

<b>Name of the Development:</b> <b>發展項目名稱：</b>	The Met. Acappella 薈薈
<b>Date of the Sale:</b> <b>出售日期：</b>	17 November 2017 and thereafter 2017 年 11 月 17 日及其後
<b>Time of the Sale:</b> <b>出售時間：</b>	On 17 November 2017: From 12:00 noon to 11:30 p.m. 2017 年 11 月 17 日: 中午十二時至晚上十一時三十分  From 18 November 2017 and thereafter: From 12:00 noon to 8:00 p.m. 2017 年 11 月 18 日及其後: 中午十二時至晚上八時
<b>Place where the sale will take place:</b> <b>出售地點：</b>	Shop 2B-Shop 2C and Portion of Corridor Area on 2/F, Manson House, 74-78 Nathan Road, Tsim Sha Tsui, Hong Kong (“Designated Venue”) 香港尖沙咀彌敦道 74-78 號文遜大廈 2 樓 2B- 2C 號舖及 2 樓部份走廊(「指定會場」)
<b>Number of specified residential properties that will be offered to be sold:</b> <b>將提供出售的指明住宅物業的數目：</b>	405 104
<b>Description of the residential properties that will be offered to be sold:</b> <b>將提供出售的指明住宅物業的描述：</b>	The following units in Wing 1 (Unit/Floor): Unit A01, A02, A03, A05, A06, A07, A08, A09 on 11 <sup>th</sup> Floor Unit D01, D02, D03, D05, D06, D07, D08 on 11 <sup>th</sup> Floor Unit A01, A02, A03, A05, A06, A07, A08, A09 on 10 <sup>th</sup> Floor Unit D01, D02, D03, D05, D06, D07, D08 on 10 <sup>th</sup> Floor Unit A01, A02, A03, A05, A06, A07, A08, A09 on 9 <sup>th</sup> Floor Unit D01, D02, D03, D05, D06, D07, D08 on 9 <sup>th</sup> Floor Unit A01, A02, A03, A05, A06, A07, A08, A09 on 7 <sup>th</sup> Floor Unit D01, D02, D03, D05, D06, D07, D08 on 7 <sup>th</sup> Floor Unit A01, A02, A03, A05, A06, A07, A08, A09 on 6 <sup>th</sup> Floor Unit D01, D02, D03, D05, D06, D07, D08 on 6 <sup>th</sup> Floor Unit A01, A02, A03, A05, A06, A07, A08, A09 on 5 <sup>th</sup> Floor Unit D01, D02, D03, D05, D06, D07, D08 on 5 <sup>th</sup> Floor Unit A01, A02, A03, A05, A06, A07, A08, A09 on 2 <sup>nd</sup> Floor

Unit D01, D02, D03, D05, D06, D07, D08 on 2<sup>nd</sup> Floor

以下在 1 翼的單位 (樓層/單位):

11 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位

11 樓 D01, D02, D03, D05, D06, D07, D08 單位

10 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位

10 樓 D01, D02, D03, D05, D06, D07, D08 單位

9 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位

9 樓 D01, D02, D03, D05, D06, D07, D08 單位

7 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位

7 樓 D01, D02, D03, D05, D06, D07, D08 單位

6 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位

6 樓 D01, D02, D03, D05, D06, D07, D08 單位

5 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位

5 樓 D01, D02, D03, D05, D06, D07, D08 單位

2 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位

2 樓 D01, D02, D03, D05, D06, D07, D08 單位

**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:**

**Part (I) : Overview**

The sale of the specified residential properties will be divided into three (3) rounds on the First Date of the Sale (17 November 2017).

Round	Eligible Purchasers	Specified residential properties that will be offered to be sold in this Round	Number of specified residential properties that shall be purchased by each purchaser
1	Registration of Intent (A) Registrants (Group A Registrants)	<p>Designated Units: The following units in Wing 1 (Unit/Floor): Unit A01, A02, A03, A05, A06, A07, A08, A09 on 10<sup>th</sup> Floor; Unit D01 on 10<sup>th</sup> Floor; Unit A01, A02, A03, A05, A06, A07, A08, A09 on 9<sup>th</sup> Floor; Unit D01 on 9<sup>th</sup> Floor; Unit A01, A02, A03, A05, A06, A07, A08, A09 on 7<sup>th</sup> Floor; Unit D01 on 7<sup>th</sup> Floor</p> <p>Restricted Units: The following units in Wing 1 (Unit/Floor): Unit D02, D03, D05, D06, D07,</p>	<p>At least two (2) but not more than four (4) subject to the following requirement: For each Restricted Unit selected and purchased by a Group A Registrant, that Group A Registrant must also select and purchase the same number of Designated Unit at the same time. For example, a Group A Registrant can select and purchase:</p> <p>a) One (1) Designated Unit and one (1) Restricted Unit; or b) Two (2) Designated Units with not more than two (2) Restricted Unit(s) or without any Restricted Unit; or c) Three (3) Designated Units with</p>

		D08 on 10 <sup>th</sup> Floor Unit D02, D03, D05, D06, D07, D08 on 9 <sup>th</sup> Floor Unit D02, D03, D05, D06, D07, D08 on 7 <sup>th</sup> Floor	one Restricted Unit or without any Restricted Unit; or d) Four (4) Designated Units.
2	Registration of Intent (B) Registrants (Group B Registrants)	All unsold Designated Units, unsold Restricted Units after completion of Round 1 and the following units: The following units in Wing 1 (Unit/Floor): Unit A01, A02, A03, A05, A06, A07, A08, A09 on 11th Floor Unit D01, D02, D03, D05, D06, D07, D08 on 11th Floor Unit A01, A02, A03, A05, A06, A07, A08, A09 on 6th Floor Unit D01, D02, D03, D05, D06, D07, D08 on 6th Floor Unit A01, A02, A03, A05, A06, A07, A08, A09 on 5th Floor Unit <del>D01</del> , D02, D03, D05, D06, D07, D08 on 5th Floor Unit A01, A02, A03, A05, A06, A07, A08, A09 on 2nd Floor Unit D01, D02, D03, D05, D06, D07, D08 on 2nd Floor	Not more than two (2).
3	Any other persons interested in purchasing the specified residential properties.	All remaining units after completion of Round 2, if any.	No restriction.

**Part (II) : Registration**

The Registration of Intent (A) and Registration of Intent (B) (in the form prescribed by the Vendor) (collectively “Registration of Intent”) are distributed at Shop 2B -Shop 2C and Portion of Corridor Area on 2/F., Manson House, 74-78 Nathan Road, Tsim Sha Tsui, Hong Kong (“Registration Office”) before the Deadline of Submission (as defined hereunder).

Persons interested in purchasing the specified residential properties shall submit the following to the Registration Office before 2 p.m. on 16 November 2017 (“Deadline of Submission”). A person / persons who has / have validity submitted a Registration of Intent shall herein be referred as a “Registrant”. Each Registrant will be allocated a Registration Number.

Group A Registrants (Registrants interested in purchasing at least two (2) but not more than four (4) specified residential properties, subject to the requirement set out in Part I)

- The Registration of Intent (A) duly completed and signed by the Registrant;
- Copy of the Identity Card / Passport of the Registrant(s),
- Two (2) to four (4) cashier orders (the number of cashier order shall be equal to the number of specified residential properties which the Registrant is interested in purchasing). Each cashier order shall be in the sum of HK\$100,000 and made payable to 'BAKER & MCKENZIE'.

A Group A Registrant shall be one or more individual(s). No bodies corporate, unincorporated associations and partnerships will be accepted as a Group A Registrant.

Each Group A Registrant can submit one (1) Registration of Intent (A) and one (1) Registration of Intent (B).

Group B Registrants (Registrants interested in purchasing not more than two (2) specified residential properties)

- The Registration of Intent (B) duly completed and signed by the Registrant;
- Copy of the Registrant(s)' Identity Card / Passport if the Registrant(s) is / are individual(s) or
- Copy of the Business Registration Certificate, document(s) filed at the Companies Registry showing the current list of director(s) of the Registrant and copy of Identity Card / Passport of the director signing the Registration of Intent on behalf of the Registrant, if the Registrant is a limited company incorporated in Hong Kong;
- One (1) to two (2) cashier order(s) (the number of cashier order shall be equal to the number of specified residential properties which the Registrant is interested in purchasing). Each cashier order shall be in the sum of HK\$100,000 and made payable to 'BAKER & MCKENZIE'.

A Group B Registrant can either be individual(s) or a limited company incorporated in Hong Kong.

Each Group B Registrant can submit one (1) Registration of Intent (B) and one (1) Registration of Intent (A).

General Terms of Registration

The Registration of Intent does not constitute any specific expression of intent to purchase any particular specified residential property or the seeking of any such expression of intent. Any specific expression of intent to purchase a particular specified residential property made in the Registration of Intent will be rejected by the Vendor.

The Registration of Intent is not transferrable.

The Registration of Intent will be verified by the Vendor and the Vendor shall have the absolute right to determine whether a Registration of Intent is validly submitted.

The order of submission of Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties.

### **Part (III) : Ballot**

After the Deadline of Submission, balloting will be used to determine the order of priority to select and purchase the specified residential properties.

The Registrants will be divided into two (2) groups for balloting to determine the order of selection of specified residential properties. Every validly submitted Registration of Intent will be allotted one Check-In Time Slot after the balloting.

The ballot results (that is, the Registration Number and its corresponding sequence in selecting the specified residential properties) (“Ballot Result Sequence”) and the time for attending the Designated Venue (as defined hereunder) to select the specified residential properties (“Check-In Time Slot”) will be posted at the Registration Office from 6 p.m. on 16 November 2017 to 8 p.m. on 16 November 2017. The Registrants will not be notified of the ballot results separately.

The Vendor shall not be responsible to the Registrants for any error or omission in the Ballot.

### **Part IV : Check-In**

The Registrants shall attend Shop 2B-Shop 2C and Portion of Corridor Area on 2/F, Manson House, 74-78 Nathan Road, Tsim Sha Tsui, Hong Kong (“Designated Venue”) at the relevant Check-In Time Slot.

The Registrants shall bring along the following when attending the Designated Venue at the relevant Check-In Time Slot for the Vendor’s verification.

- Original Receipt of Registration of Intent;
- Copy of the Registrant’s Identity Card / Passport if the Registrant(s) is / are individual(s) or
- (For Group B Registrant only) Copy of the Business Registration Certificate, document(s) filed at the Companies Registry showing the current list of director(s) of the Registrant and copy of Identity Card / Passport of the director signing the Registration of Intent on behalf of the Registrant, if the Registrant(s) is a limited company incorporated in Hong Kong;

Registrant who arrives at the Designated Venue later than the relevant Check-In Time Slot shall not be eligible to participate in the selection of the specified residential properties in the relevant Round.

### **Part V : Selection and Purchase**

The selection and purchase of the specified residential properties will be divided into three (3) rounds.

#### **Round 1 (For Group A Registrants only)**

Subject to the requirement set out in Part I, each Group A Registrant may select and purchase at least two (2) but not more than four (4) specified residential properties in accordance with the Ballot Result Sequence and shall do so in an orderly manner and within reasonable time.

The Group A Registrant who has selected at least two (2) but not more than four (4) specified residential properties shall on spot enter into preliminary agreement(s) for sale and purchase in respect of the selected specified residential properties with the Vendor.

The preliminary agreement for sale and purchase of at least one (1) of the selected specified residential properties (regardless of whether it is a Designated Unit or a Restricted Unit) shall be entered into by the Group A Registrant (whether with or without Relative). If the Group A Registrant comprises more than one individual, that preliminary agreement for sale and purchase shall be entered into by each individual comprising the Group A Registrant.

Provided that a Group A Registrant has entered into a preliminary agreement for sale and purchase of at least one (1) of the selected specified residential properties with the Vendor, the preliminary agreement for sale and purchase of the other selected specified residential property / properties can be entered into by the Group A Registrant himself, or by any one individual comprising the Group A Registrant, or by any one individual comprising the Group A Registrant together with a Relative / Relatives of a Group A Registrant, or only by a Relative / Relatives of a Group A Registrant.

“Relative” / “Relatives” of a Group A Registrant shall mean a parent, spouse, sibling or child of and nominated by the Group A Registrant. If the Group A Registrant comprises more than one individual, Relative / Relatives shall mean the parent, spouse, sibling or child of and nominated by any one individual comprising the Group A Registrant. The Group A Registrant must provide supporting documents to the Vendor to prove the relationship(s). The Vendor’s determination as to whether to accept the supporting documents as proof of such a relationship shall be final. The Group A Registrant and the Relative / Relatives who have signed the preliminary agreement for sale and purchase with the Vendor shall be collectively referred as the “Group A Purchaser” hereunder.

If for any reason that Group A Registrant (and / or the Relative / Relatives, as the case may be) fails to enter into preliminary agreement for sale and purchase for at least two of the selected specified residential properties or fails to meet the requirement set out in Part I, the Vendor shall have no obligation to enter into any preliminary agreement for sale and purchase in respect of the selected specified residential properties and that Group A Registrant will not be eligible to select any other specified residential properties again in Round 1.

After the signing of the preliminary agreement for sale and purchase, the cashier order submitted by the Group A Registrant will be used to settle part of the preliminary deposit payable by the relevant Group A Purchaser pursuant to the preliminary agreement for sale and purchase. That Group A Purchaser shall on spot pay the balance of the preliminary deposit by cashier order or cheque. Failure to pay the balance of the preliminary deposit by the Group A Purchaser in respect of any preliminary agreement for sale and purchase shall be deemed as that Group A Registrant failing to enter into preliminary agreement for sale and purchase for all the selected specified residential properties, the Vendor shall have no obligation to enter into preliminary agreement for sale and purchase and that Group A Registrant will not be eligible to select any other specified residential properties again in Round 1.

Round 1 will end when all the Designated Units have been selected or are not selected within a reasonable time as determined by the Vendor at its discretion.

All unsold Designated Units, unsold Restricted Units and other specified residential properties will be made available for selection and purchase by Group B Registrants in Round 2.

Round 2 (For Group B Registrants only)

Round 2 commences after completion of Round 1.

Each Group B Registrant may select and purchase not more than two (2) specified residential properties in accordance with the Ballot Result Sequence and shall do so in an orderly manner and within reasonable time.

The Group B Registrant who has selected a specified residential property shall on spot enter into preliminary agreement for sale and purchase in respect of the selected specified residential property with the Vendor. If the Group B Registrant comprises more than one individual, that preliminary agreement for sale and purchase shall be entered into by each individual comprising the Group B Registrant.

(For individual Registrant only) If the Group B Registrant has selected two (2) specified residential properties, the preliminary agreement for sale and purchase of at least one (1) of the selected specified residential properties shall be entered into by the Group B Registrant (whether with or without Relative). The preliminary agreement for sale and purchase of the other selected specified residential property can be entered into by the Group B Registrant himself, or by any one individual comprising the Group B Registrant, or by any one individual comprising the Group B Registrant together with a Relative / Relatives of a Group B Registrant, or only by a Relative / Relatives of a Group B Registrant.

“Relative” / “Relatives” of a Group B Registrant shall mean a parent, spouse, sibling or child of and nominated by the Group B Registrant. If the Group B Registrant comprises more than one individual, Relative / Relatives shall mean the parent, spouse, sibling or child of and nominated by any one individual comprising the Group B Registrant. The Group B Registrant must provide supporting documents to the Vendor to prove the relationship(s). The Vendor’s determination as to whether to accept the supporting documents as proof of such a relationship shall be final. The Group B Registrant and the Relative / Relatives who have signed the preliminary agreement for sale and purchase with the Vendor shall be collectively referred as the “Group B Purchaser” hereunder.

If the Group B Registrant is a company incorporated in Hong Kong, the preliminary agreement for sale and purchase of the selected specified residential property / properties shall be entered into by that company itself.

If the Group B Registrant has selected two (2) specified residential properties and for any reason he fails to enter into preliminary agreement for sale and purchase for at least one (1) of the selected specified residential properties, the Vendor shall have no obligation to enter into any preliminary agreement for sale and purchase in respect of the selected specified residential properties and that Group B Registrant will not be eligible to select any other specified residential properties again in Round 2.

After the signing of the preliminary agreement for sale and purchase, the cashier order submitted by the Group B Registrant will be used to settle part of the preliminary deposit payable by the relevant Group B Purchaser pursuant to the preliminary agreement for sale and purchase. That Group B

Purchaser shall on spot pay the balance of the preliminary deposit by cashier order or cheque. Failure to pay the balance of the preliminary deposit by that Group B Purchaser in respect of any preliminary agreement for sale and purchase shall be deemed as that Group B Registrant failing to enter into preliminary agreement for sale and purchase for all the selected specified residential properties, the Vendor shall have no obligation to enter into any preliminary agreement for sale and purchase and that Group B Registrant will not be eligible to select any other specified residential property again in Round 2.

Round 2 will end when all the specified residential properties have been selected or are not selected within a reasonable time as determined by the Vendor at its discretion.

All remaining specified residential properties will be made available for selection and purchase by any persons interested in purchasing the specified residential properties in Round 3.

Round 3 and thereafter (For any other purchasers)

Round 3 commences after completion of Round 2.

The remaining specified residential properties (if any) will be sold on a first come first served basis to any person interested in purchasing. If during this round, there are more than one person at the Designated Venue who are interested in purchasing specified residential properties, balloting will be used to determine the order of priority for purchasing specified residential properties that will be offered to be sold. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential property to any person interested in purchasing by any method (including balloting). 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. The Vendor reserves the right to close the Designated Venue at any time if all the specified residential properties have been sold out.

Matters pertaining to Selection and Purchase

The Vendor reserves the right to adjust the time of selection of specified residential properties in accordance with the progress of selection and purchase or the carrying out of other procedures.

The Vendor reserves the right to close the Designated Venue at any time if all specified residential properties have been sold out.

If a Registrant has not purchased any specified residential properties, he shall bring along the original Receipt of Registration of Intent, copy of the Registrant's Identity Card / Passport (if the Registrant is an individual) or copy of the Registrant's Business Registration Certificate and company chop (if the Registrant is a limited company) to the Registration Office to collect the unused cashier order during such period of time to be announced by the Vendor. If the Registrant shall authorize another person to collect the cashier order, the authorized person shall bring along the original Receipt of Registration of Intent, copy of the Registrant's Identity Card / Passport (if the Registrant is an individual) or copy of the Registrant's Business Registration Certificate and company chop (if the Registrant is a limited company) together with the original Letter of Authorisation for Collection of



Unused Cashier Order duly signed by the Registrant in the form prescribed by the Vendor and a copy of the authorized person's Identity Card / Passport to the Registration Office to collect the unused cashier order during such period of time to be announced by the Vendor.

If the No. 8 or higher Tropical Cyclone Warning Signal is hoisted, or the Black Rainstorm Warning Signal is issued, by the Hong Kong Observatory at any time on the date of the Deadline of Submission, or prior to or during the Time of the Sale on the Date of Sale, then, for the safety of the Registrants and the maintenance of order at the Registration Office and the Designated Venue, the Vendor reserves its absolute right to postpone, extend or change the date or time for the Deadline of Submission, the Date of Sale, Check-In Time Slot and / or the place of the Designated Venue. Details of the arrangement will be announced by the Vendor on the website (<http://www.themet.com.hk/acappella/>) designated by the Vendor for the Development. The Registrants will not be notified separately of the arrangement.

In this Information on Sales Arrangements, the masculine gender shall include the feminine and neuter and the singular number shall include the plural and vice versa.

**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：**

### **第 I 部分：摘要**

於出售首日(2017 年 11 月 17 日)指明住宅物業將會分三節出售

節	適用的買方	將在該節提供出售的指明住宅物業	每位買方應購買的指明住宅物業數目
1	購樓意向登記 (A) 的登記人士 (A 組登記人)	<p>特選單位：            以下在 1 翼的單位 (樓層/單位):            10 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位;            10 樓 D01 單位;            9 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位;            9 樓 D01 單位;            7 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位;            7 樓 D01 單位</p> <p>受限單位：            以下在 1 翼的單位 (樓層/單位):            10 樓 D02, D03, D05, D06, D07, D08 單位;            9 樓 D02, D03, D05, D06, D07, D08 單</p>	<p>最少兩個但不多於四個指明住宅物業，並受以下條件所限：            A 組登記人每揀選一個受限單位，必須同時揀選一個特選單位。舉例，A 組登記人可購買的組合如下：</p> <p>a) 一個特選單位及一個受限單位            b) 兩個特選單位及不多於兩個受限單位或不選購受限單位            c) 三個特選單位及一個受限單位或不選購受限單位            d) 四個特選單位</p>

		位; 7 樓 D02, D03, D05, D06, D07, D08 單位	
2	購樓意向登記 (B) 的登記人士 (B 組登記人)	第一節終止後未售出之特選單位、未售出之受限單位及以下的單位: 以下在 1 翼的單位 (樓層/單位): 11 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位; 11 樓 D01, D02, D03, D05, D06, D07, D08 單位; 6 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位; 6 樓 D01, D02, D03, D05, D06, D07, D08 單位; 5 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位; 5 樓 <del>D01</del> , D02, D03, D05, D06, D07, D08 單位; 2 樓 A01, A02, A03, A05, A06, A07, A08, A09 單位; 2 樓 D01, D02, D03, D05, D06, D07, D08 單位	不多於兩個
3	任何有意欲購買指明住宅物業的人士	第二節終止後餘下的單位，如有。	沒有限制

## 第 II 部分：登記

「購樓意向登記 (A)」，「購樓意向登記 (B)」(根據賣方擬定的表格)(統稱“購樓意向登記”)於最後登記期限 (其定義見下文)前於香港尖沙咀彌敦道 74-78 號文遜大廈 2 樓 2B-2C 號舖及 2 樓部份走廊(“登記處”)派發。

欲購買指明住宅物業的人士須於 2017 年 11 月 16 日下午 2 時前(“最後登記期限”)將下述文件交回登記處。每位提交有效的「購樓意向登記」的人士(“登記人”)將獲編派一個登記號碼。

A 組登記人 (即欲購買兩個或以上但不多於四個指明住宅物業，並受第 I 部分之條件所限)

- 已填妥及由登記人簽署之「購樓意向登記 (A)」
- 登記人之身份證 / 護照副本
- 兩至四張本票 (遞交之本票數目必須與登記人欲購買的指明住宅物業的數目相同)。每本

票面額須為港幣 100,000 及抬頭人須為「貝克·麥堅時律師事務所」

A 組登記人須為一位或多位人士。法人團體，非法團性質組織，合夥人不會被接納為 A 組登記人。

每位 A 組登記人可提交一份「購樓意向登記 (A)」及一份「購樓意向登記 (B)」。

#### B 組登記人 (即欲購買一個或兩個指明住宅物業的登記人)

- 已填妥及由登記人簽署之「購樓意向登記 (B)」
- 登記人之身份證 / 護照副本，如登記人為個人
- 商業登記證書副本，已於公司註冊處登記之文件以顯示當時的董事名單，及代表登記人簽署「購樓意向登記」的董事的身份證 / 護照副本，如登記人為香港註冊成立的有限公司
- 一張或兩張本票(遞交之本票數目必須與登記人欲購買的指明住宅物業的數目相同)。本票面額須為港幣 100,000 及抬頭人須為「貝克·麥堅時律師事務所」

B 組登記人可為個人或在香港註冊成立的有限公司。

每位 B 組登記人可提交一份「購樓意向登記 (B)」及一份「購樓意向登記 (A)」。

#### 關於登記的一般條款

「購樓意向登記」並不構成對任何個別指明住宅物業的明確選擇購樓意向，亦不構成探求任何該等購樓意向。任何在「購樓意向登記」內作出明確選擇購買某指明住宅物業的購樓意向將被賣方拒絕。

「購樓意向登記」不可轉讓。

賣方將核實「購樓意向登記」並有絕對權利決定提交的「購樓意向登記」是否有效。

登記人遞交「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。

### **第 III 部分：抽籤**

登記期限過後，揀選及購買指明住宅物業的優先次序將以抽籤方式決定。

登記人會被分成兩個組別以抽籤方式決定揀選及購買指明住宅物業的優先次序。每一有效提交的「購樓意向登記」將獲編派一個「報到時段」。

抽籤結果 (即登記號碼及相關的揀選指明住宅物業的次序) (「抽籤結果順序」) 及登記人應到達指定會場揀選指明住宅物業的時段 (「報到時段」) 將於 2017 年 11 月 16 日下午 6 時至 2017

年 11 月 16 日下午 8 時張貼於登記處。登記人不會獲另行通知抽籤結果。

抽籤結果如有任何錯誤或遺漏，賣方均無須向登記人承擔責任。

#### **第 IV 部分：報到**

登記人須根據相關的報到時段到達香港尖沙咀彌敦道 74-78 號文遜大廈 2 樓 2B-2C 號舖及 2 樓部份走廊(“指定會場”)。

登記人於報到時段到達指定會場時，須帶同下述文件供賣方核實。

- 「購樓意向登記收據」正本
- 登記人之身份證 / 護照副本，如登記人為個人 或
- (祇適用於 B 組登記人) 商業登記證書副本，已於公司註冊處登記之文件以顯示當時董事名單，及代表登記人簽署「購樓意向登記」的董事的身份證 / 護照副本，如登記人為香港註冊成立的有限公司

登記人如於其相關報到時段過後才到達指定會場，將被取消於該節揀選指明住宅物業的資格。

#### **第 V 部分：揀選及購買**

揀選及購買指明住宅物業將分三節進行。

##### **第一節 (只供 A 組登記人)**

受第 I 部分所列條件所限，每位 A 組登記人可根據抽籤結果順序，在有秩序及使用合理的時間的情況下，揀選及購買最少兩個但不多於四個指明住宅物業。

揀選了最少兩個但不多於四個指明住宅物業的 A 組登記人，須即場與賣方就揀選的指明住宅物業簽署臨時買賣合約。

A 組登記人 (不論連同或不連同親屬) 最少要就一個揀選的指明住宅物業 (不論特選單位或受限單位) 簽署臨時買賣合約。如該 A 組登記人為多名人士，每一位登記人均須簽署該臨時買賣合約。

倘若 A 組登記人就揀選的指明住宅物業簽署了最少一份之臨時買賣合約，其他揀選的指明住宅物業之臨時買賣合約可由該 A 組登記人，或該 A 組登記人中任何一位，或該 A 組登記人中任何一位連同一名或多名 A 組登記人之親屬，或任何 A 組登記人之一名或多名親屬簽署。

A 組登記人之親屬指 A 組登記人提名之父母，配偶，兄弟姊妹或子女。如 A 組登記人多於一人，親屬則指其中一位 A 組登記人提名之父母，配偶，兄弟姊妹或子女。該 A 組登記人須出示文件證明該等關係。賣方是否接納該等文件作為親屬關係證明的決定為最終決定。簽署臨時

買賣合約之 A 組登記人及親屬統稱為「A 組買方」。

如因任何理由 A 組登記人（及 / 或親屬，視情況而定）未能就揀選的指明住宅物業簽署最少兩份臨時買賣合約，或不符合第 I 部分所列之條件，賣方將沒有責任就該 A 組登記人揀選之指明住宅物業簽署臨時買賣合約而該 A 組登記人將不能於第一節再揀選其他指明住宅物業。

簽署臨時買賣合約後，該 A 組登記人提交的本票將用作該 A 組買方根據臨時買賣合約應支付的部份臨時訂金。該 A 組買方須即場以本票或支票支付臨時訂金的餘額。如該 A 組買方未能就任何一份臨時買賣合約支付臨時訂金的餘額，將視為該 A 組登記人未能就所有已揀選的指明住宅物業簽署臨時買賣合約，賣方將沒有責任簽署臨時買賣合約而該 A 組登記人將不能於第一節再揀選其他指明住宅物業。

當所有特選單位被揀選或於賣方酌情決定的合理時間內未被全部揀選，第一節將會終止。

所有未售出的特選單位、未售出的受限單位及其它指明住宅物業，於第二節供 B 組登記人揀選及購買。

### 第二節 (只供 B 組登記人)

第二節於第一節終止後開始。

每位 B 組登記人可根據抽籤結果順序，在有秩序及使用合理的時間的情況下，揀選及購買不多於兩個指明住宅物業。

揀選了指明住宅物業的 B 組登記人，須即場與賣方就揀選的指明住宅物業簽署臨時買賣合約。如該 B 組登記人為多名人士，每一位登記人均須簽署該臨時買賣合約。

(祇適用於個人登記人) 如 B 組登記人揀選了兩個指明住宅物業，該 B 組登記人（不論連同或不連同親屬）最少要就一個揀選的指明住宅物業簽署臨時買賣合約。另一揀選的指明住宅物業之臨時買賣合約可由該 B 組登記人，或該 B 組登記人中任何一位，或該 B 組登記人中任何一位連同一名或多名 A 組登記人之親屬，或任何 B 組登記人之一名或多名親屬簽署。

B 組登記人之親屬指 B 組登記人提名之父母，配偶，兄弟姊妹或子女。如 B 組登記人多於一人，親屬則指其中一位 B 組登記人提名之父母，配偶，兄弟姊妹或子女。該 B 組登記人須出示文件證明該等關係。賣方是否接納該等文件作為親屬關係證明的決定為最終決定。簽署臨時買賣合約之 B 組登記人及親屬統稱為「B 組買方」。

如 B 組登記人為香港註冊成立的有限公司，其所揀選的指明住宅物業的臨時買賣合約須由該公司自行簽署。

如 B 組登記人揀選了兩個指明住宅物業但因任何理由該 B 組登記人未能就任何一個揀選的指明住宅物業簽署臨時買賣合約，賣方將沒有責任就該 B 組登記人揀選之指明住宅物業簽署臨時買賣合約而該 B 組登記人將不能於第二節再揀選其他指明住宅物業。

簽署臨時買賣合約後，該 B 組登記人提交的本票將用作該 B 組買方根據臨時買賣合約應支付的部份臨時訂金。該 B 組買方須即場以本票或支票支付臨時訂金的餘額。如該 B 組買方未能就任何一份臨時買賣合約支付臨時訂金的餘額，將視為該 B 組登記人未能就所有已揀選的指明住宅物業簽署臨時買賣合約，賣方將沒有責任簽署臨時買賣合約而該 B 組登記人將不能於第二節再揀選其他指明住宅物業。

當所有指明住宅物業被揀選或於賣方酌情決定的合理時間內未被全部揀選，第二節將會終止。

所有未售出之指明住宅物業，於第三節供任何有意欲購買指明住宅物業的人士揀選及購買。

### 第三節及其後(供任何人士)

第三節於第二節終止後開始。

所有未售出之指明住宅物業(如有)以先到先得形式供任何有意欲購買的人士揀選及購買。如於該節內，出售地點有多於一位人士有意購買指明住宅物業，將以抽籤決定購買所有提供出售的指明住宅物業的優先次序。如有任何爭議，賣方保留最終決定權自行分配任何指明住宅物業予任何有意欲購買的人士(包括抽籤)。以先到先得形式購買的買方(不論是個人或有限公司)，其所能購買的指明住宅物業的數目沒有限制。賣方保留權利在售出所有指明住宅物業後任何時間關閉指定會場。

### 關於揀選及購買的事項

賣方保留權利因應揀選及購買之進度和進行其他程序所需之時間調整揀選指明物業之時間。

賣方保留權利在售出所有指明住宅物業後任何時間關閉指定會場。

如登記人無購入任何指明住宅物業，登記人可於賣方公佈的時間內帶同「購樓意向登記收據」正本、登記人之身份證 / 護照副本 (如登記人為個人)，或公司商業登記證副本及公司印章 (如登記人為有限公司) 到登記處取回未使用的本票。如登記人授權他人取回本票，獲授權人士須帶同「購樓意向登記收據」正本、登記人之身份證 / 護照副本 (如登記人為個人)，或公司商業登記證副本及公司印章 (如登記人為有限公司)、由賣方擬定及登記人簽署的「取回未使用的本票的授權書」正本及獲授權人士之身份證 / 護照副本，於賣方公佈的時間內到登記處取回本票。

最後登記期限當日期間及 / 或出售日的出售時間開始前或出售時間期間，如香港天文台發出八號或以上熱帶氣旋警告信號，或黑色暴雨警告信號，為保障登記人安全及維持登記處及指定會場秩序，賣方有絕對權利延後、延長或改動最後登記期限、出售日、報到時段的日期、時間及 / 或指定會場的地點，詳情將於發展項目的網站 (<http://www.themet.com.hk/acappella/>) 公佈，登記人將不獲另行通知有關安排。

本銷售安排資料中，用詞如指男性，包括女性在內，用詞如屬單數字眼，包括複數在內，反之亦然。

**Arrangements relating to Vendor's temporary suspension of the sales of first-hand residential properties due to the No.8 or higher Tropical Cyclone Warning Signal and / or the Black Rainstorm Warning Signal on 17 November 2017 and thereafter**

Tropical Cyclone Warning Signal

When the No. 8 or higher Tropical Cyclone Warning Signal is hoisted by the Hong Kong Observatory before or during the Time of the Sale, the Vendor will temporarily suspend the offer to sell the residential properties in the Development and close the Place where the sale will take place during the period when that No. 8 or higher Tropical Cyclone Warning Signal is hoisted (and if it is cancelled or replaced by a No.3 Tropical Cyclone Warning Signal or below less than four (4) hours before the end of the Time of the Sale). The Vendor will resume to offer to sell the residential properties in the Development at the Place where the sale will take place as soon as practical on the same day when, or on the following day after, the No.8 or higher Tropical Cyclone Warning Signal is cancelled or replaced by a No.3 Tropical Cyclone Warning Signal or below.

Black Rainstorm Warning Signal

When the Black Rainstorm Warning Signal is issued by the Hong Kong Observatory before the Time of the Sale, the Vendor will temporarily suspend the offer to sell the residential properties in the Development and close the Place where the sale will take place during the period when that Black Rainstorm Warning Signal is issued (and if it is cancelled or replaced by a lower level alert less than four (4) hours before the end of the Time of the Sale). The Vendor will resume to offer to sell the residential properties in the Development at the Place where the sale will take place as soon as practical on the same day when, or on the following day after, the Black Rainstorm Warning Signal is cancelled or replaced by a lower level alert. If the Black Rainstorm Warning Signal is issued during the Time of the Sale, the Vendor will continue to offer to sell the residential properties in the Development at the Place where the sale will take place.

**2017年11月17日及其後，賣方由於八號或以上熱帶氣旋警告信號及/或黑色暴雨警告信號而暫停一手住宅物業銷售的相關安排**

### 熱帶氣旋警告信號

出售時間開始前或出售時間期間，如香港天文台發出八號或以上熱帶氣旋警告信號，賣方於該次八號或以上熱帶氣旋警告信號期間（及如該次熱帶氣旋警告信號取消或改為三號或較低的警告信號時距出售時間終止不足四（4）小時的），會暫停要約出售發展項目的一手住宅物業及關閉出售地點。賣方會在該次八號或以上熱帶氣旋警告信號取消或改為三號或較低的警告信號後的當天或之後一天根據實際情況在出售地點盡快恢復要約出售發展項目的一手住宅物業。

### 黑色暴雨警告信號

出售時間開始前，如香港天文台發出黑色暴雨警告信號，賣方於該次黑色暴雨警告信號期間（及如該次黑色暴雨警告信號取消或改為較低級別的暴雨警告信號時距出售時間終止不足四（4）小時的），會暫停要約出售發展項目的一手住宅物業及關閉出售地點。賣方會在該次黑色暴雨警告信號取消或改為較低級別的暴雨警告信號後的當天或之後一天根據實際情況在出售地點盡快恢復要約出售發展項目的一手住宅物業。如黑色暴雨警告信號於出售時間期間發出，賣方將繼續於出售地點要約出售發展項目的一手住宅物業。

**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:**

Please refer to the above method.

In case of any dispute, the Vendor reserves its absolute right to allocate the above residential properties to any person interested in purchasing by any method (including balloting).

**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：**

請參照上述方法。

如有任何爭議，賣方保留最終權利以任何方式(包括抽籤)分配上述住宅物業予任何有意購買的人士。

**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址可供公眾免費領取:**

Shop 2B-Shop 2C and Portion of Corridor Area on 2/F, Manson House, 74-78 Nathan Road, Tsim Sha Tsui, Hong Kong

香港尖沙咀彌敦道 74-78 號文遜大廈 2 樓 2B-2C 號舖及 2 樓部份走廊

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