第8段的規定即時向賣方要求加入其**近親**(按下述第8(a)段之定義)以共同簽署臨時買賣合約。
8. 以下條款適用於增加登記人的近親作為買方：-
 - (a) 「**近親**」指登記人的配偶、父母、子女、兄弟及姊妹。

- (b) 如登記人僅由個人組成，在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (c) 所有人須以買家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任何人的名字的要求。
9. 根據上述第 3 段及/或下述「其他事項」第(i)段遞交的本票將會用作支付購買指明住宅物業的部份臨時訂金。
10. 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未達其於登記表格上表示有興趣購買的指明住宅物業之數目，登記人(或其獲授權人士)可於上述提及的程序完結後直至出售首天的晚上 7 時及 2016 年 1 月 25 日(中午 12 時至晚上 7 時)於指定會場辦理取回未使用的本票。登記人須攜同登記人香港身份證/護照正本(如以獲授權人士取回未使用的本票，則須攜同登記人香港身份證/護照副本)及(如適用)登記人之商業登記證書副本、登記表格收據正本、及(如適用)有效的授權書及獲授權人士之香港身份證/護照副本。
11. 當抽籤(如有)及合資格人士根據上述程序選購指明住宅物業完畢後，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(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。準買家在蒞臨指定會場購買任何指明住宅物業前，將獲安排參觀其意欲購買的指明住宅物業，或如開放指明住宅物業供準買家參觀並非合理地切實可行，則準買家將獲安排參觀與指明住宅物業相若的住宅物業，惟須遵守下述「其他事項」所述的安排。
12. 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指定會場。
13. 如在出售首天中午 12 時至晚上 7 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持指定會場的秩序，賣方保留絕對權力更改報到時段的日期及/或時間、抽籤的日期及/或時間及/或出售首天至賣方認為合適的其他日期及/或時間及/或關閉指定會場。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.imperialkennedy.com.hk)公布。

2016 年 1 月 23 日起：

14. 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(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。
15. 準買家在蒞臨指定會場購買任何指明住宅物業前，將獲安排參觀其意欲購買的指明住宅物業，或如開放指明住宅物業供準買家參觀並非合理地切實可行，則準買家將獲安排參觀與指明住宅物業相若的住宅物業，惟須遵守下述「其他事項」所述的安排。
16. 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指定會場，惟指定會場會於上述第 10 段指明的時間開放以供辦理取回未使用的本票。
17. 如賣方根據上述第 13 段延遲出售首天至其他日期，其後的出售日期將會順延。
18. 如在任何出售日期(除出售首天)的上午 10 時至晚上 7 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障買方的安全及維持指定會場的秩序，賣方保留絕對權力關閉指定會場。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.imperialkennedy.com.hk)公布。

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：

From 11:00 a.m. to 8:00 p.m. (daily)

11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午 11 時至晚上 8 時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 11 樓

由晚上 8 時後至翌日上午 11 時(每日)

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：

- (i) Prior to the viewing of the specified residential property(ies) or a comparable residential property(ies) (the "**Property(ies) for Viewing**"), a person shall submit to the Vendor cashier order(s) in the total sum of HK\$500,000 and made payable to "**MAYER BROWN JSM**". The cashier order(s) submitted will not be cashed for the time being but if such person successfully purchases any specified residential property on the date of sale, the cashier order will be used as part payment of the preliminary deposit for the purchase of the specified residential property. The cashier order(s) submitted will be returned to such person if he/she/it has not purchased any specified residential property.

任何人士須於參觀指明住宅物業或其相若的住宅物業(下稱「供參觀物業」)前向賣方遞交金額合共為港幣\$500,000的本票，本票抬頭人須為「孖士打律師行」。本票暫不會被過數，但如該人士在出售當日成功購買任何指明住宅物業，本票將會用作支付購買指明住宅物業的部份臨時訂金。如該人士沒有購買任何指明住宅物業，本票將會退還予該人士。

- (ii) Persons who are interested in purchasing the specified residential properties are invited and advised to view the Property(ies) for Viewing before attending the designated venue for selection and purchase of the specified residential property(ies). Prospective purchasers are reminded that although the Property(ies) for Viewing will remain open for viewing on the first date of sale and thereafter, in order to maintain order at the designated venue and ensure the smooth selection procedure, after a prospective purchaser has selected a specified residential property, such prospective purchaser will be requested to proceed with the signing of preliminary agreement for sale and purchase of that specified residential property, and such specified residential property will not be held for such prospective purchaser pending his viewing prior to the signing of the preliminary agreement for sale and purchase. 特此邀請並建議有意購買指明住宅物業之人士在蒞臨指定會場選購指明住宅物業前參觀供參觀物業。請注意，儘管供參觀物業於出售首天及其後將維持開放供參觀，為維持指定會場的秩序及確保揀選指明住宅物業程序順暢，準買方揀選指明住宅物業後即進入簽署該指明住宅物業臨時買賣合約的程序，賣方不會保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀任何供參觀物業。

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