

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.8
銷售安排第 8 號

Name of the Phase : 期數名稱 :	Phase 1 of St. Barths Development ^ 雲海發展項目第一期 ^
Date of the Sale : 出售日期 :	From 8 February 2018 由 2018 年 2 月 8 日起
Time of the Sale : 出售時間 :	<u>On 8 February 2018:</u> From 2:30 p.m. – 8:00 p.m. <u>From 9 February 2018 and thereafter:</u> From 2:00 p.m. – 8:00 p.m. (Monday to Friday) From 12:00 noon – 8:00 p.m. (Saturday, Sunday and Public Holiday) <u>2018 年 2 月 8 日 :</u> 由下午 2 時 30 分至晚上 8 時 <u>由 2018 年 2 月 9 日起 :</u> 由下午 2 時至晚上 8 時(星期一至五) 由中午 12 時至晚上 8 時(星期六、日及公眾假期)
Place where the sale will take place : 出售地點 :	11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ ICC Venue ”) 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「 ICC 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 :	<u>The following units in Tower 3 Sandalwood Court (Floor/Unit):</u> <u>以下在 Sandalwood Court 第3座的單位(樓層/單位) :</u> 6/F-C, 6/F-D <u>The following units in Tower 2 Cedar Court (Floor/Unit):</u> <u>以下在 Cedar Court 第2座的單位(樓層/單位) :</u> 6/F-A, 7/F-E <u>The following units in Tower 2 Maple Court (Floor/Unit):</u> <u>以下在 Maple Court 第2座的單位(樓層/單位) :</u> 5/F-F, 6/F-F
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 :	<u>On 8 February 2018 (“the first date of the sale”)</u> <u>Section (I) - Submission of Registration of Intent</u> 1. Balloting will be used to determine the order of priority in selecting the specified residential properties. Any person interested in purchasing any of the specified residential properties (the “ registrant ”) must follow the procedures below.

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 one (1) cashier order in the sum of HK\$100,000 and made payable to “**MAYER BROWN JSM**”.
 - (c) a copy of the registrant’s H.K.I.D. Card(s)/Passport(s)
- to the ICC Venue on 8 February 2018 during office hours (from 11:00 a.m. to 1:00 p.m.). The closing time for submission of Registration of Intent will be 1:00 p.m. on 8 February 2018. Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the registrant will be given a receipt of Registration of Intent.
3. For the avoidance of doubt, all valid Registrations of Intent (if any) previously submitted to the Vendor at or before 12:00 noon on 27 January 2018 are hereby declared invalid and will not be included in the balloting.

Section (II) - Sales Procedures

4. For the purpose of verification of identity, registrants must bring along his/her original H.K.I.D. Card(s)/Passport(s) and the original receipt of the Registration of Intent and **personally** attend the ICC Venue between 2:30 p.m. and 2:45 p.m. on the first date of the sale (the “**check-in timeslot**”). The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the balloting, make use of the lobby on 3/F and/or 10/F and/or 21/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the “**Additional ICC Venues**”) to accommodate some of the registrants by making announcement at the ICC Venue and the Additional ICC Venues. Registrants who arrive at the ICC Venue or (if directed by the Vendor) Additional ICC Venues beyond the “check-in timeslot” shall not be eligible to participate in the balloting. A registrant who leaves the ICC Venue and the Additional ICC Venues (if applicable) while the balloting is being carried out or while waiting for selecting and purchasing specified residential properties may be disqualified for participating in selecting and purchasing the specified residential properties and his/her/their order of priority shall lapse immediately.
5. Balloting will take place at the ICC Venue on the first date of the sale at or after 2:45 p.m. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC 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 ICC Venue and at the lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. Registrants will not be notified separately of such changes.
6. For the purpose of the balloting, every Registration of Intent shall be allotted one lot. The results of the balloting, including “registration number” and “ballot result sequence” will be announced by the Vendor at the ICC Venue and the Additional ICC Venues (if applicable). Registrants will not be separately notified of the ballot results.
7. Immediately after the balloting, the registrants shall proceed to select the specified residential properties in the following manner:-
- (a) Registrants shall **personally** select one (1) specified residential property which is still available at the time of selection in the order of priority according to the “ballot result sequence” and in an orderly manner and within reasonable time.
 - (b) After a registrant has successfully selected one (1) specified residential property in accordance paragraph 7(a) above, the registrant shall **personally** enter into preliminary agreement for sale and purchase of the selected specified residential property. Before entering into the preliminary agreement for sale and purchase in respect of the selected specified residential property, the registrant may request the Vendor on spot to add his/her **close relative(s)** as joint purchaser(s) in accordance with the requirements specified under paragraph 11 below.

Section (III) - General Provisions

8. The following apply to registration:-
- (a) Each individual (whether alone or jointly with others) shall only be registered under one valid Registration of Intent. Duplicated registration will not be accepted. Registration by company will not be accepted.
 - (b) The Registration of Intent is personal to the registrant and shall not be transferable.
 - (c) The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties.

- (d) In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in the balloting and whether a Registration of Intent is valid and should be included in balloting.

9. Arrangement on cashier order(s):-

- (a) The cashier order(s) submitted will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). Unless otherwise specified, the balance of the preliminary deposit for the purchase of the specified residential property(ies) may be paid by personal cheque(s) upon signing of the preliminary agreement for sale and purchase.
- (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, the unused cashier order(s) will be available for collection by the registrant (or his/her/their/its authorized person) at the ICC Venue immediately after the balloting mentioned in paragraph 6 above till 8:00 p.m. on the first date of sale and on 9 February 2018 (2:00 p.m. to 8:00 p.m.). The registrant must bring along his/her/their 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 unused cashier order(s) is/are collected by authorized person), the original receipt(s) of 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.

10. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

11. 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) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, such registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement 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).

12. After the completion of the balloting 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 properties to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, 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 and there is no restriction on choosing “BSD Flexible Payment Plan (E1)” under the relevant price list(s) for the Phase for the selected specified residential property(ies).

13. The Vendor reserves the right to close the ICC Venue and (if applicable) the Additional Venues at any time if all the specified residential properties have been sold out.

14. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued on any date on which the Registration of Intent may be submitted and/or the first date of the sale, then, for the safety of the registrants and the maintenance of order at the ICC Venue and/or (if applicable) the Additional Venues, the Vendor reserves its absolute right to change the date(s) and/or time (including the closing date and/or time) for submission of Registration of Intent and/or the check-in timeslot for each group 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 ICC Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted by the Vendor on the website (www.stbarths.com.hk/p1) designated by the Vendor for the Phase. Registrants will not be notified separately of the arrangement.

On 9 February 2018 and thereafter:

15. 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 properties to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, 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 and there is no restriction on choosing “BSD Flexible Payment Plan (E1)” under the relevant

price list(s) for the Phase for the selected specified residential property(ies).

16. The Vendor reserves the right to close the ICC Venue at any time if all the specified residential properties have been sold out, provided that the ICC Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 9(b) above.
17. If the Vendor postpones the first date of the sale to such other date pursuant to paragraph 14 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 8:00 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 ICC Venue, the Vendor reserves its absolute right to close the ICC Venue. Details of the arrangement will be posted by the Vendor on the website (www.stbarths.com.hk/p1) designated by the Vendor for the Phase.

2018年2月8日(下稱「出售首天」):

第(I)部分 - 遞交購樓意向登記

1. 以抽籤方式決定選擇指明住宅物業的次序。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。
2. 登記人在 2018 年 2 月 8 日於辦公時間內(即上午 11 時至下午 1 時)到 ICC 會場遞交：
 - (a) 一份已填妥及登記人簽署的購樓意向登記；
 - (b) 購樓意向登記須附有一張本票，本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」。
 - (c) 登記人的香港身份證／護照。

遞交購樓意向登記截止時間為 2018 年 2 月 8 日下午 1 時。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本段的程序後將會獲得一張購樓意向登記的收據。

3. 為免存疑，賣方現宣佈所有於 2018 年 1 月 27 日中午 12 時或之前遞交予賣方的有效購樓意向登記(如有)變成無效及不會被納入抽籤。

第(II)部分 - 銷售程序

4. 為讓賣方核實登記人身份，登記人須於出售首天下午 2 時 30 分至下午 2 時 45 分(下稱「報到時段」)內親身攜同其香港身份證／護照正本及有效的購樓意向登記收據正本，到達 ICC 會場。賣方可基於流程、效率、方便、安全及／或其他便利抽籤程序的原因使用香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂及／或 10 樓及／或 21 樓(以下統稱「外加 ICC 會場」)以容納部份登記人，並於 ICC 會場及外加 ICC 會場作出適當的公布，指示登記人前往外加 ICC 會場。於「報到時段」以外的時間才到達 ICC 會場或(如賣方指示)外加 ICC 會場的登記人將不享有參與抽籤的資格。登記人如在抽籤進行期間或等候選購指明住宅物業時中途離開 ICC 會場及外加 ICC 會場(如賣方指示)將可能喪失參與選購指明住宅物業的資格及其優先次序將會立即變成無效。
5. 抽籤將於出售首天下午 2 時 45 分或之後於 ICC 會場進行。為了維持 ICC 會場秩序及／或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程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於 ICC 會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂。登記人將不獲另行通知該等修改。
6. 為抽籤的目的，每一份購樓意向登記可獲分配一個籌。賣方會將抽籤結果，包括「登記號碼」及「抽籤結果順序」於 ICC 會場及外加 ICC 會場(如適用)公布。登記人將不獲另行通知抽籤結果。
7. 抽籤完結後，登記人須根據下述方式揀選指明住宅物業：
 - (a) 登記人須根據「抽籤結果順序」有秩序地及於合理時間內親身揀選一個於當時仍可供揀選的指明住宅物業。
 - (b) 登記人根據上述第(7)(a)段成功選擇一個指明住宅物業後，須就已選擇的指明住宅物業親身簽署臨時買賣合約。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 11 段的規定即時向賣方要求加入其近親以共同簽署臨時買賣合約。

第(III)部分 - 一般程序

8. 以下條款適用於登記：
- (a) 每一個人 (不論單獨或與他方聯名)只可登記於一份有效的購樓意向登記。重複的登記將不會被接受。不接受以公司名義登記。
 - (b) 購樓意向登記只適用於登記人本人及不能轉讓。
 - (c) 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。
 - (d) 如有爭議，賣方保留權利決定登記人是否有資格參與抽籤及購樓意向登記是否有效及是否應被納入抽籤。
9. 關於本票的安排：
- (a) 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。除非另有訂明，購買指明住宅物業的臨時訂金的餘額可於簽署臨時買賣合約時以支票支付。
 - (b) 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，可於上述第 6 段提及的抽籤完結後至出售首天晚上 8 時及於 2018 年 2 月 9 日下午 2 時至晚上 8 時親臨 ICC 會場辦理取回未使用的本票。登記人必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)、購樓意向登記的收據正本及(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。
10. 如抽籤結果有任何錯誤或遺漏，賣方毋須向登記人承擔任何責任。
11. 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及購買 **1個**指明住宅物業：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。
12. 當抽籤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。為免疑問，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，亦沒有限制買方為其已揀選的指明住宅物業選擇期數的相關價單中的「(E1) BSD 靈活付款計劃」。
13. 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 ICC 會場及(如適用)外加會場。
14. 如在可遞交購樓意向登記的任何一天／或出售首天的任何時間內，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 ICC 會場及／或(如適用)外加會場的秩序，賣方保留絕對權力更改遞交購樓意向登記的日期及／或時間(包括截止日期及／或時間) 及／或抽籤的日期及／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 ICC 會場及／或(如適用)外加會場。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址(www.stbarths.com.hk/p1)公布。登記人將不獲另行通知。

2018年2月9日起：

15. 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。為免疑問，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，亦沒有限制買方為其已揀選的指明住宅物業選擇期數的相關價單中的「(E1) BSD 靈活付款計劃」。
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 ICC 會場，惟 ICC 會場會於上述第 9(b)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 14 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 8 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 ICC 會場的秩序，賣方保留絕對權力關閉 ICC 會場。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址(www.stbarths.com.hk/p1)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

Date of Issue:

2 February 2018

發出日期：

2018 年 2 月 2 日

^ Remarks: Towers 1 – 3 Sandalwood Court, Towers 1 – 2 Cedar Court and Towers 1 – 2 Maple Court of the residential development in Phase 1 is called “St. Barths”.

^ 備註：期數中住宅發展項目的 Sandalwood Court 第 1 座至第 3 座、Cedar Court 第 1 座及第 2 座及 Maple Court 第 1 座及第 2 座稱為「雲海」。