

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.15
銷售安排第 15 號

Name of the Phase : 期數名稱 :	Phase 2 of St Martin Development ^ 雲滙發展項目第二期 ^
Date of the Sale : 出售日期 :	From 22 August 2018 由 2018 年 8 月 22 日起
Time of the Sale : 出售時間 :	<u>On 22 August 2018:</u> From 7:00 p.m. – 9:00 p.m. <u>From 23 August 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 8 月 22 日 :</u> 由下午 7 時至晚上 9 時 <u>由 2018 年 8 月 23 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 :	9
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 8 (Floor/Flat):</u> <u>以下在第8座的單位(樓層/單位) :</u> 3/F-A6, 15/F-A6 <u>The following units in Tower 9 (Floor/Flat):</u> <u>以下在第9座的單位(樓層/單位) :</u> 2/F-A1, 6/F-A1, 12/F-A1, 11/F-A2 <u>The following units in Tower 11 (Floor/Flat):</u> <u>以下在第11座的單位(樓層/單位) :</u> 5/F-B5, 7/F-B5, 10/F-B5
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 22 August 2018 ("the first date of the sale")</u> Balloting will be used to determine the order of priority in selecting the specified residential properties. Persons interested in purchasing any of the specified residential properties (" the registrant(s) ") must follow the procedures below:-

1. Subject to the following procedures, this balloting is open to all registrants to participate in, whether or not the registrant holds a valid Registration of Intent submitted to the Vendor prior to the first date of sale. For the avoidance of doubt, all valid Registrations of Intent previously submitted to the Vendor prior to the first date of sale will not be included in this balloting.
2. Registration slips will be distributed on the first day of sale from 2:00 p.m. to 7:30 p.m. at 11/F, International Commerce Centre, No.1 Austin Road West, Kowloon, Hong Kong (“**ICC Venue**”).
3. A registrant (if the registrant is a corporation, then **all of its directors**) must **personally** attend the ICC Venue and:-
 - (a) submit only one registration slip duly completed and signed by the registrant;
 - (b) the registration slip shall be accompanied with a cashier order in the sum of HK\$100,000 and made payable to “**MAYER BROWN JSM**”; and
 - (c) a copy of the registrant’s H.K.I.D. Card(s) / Passport(s) and (if applicable) copy of Business Registration Certificate

to the ICC Venue on the first date of sale from 7:00 p.m. to 7:30 p.m. (“**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 and/or posting notice(s) at the ICC Venue and the Additional ICC Venues. Registrant(s) who arrives at the ICC Venue (or the Additional ICC venues, as the case may be) beyond the check-in timeslot shall not be eligible to participate in the balloting.
4. Each registrant shall only submit one registration slip, which when accepted by the Vendor, will only be valid on the first date of sale. Duplicated registration of registrant will not be accepted. Late submission will not be accepted. The registration slip is personal to the Registrant and shall not be transferable.
5. After verification of the identity of the registrants, the order of priority for selection of the specified residential properties will be determined according to the balloting which will take place at the ICC Venue at or after 7:30 p.m. Each registrant shall be entitled to only one ballot drawing. A successfully drawn registrant is entitled to purchase not more than two (2) specified residential properties.
6. The Vendor shall not be responsible to the registrant(s) for any error or omission contained in the ballot results.
7. If a registrant has successfully selected any of the specified residential properties, the registrant shall **personally** enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property. If at the time of selection of the specified residential properties, a registrant desires to purchase more than one (1) but not more than two (2) specified residential property(ies), the registrant may do so provided that:-
 - (i) he/she/it provides to the Vendor an additional cashier order in the sum of HK\$100,000 and made payable to “**MAYER BROWN JSM**”; and
 - (ii) each Preliminary Agreement for Sale and Purchase shall cover only one specified residential property.

Before entering into the Preliminary Agreement(s) for Sale and Purchase in respect of any specified residential property(ies), the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 7(a) below) as joint purchaser(s) and/or delete the registrant’s name from the Preliminary Agreement(s) for Sale and Purchase in accordance with the requirements specified below:-

 - (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) If the registrant comprises individual(s) and purchases **two (2)** specified residential properties:-
 - (i) Before signing the Preliminary Agreement for Sale and Purchase in respect of the **first** specified residential property, the 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.

(ii) Before signing the Preliminary Agreement for Sale and Purchase in respect of the **second** specified residential property, the registrant may request the Vendor on spot to :-

- (1) add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase as joint purchasers; or
- (2) add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase as purchaser(s), and delete the registrant's name from the Preliminary Agreement for Sale and Purchase

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.

(d) 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 and/or delete any individual(s).

8. 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). 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, the unused cashier order 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 5 above till 9:00 p.m. on the first date of sale. 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 the authorized person), (if applicable) copy of Business Registration Certificate of the registrant, and (if applicable) a valid authorization letter and a copy of the H.K.I.D Card/Passport of the authorized person.

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

10. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued before 5:00 p.m. on the first date of the sale, then :-

- (a) The Vendor reserves the right to close the ICC Venue and/or (if applicable) the Additional ICC Venues at any time on the first date of the sale.
- (b) The first date of the sale, the period and deadline for distribution and submission of Registrations slips, the check-in timeslot and the balloting shall be postponed to the same time on the next day in respect of which no Typhoon Signal No. 8 or above is hoisted and no Black Rainstorm Warning is issued.
- (c) The dates for the collection of unused cashier order(s) as specified in paragraph 8 above as be postponed for the same number of day(s) as the first date of the sale is postponed.
- (d) Registrants will not be notified separately of the above arrangement.

After the completion of the selection of the specified residential properties by eligible persons in accordance with the above procedures, the order of priority in the selection of the remaining specified residential properties (if any) will be 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).

On 23 August 2018 and thereafter:

11. First come first served. 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).
12. If the Vendor postpones the first date of the sale to such other date pursuant to paragraph 10 above, the subsequent dates of sale will be postponed accordingly.
13. 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.stmartin.com.hk/p2) designated by the Vendor for the Phase.

在 2018 年 8 月 22 日(下稱「出售首天」):

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:

1. 在遵從下列程序的前提下,所有登記人均可參與是次抽籤,不論登記人是否持有於出售首天之前已遞交予賣方的有效的購樓意向登記。為免存疑,所有於出售首天之前已遞交予賣方的有效的購樓意向登記不會被納入是次抽籤。
2. 登記表格將於出售首天下午 2 時至下午 7 時 30 分於香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「**ICC 會場**」)派發。
3. 登記人(如登記人為公司,則**該公司所有董事**)須於出售首天(下午 7 時至下午 7 時 30 分內)(下稱「**報到時段**」)親自到 **ICC 會場**,
 - (a) 遞交一份已填妥及由登記人簽署的登記表格;
 - (b) 登記表格須附有一張本票,金額為港幣\$100,000 及抬頭人須為「**孖士打律師行**」;及
 - (c) 登記人的香港身份證/護照及(如適用)商業登記證書副本。

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**作出公布及/或貼出告示。於「**報到時段**」以外的時間才到達 **ICC 會場**(或**外加 ICC 會場**,視情況而定)的登記人將不享有參與抽籤的資格。

4. 每名登記人只可遞交一份登記表格。如獲賣方接納,登記只在出售首天有效。重複的登記人登記將不會被接受,逾期恕不受理。登記表格只適用於登記人本人及不能轉讓。
5. 賣方核實登記人身份後,登記人揀選指明住宅物業的優先次序會於 **ICC 會場**以抽籤方式決定,抽籤將於 **ICC 會場**於下午 7 時 30 分或之後進行。每位登記人只可獲分配一個籌號進行一次抽籤。獲中籤的每位登記人只可認購不多於 2 個指明住宅物業。
6. 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。
7. 成功揀選任何指明住宅物業的登記人須**親身**簽署其揀選的指明住宅物業的臨時買賣合約。如登記人在揀選指明住宅物業時希望購買多於 1 個但不多於 2 個指明住宅物業,該登記人可購買額外的指明住宅物業,惟:
 - (i) 該登記人須向賣方提供一張額外的本票,金額為港幣\$100,000 及抬頭人須為「**孖士打律師行**」;及
 - (ii) 每份臨時買賣合約只可購買一個指明住宅物業。

在簽署任何指明住宅物業的臨時買賣合約前,登記人可根據以下規定即時向賣方要求加入其**近親**(按下述第 7(a)段之定義)以共同簽署臨時買賣合約及/或從臨時買賣合約刪除登記人的名字:

- (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) 如登記人僅由個人組成及購買 **2 個**指明住宅物業：
- (i) 在簽署**第 1 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方增加簽署該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。
- (ii) 在簽署**第 2 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方：
- (1) 增加簽署該臨時買賣合約的人數；或
- (2) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字
- 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。
- (d) 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及／或刪除任何人的名字的要求。

8. 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。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，可於上述第 5 段提及的抽籤完結後至出售首天晚上 9 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)、(如適用)登記人之商業登記證書副本及(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。

9. 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 ICC 會場。

10. 如在出售首天的下午 5 時前，天文台發出八號或更高風球信號或黑色暴雨警告：

- (a) 賣方保留絕對權力於出售首天的任何時間關閉 ICC 會場及／或(如適用)外加 ICC 會場。
- (b) 出售首天、派發及遞交登記表格的時段及截止時間、報到時段及抽籤的時間，將順延至下一天(而當天沒有發出八號或更高風球信號及沒有發出黑色暴雨警告)的相同時間。
- (c) 第 8 段指明的辦理取回未使用的本票的日期將順延，順延日數與出售首天順延的日數相同。
- (d) 登記人將不獲另行通知以上安排。

當合資格人士遵從上述程序完成揀選指明住宅物業後，餘下的指明住宅物業(如有的話)將以先到先得形式發售。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。

2018年8月23日起：

- (b) 以先到先得形式發售。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。
- (c) 如賣方根據上述第 10 段延遲出售首天至其他日期，其後的出售日期將會順延。

(d) 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.stmartin.com.hk/p2)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:

17 August 2018

發出日期：

2018 年 8 月 17 日

^ Remarks: Tower 8 to Tower 11 of the residential development in the Phase are called “St Martin”

^ 備註: 期數中住宅發展項目的第 8 座至第 11 座稱為「雲滙」