

Information on Sales Arrangements

銷售安排資料

Name of the Phase: 期數名稱：	Phase 1B of Victoria Harbour Development (“the Phase”) ^ 海璇發展項目第 1B 期 (下稱「期數」)^
Date of the Sale: 出售日期：	From 21 April 2019 由2019年4月21日起
Time of the Sale: 出售時間：	<p><u>On 21 April 2019:</u> From 12:00 noon to 8:00 p.m.</p> <p><u>From 22 April 2019 and thereafter:</u> From 12:00 noon to 8:00 p.m. (Monday to Friday) From 12:00 noon to 8:00 p.m. (Saturday, Sunday and Public Holiday)</p> <p><u>2019 年 4 月 21 日:</u> 由中午 12 時至晚上 8 時</p> <p><u>由 2019 年 4 月 22 日起:</u> 由中午 12 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)</p>
Place where the Sale will take place: 出售地點：	9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong (“ ifc Venue ”) 香港港景街 1 號國際金融中心一期 9 樓 (下稱「 ifc 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：	5
Description of the specified 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><u>The following units in Tower 5A:</u> 以下在第5A座的單位: 19A, 19B, 19C, 19D, 19F</p>	
<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：</p> <p><u>On 21 April 2019 (“the first date of the sale”)</u></p> <p>Persons interested in purchasing any of the specified residential properties (“the Registrant”) must follow the procedures below.</p>	

1. For the avoidance of doubt, all Registrations of Intent and / or Registration Slip (if any) previously submitted to the Vendor prior to the first date of the sale will not be included in the balloting in this Sales Arrangements.
2. Registration Slips will be distributed at the ifc Venue on the first date of the sale from 12:00 noon to 12:15 p.m. (“check-in timeslot”). Registrants (if the registrant comprises corporation, then all directors of that corporation) shall **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the ifc Venue and submit the following:-
 - (a) only one Registration Slip duly completed (including the number of specified residential property(ies) which the Registrant intends to purchase) and signed by the Registrant;
 - (b) the Registration Slip shall be accompanied with one (1) cashier order (if the Registrant intends to purchase only one (1) specified residential property) or two (2) cashier orders (if the Registrant intends to purchase two (2) or more specified residential properties). Each cashier order shall be in the sum of HK\$200,000 and made payable to “MAYER BROWN”; and
 - (c) a copy of the Registrant’s H.K.I.D. Card(s)/Passport(s) or (if applicable) a copy of the Registrant's Business Registration Certificate and documents filed with the Companies Registry showing its current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of its director(s)

to the ifc Venue within the check-in timeslot on the first date of the sale. Registrant who arrives at the ifc Venue beyond the check-in timeslot shall not be eligible to participate in the balloting and the selection of specified residential properties in a group referred to in Paragraph 5(a) below. The closing time for submission of Registration Slip will be 12:15 p.m. on the first date of the sale. Late submission or submission outside the check-in timeslot will **NOT** be accepted.

3. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration Slip. Duplicated registration will not be accepted. The Registration Slip is personal to the Registrant and shall not be transferable. The order of submission of Registration Slip will not have any impact on the order of priority for selecting the specified residential properties. In case of dispute, the Vendor reserves its right to determine whether a Registration Slip is valid and should be included in balloting.
4. If a Registrant purchases any specified residential property(ies), the cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the relevant specified residential property(ies).
5. After verification of the identity of the Registrants by the Vendor,
 - (a) Registrants shall be divided into groups according to the number of specified residential properties which the Registrant intends to purchase as indicated in the Registration Slip (in descending order). The order of priority for selection of the specified residential properties will be determined as follows:-

Group	The number of specified residential properties that the Registrant intends to purchase as indicated in the Registration Slip	Order of Priority for selection of the specified residential properties
1	Five (5)	1st priority
2	Four (4)	2nd priority
3	Three (3)	3rd priority
4	Two (2)	4th priority
5	One (1)	5th priority

- (b) If there is more than one Registrant in a group, the Vendor shall carry out balloting to determine the order of priority of the Registrants in that group. Every valid Registration Slip shall be allotted one lot. The result of the balloting will be announced immediately at the ifc Venue. The Registrants will not be separately notified of the ballot results. The Vendor shall not be responsible to the Registrants for any error or omission contained in the ballot results.
6. Immediately after the balloting (if applicable), the Registrants shall proceed to select and purchase the specified residential properties in accordance with the rules below:-
 - (a) A Registrant who leaves the ifc Venue while his/her/its/their group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties in any group referred to in Paragraph 5(a) above and his/her/its/their order of priority shall lapse immediately.

- (b) Registrants shall **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) select the specified residential properties which are still available at the time of selection in the order of priority according to the group sequence and the “ballot result sequence” and in an orderly manner and within reasonable time.
- (c) If the number of specified residential properties which are still available at the time of selection in a group is less than the number of specified residential properties which the Registrant intends to purchase as indicated in his/her/its/their Registration Slip, that group will be ended and the remaining units will be offered for sale in next succeeding group. Registrants who have not selected and purchased any specified residential property in that group will be allowed to participate in its next succeeding group. For the avoidance of doubt, the following Registrants will **NOT** be allowed to participate in the next succeeding group or any other group(s):
- Registrants who have purchased specified residential properties in a group; and
 - Registrants who have selected specified residential properties in a group but eventually do not enter into Preliminary Agreement for Sale and Purchase of the specified residential properties so selected.
7. If a Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in the paragraphs 6(a), (b) and (c) above, the Registrant shall **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).
8. If the number of specified residential properties the Registrant purchases exceeds the number of cashier orders submitted with the Registration Slip, the Registrant shall submit on spot to the Vendor one cashier order for each extra specified residential property. Each cashier order shall be in the sum of HK\$200,000 and made payable to “MAYER BROWN”.
9. If a Registrant has selected one (1) specified residential property, prior to the signing of the Preliminary Agreement for Sale and Purchase, the Registrant may notify the Vendor on spot to add individual(s), provided that the additional individual(s) must be the **close relative(s)** (i.e. spouse, parents, children, brothers and sisters) of ALL the individual(s) comprised in the Registrant in the Registration Slip and subject to the provision of adequate proof of such relationship(s) to the Vendor’s satisfaction whose determination shall be final. All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the Registrant’s request to add any individual(s).
10. If a Registrant has selected two (2) or more specified residential properties, prior to the signing of the Preliminary Agreement for Sale and Purchase, the Registrant may notify the Vendor on spot to add and/or delete individual(s) for signing the Preliminary Agreement(s) for Sale and Purchase, but subject to the following:
- (a) the Registrant will not be allowed to first delete and then add individual(s) for signing the Preliminary Agreement for Sale and Purchase;
- (b) if a Registrant wishes to add any individual(s), then prior to adding of any individual(s) all the individual(s) comprised in the Registrant in the Registration Slip must be **close relative(s)** (i.e. spouse, parents, children, brothers and sisters) of each other and the additional individual(s) must be the **close relative(s)** of ALL the individual(s) comprised in the Registrant in the Registration Slip and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final;
- (c) if a Registrant wishes to delete any individual(s), then prior to deletion of any individual(s) all the individual(s) comprised in the Registrant in the Registration Slip must be the **close family member(s)** (i.e. spouse, parents, children, brothers, sisters, grandparents and grandchildren) of each other and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final.
11. All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the Registrant’s request to add and/or delete any individual(s).
12. In case of dispute, the Vendor reserves its absolute discretion to determine any issues relating to this Sales Arrangements which decision shall be final and binding on all Registrants.
13. 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 indicated in his/her/its/their Registration Slip, his/her/its/their unused cashier order(s) will be available for collection by the Registrant (or his/her/its/their authorized person) on the first date of the sale at the ifc Venue. The Registrant must bring along his/her/its/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), (if applicable) copy of the Registrant's Business Registration Certificate, the original receipt of Registration Slip, and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

14. 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 (including individuals, corporations or otherwise) 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).
15. The Vendor reserves the right to close the ifc Venue at any time if all the specified residential properties have been sold out, provided that the ifc Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 13 above.
16. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 10:00 a.m. and 8:00 p.m. on the first date of the sale, then, for the safety of the Registrants and the maintenance of order at the ifc Venue, the Vendor reserves its absolute right to change 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 ifc Venue. Details of the arrangement will be posted by the Vendor on the website (www.victoriaharbour.com.hk) designated by the Vendor for the Phase of the Development. Registrants will not be notified separately of the arrangement.

On 22 April 2019 and thereafter:

17. 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 (including individuals, corporations or otherwise) 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).
18. The Vendor reserves the right to close the ifc Venue at any time if all the specified residential properties have been sold out, provided that the ifc Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 13 above.
19. If the Vendor postpones the first date of the sale to such other date pursuant to this Sales Arrangements, the subsequent dates of sale will be postponed accordingly.
20. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong 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 Registrants and the maintenance of order at the ifc Venue, the Vendor reserves its absolute right to close the ifc Venue. Details of the arrangement will be posted by the Vendor on the website (www.victoriaharbour.com.hk) designated by the Vendor for the Phase of the Development.
21. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

2019年4月21日(下稱「出售首天」):

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. 為免存疑,所有於出售首天之前已遞交予賣方的購樓意向登記及/或登記表格(如有)不會被納入本銷售安排內之抽籤。
2. 登記表格將於出售首天中午 12 時至下午 12 時 15 分內(下稱「報到時段」)於 ifc 會場派發。登記人(如登記人由公司組成,則該公司的所有董事)須於出售首天報到時段內親身(或其按賣方所規定的格式並有效地簽署的授權書所委任的授權人)到達 ifc 會場:
 - (a) 遞交一份已填妥(包括意欲購買的指明住宅物業的數目)及由登記人簽署的登記表格;
 - (b) 登記表格須附有 1 張本票(如登記人意欲購買 1 個指明住宅物業)或 2 張本票(如登記人意欲購買 2 個或多於 2 個指明住宅物業)。每張本票金額為港幣\$200,000 及抬頭人須為「孖士打律師行」;及
 - (c) 登記人的香港身份證/護照副本或(如適用)登記人的商業登記證書副本及已於公司註冊處登記之文件以顯示其當時的董事及秘書的名單及其董事的身份證/護照副本。

於報到時段以外的時間才到達 ifc 會場的登記人將不享有參與下述第 5(a)段所指組別之抽籤資格。遞交登記表格截止時間為出售首天下午 12 時 15 分。逾期遞交或在報到時段以外遞交的恕不受理。

3. 每人或公司(不論單獨或與他方聯名)只可登記於一份有效的登記表格。重複的登記人登記將不會被接受。登記表格只適用於登記人本人及不能轉讓。遞交登記表格次序不會影響揀選指明住宅物業的優先次序。如有爭議，賣方保留權利決定登記表格是否有效及是否應被納入抽籤。
4. 如登記人成功購入任何指明住宅物業，本票將會用作支付購買有關指明住宅物業的部份臨時訂金。
5. 賣方核實登記人身份後，
 - (a) 登記人將根據其於登記表格內填寫的意欲購買的指明住宅物業數目由大至小被分組，登記人揀選指明住宅物業的優先次序將按以下決定：

組別	登記人於登記表格內填寫的意欲購買的指明住宅物業數目	揀選指明住宅物業的優先次序
1	5 個	優先次序第 1
2	4 個	優先次序第 2
3	3 個	優先次序第 3
4	2 個	優先次序第 4
5	1 個	優先次序第 5

- (b) 如一個組別中有多於一位登記人，賣方將會進行抽籤以決定該組別中的登記人之間的優先次序。每一份有效的登記表格可獲分配 1 個籌。抽籤結果將於 ifc 會場即時公佈。登記人將不獲另行通知抽籤結果。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。
6. 抽籤（如適用）完結後，登記人須根據以下規則選購指明住宅物業：
 - (a) 在其組別進行選購指明住宅物業之時離開 ifc 會場之登記人將被取消於上述第 5(a)段所指任何組別參與選購指明住宅物業的資格及其優先次序將立即失效。
 - (b) 登記人須根據分組順序及「抽籤結果順序」有秩序地及於合理時間內親身(或其按賣方所規定的格式並有效地簽署的授權書所委任的授權人)揀選於當時仍可供揀選的指明住宅物業。
 - (c) 如一個組別中當時仍可供揀選的指明住宅物業數目少於登記人於登記表格內填寫的意欲購買的指明住宅物業數目，則該組別將會完結，餘下的單位將會在緊接的下一個組別出售。沒有在該組別選購任何指明住宅物業的登記人可參與緊接的下一個組別。為免疑問，以下登記人不可參與緊接的下一個組別或任何其他組別：
 - 已在一個組別中購買指明住宅物業的登記人；及
 - 已在一個組別中揀選指明住宅物業，但沒有簽署該等已揀選的指明住宅物業的臨時買賣合約的登記人。
7. 如果登記人遵從上述第 6 段(a), (b) 及 (c)列出的規則成功揀選指明住宅物業，登記人須親身(或其按賣方所規定的格式並有效地簽署的授權書所委任的授權人)簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。
8. 如果登記人選購的指明住宅物業數目多於其遞交登記表格時附有本票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交一張本票。每張本票金額為港幣\$200,000 及抬頭人須為「孖士打律師行」。
9. 若登記人揀選了 1 個指明住宅物業，在簽署臨時買賣合約前，登記人可即時通知賣方增加簽署臨時買賣合約的個人，惟新加入之個人必須為所有組成登記表格的個人的近親(即配偶、父母、子女、兄弟及姊妹)及登記人須提供令賣方滿意的該近親關係的證明，就此賣方的決定為最終。所有人須以買家身份親身(或其按賣方所規定的格式並有效地簽署的授權書所委任的授權人)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個人的名字的要求。
10. 若登記人揀選了 2 個或以上的指明住宅物業，在簽署臨時買賣合約前，登記人可即時通知賣方增加及/或刪除簽署

臨時買賣合約的個人，惟須受以下所限：

- (a) 登記人將不可先刪除然後增加簽署臨時買賣合約的個人；
 - (b) 如登記人希望加入任何個人，則在加入任何個人之前所有組成登記表格的個人必須互相為對方的**近親**(即配偶、父母、子女、兄弟及姊妹)及新加入之個人必須為所有組成登記表格的登記人的個人的近親，登記人須提供令賣方滿意的該近親關係的證明，就此賣方的決定為最終；
 - (c) 如登記人希望刪除任何個人，則在刪除任何個人之前所有組成登記表格的登記人的個人必須互相為對方的**近親家庭成員**(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫及外孫女)及登記人須提供令賣方滿意的該近親家庭成員關係的證明，就此賣方的決定為最終。
11. 所有人須以買家身份**親身**(或其按賣方所規定的格式並有效地簽署的授權書所委任的授權人)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/或刪除任何個人的要求。
 12. 如有任何爭議，賣方保留絕對酌情權以決定任何有關本銷售安排的事宜，就此賣方的決定為最終並對所有登記人具約束力。
 13. 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少於其於相關登記表格述明者，須於出售首天親臨 ifc 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) 登記人的商業登記證書副本、有效的登記表格正本、及(如適用)有效的授權信及獲授權人士之香港身份證 / 護照副本。
 14. 在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(包括個人、公司或其他)發售。如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。
 15. 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 ifc 會場，惟 ifc 會場會於上述第 13 段指明的時間內開放以用作辦理取回未使用的本票。
 16. 如在出售首天上午 10 時至晚上 8 時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 ifc 會場的秩序，賣方保留絕對權利更改出售首天至賣方認為合適的其他日期及/或時間及/或關閉 ifc 會場。賣方會將安排的詳情於賣方為發展項目的期數指定的互聯網網站的網址(www.victoriaharbour.com.hk)公布。登記人將不獲另行通知。

2019 年 4 月 22 日及之後：

17. 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(包括個人、公司或其他)發售。如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何餘下的指明住宅物業予任何有意購買的人士。
18. 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 ifc 會場，惟 ifc 會場會於上述第 13 段指明的時間內開放以用作辦理取回未使用的本票。
19. 如賣方根據本銷售安排延遲出售首天至其他日期，其後的出售日期將會順延。
20. 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，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 ifc 會場的秩序，賣方保留絕對權利關閉 ifc 會場。賣方會將安排的詳情於賣方為發展項目的期數指定的互聯網網站的網址(www.victoriaharbour.com.hk)公布。
21. 倘若本銷售安排中英文文本有異，以英文文本為準。

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

Other matters

其他事項

- (1) Persons interested in purchasing the specified residential properties are offered and invited to view the specified residential property(ies) which he/she/it/they intends to purchase or their comparable residential properties if it is not reasonably practicable for the specified residential property(ies) to be viewed (the residential properties that are made available for viewing are collectively referred to as “**Properties for Viewing**”). Persons interested in purchasing the specified residential properties are reminded that specified residential property(ies) will not be held for any person’s viewing of any of the Properties for Viewing prior to the signing of the Preliminary Agreement for Sale and Purchase. Persons interested in purchasing the specified residential properties are therefore advised to make prior arrangements to view the Properties for Viewing.

有意購買指明住宅物業的人士將獲安排及邀請參觀其意欲購買的指明住宅物業，或如開放指明住宅物業以供參觀並非合理地切實可行，則將獲安排及邀請參觀與指明住宅物業相若的住宅物業（可供參觀的住宅物業統稱為「**供參觀物業**」）。有意購買指明住宅物業的人士請注意，賣方不會為任何人保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀任何供參觀物業。故特此建議所有有意購買指明住宅物業的人士前事先安排參觀供參觀物業。

- (2) Persons interested in purchasing the specified residential properties are reminded to read the latest register of transactions of the Phase so as to ascertain whether a particular specified residential property is still available for sale on the first date of sale. A specified residential property may become unavailable for sale on the first date of sale because the Vendor may have accepted a tender of the specified residential property pursuant to other sales arrangements (if any) of the Phase.

有意購買指明住宅物業的人士敬請檢視期數的成交紀錄冊，以知悉某一指明住宅物業在出售首天是否仍然可供出售。因賣方可能已根據期數的其他銷售安排（如有）接納某一指明住宅物業的投標書，該指明住宅物業可能於出售首天不再可供出售。

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可供公眾免費領取於：

9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong

香港港景街 1 號國際金融中心一期 9 樓

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^ Remarks: Towers 1, 2, 3, 5 and 5A and 6 (with Tower 4 omitted) of the residential development in the Phase are called "Victoria Harbour".

^ 備註：期數中住宅發展項目的第 1、2、3、5 及 5A 及 6 座（不設第四座）稱為「海璇」。