

Information on Sales Arrangements
銷售安排資料

Name of the Development : 項目名稱 :	Riva 爾巒
Date of the Sale : 出售日期 :	From 1 March 2014 由 2014 年 3 月 1 日起
Time of the Sale : 出售時間 :	<p><u>On 1 March 2014:</u> From 9:30 a.m. - 8:00 p.m.</p> <p><u>From 2 March 2014 and thereafter:</u> From 2:00 p.m. - 7:00 p.m. (Monday to Friday), From 12:00 noon - 7:00 p.m. (Saturday, Sunday and Public Holiday)</p> <p><u>2014 年 3 月 1 日 :</u> 由上午 9 時 30 分至晚上 8 時</p> <p><u>由 2014 年 3 月 2 日起 :</u> 由下午 2 時至晚上 7 時 (星期一至五) ; 由中午 12 時至晚上 7 時 (星期六、日及公眾假期)</p>
Place where the sale will take place : 出售地點 :	Riva Shopping Arcade, No.1 Ying Ho Road, New Territories 新界映河路 1 號爾巒商場
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 :	21
<p>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 :</p> <p>The following units in Enna Boulevard Block 5: Garden Villa A, Garden Villa B, Villa 11A, Villa 11B The following units in Enna Boulevard Block 8: Garden Villa A, Garden Villa B, Villa 11A, Villa 11B The following units in Genova Boulevard Block 5: Garden Villa A, Garden Villa B, Villa 11A, Villa 11B The following units in Genova Boulevard Block 7: Garden Villa A, Garden Villa B, Villa 11A, Villa 11B The following units in Helorus Boulevard Tower 1: 1A, 2A, 3A, 5A, 6A</p> <p>以下在茵娜大道第 5 座的單位: 花園單位 A, 花園單位 B, 11A 單位, 11B 單位 以下在茵娜大道第 8 座的單位: 花園單位 A, 花園單位 B, 11A 單位, 11B 單位 以下在珍諾華大道第 5 座的單位: 花園單位 A, 花園單位 B, 11A 單位, 11B 單位 以下在珍諾華大道第 7 座的單位: 花園單位 A, 花園單位 B, 11A 單位, 11B 單位 以下在茵羅洛斯大道第 1 座的單位: 1A, 2A, 3A, 5A, 6A</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：

On 1 March 2014:

Balloting will be used to determine the order of priority.

Persons interested in purchasing any of the specified residential properties (“the registrant”) must follow the procedures below:-

1. A registrant must submit:-

- (a) only one Registration of Intent duly completed and signed by the registrant;
- (b) the Registration of Intent shall be accompanied with cashier order(s). The number of cashier order(s) shall be equal to the number of residential property(ies) which the registrant(s) intends to purchase as indicated in the Registration of Intent, but such number of residential property(ies) in any event shall not exceed two(2) for Hong Kong Permanent Residents (“HKPR”) and one(1) for all other cases. Each cashier order shall be in the sum of HK\$150,000 and made payable to “WOO, KWAN, LEE & LO”; and
- (c) a copy of the registrant’s H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate

to 86/F, International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong (“ICC venue”) from 24 February 2014 to 26 February 2014 (both days inclusive) during office hours (i.e. from 2:00 p.m. to 9:00 p.m. on Monday to Friday and from 12:00 noon to 9:00 p.m. on Saturday, Sunday and Public Holiday). The closing time for submission of Registration of Intent will be 9:00 p.m. on 26 February 2014.

2. All valid Registrations of Intent submitted before the closing time for submission will be included automatically in this balloting. In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in this balloting.

3. If a registrant already holds a valid Registration of Intent and wishes to make the following changes to the said Registration of Intent:-

- (a) changing price list number(s) specified in the said Registration of Intent; and/or
- (b) changing the number of residential property(ies) which the registrant intends to purchase,

the registrant (or his/her authorized person) must attend the ICC venue during the said office hours before the closing time for submission of Registration of Intents referred to under paragraph 1 above to replace the said Registration of Intent with a new Registration of Intent. The registrant shall bring along his/her original H.K.I.D. Card(s)/Passport(s) (or a copy of the H.K.I.D Card(s)/Passport(s) of the registrant if the new Registration of Intent is submitted by an authorized person) and (if applicable) copy of Business Registration Certificate and the original receipt of the valid Registration of Intent, and (if applicable) a valid authorization letter and a copy of the H.K.I.D Card/Passport of the authorized person. The procedures set out in paragraph 1 above shall apply to the submission of new Registration of Intent.

4. Each registrant shall only be registered under one valid Registration of Intent. Duplicated registration of registrant will not be accepted. Late submission will not be accepted. The Registration of Intent is personal to the Registrant and shall not be transferable.

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

6. Balloting:

- (a) On 1 March 2014, the registrant (if the registrant is a company, then all of its directors) who holds a valid Registration of Intent shall personally attend **Riva Shopping Arcade, No.1 Ying Ho Road, New Territories** (“designated venue”) between 9:30 a.m. and 10:30 a.m.. The registrant shall bring along his/her original H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and the original receipt of the valid Registration of Intent. After verification of the identity of the registrants by the Vendor, the registrants shall be eligible for participating in the balloting. Registrant who arrives at the designated venue later than 10:30 a.m. on 1 March 2014 shall not be eligible for participating in the balloting.
- (b) Balloting will take place immediately after the verification process on 1 March 2014 at the designated venue.

The Vendor reserves the right at any time, for the purposes of maintaining order at the venue 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 designated venue. Registrants will not be notified separately of such changes.

- (c) For the purpose of the balloting, every valid Registration of Intent shall be allotted such number of lot(s) which equals the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent, less the number of specified residential property(ies) that has/have been purchased under that Registration of Intent. Once a lot allotted to a Registration of Intent has been successfully drawn, all other lot(s) (if any) relating to the same Registration of Intent shall be cancelled and be treated as null and void in the same balloting. The number of specified residential property(ies) that the registrant of a successfully drawn Registration of Intent is entitled to purchase shall not exceed the number of specified residential property(ies) which such registrant intends to purchase as indicated in that Registration of Intent, less the number of specified residential property(ies) that has/have been purchased under that Registration of Intent.
- (d) The results of the balloting, including “registration number” and “ballot result sequence” will be posted by the Vendor at the designated venue after completion of the balloting. Registrants will not be separately notified of the ballot results. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

7. The registrants shall personally proceed to 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”.
8. If a registrant has successfully selected any of the specified residential properties, the registrant will be offered to view the selected specified residential property(ies) and if the registrant decides to purchase the selected specified residential property(ies), the registrant shall **personally** enter into a Preliminary Agreement for Sale and Purchase of the specified residential property(ies) successfully selected by him/her. Before entering into the Preliminary Agreement for Sale and Purchase, the registrant may notify the Vendor on spot to add any person(s) who is/are close relative(s) of the registrant(s) (i.e. spouse, parents, children, brothers and sisters) as joint purchaser(s) subject to provision of adequate proof to the Vendor’s satisfaction of such relationship and that all the aforesaid persons shall sign the Preliminary Agreement for Sale and Purchase as purchasers personally.
9. 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 intends to purchase as indicated in the Registration of Intent, his/her unused cashier order(s) will be available for collection by the registrant (or his/her authorized person) at the ICC venue from 2 March 2014 to 3 March 2014 (both days inclusive) during office hours (i.e. from 2:00 p.m. to 9:00 p.m. on Monday to Friday and from 12:00 noon to 9:00 p.m. on Saturday, Sunday and Public Holiday). 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 valid Registration of Intent, and (if applicable) a valid authorization letter and a copy of the H.K.I.D Card/Passport of the authorized person.

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 (if any) will be sold on a first come first served basis and the balloting procedures stated above will not apply to the purchase of such remaining 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).

The Vendor reserves the right to close the designated venue at any time if all the specified residential properties have been sold out.

On 2 March 2014 and thereafter:

Subject to 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 (if any) will be sold on a first come first served basis. 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).

The Vendor reserves the right to close the designated venue at any time if all the specified residential properties have been sold out.

2014年3月1日：

以抽籤方式決定選擇住宅物業的次序。

有意購買任何指明住宅物業的人士（下稱「登記人」）須遵從下列程序：

1. 登記人須由 2014 年 2 月 24 日至 2014 年 2 月 26 日（包括首尾兩日）於辦公時間內（即星期一至五下午 2 時至晚上 9 時及星期六、日及公眾假期中午 12 時至晚上 9 時），到香港九龍柯士甸道西 1 號環球貿易廣場 86 樓（下稱「ICC 會場」），
 - (a) 遞交一份已填妥及由登記人簽署的購樓意向登記；
 - (b) 購樓意向登記須附有本票，本票的數目需與登記人於購樓意向登記內填寫的意欲購買的住宅物業數目相同，惟如登記人為香港永久性居民，該住宅物業數目不能多於 2 個以及如屬其他情況，該住宅物業數目不能多於 1 個。每張本票金額為港幣\$150,000 及抬頭人須為「胡關李羅律師行」；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。

遞交購樓意向登記截止時間為 2014 年 2 月 26 日晚上 9 時。

2. 所有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是次抽籤。如有爭議，賣方保留權利決定購樓意向登記是否有效及是否應被納入是次抽籤。
3. 如登記人已持有有效的購樓意向登記及欲對該購樓意向登記作出以下修改：
 - (a) 修改該購樓意向登記指明的價單號碼；及/或
 - (b) 修改登記人意欲購買的住宅物業數目，

登記人（或其授權人）須於上述第 1 段所述的遞交購樓意向登記截止時間前之辦公時間內到 ICC 會場以該購樓意向登記替換新的購樓意向登記。登記人須攜同登記人香港身份證/護照正本（如以獲授權人士遞交新的購樓意向登記，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、有效的購樓意向登記收據正本、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。上述第 1 段的程序適用於遞交新的購樓意向登記。

4. 每名登記人只可登記於一份有效的購樓意向登記，重複的登記人登記將不會被接受，逾期恕不受理。購買意向登記只適用於登記人本人及不能轉讓。
5. 本票將會用作支付購買指明住宅物業的部份臨時訂金。
6. 抽籤：
 - (a) 持有有效的購樓意向登記之登記人（如登記人為公司，則所有董事）須於 2014 年 3 月 1 日上午 9 時 30 分至上午 10 時 30 分內攜同其香港身份證/護照正本及（如適用）商業登記證書副本及有效的購樓意向登記收據正本，親臨新界映河路 1 號爾巒商場（下稱「指定會場」），經賣方確認並核實身份後方可享有抽籤資格。於 2014 年 3 月 1 日上午 10 時 30 分後才到達指定會場的登記人將不享有抽籤資格。
 - (b) 抽籤將於 2014 年 3 月 1 日完成確認程序後於指定會場進行。為了維持指定會場秩序及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的時間和日期。任何抽籤的時間和日期的修改會於指定會場公布。登記人將不獲另行通知該等修改。
 - (c) 為抽籤的目的，每一份購樓意向登記可獲分配的籌的數目，相等於登記人於該購樓意向登記內填寫的意欲購買的指明住宅物業數目減去根據該購樓意向登記已購買的指明住宅物業的數目。當一個籌獲抽中，其相關購樓意向登記的其他籌（如有）於同一次抽籤程序將會取消及作廢。獲中籤的每份購樓意向登記的登記人只可認購不多於購樓意向登記內所填寫的意欲購買的指明住宅物業數目減去根據該購樓意向登記已購買的指明住宅物業的數目。
 - (d) 抽籤完成之後，賣方會將抽籤結果，包括「登記號碼」及「抽籤結果順序」於指定會場公布。登記人將不獲另行通知抽籤結果。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. 登記人須根據「抽籤結果順序」親身選購於當時仍可供選擇的指明住宅物業。

8. 成功選擇指明住宅物業的登記人將獲安排參觀其所選擇的指明住宅物業，如登記人決定購買其所選擇的指明住宅物業，登記人須親身簽署臨時買賣合約購買其成功選擇的指明住宅物業。在簽署臨時買賣合約前，登記人可即時通知賣方增加買方之人數，惟新加入之買家必須為登記人的近親（即配偶、父母、子女、兄弟及姊妹），並提供令賣方滿意的足夠證明以證明該關係，並且所有前述人士須以買方身份親自簽署臨時買賣合約。
9. 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購樓意向登記內所填寫意欲購買之數目，申請人（或其獲授權人士）須由 2014 年 3 月 2 日至 2014 年 3 月 3 日（包括首尾兩日）於辦公時間內（即星期一至五下午 2 時至晚上 9 時及星期六、日及公眾假期中午 12 時至晚上 9 時）於 ICC 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、有效的購樓意向登記收據正本、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。

當抽籤及合資格人士選購指明住宅物業完畢後，餘下的指定住宅物業（如有）將以先到先得形式發售，而上述的抽籤程序將不適用於購買該等餘下的指定住宅物業。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。

2014 年 3 月 2 日起:

在根據上述程序完成抽籤及合資格人士選購指明住宅物業的前提下，餘下的指定住宅物業（如有）將以先到先得形式發售。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。

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：

Riva Shopping Arcade, No.1 Ying Ho Road, New Territories

and

9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong

新界映河路 1 號爾巒商場

及

香港港景街 1 號國際金融中心一期 9 樓

Date of Issue : 發出日期 :	23 February 2014 2014 年 2 月 23 日
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Date of Revision : 修改日期 :	24 February 2014 2014 年 2 月 24 日
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Date of Revision : 修改日期 :	30 June 2014 2014 年 6 月 30 日
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