

Information on Sales Arrangements

銷售安排資料

Sales Arrangements No. 2
銷售安排第 2 號

Name of the development: 發展項目名稱:	The Carmel
Dates of the Sale: 出售日期:	From 20 January 2019 由 2019 年 1 月 20 日起
Time of the Sale: 出售時間:	<u>On 20 January 2019:</u> From 9:00 a.m. to 5:00 p.m. <u>From 21 January 2019 and thereafter</u> From 11:00 a.m. to 8:00 p.m. 於 2019 年 1 月 20 日： 上午 9 時至下午 5 時 於 2019 年 1 月 21 日及其後 由上午 11 時正 至下午 8 時 正
Place where the sale will take place: 出售地點:	<u>On 20 January 2019:</u> Room 801, 8/F, AIA Kowloon Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong (“Kwun Tong Venue”) <u>From 21 January 2019 and thereafter</u> 25/F, W Square, 314-324 Hennessy Road, Wanchai, Hong Kong (“Sales Office”) 於 2019 年 1 月 20 日： 香港九龍觀塘巧明街 100 號 Landmark East 友邦九龍大樓 8 樓 801 室 (“觀塘會場”) 於 2019 年 1 月 21 日及其後 香港灣仔軒尼詩道 314-324 號 W Square 25 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:	118

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:

The following unit(s) in Tower 1:

以下在第 1 座的單位:

1A, 2A, 3A, 5A, 6A, 7A, 8A, 9A, 1B, 2B, 3B, 5B, 6B, 7B, 8B, 9B, 1C, 2C, 3C, 5C, 6C, 7C, 8C, 9C, 1D, 2D, 3D, 5D, 6D, 7D, 8D, 9D, 1E, 2E, 3E, 5E, 6E, 7E, 8E, 1F, 2F, 3F, 5F, 6F, 7F, 8F, 1G, 2G, 3G, 5G, 6G, 7G, 1H, 2H, 3H, 5H, 6H, 7H, 8H, 9H

The following unit(s) in Tower 2:

以下在第 2 座的單位:

1A, 2A, 3A, 5A, 6A, 7A, 8A, 9A, 10A, 1B, 2B, 3B, 5B, 6B, 7B, 8B, 9B, 1C, 2C, 3C, 5C, 6C, 7C, 8C, 9C, 1D, 2D, 3D, 5D, 6D, 7D, 8D, 1E, 2E, 3E, 5E, 6E, 7E, 8E, 1F, 2F, 3F, 5F, 6F, 7F, 2G, 3G, 5G, 6G, 7G, 2H, 3H, 5H, 6H, 7H, 8H, 9H, 10H

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：

1. Registration 登記

- (a) Registrants must submit the following to:-
25/F, W Square, 314-324 Hennessy Road, Wanchai, Hong Kong (“Sales Office”) during the period from the date of release of price list(s) of the specified residential properties to 5:00 pm on 19 January 2019 :

登記人須於有關指明住宅物業的價單公佈日起至2019年1月19日 下午 5 時 正到香港灣仔軒尼詩道 314-324 號W Square 25樓(“售樓處”)遞交：

- (i) The Registration of Intent duly completed and signed by each registrant;
已填妥及已由每名登記人簽署的「購樓意向登記」；
(The Registration of Intent can be collected at the Sales Office from the date of release of price list(s) of the specified residential properties)
(「購樓意向登記」可於指明住宅物業的價單公佈日期起於售樓處索取。)
- (ii) The Registration of Intent shall be accompanied with one or up to three cashier’s order(s). The number of specified residential properties a registrant intends to purchase shall be equal to the number of cashier’s order(s) he/she/it has submitted, and in any event, each registration can only purchase up to a maximum of three (3) specified residential properties. For the purpose of the balloting as mentioned below, every valid Registration of Intent shall be allotted a registration number. The amount of each cashier’s order shall be HK\$100,000. The cashier’s order shall be payable to “Woo Kwan Lee & Lo”;
「購樓意向登記」須附有一張或最多三張本票。登記人認購指明住宅物業的數目應等於其遞交之本票數目，及在任何情況下，同一登記可認購最多三個指明住宅物業。為下述所提及的抽籤的目的，每一份購樓意向登記表格可獲分配一個登記號碼。每張本票面額為港幣\$100,000，抬頭人為「Woo Kwan Lee & Lo」；

- (iii) Upon successful registration, registrant shall be given a Receipt (“the Receipt”). The Receipt is personal to the registrant and shall not be transferable;
成功登記之登記人將會獲發一張收據(“收據”)，收據只適用於登記人本人及不能轉讓；
- (iv) If the registrant is an individual, a copy of his/her H.K.I.D. Card/Passport has to be submitted;
若登記人為個人，應遞交該個人的香港身份證/護照副本；
- (v) If the registrant is a group of individuals, a copy of each of such individuals’ H.K.I.D. Card/Passport has to be submitted;
若登記人為個人的組合，應遞交每一成員的香港身份證/護照副本；
- (vi) If the registrant is a company, a copy of its Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and a copy of the H.K.I.D. Card(s)/Passport(s) of the director(s) should be submitted; and
若登記人為公司，應遞交商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事名單及有關董事的香港身份證/護照副本；及
- (vii) Late submission or submission outside the Office Hour will not be accepted. The Registrant of Intent is personal to the registrant and shall not be transferable.
逾期或在辦公時間以外遞交的恕不受理。「購樓意向登記」只適用於登記人本人及不能轉讓。

(b) Number of Registrations of Intent to be submitted

可遞交「購樓意向登記」的數目

- (i) No more than one (1) Registration of Intent can be submitted by the same registrant;
同一登記人最多可遞交一份「購樓意向登記」；
- (ii) If a registrant is an individual who has submitted a Registration of Intent in his/her own name; such registrant is NOT allowed to submit Registration(s) of Intent jointly with individual(s) without immediate family* relationship with him/her);
若登記人為個人及已以自己名義遞交「購樓意向登記」，此登記人不可再與沒有家人*關係的個人組成的組合遞交「購樓意向登記」；
- (iii) All Non-family Group Registrants** with any individual(s) as common members cannot submit, in aggregate, more than two (2) Registrations of Intent; and
有一個或多個共同成員的非家人組合登記人**一起計算不可遞交多於兩份的「購樓意向登記」；及
- (iv) The restriction stated in (iii) above is not applicable to Family Group Registrants***.
上述(iii)的限制並不適用於家人組合登記人***。

* for the purpose of these sales arrangements, immediate family member in relation to an individual shall mean a spouse, parent, child or sibling of the individual.
就本銷售安排而言，任何個人的家人是指其配偶、父母、子女或兄弟姊妹。

** for the purpose of these sales arrangements, a Non-family Group Registrant shall mean a registrant which is a group of two or more individuals without immediate family* relationship between them.
就本銷售安排而言，非家人組合登記人是指由沒有家人*關係的個人組成的登記人。

*** for the purpose of these sales arrangements, a Family Group Registrant shall mean a registrant which is a group of two or more individuals with immediate family* relationship between them.

就本銷售安排而言，家人組合登記人是指由有家人*關係的個人組成的登記人。

2) **Balloting and Selection - First Day on the Dates of the Sale:**

抽籤及揀樓 - 出售日期首日：

a) 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；

b) On the first day of the Dates of the Sale, a person who has already submitted Registration(s) of Intent (a “Registrant”) shall attend the Kwun Tong Venue in person between 9:00am to 10:00am (the “Attendance Registration Period”). The Registrant must bring the following documents:-

(i) For individual registrant, his/her original H.K.I.D. Card/passport, the original Receipt and blank cheque(s) OR

(ii) For registrant being a group of individuals, original H.K.I.D. Card/passport of each member of the group, the original Receipt and blank cheque(s) OR

(iii) For corporate registrant, a copy of Business Registration Certificate, a copy of Certificate of Incorporation, a copy of the most updated annual return of the company, the company chop and original(s) H.K.I.D. Card(s)/Passport(s) of such director(s), the original Receipt and blank cheque(s)。

已遞交購樓意向登記的人士(下稱「登記人」)須於出售日期首日上午 9:00 至上午 10:00 (下稱「報到時段」)攜同以下文件親臨觀塘會場進行抽籤:-

(i) 香港身份證/護照正本、收據正本及空白支票(如登記人為個人) 或

(ii) 每一成員的香港身份證/護照正本、收據正本及空白支票(如登記人為個人的組合) 或

(iii) 有效商業登記證副本、公司註冊証、公司最近的周年申報表副本、公司印章、有關董事之香港身份證/護照正本、收據正本及空白支票(如登記人為公司)。

c) After verification of the identity of the Registrant, the order of priority for selection of the specified residential properties will be determined by balloting at the Kwun Tong Venue after 10:00 a.m. on the first day of the Dates of Sale. The registration number shown on the Receipt (“Registration Number”) shall be used for balloting. The ballot results, including Registration Number and selection priority (“Selection Priority”) shall be posted at the Kwun Tong Venue. Registrants will not be separately notified of the ballot results;

經賣方確認並核實登記人身份後，抽籤程序將於出售日期首日上午 10 時後於觀塘會場進行，以決定揀選指明住宅物業的優先次序。抽籤將以收據上的“登記號碼”進行。抽籤結果，包括「登記號碼」及「揀樓次序」將即場於觀塘會場公布。登記人將不獲另行通知抽籤結果；

- d) The Registrants shall proceed to select the specified residential properties which are still available in an orderly manner at the time of selection in the order of Selection Priority allotted to the Registration Numbers in accordance with balloting result. The number of specified residential property(ies) that a Registrant is entitled to purchase shall not exceed the number of cashier's order(s) that Registrant has submitted with the Registration of Intent concerned. The order of the submission of Registration(s) of Intent will not have any impact on the order of priority for selecting the specified residential properties;
登記人須根據抽籤決定的各「登記號碼」的「揀樓次序」之順序有秩序地親身揀選當時仍可供選擇的指明住宅物業。登記人只可認購不多於其連同有關的「購樓意向登記」遞交之本票數目。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；
- e) The Vendor shall not be responsible to the Registrants for any accidental error or omission in relation to the balloting and the results thereof;
如抽籤或其結果有任何意外的錯誤或遺漏，賣方無須向登記人承擔任何責任；
- f) When it is a Registrant's turn to select specified residential property on the basis of a Registration of Intent, that Registrant may on the basis of that Registration of Intent select one (1) or a maximum of three (3) specified residential property(ies) which is or are still available at the time of selection. The cashier's order(s) submitted with that 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 and/or cashier's order(s)) if the registrant shall successfully purchase one or more specified residential properties;
當登記人就一份「購樓意向登記」揀選指明住宅物業時，該登記人可就該「購樓意向登記」揀選一個或最多三個在當時仍可供選擇的指明住宅物業。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」附上的銀行本票將被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/或銀行本票支付）；
- g) If a Registrant has successfully selected any of the specified residential properties, that Registrant shall proceed to enter into the preliminary agreement(s) for the sale and purchase ("PASP") in respect of the specified residential property(ies);
當登記人成功揀選指明住宅物業後，該登記人須簽訂相關的臨時買賣合約(「臨時買賣合約」)；
- h) Prior to the signing of the PASP in respect of a specified residential property, a Registrant which is a group of two or more individuals(s) may notify the Vendor on the spot to delete name(s) of individual(s) from the group:-
在簽署臨時買賣合約購入指明住宅物業前，個人組合的登記人可即場要求賣方刪除某些成員的名字；
- i) Before entering into the PASP in respect of a specified residential property, a Registrant may request the Vendor on the spot to add individual(s) with immediate family* relationship with him/her as joint purchasers provided that the Registrant must provide the original(s) of the supporting document(s) to the satisfaction of the Vendor to prove the relevant relationship(s) and that the immediate family* member(s) must be personally sign the PASP at the Kwun Tong Venue in conjunction with the Registrant;
於簽署「臨時買賣合約」購入指明住宅物業前，登記人可即場要求賣方增加登記人的家人*為聯名買家；唯登記人必須出示令賣方滿意之有效證明文件的正本證明新增的人士與他的家人*關係及此新增的人士必須親臨觀塘會場與登記人一同簽署「臨時買賣合約」；

- ii) If a Registrant has not purchased any specified residential property, the unused cashier's order(s) will not be encashed and will be available for collection by the Registrant concerned (or his/her/their/its authorized person with a valid written authorization signed by such Registrant (if a company, by its duly appointed director)) at the Sales Office from 25 January 2019 (from 11:00 a.m. to 8:00 p.m.). The Registrant must bring along his/her/their original H.K.I.D. Card(s)/Passport(s) and the original Receipt for the Registration of Intent. If the unused cashier's order(s) is/are to be collected by the authorized person of the Registrant, such authorized person shall bring along with (i) a copy of H.K.I.D. Card/Passport of the Registrant (in case of the Registrant being an individual) or a copy of H.K.I.D. Card/Passport of each member of the Registrant (in case of the Registrant being a group of individuals) or a copy of the Registrant's Business Registration Certificate / Certificate of Incorporation (in case of the Registrant being a corporation); (ii) the original Receipt of the Registration of Intent; (iii) original H.K.I.D. Card/Passport of the authorized person; and (iv) the authorization signed by the Registrant.

如登記人並無購入任何指明住宅物業，未使用的本票不會被兌現。登記人(或其獲書面授權人士)可於 2019 年 1 月 25 日起(上午 11 時至下午 8 時)於售樓處取回未使用的本票。登記人須攜同其香港身份證/護照正本及「購樓意向登記」之收據正本。如以獲授權人士取回未使用的本票，則須攜同(i)登記人之香港身份證/護照副本(如登記人為個人)或登記人的每一成員之香港身份證/護照副本(如登記人為個人組合)或該公司的商業登記證書/公司註冊證書之副本(如登記人為公司)；(ii)「購樓意向登記」之收據正本；(iii)獲授權人之香港身份證/護照正本；及(iv)由登記人簽署之有效的授權書。

3. First-come-first-served **先到先得**

- a) First Day of the Dates of the Sale
出售日期首日

After the completion of the balloting and selection of the specified residential properties by the Registrants on the first day of the Dates of the Sale, the sale of any remaining specified residential properties offered to be sold under these sales arrangements will be on a first-come-first-served basis. Persons interested in purchasing these units must personally attend Kwun Tong Venue. The Vendor does not accept any person queuing up before the specified time of the sale on the Dates of the Sale;

出售日期首日登記人完成抽籤及揀選住宅物業後，在本銷售安排下提出可供出售而尚餘之指明住宅物業將以先到先得形式發售。有意認購這些單位的人士須親臨觀塘會場揀選其意欲購買的指明住宅物業。賣方不接受任何人士在出售日期及指定出售時間前在抽籤場地輪候；

- b) In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留最終決定權而自行分配任何指明住宅物業予任何有意欲購買的人士。

On the day following the First Day of the Dates of the Sale and thereafter
出售日期首日翌日及之後

(i) Sales to be made on a first-come-first-served basis. Persons interested in purchasing must personally attend the Sales Office. The Vendor does not accept any person queuing up before the Time of the Sale; and

以先到先得形式發售。有意認購的人士必須親臨售樓處揀選其意欲購買的指明住宅物業。賣方不接受任何人士在出售時間前在售樓處輪候；及

(ii) In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留最終決定權而自行分配任何指明住宅物業予任何有意欲購買的人士。

4. Disputes and others
爭議及其他

a) Notwithstanding anything herein contained, each registration may only purchase at most three (3) specified residential properties.

不論本銷售安排有任何規定，同一登記只可最多購買三個指明住宅物業；

b) In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person; and

如有任何爭議，賣方保留最終決定權而自行分配任何指明住宅物業予任何有意欲購買的人士；及

c) The Vendor also reserves its right to adjust the time of balloting in accordance with the progress.

賣方保留最終決定權因應進度調整抽籤時間。

Interested persons may call 2752 2288 (Sales Hotline) for details of obtaining the form of Registration of Intent. The time and 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.

有意認購的人士可致電熱線 2752 2288（銷售熱線）查詢索取「購樓意向登記」表格之詳情。遞交「購樓意向登記」之時間和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。

The method to be used, where two (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 the following place:

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：

25/F, W Square, 314-324 Hennessy Road, Wanchai, Hong Kong
香港灣仔軒尼詩道 314-324 號 W Square 25 樓

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