

Information on Sales Arrangements

銷售安排資料

Name of the Development: 發展項目名稱:	One Kai Tak (II) 啟德 1 號(II)
Date of the Sale: 出售日期:	From 14 January 2017 由 2017 年 1 月 14 日起
Time of the Sale: 出售時間:	<p>On 14 January 2017: From 10:00 a.m. to 8:00 p.m.</p> <p>From 15 January 2017 and thereafter: From 10:00 a.m. to 8:00 p.m. (Daily)</p> <p>2017 年 1 月 14 日: 由上午 10 時至晚上 8 時</p> <p>由 2017 年 1 月 15 日起: 每日上午 10 時至晚上 8 時</p>
Place where the sale will take place: 出售地點:	26/F, Exchange Tower, No. 33 Wang Chiu Road, Kowloon Bay (the "Sales Office") 九龍灣宏照道 33 號國際交易中心 26 樓 (「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:	188
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 units in Tower 3 (Floor / Unit): 以下在大廈第三座的單位(樓層/單位) :</p> <p>2A, 2B, 2C, 2D, 2F, 2J, 2K, 3A, 3B, 3C, 3D, 3F, 3J, 3K, 5A, 5B, 5C, 5D, 5F, 5K, 6A, 6B, 6C, 6D, 6F, 6K, 7A, 7B, 7C, 7D, 7F, 7K, 8A, 8B, 8C, 8D, 8F, 8K, 9A, 9B, 9C, 9D, 9F, 9K, 10A, 10B, 10C, 10D, 10F, 10K, 11A, 11B, 11C, 11D, 11F, 11K, 12A, 12B, 12C, 12D, 12F, 12K, 15A, 15B, 15C, 15D, 15F, 15K, 16A, 16B, 16C, 16D, 16F, 16K, 17A, 17B, 17C, 17D, 17F, 17K, 18A, 18B, 18C, 18D, 18F, 18K, 19A, 19B, 19C, 19D, 19F*, 19K, 20A, 20B, 20C, 20D, 20F, 20K, 21A, 21B, 21C, 21D, 21F, 21K, 22A, 22B, 22C, 22D, 22F, 22K, 23A, 23B, 23C, 23D, 23F, 23K, 25A, 25B, 25C, 25D, 25F, 25K, 26A, 26B, 26C, 26D, 26F, 26K, 27A, 27B, 27C, 27D, 27F, 27K, 28A, 28B, 28C, 28D, 28F, 28K, 29A, 29B, 29C, 29D, 29F, 29K, 30A, 30B, 30C, 30D, 30F, 30K, 31A, 31B, 31C, 31D, 31F, 31K, 32A, 32B, 32C, 32D, 32F, 32K, 33A, 33B, 33C, 33D, 33F, 33K, 35A, 35B, 35C, 35D, 35F, 35K, 36A, 36B, 36C, 36D, 36F, 36K, 37A, 37B, 37C, 37D, 37F, 37K</p> <p><i>* Sale of this unit is suspended. 此單位暫不提供出售。</i></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(ies) 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 14 January 2017 (the “First Date of Sale”)

Balloting will be used to determine the order of priority.

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

1. A registrant must be a person or persons under either of the following Condition (a) or (b):
 - (a) the person, or each of the persons, is a holder of a valid permanent identity card as defined by section 1A of, and issued under, the Registration of Persons Ordinance (“Hong Kong Permanent Identity Card”); or
 - (b) (i) persons consisting of
 - I. at least one, or more than one, person who is a holder of a valid Hong Kong Permanent Identity Card; and
 - II. one, or more than one, person who is not a holder of a valid Hong Kong Permanent Identity Card; and
 - (ii) all those persons are closely related ^{note 1}; and
 - (iii) in this Condition 1(b), two or more than two persons are closely related if:
 - I. where there are two persons, one of them is the parent, spouse, child, brother or sister ^{note 2} of the other; or
 - II. where there are more than two persons, each of them is a parent, spouse, child, brother or sister of each of the others.
2. A registrant must submit the following :
 - (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 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). Each cashier order shall be in the sum of HK\$100,000 and made payable to “Deacons”;
 - (c) a copy of the registrant’s Hong Kong Permanent Identity Card(s) /H.K.I.D Card(s)/Passport(s); and
 - (d) copy(ies) of the adequate documentary proof of the relationship defined in the above Condition 1(b)(iii) if the registrant does not fall within Condition 1(a) above.

to the Sales Office after relevant price lists of the specified residential properties are made available until 12 January 2017 during office hours (from 10:00 a.m. to 8:00 p.m.). The closing time for submission of Registration of Intent will be 8:00 p.m. on 12 January 2017.
3. All valid Registrations of Intent submitted before the aforesaid 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.

4. Each registrant shall only be registered under one valid Registration of Intent. Duplicated registration of registrant will not be accepted. Late submission or submission outside the office hours 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. The order of submission of Registrations of Intent will not have any impact on the order of priority for selecting the specified residential properties.
7.
 - (a) The balloting will take place on 13 January 2017 after 12:00 noon at the Sales Office. All registrants are welcome to view the balloting.
 - (b) Every valid Registration of Intent shall be allotted such number of lot(s) which equals to the number of specified residential property(ies) which the registrant(s) intends to purchase as indicated in the Registration of Intent less the number of specified residential property(ies) (if any) that has/have been purchased under that Registration of Intent. The ballot results, including “registration number”, “ballot result sequence” and “attending time slot for registrants” will be posted on 13 January 2017 from 2:00 p.m. to 4:00 p.m. at the Sales Office. Registrants will not be separately notified of the ballot results. The opening hours of the Sales Office on 13 January 2017 are from 12:00 noon to 4:00 p.m.
 - (c) Registrants shall personally attend the Sales Office according to the “attending timeslot for registrants” posted by the Vendor. In the case of Condition 1(a) above, the registrant(s) must bring along his/her original valid Hong Kong Permanent Identity Card(s); in the case of Condition 1(b) above, at least one of the registrant(s) must bring along his/her original valid Hong Kong Permanent Identity Card(s) and the other non-valid Hong Kong Permanent Identity Card holder(s) as joint purchaser(s) of the registrant(s) must bring along their original H.K.I.D Card(s)/Passport(s) and the originals of the documentary evidence of close relationship amongst the registrants (including but not limited to marriage certificate, birth certificate, household register); together with the original receipt of the valid Registration of Intent and the blank cheque(s) for payment of balance of preliminary deposit(s). Registrant whose identity has been verified by the Vendor shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority in respect of the Registration of Intent concerned according to the ballot result sequence. Registrant who arrives at the Sales Office beyond his/her “attending timeslot for registrants” shall not be eligible to select and purchase the specified residential properties.
8. The registrant of every valid Registration of Intent will be entitled to purchase a maximum of two (2) residential properties which have not been sold (if that registrant has indicated in the Registration of Intent concerned the intention to purchase two (2) residential properties and has submitted the correct number of cashiers’ orders) or a maximum of one (1) residential property which has not been sold (if that registrant has indicated in the Registration of Intent concerned the intention to purchase one (1) residential property and has submitted the correct number of cashiers’ order).

9. Before signing the Preliminary Agreement for Sale and Purchase, the registrant may request the Vendor on spot to add any person(s) who is/are closely related (i.e. parent, spouse, child, brother or sister) of the registrant as joint purchasers subject to the provision of adequate proof (including but not limited to marriage certificate, birth certificate, household register) of such relationship for the Vendor's inspection and that all the aforesaid persons shall personally attend the Sales Office and sign the Preliminary Agreement for Sale and Purchase as purchasers jointly with the registrant. The Vendor reserves its absolute discretion to allow or reject the registrant to add any person(s) to sign the Preliminary Agreement for Sale and Purchase.
10. 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.
11. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person. The Vendor also reserves its right to revise the time of conducting balloting in accordance with the process of verification of identities of registrant or attending other necessary procedures.
12. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
13. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
14. If Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date on which Registration of Intent may be submitted pursuant to paragraph 2 above, the closing date for submission of Registration of Intent, or the First Date of Sale, then, for the safety of the registrants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to change the date and/or time (including the closing date and/or time) for the above activities to such other date and/or time as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the website (www.onekt.com.hk/TWO) designated by the Vendor for the Development. Registrant will not be notified separately of the arrangement.

On 15 January 2017 and thereafter:

To be sold at the Sales Office 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 Sales Office at any time if all the specified residential properties have been sold out.

Notes :

1. Regarding the meaning of "closely related", the Vendor follows the definition under section 29AD of the Stamp Duty Ordinance.

2. Regarding the meaning of the terms “parent”, “spouse”, “child”, “brother” or “sister”, the Vendor follows the meaning as ascribed to these terms by the Stamp Office when dealing with ad valorem stamp duty.

2017 年 1 月 14 日 (下稱「出售首日」):

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. 每個登記人，必須是符合以下條件(a)或(b)的一名或多於一名人士：
 - (a) 該人或該等人士中的每一人，必須是根據《人事登記條例》第1A條所界定並發出的有效永久性居民身份證(「香港永久性居民身份證」)的持有人；或
 - (b) (i) 該等人士包括
 - I. 最少一名，或多於一名是有效的香港永久性居民身份證的持有人；以及
 - II. 一名或多於一名並非持有有效的香港永久性居民身份證的人士；以及
 - (ii) 該等人士均為近親^{註1}；以及
 - (iii) 在本條件第1(b)，兩名或多於兩名的人士如符合以下描述即屬近親：
 - I. 如有兩名人士，其中一人是另一人的父母、配偶、子女、兄弟或姊妹^{註2}；或
 - II. 如有多於兩名人士，每一人均是其餘每一其他人的父母、配偶、子女、兄弟或姊妹。
2. 登記人須從指明住宅物業的相關價單提供後至 2017 年 1 月 12 日於辦公時間內 (上午 10 時至晚上 8時) 到售樓處遞交以下文件：
 - (a) 只限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銀行本票，銀行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，惟該住宅物業數目不能多於2個。每張銀行本票金額為港幣 \$100,000 及抬頭人須為「的近律師行」；
 - (c) 登記人的香港永久性居民身份證/香港身份證/護照副本；及
 - (d) 如登記人不符合以上條件1(a)，按上述條件1(b)(iii)定義之近親關係的有效證明文件副本。遞交購樓意向登記截止時間為 2017 年 1 月 12 日晚上 8 時。
3. 所有於上述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。
4. 每名登記人只可登記一份有效的購樓意向登記，重複的登記人登記將不會被接納，逾期遞交或在辦公時間以外遞交的恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。
5. 銀行本票將會用作支付購買指明住宅物業的部分臨時訂金。
6. 遞交購樓意向登記的次序不會影響揀選指明住宅物業的優先次序。
7. (a) 抽籤程序將於 2017 年 1 月 13 日中午 12 時後在售樓處進行，歡迎各已遞交購樓意向登記之登記人到場參觀。

- (b) 每一份有效的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表格已購買的指明住宅物業的數目(如有)。抽籤結果，包括「登記號碼」、「抽籤結果順序」及「登記人報到時段」將於 2017 年 1 月 13 日下午 2 時至下午 4 時於售樓處公布。登記人將不獲另行通知抽籤結果。售樓處於 2017 年 1 月 13 日的開放時間為中午 12 時至下午 4 時。
- (c) 登記人須按賣方公布的「登記人報到時段」攜同（如符合以上條件1(a)情況下）其有效香港永久性居民身份證正本或（如符合以上條件1(b)情況下）其中最少一名登記人的有效香港永久性居民身份證正本及其餘非有效香港永久性居民身份證持有人的聯名登記人之香港身份證/護照正本及各登記人相互近親關係之證明文件(包括但不限於結婚證書、出生證明書、居民戶口簿)正本；連同有效的購樓意向登記收據正本及空白支票以備支付臨時訂金餘額，親臨售樓處。經賣方確認並核實身份後，登記人可根據抽籤結果順序就有關購樓意向登記揀選當時仍可供揀選的指明住宅物業。任何於「登記人報到時段」以外時間到達售樓處的登記人將不享有選購指明住宅物業的資格。
8. 每份有效購樓意向登記之登記人可認購最多兩(2)個仍未售出的住宅物業(如登記人於其購樓意向登記表示意欲購買兩個住宅物業並已遞交正確數目之銀行本票) 或最多一個仍未售出的住宅物業(如登記人於其購樓意向登記表示意欲購買一個住宅物業並已遞交正確數目的銀行本票)。
9. 在簽署臨時買賣合約前，登記人可即場要求賣方增加簽署臨時買賣合約的個人名字，惟新加入之買家必須為登記人的近親(即父母、配偶、子女、兄弟或姊妹)，並須提供該親屬關係的有效證明文件(包括但不限於結婚證書、出生證明書、居民戶口簿)以供賣方查證及所有前述人士須以買家身份親身前往售樓處與登記人一同簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人增加任何人士簽署臨時買賣合約。
10. 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。
11. 如有任何爭議，賣方保留最終決定權而自行分配任何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因應確認和核實登記人身份和其他所需程序之進度而調整抽籤時間。
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售樓處。
13. 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。
14. 如在根據上述第 2 段可遞交購樓意向登記的任何一天、於遞交購樓意向登記的截止日期或出售首日期間，天文台發出八號或更高之熱帶氣旋警告信號或黑色暴雨警告，為保障登記人的安全及維持售樓處的秩序，賣方保留絕對權力更改上述活動的日期及/或時間(包括截止日期及/或時間)至賣方認為合適的其他日期及/或時間，並於賣方就發展項目指定的互聯網網站的網址(www.onekt.com.hk/TWO) 公布有關安排及詳情。登記人將不獲另行通知。

2017 年 1 月 15 日起：

以先到先得形式於售樓處發售。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售樓處。

註：

1. 就「近親」的涵義，賣方沿用《印花稅條例》第 29AD 條所下的定義。
2. 就「父母」、「配偶」、「子女」、「兄弟」或「姊妹」用詞的涵義，賣方沿用印花稅署處理從價印花稅時給予的涵義。

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 sale of the residential properties is subject to availability. Also, the Vendor reserves the right to suspend sales or reduce the number of residential 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 that registrant/person will be able to purchase any residential property.

將提供出售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或減少要約出售住宅物業數目，無需任何通知。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優先次序或任何人士獲賣方接受輪候均不保證該登記人／人士能購得任何住宅物業，敬希注意。

- (b) 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 Sales Office from 15 January 2017 to 16 January 2017 (from 12:00 noon–8:00 p.m.). The registrant must bring along his/her original Hong Kong Permanent Identity Card(s)/H.K.I.D. Card(s)/Passport(s) (or a copy of the Hong Kong Permanent Identity Card(s)/H.K.I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s) is/are collected by the authorized person) 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.

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，登記人(或其獲授權人士)可於 2017 年 1 月 15 日至 2017 年 1 月 16 日中午 12 時至晚上 8 時於售樓處辦理取回未使用的本票。登記人須攜同登記人香港永久性居民身份證/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永久性居民身份證/香港身份證/護照副本)及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。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at the G/F lobby, China Overseas Building, No.139 Hennessy Road, Hong Kong.

載有上述銷售安排的資料的文件印本於香港軒尼詩道 139 號中國海外大廈地下大堂可供公眾免費領取。

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