

Information on Sales Arrangements

銷售安排資料

Name of the Development: 發展項目名稱：	Upper East 環海·東岸
Date of the Sale: 出售日期：	From 17 September 2015 由 2015 年 9 月 17 日起
Time of the Sale: 出售時間：	<p><u>On 17 September 2015 (the “First Date of Sale”):</u> From 6:00 p.m. to 12:00 midnight</p> <p><u>On 18 September 2015 and thereafter :</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>2015 年 9 月 17 日 (「出售首日」) :</u> 由下午 6 時 至 午夜 12 時</p> <p><u>2015 年 9 月 18 日及之後 :</u> 由上午 11 時 至 晚上 8 時</p>
Place where the sale will take place: 出售地點：	<p>Applicable to the First Date of Sale only: 只適用於出售首日： 19/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon (the “Sales Office 1”) 九龍旺角彌敦道 750 號始創中心 19 樓 (「售樓處 1」)</p> <p>Not applicable to the First Date of Sale and applicable until and inclusive of 20 February 2017: 不適用於出售首日及直至 2017 年 2 月 20 日 (包括該日) 適用： 9/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon (the “Sales Office 2”) 九龍旺角彌敦道 750 號始創中心 9 樓 (「售樓處 2」)</p> <p>Applicable from 21 February 2017: 由 2017 年 2 月 21 日起適用： 23/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon (the “Sales Office 3”) 九龍旺角彌敦道 750 號始創中心 23 樓 (「售樓處 3」)</p> <p>“Sales Office” used below means either Sales Office 1 or Sales Office 2 or Sales Office 3. 下文中提及「售樓處」指售樓處 1 或售樓處 2 或售樓處 3。</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	242
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>The following flats in Tower 1a 以下在第 1a 座的單位：</p> <p>5B, 5C, 5D, 5E, 5F, 5G, 5H, 5K, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7J, 7K, 7L, 7M, 7N, 7P, 9A, 9B, 9C,</p>

9D, 9E, 9F, 9G, 9H, 9J, 9K, 9L, 9M, 9N*, 9P, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10J, 10K, 10L, 10M, 10N, 10P, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12J, 12K, 12L, 12M, 12N, 12P, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16J, 16K, 16L, 16M, 16N, 16P, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19J, 19K, 19L, 19M, 19N, 19P, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20J, 20K, 20L, 20M, 20N, 20P.

The following flats in Tower 1b 以下在第 1b 座的單位：

11E, 11F, 11G, 11H, 11J, 11K, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18J, 18K, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19J, 19K, 21A, 21B, 21C, 21D, 21G, 21H, 21J, 21K, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22J, 22K, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25J, 25K, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26J, 26K.

The following flats in Tower 1c 以下在第 1c 座的單位：

11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11J, 11K, 11L, 11M, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18J, 18K, 18L, 18M, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19J, 19K, 19L, 19M, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22J, 22K, 22L, 22M, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25J, 25K, 25L, 25M, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26J, 26K, 26L, 26M.

* residential property(ies) suspended for sale from 21 February 2017 onwards but is/are resumed for sale with effect from 26 February 2017

2017 年 2 月 21 日起暫停出售直至 2017 年 2 月 26 日恢復出售之住宅物業

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 The Vendor will not entertain any request for addition, removal or modification of purchaser(s) once a Preliminary Agreement for Sale and Purchase has been executed.

臨時買賣合約一經簽署，賣方不接受任何加入、減去或改動買方之要求。

2. First Date of Sale:

出售首日：

2.1 Balloting will be used to determine the order of priority. Details are as follows.

優先次序將以抽籤方式決定。詳情如下。

2.2 To participate in the balloting, interested persons must first submit a Registration of Intent.

The form of Registration of Intent is available for collection at the Sales Office 2. The manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent for details. The order of the submission of a Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. Generally:
 有意參與抽籤的人士須先遞交購樓意向登記。購樓意向登記表格可於售樓處2索取。遞交購樓意向登記之方式及所需文件及材料等於該表格中有所說明。詳情請參閱購樓意向登記表格。遞交購樓意向登記次序不會影響揀選指明住宅物業的優先次序。概括而言：

- (a) In addition to copies of specified identification documents, each Registration of Intent shall be submitted together with one cashiers' order (if it is indicated in that Registration of Intent that the number of specified residential property intended to be purchased is one) or two cashiers' orders (if it is indicated in that Registration of Intent that the number of specified residential properties intended to be purchased is two). The amount of each cashiers' order shall be HK\$100,000. Each cashiers' order shall be payable to "Baker & McKenzie".
 除指明的身份證明文件副本外，遞交一份購樓意向登記時必須同時遞交一張銀行本票（如購樓意向登記所示擬購買指明住宅物業之數目為一個）或兩張銀行本票（如購樓意向登記所示擬購買指明住宅物業之數目為兩個）。每張本票金額為港幣\$100,000。每張本票抬頭人為「貝克·麥堅時律師事務所」或「Baker & McKenzie」。
- (b) A completed Registration of Intent shall be submitted at the Sales Office 2 during the period from 7 September 2015 to 15 September 2015 (from 11:00 a.m. to 8:00 p.m.) or on 16 September 2015 (from 11:00 a.m. to 2:00 pm), notwithstanding anything as may be specified in the Registration of Intent. An Acknowledgement of Registration of Intent will be issued to the registrant in respect of a validly submitted Registration of Intent.
 填妥之購樓意向登記須於2015年9月7日至2015年9月15日（上午11時至晚上8時）或2015年9月16日（上午11時至下午2時）到售樓處2遞交（即使購樓意向登記內可能指定任何其他安排）。有效地遞交購樓意向登記後登記人將獲發購樓意向登記表格認收書。
- (c) No more than one Registration of Intent can be submitted by the same registrant (a registrant here means an individual, a company or a combination of individual(s) and/or company(ies). For the purpose of illustration, (1) a person A; and (2) that person A together with another person B will not be taken as the same registrant).
 同一登記人（登記人此處指個人、公司或任何個人及／或公司之組合，舉例說明：(1) A君與(2)該A君連同B君將不被視作同一登記人）最多可遞交一份購樓意向登記。

2.3 Registrants will be divided into 2 groups for the purpose of selection of properties:
 登記人會被分成兩組揀樓：

Group 組	Applicable registrants 適用之登記人	Applicable round of selection 適用之揀樓輪次
A	For registrants of Registrations of Intent in which the number of specified residential properties intended to be purchased as indicated is two	The First Round Selection 第一輪揀樓

	根據其購樓意向登記所示擬購買指明住宅物業之數目為兩個之登記人	
B	For registrants of Registrations of Intent in which the number of specified residential property intended to be purchased as indicated is one 根據其購樓意向登記所示擬購買指明住宅物業之數目為一個之登記人	The Second Round Selection 第二輪揀樓

2.4 Registrants shall carry out attendance registration at the information counter on 3/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon during the following attendance registration period: 6:00 p.m. to 6:45 p.m. on the First Date of Sale. The following must be produced for attendance registration: (i) the Acknowledgement of Registration of Intent of the Registration of Intent and original / copy of identification document of the registrant (for individual registrant) OR (ii) the Acknowledgement of Registration of Intent of the Registration of Intent, a copy of Business Registration Certificate, a copy of the most updated annual return of the company and the company chop (for corporate registrant). Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for the balloting. Registrants who fails to carry out attendance registration during the aforesaid attendance registration period shall not be eligible for balloting nor selection of any specified residential property under the First Round Selection and the Second Round Selection. Each Registration of Intent will be allotted only one lot.

登記人須於於下述報到時段，即出售首日下午6時至下午6時45分，於九龍旺角彌敦道750號始創中心3樓詢問處報到登記。進行登記需出示 (i)購樓意向登記之購樓意向登記表格認收書及登記人身份證明文件正本或副本（如登記人為個人）或 (ii)購樓意向登記之購樓意向登記表格認收書、商業登記證副本、公司最近的周年申報表副本及公司印章（如登記人為公司）。登記人經賣方確認並核實身份後方可享有抽籤資格。登記人未能於上述報到時段內報到登記將不獲抽籤資格、亦不獲於第一輪揀樓及第二輪揀樓中揀選指明住宅物業的資格。每一購樓意向登記可獲分配一個籌。

2.5 The First Round Selection 第一輪揀樓

After the end of the balloting, the First Round Selection will take place. Group A registrants shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority according to the result of balloting allocated to the Registrations of Intent. A Group A registrant must in respect of a Registration of Intent select two (and not more) specified residential properties in the First Round Selection. Where a Group A registrant is, for whatever reason, not able to select any two specified residential properties, that Group A registrant will cease to be eligible to select any specified residential property in respect of that Registration of Intent in the First Round Selection. Provided That where it is the turn of that Group A registrant to select specified residential properties in respect of that Registration of Intent there remains only one specified residential property, that Group A registrant may select that specified residential property. 抽籤結束後進行第一輪揀樓。A組登記人根據該抽籤結果分配予各購樓意向登記之順序揀選當時仍可供選擇的指明住宅物業。一A組登記人於第一輪揀樓時段必須就一份購樓意向登記揀選兩個（亦只限兩個）指明住宅物業。若一A組登記人因任何原因（不論是否關於第一輪限額）未能揀選任何兩個指明住宅物業，該A組登記人即失去於第一輪揀樓中就該份購樓意向登記揀選任何指明住宅物業之資格，唯如

輪到該A組登記人揀選指明住宅物業時只餘下一個指明住宅物業可供揀選，該A組登記人可揀選該指明住宅物業。

2.6 The Second Round Selection 第二輪揀樓

After the end of First Round Selection, the Second Round Selection will take place. Group B registrants shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority according to the result of balloting allocated to the Registrations of Intent. A Group B registrant must in respect of a Registration of Intent select one (and not more) specified residential property in the Second Round Selection.

Where a Group B registrant is, for whatever reason, not able to select any one specified residential property, that Group B registrant will cease to be eligible to select any specified residential property in respect of that Registration of Intent in the Second Round Selection. 第一輪揀樓結束後進行第二輪揀樓，B組登記人根據該抽籤結果分配予各購樓意向登記之順序揀選當時仍可供選擇的指明住宅物業。一B組登記人於第二輪揀樓時段必須就一份購樓意向登記揀選一個（亦只限一個）指明住宅物業。若一B組登記人因任何原因未能揀選任何一個指明住宅物業，該B組登記人即失去於第二輪揀樓中就該份購樓意向登記揀選任何指明住宅物業之資格。

2.7 The following provisions apply to the selection of specified residential properties under the First Round Selection and the Second Round Section:

以下條款適用於第一輪揀樓及第二輪揀樓中之指明住宅物業揀選：

- (a) The applicable number of cashiers' order(s) submitted with the Registration of Intent will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque(s) - please bring along blank cheque(s)) if the registrant shall successfully purchase one or more specified residential properties.

如登記人成功購入一個或以上的指明住宅物業，隨購樓意向登記附上適用數量的銀行本票將兌現以支付所購入指明住宅物業的部份臨時訂金（餘款以支票支付－請備空白支票）。

- (b) Where a registrant selects any specified residential property, the purchaser of that specified residential property shall be the registrant Provided That before entering into the Preliminary Agreement for Sale and Purchase in respect of a specified residential property, the registrant may request the Vendor on spot to add one or more *family members of any individual comprising that registrant as joint purchaser(s) (provided that the registrant must provide the relevant supporting documents or information to the satisfaction of the Vendor to prove the relationship(s)).

登記人揀選任何指明住宅物業，該指明住宅物業之買方須為登記人，惟於簽署臨時買賣合約購入指明住宅物業前，登記人可即場要求賣方加入組成該登記人之任何個人之一位或多位 *親屬作為聯名買方（惟必須提供令賣方滿意之證明文件或資料證明親屬關係）。

* family member, in relation to an individual, means a spouse, parent, child, sibling, grandparent, grandchild or first cousin of the individual.

* 親屬就任何個人而言，指其配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女、或任何堂兄弟、堂姊妹、表兄弟或表姊妹。

2.8 After the completion of the First Round Selection and the Second Round Selection, 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 commencement of such sale.

完成第一輪揀樓及第二輪揀樓後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受該發售開始前在場輪候之人士。

- 2.9 The Vendor also reserves its right to adjust the time of any balloting or selection of 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：

- (a) The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a registrant's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to a Sales Office or a waiting queue 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。登記人獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入售樓處或獲賣方接受輪候，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。

- (b) Collection of cashiers' order –any unused cashiers' order concerned will be available for collection at the Sales Office 2 during the period from 18 September 2015 to 25 September 2015 between the hours of 11:00 a.m. and 8:00 p.m. The registrant shall bring along the Acknowledgement of Registration of Intent, original / copy of identification document of the registrant or the copy of Business Registration Certificate and the company chop for the collection procedures.

本票取回辦法 –任何未使用之本票，登記人可於2015年9月18日至2015年9月25日上午11

時至晚上8時於售樓處2取回。登記人須攜同購樓意向登記表格認收書、其身份證明文件正本或副本或公司商業登記證副本及公司印章。

- (c) For the safety of the registrants and the maintenance of order at a Sales Office, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued, postpone, extend or modify the date, time, period, deadline or place of the submission of Registrations of Intent or of any balloting, any attendance registration period or selection of specified residential properties to such other date, time, period or deadline as the Vendor may consider appropriate. Details will be announced on the website of the Development (www.uppereast.com.hk) and registrants will not be separately notified of the same.
為保障登記人安全及維持售樓處秩序，賣方保留絕對權力當遇上天文台發出八號或更高風球信號或黑色暴雨警告時，延後、延長或改動遞交購樓意向登記或任何抽籤、報到時段或揀選指明住宅物業之日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間或期限，詳情於發展項目網站（www.uppereast.com.hk）公布，登記人將不獲另行通知。
- (d) The Vendor shall not be responsible to any registrant for any error or omission in any balloting or ballot results announced.
如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

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：

From Monday to Sunday (from 11:00 a.m. to 8:00 p.m.):

星期一至星期日（上午11時至晚上8時）：

9/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon (applicable until and inclusive of 20 February 2017); 23/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon (applicable from 21 February 2017)

九龍旺角彌敦道750號始創中心9樓（直至2017年2月20日（包括該日）適用）；九龍旺角彌敦道750號始創中心23樓（由2017年2月21日起適用）

From Monday to Sunday (from 8:00 p.m. to 11:00 a.m. of the next day):

星期一至星期日（晚上8時至翌日的上午11時）：

G/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon

九龍旺角彌敦道750號始創中心地面大堂

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Date of Revision (修改日期): 17/02/2017
Date of Revision (修改日期): 21/02/2017