

Information on Sales Arrangements

Sales Arrangements No. 18
銷售安排第 18 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 15 March 2018 由 2018 年 3 月 15 日起
Time of the Sale: 出售時間：	<p><u>On 15 March 2018 (the “First Date of Sale”):</u> From 3:00 p.m. to 7:00 p.m.</p> <p><u>On 16 March 2018 and thereafter :</u> From 11:00 a.m. to 7:00 p.m.</p> <p><u>2018 年 3 月 15 日 (「出售首日」) :</u> 由下午 3 時 至晚上 7 時</p> <p><u>2018 年 3 月 16 日及之後 :</u> 由上午 11 時 至晚上 7 時</p>
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	10
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 flat(s) in Tower 1 (Amber House) 以下在第 1 座 (Amber House) 的單位： 6B, 6F, 15H, 18D, 19A.</p> <p>The following flat(s) in Tower 2 (Emerald House) 以下在第 2 座 (Emerald House) 的單位： 8A, 15A, 15F, 17C, 17D.</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： <ol style="list-style-type: none"> 1. General provisions: 一般規定： <ol style="list-style-type: none"> 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。

1.4 “Family member”, in relation to an individual, means a spouse, parent, child, sibling, grandparent or grandchild of the individual 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.

「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，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「親屬」之關係的決定為最終決定。

2. First come first served, subject to the following provisions.
以先到先得形式發售，以下條款另有規定除外。

3. First Date of Sale:
出售首日：

3.1 On the First Date of Sale, all “Intended Purchaser” shall (personally or through a duly authorized attorney) attend the Sales Office between 3:00 p.m. and 3:45 p.m. on the First Date of Sale (the “**Attendance Registration Period**”). An “Intended Purchaser”:
於出售首日，所有「欲購人士」須（親身或透過妥為授權之受權人）於出售首日下午3時至下午3時45分（「**報到時段**」）來臨售樓處。「欲購人士」：

(a) can be a person; or
可以為一名人士；或

(b) can comprise more than one person if each such person is a family member of any other such person
由多於一名人士組成，如每一該等人士皆為任何另一該等人士之親屬

Provided That any person may at most constitute or be included in one “Intended Purchaser” only.

唯任何一名人士只可構成或被包括入一名欲購人士。

3.2 Each Intended Purchaser shall indicate the number of specified residential property(ies) intended to select by that Intended Purchaser (“**Indicated No.**”). An Intended Purchaser whose Indicated No. is larger will have a higher priority of selection of specified residential properties than an Intended Purchaser whose Indicated No. is smaller. Balloting will be used to determine the order of priority of selection of specified residential properties among the Intended Purchasers having the same Indicated No.

每一欲購人士須表明其意欲揀選之指明住宅物業數目（「**表明數目**」）。表明數目較大之欲購人士將比表明數目較小之欲購人士享有較優先次序揀選指明住宅物業。表明數目相同之欲購人士間之揀選指明住宅物業優先次序以抽籤決定。

3.3 Intended Purchasers shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority determined as aforesaid. An

Intended Purchaser must select such number of specified residential property(ies) which is not less than the Indicated No. of that Intended Purchaser. Where an Intended Purchaser is, for whatever reason, not able to make such a selection, that Intended Purchaser will cease to be eligible to select any specified residential property in accordance with the priority determined as aforesaid. Provided That where it is the turn of an Intended Purchaser to select specified residential property(ies) the number of available specified residential property(ies) is smaller than the Indicated No. of that Intended Purchaser, that Intended Purchaser may select all such available specified residential property(ies).

欲購人士根據按上文決定之優先次序揀選當時仍可供選擇的指明住宅物業。一欲購人士必須揀選為數不少於其表明數目之指明住宅物業。若一欲購人士因任何原因未能作如此揀選，該欲購人士即失去按上文決定之優先次序揀選指明住宅物業之資格，唯如輪到一欲購人士揀選指明住宅物業時餘下可供揀選之指明住宅物業少於該欲購人士之表明數目，該欲購人士可揀選所有該等指明住宅物業。

3.4 The purchaser of a specified residential property selected by an Intend Purchaser shall be: 欲購人士揀選的指明住宅物業之買方須為：

(a) that Intended Purchaser or any one or more persons comprising that Intended Purchaser;

該欲購人士或組成該欲購人士之任何一或多位人士；

(b) that Intended Purchaser or any one or more persons comprising that Intended Purchaser together with one or more family members of that Intended Purchaser (or any one or more persons comprising that Intended Purchaser) whom that Intended Purchaser requests the Vendor on spot to add as joint purchaser(s).

該欲購人士或組成該欲購人士之任何一或多位人士連同該欲購人士即場向賣方要求加入作為聯名買方之欲購人士（或組成該欲購人士之任何一或多位人士）之一位或多位親屬。

3.5 After the completion of the selection of specified residential properties as aforesaid, the sale of any remaining specified residential properties will be on a first come first served basis. Each person arriving at the Sales Office after the expiry of the Attendance Registration Period but at or before 5:00 p.m. on the First Date of Sale (the “**Specified Time**”) will be deemed to have arrived at the Sales Office at the Specified Time and balloting will be used to determine the order of priority of selection of specified residential properties among them. 完成上述揀樓後，尚餘之指明住宅物業將以先到先得形式發售。每一於報到時段後但於出售首日下午5時（「**指明時間**」）或前到達售樓處之人士將被視作同於指明時間到達售樓處，而該等人士之間揀選指明住宅物業的優先次序將以抽籤決定。

4. 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 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 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。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，均不保證該人士能購得任何指明住宅物業，敬希注意。
- (b) For safety 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 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).
為保障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。
- (c) The Vendor shall not be responsible to any person 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，賣方無須向任何人士承擔任何責任。

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：

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

九龍旺角彌敦道750號始創中心9樓

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