

Information on Sales Arrangements

銷售安排資料

Name of the Development: 發展項目名稱：	煥然壹居
Date of the Sale: 出售日期：	9 January 2020 (subject to postponement as mentioned in paragraph 14 below) (“the Date of Sale”) 2020年1月9日 (受制於下述第14段所提及的延期) (「出售日期」)
Time of the Sale: 出售時間：	From 10:00 a.m. to 4:30 p.m. 由上午10時至下午4時30分
Place where the sale will take place: 出售地點：	G/F of the Commercial Accommodation of 煥然壹居, 3 Muk Chui Street, Kai Tak, Kowloon (“the Sales Office”) 九龍啟德沐翠街3號煥然壹居商用部分地下(「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	28
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>The following flats in Tower L1 以下在L1座的單位： 3F, 4E.</p> <p>The following flats in Tower H1 以下在H1座的單位： 1A, 1G, 2A, 2G, 13A, 13G, 14A, 14G, 20A, 20G, 21A, 21G.</p> <p>The following flats in Tower H2 以下在H2座的單位： 16F, 18F, 19F, 20F, 21F.</p> <p>The following flats in Tower H3 以下在H3座的單位： 1C, 13B, 13D, 13F, 15D, 15F, 17D, 19A, 20A.</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>1. Only owner-occupiers of properties which have been acquired by the Vendor for the implementation of the Vendor’s redevelopment project at Nos. 44 to 54A Ngan Hon Street (even nos.), and Nos. 72 to 118 Wing Kwong Street (even nos.), To Kwa Wan, Kowloon City (KC-014) who have (i) participated in the Vendor’s “Flat-for-Flat” Scheme, (ii) signed the Confirmation of Participation of “Flat-for-Flat” Scheme with his/her preference for accepting the Vendor’s arrangements to select and purchase a residential flat in 煥然壹居 (the owner-occupier(s) of each of such properties is referred to as “the Participant”) and (iii) on 13 November 2019 completed the registration procedure of the Vendor pursuant to the Information on Sales Arrangements issued on 3 May 2019 but did not purchase any</p>	

specified residential property on that day shall be eligible to purchase the specified residential properties in the manner as more particularly set out hereinbelow.

2. The Participants who are eligible to select and purchase and interested in purchasing any of the specified residential properties available for selection shall **personally attend** the Sales Office between 10:00 a.m. and 10:30 a.m. on the Date of Sale and must bring along:
 - a) his/her H.K.I.D. Card(s) or Passport(s) (as the case may be);
 - b) the prescribed form of Registration for Ballot duly completed and personally signed by the Participant. The number of Registration(s) for Ballot that a Participant can submit shall not exceed the number of Confirmation(s) of Participation of “Flat-for-Flat” Scheme (referred to in paragraph 1 above) (Note: the prescribed form of Registration for Ballot will be distributed on the Date of the Sale in the Sales Office);
 - c) a cashier’s order issued in favour of “Deacons” for the sum of HK\$150,000 for each Registration for Ballot submitted, for payment of part of the preliminary deposit payable upon signing of the Preliminary Agreement for Sale and Purchase; and
 - d) blank cheque(s) for payment of the balance of the preliminary deposit

in order to register for eligibility to the balloting to take place on the Date of Sale.

3. The Participants who arrive at the Sales Office at any time later than 10:30 a.m. on the Date of Sale shall not be eligible for any balloting. The Registration for Ballot is personal to the Participant and shall not be transferrable.
4. Only Participants who meet the eligibility criteria of the “Flat-for-Flat” Scheme as confirmed and verified by the Vendor and whose identities have been confirmed and verified by the Vendor during registration shall be eligible for the balloting and the Participant of each registration shall be entitled to select and purchase only one specified residential property. The priority of selecting and purchasing the specified residential properties will be determined by balloting. Under any circumstances, the Vendor reserves its absolute right to determine the Participant’s eligibility for the balloting.
5. Balloting will take place after the registration for ballot on the Date of Sale is completed and the ballot result shall be posted at the Sales Office after the balloting.
6. The Participant of each Registration for Ballot shall personally proceed to select one (1) specified residential property which is still available at the time of selection in order of priority according to the ballot result. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested Participants.
7. If the Participant has successfully selected any specified residential property, the Participant will be offered to view the selected specified residential property prior to entering into the Preliminary Agreement for Sale and Purchase.
8. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office and/or facilitating smooth sale of the specified residential properties, to adjust the time of the selection and sale. Any changes to the time of the selection and sale will be posted at the Sales Office. Participants will not be notified separately of such changes.
9. The number of specified residential property(ies) in the Development (whether or not specified residential properties included in these Sales Arrangements) that a Participant can purchase shall not exceed the number of property(ies) owned and occupied by the Participant and acquired by the Vendor for the redevelopment projects referred to in paragraph 1 above.

10. If the Participant has successfully selected a specified residential property, the Participant shall personally enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property. If the Participant shall fail to enter into a Preliminary Agreement for Sale and Purchase for the selected specified residential property, the Participant shall be immediately disqualified from selecting and purchasing the specified residential property and the selection of specified residential property made by the Participant shall be cancelled.
11. The Vendor reserves its right, after the receipt of Registration for Ballot, to reject the registration if the Participant does not meet the specific requirements or the eligibility of Participant cannot be confirmed and verified by the Vendor, and the rejected Registration for Ballot will not be included in the above balloting.
12. The sale of specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a Participant's identity, any order of priority in respect of the selection of specified residential properties, or admittance of any Participant to the waiting queue does not guarantee that Participant will be able to purchase any residential property in the Development.
13. After the completion of the balloting and the selecting and purchasing of the specified residential properties by purchasers concerned according to the ballot result, the remaining specified residential properties (if any) will be sold on a first come first served basis in the Sales Office (but the order of priority in the selection of the remaining specified residential properties among all potential purchasers arriving at the Sales Office within the first 5 minutes immediately after the selection of the specified residential properties by the Participants as aforesaid is to be determined by another balloting) Provided That:
 - (i) on the Date of Sale, only the Participants who meet the eligibility criteria of the "Flat-for-Flat" Scheme mentioned in Paragraph 1 above as confirmed and verified by the Vendor may purchase such remaining unsold specified residential properties; and
 - (ii) the interested Participant must bring along his/her H.K.I.D. Card(s) or Passport(s) (as the case may be) and attend the Sales Office in person and he/she must also bring along (a) a cashier's order in the amount of HK\$150,000 and made payable to "Deacons"; (b) a blank cheque.
14. If (i) Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is in effect in Hong Kong at any time between the hours of 8:00 a.m. and 4:30 p.m. on the Date of Sale; or (ii) where the Vendor considers that there being an event affecting the safety or order in or the accessibility to the Sales Office and/or the vicinity of any of foregoing on the Date of Sale, then, for the safety of the Participants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period, deadline and/or place of the submission of Registration for Ballot and/or of the balloting and/or the attendance registration period and/or selection of specified residential properties and/or the Date of Sale to such other date, time, period, deadline and/or place as the Vendor may consider appropriate and/or to close the Sales Office. The arrangements will be uploaded by the Vendor to the website (www.urakaitak.hk) designated by the Vendor for the Development. Participants will not be notified separately of the arrangements.

In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method.

1. 只有其物業已被賣方收購以進行於九龍城土瓜灣銀漢街44至54A號(雙數)及榮光街72至118號(雙數)之KC-014重建項目及(i)已參與賣方的「樓換樓計劃」並(ii)已同時簽署確認參加「樓換樓」計劃表格表明他/她欲選擇揀選及購買煥然壹居及(iii)曾於2019年11月13日依照2019年5月3日發出的銷售安排資料完成賣方登記程序但未有於當日購入任何指明住宅物業的業主-佔用人

才符合資格以下述的方式購買指明住宅物業(每個該等被收購的物業的業主-佔用人或業主-佔用人們下稱「參與者」)。

2. 符合資格及有意購買可供參與者揀選的指明住宅物業的參與者須於出售日期上午十時至上午十時三十分內親臨售樓處，並須攜同以下文件：
 - a) 其香港身份證或護照(視屬何情況而定);
 - b) 已填妥並經該參與者親自簽妥之指定格式之抽籤登記表格。參與者可遞交的抽籤登記表格數目，不能多於其簽署的上述第1段所提及的確認參加「樓換樓」計劃表格數目(註: 指定格式之抽籤登記表格將於出售日期於售樓處派發);
 - c) 就每份遞交之抽籤登記表格，一張抬頭人為「的近律師行」而款額為港幣十五萬元的銀行本票，以支付簽署臨時買賣合約時須支付的臨時訂金的部份; 及
 - d) 空白支票以支付臨時訂金的餘款以取得參加出售日期的抽籤資格。
3. 於出售日期當天於上午10時30分後任何時間才到達售樓處的參與者將不獲予抽籤資格，抽籤登記只適用於參與者本人及不能轉讓。
4. 參與者須經賣方確認及核實其符合「樓換樓計劃」參與資格並確認及核實身份後方可享有最終抽籤資格，而每個登記的參與者只可揀選及購買一個指明住宅物業，該等參與者揀選及購買該等指明住宅物業的優先次序將以抽籤結果決定。在任何情況下，賣方保留絕對權力決定參與者的抽籤資格。
5. 抽籤程序將於出售日期當天抽籤登記完成後進行抽籤程序，而抽籤結果將於抽籤後在售樓處張貼。
6. 每份抽籤登記下之參與者可根據抽籤結果的順序，親身揀選一個在當時仍然可被揀選的指明住宅物業。如有任何爭議，賣方保留絕對權力分配任何指明住宅物業予任何有意購買的人士。
7. 成功選擇任何指明住宅物業的參與者將獲安排於簽署臨時買賣合約前參觀其所選擇的指明住宅物業。
8. 為了維持售樓處之秩序及 / 或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整揀選及出售的時間。任何揀選及出售的時間的修改會張貼於售樓處。參與者將不獲另行通知該等修改。
9. 每名參與者可購入的發展項目內之指明住宅物業數目(不論是否列於本銷售安排內之指明住宅物業)，不能多於其擁有及佔用並已被賣方收購以進行上述第1段所提及的重建項目之物業數目。

10. 成功選擇指明住宅物業的參與者須親身簽署臨時買賣合約購買其選擇的指明住宅物業。如參與者未能成功為其選擇的指明住宅物業簽署臨時買賣合約，該名參與者即失去資格選購任何指明住宅物業，而其所作出的指明住宅物業選擇即會被取消。
11. 在收取抽籤登記後，如參與者未能符合指定的登記要求或未能獲賣方確認及核實其資格，賣方保留權利拒絕其登記。被拒絕的抽籤登記將不會納入以上的抽籤。
12. 將提供出售的指明住宅物業售完即止。參與者獲確認和核實身份、參與者根據抽籤結果獲得之任何揀選住宅物業次序或任何參與者獲賣方接受輪候均不保證該參與者士能購得發展項目內之任何住宅物業，敬希注意。
13. 按照抽籤結果中所指示的揀選指明住宅物業過程完結後，餘下仍可銷售之指明住宅物業將以先到先得形式在「售樓處」發售。(但在上述參與者揀選指明住宅物業完畢後首5分鐘內到達「售樓處」之所有準買家，則以另一次抽籤決定揀選尚餘指明住宅物業之優先次序)，唯
 - (i) 於出售日期當日，只有獲賣方確認及核實其符合上述第1段所述的「樓換樓計劃」參與資格的參與者方可選購該等尚餘未售出住宅物業；及
 - (ii) 欲購買住宅物業之參與者必須攜同其香港身份證或護照（視屬何情況而定）親臨售樓處，須攜同(a)一張抬頭人為「的近律師行」而款額為港幣十五萬元的銀行本票；(b)一張空白支票。
14. 如在出售日期當日: (i)上午8時至下午4時30分期間，八號或更高之熱帶氣旋警告信號在懸掛或黑色暴雨警告在香港生效；或(ii) 賣方認為發生影響售樓處及/或其附近之安全或秩序或可達性之事件時，為保障參與者的安全及維持售樓處的秩序，賣方保留絕對權力更改、延後、延長或改動遞交抽籤登記表格及/或抽籤及/或報到時段及/或揀選指明住宅物業及/或出售日期的日期、時間、期間、期限及/或地點至賣方認為合適的日期、時間、期間、期限及/或地點及/或關閉售樓處，並於賣方就發展項目指定的互聯網網站(www.urakaitak.hk) 公布有關安排及詳情。參與者將不獲另行通知。

如有任何爭議，賣方保留絕對權力以任何方式分配任何指住宅物業予任何有意購買的人士。

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

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:

G/F, 6 Fuk Tsun Street, Tai Kok Tsui, Kowloon

九龍大角咀福全街六號地下

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