

Information on Sales Arrangements

Sales Arrangements No. 1
銷售安排第 1 號

銷售安排資料

Name of the Development: 發展項目名稱：	63 Pokfulam
Date of the Sale: 出售日期：	From 16 July 2017 由 2017 年 7 月 16 日起
Time of the Sale: 出售時間：	<u>On 16 July 2017 (the “First Date of Sale”):</u> From 9:30 a.m. to 8:00 p.m. <u>On 17 July 2017 and thereafter :</u> From 11:00 a.m. to 7:00 p.m. <u>2017 年 7 月 16 日 (「出售首日」) :</u> 由上午 9 時 30 分 至 晚上 8 時 <u>2017 年 7 月 17 日及之後 :</u> 由上午 11 時 至 晚上 7 時
Place where the sale will take place: 出售地點：	9/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon (the “Sales Office”) 九龍旺角彌敦道 750 號始創中心 9 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	50
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 1 (Amber House) 以下在第 1 座 (Amber House) 的單位： 6C, 6D, 6E, 8C, 8D, 8E, 8F, 10C, 10D, 10E, 11A, 11C, 11D, 11E, 11F, 15A, 15C, 15D, 15E*, 15F, 17C*, 17D*, 17E*, 19C, 19D*, 19E*, 19F.</p> <p>The following flats in Tower 2 (Emerald House) 以下在第 2 座 (Emerald House) 的單位： 6C*, 6D, 6E, 6F, 8C, 8D*, 8E*, 8F, 10C*, 10D*, 10E, 10F*, 11C*, 11D*, 11E*, 11F*, 15C*, 15D*, 15E*, 15F*, 19C*, 19D*, 19E*.</p> <p>* residential property(ies) suspended for sale from 11 December 2017 onwards 2017 年 12 月 11 日起暫停出售之住宅物業</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：	
<p>1. General provisions: 一般規定：</p> <p>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.</p>	

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. 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 such number of cashiers' order(s) which equals the number of specified residential property(ies) intended to be purchased as indicated under that Registration of Intent. The amount of each cashiers' order shall be HK\$200,000. 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銀行本票，銀行本票數目與該購樓意向登記下所示擬購買指明住宅物業之數目相同。每張本票金額為港幣\$200,000。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 during the period from 8 July 2017 to 14 July 2017 (from 11:00 a.m. to 7:00 p.m.) or on 15 July 2017 (from 11:00 a.m. to 6:30 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2017年7月8日至2017年7月14日（上午11時至晚上7時）或2017年7月15日（上午11時至下午6時30分）到售樓處遞交（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認收書。

(c) Number of Registrations of Intent that may be submitted:

可遞交購樓意向登記之數目：

- (i) Group A: Each person or company (whether alone or jointly with others) shall only submit and be registered under one valid Registration of Intent.
A組：每人或公司（不論單獨或與他方聯名）只可提交及登記於一份有效的購樓意向登記。
- (ii) Group B: Each person or company (whether alone or jointly with others) shall only submit and be registered under not more than two valid Registrations of Intent.
B組：每人或公司（不論單獨或與他方聯名）只可提交及登記於最多2份有效的購樓意向登記。

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 or more 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或以上之登記人	The First Round Selection 第一輪揀樓
B	For registrants of Registrations of Intent in which the number of specified residential property intended to be purchased as indicated is one or two 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或兩個之登記人	The Second Round Selection 第二輪揀樓

2.4 The balloting to determine the priority for the selection of specified residential properties on the First Date of Sale (each Registration of Intent will be allotted only one lot) and also divide registrants in Group B into Sub-group B1 and Sub-group B2 will take place on the day before the First Date of Sale at or after 6:30 p.m. at the Sales Office. The ballot results (including the division of registrants in Group B into Sub-group B1 and Sub-group B2) will be posted in the Sales Office at or after 6:30 p.m. on the day before the First Date of Sale. Registrants will not be separately notified of the ballot results.

決定出售首日的揀選指明住宅物業之優先次序（每份購樓意向登記可獲分配一個籌）及將B組登記人分配入B1小分組和B2小分組的抽籤程序將於出售首日前一日下午6時30分或之後於售樓處舉行。抽籤結果（包括B組登記人分配入B1小分組和B2小分組之情況）將於出售首日前一日下午6時30分或之後於售樓處展示。登記人將不獲另行通知抽籤結果。

2.5 Registrants shall carry out attendance registration (personally or through a duly authorized attorney of that registrant) at the information counter on 3/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon during the following attendance registration period: 9:30 a.m. to 10:15 a.m. on the First Date of Sale (applicable to Group A and Sub-group B1) or 12:00 noon to 12:15 pm (applicable to Sub-group B2). 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 selection of specified residential properties in accordance with the balloting result. Registrants who fails to carry out attendance registration during the aforesaid applicable attendance registration period shall not be eligible for selection of any specified residential property under the First Round Selection and the Second Round Selection.

登記人須（親身或透過其妥為授權之受權人）於下述報到時段，即出售首日上午9時30分至上午10時15分（適用於A組及B1小分組）或正午12時至下午12時15分（適用於B2小分組），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按抽籤結果揀選指明住宅物業的資格。登記人未能於上述適用報到時段內報到登記將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。

2.6 The First Round Selection

第一輪揀樓

After the expiry of the aforesaid attendance registration period applicable to Group A and Sub-group B1, the First Round Selection will take place first. 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 at least two specified residential properties in the First Round Selection. Where a Group A registrant is, for whatever reason, not able to make such a selection, 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.

於上述適用於A組及B1小分組之報到時段屆滿後首先進行第一輪揀樓。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最少兩個指明住宅物業。若一A組登記人因任何原因未能作如此揀選，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。

2.7 The Second Round Selection

第二輪揀樓

After the end of First Round Selection, the Second Round Selection for Sub-group B1 will take place. After the end of the Second Round Selection for Sub-group B1, the Second Round Selection for Sub-group B2 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 or two specified residential property(ies) 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.

第一輪揀樓結束後就B1小分組進行第二輪揀樓。就B1小分組進行之第二輪揀樓結束後就B2小分組進行第二輪揀樓。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或兩個指明住宅物業。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。

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

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 only one specified residential property in respect of a Registration of Intent, the purchaser of that specified residential property shall be the registrant. Where a registrant selects more than one specified residential property in respect of a Registration of Intent, the purchaser of at least one selected specified residential property shall be the registrant, and the purchaser of each other specified residential property shall be:

登記人就一份購樓意向登記只揀選一個指明住宅物業，該指明住宅物業之買方須為登記人。登記人就一份購樓意向登記揀選多於一個指明住宅物業，其中至少一個揀選之指明住宅物業之買方須為登記人，其餘每一個揀選之指明住宅物業之買方須為：

- (i) that registrant or any one or more persons comprising that registrant;
該登記人或組成該登記人之任何一或多位人士；
- (ii) one or more “Immediate Family Members” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s); or
該登記人即場向賣方要求作為買方之該登記人之一位或多位「直系親屬」；或
- (iii) that registrant or any one or more persons comprising that registrant together with one or more “Immediate Family Members” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).
該登記人或組成該登記人之任何一或多位人士連同該登記人即場向賣方要求加入作為聯名買方之登記人之一位或多位「直系親屬」。

“Immediate Family Member” of a registrant means a spouse, parent, child, sibling of that registrant or any person comprising that registrant Provided That relevant supporting documents to the satisfaction of the Vendor to prove the relationship have been provided and the Vendor's determination as to whether there is such a relationship shall be final.

登記人之「直系親屬」指該登記人或組成該登記人之任何人士之配偶、父母、

子女或兄弟姊妹，惟必須已出示令賣方滿意之有效證明文件證明親屬關係，賣方就是否有「直系親屬」之關係的決定為最終決定。

2.9 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。

2.10 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 the 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 during the period from 22 July 2017 to 29 July 2017 between the hours of 11:00

a.m. and 7:00 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2017年7月22日至2017年7月29日上午11時至晚上7時於售樓處取回。登記人須攜同購樓意向登記認收書、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 the 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, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Development (www.63pokfulam.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、期限或地點，詳情於發展項目網站（www.63pokfulam.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 7:00 p.m.):

星期一至星期日（上午11時至晚上7時）：

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

九龍旺角彌敦道750號始創中心9樓

From Monday to Sunday (from 7:00 p.m. to 11:00 a.m. of the next day):

星期一至星期日（晚上7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

Date of Issue (發出日期): 12/7/2017
Date of Revision (修改日期): 11/12/2017