

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：	5 October 2016 2016年10月5日
Time of the Sale: 出售時間：	From 9:00 a.m. to 6:00 p.m. 由上午9時至下午6時
Place where the sale will take place: 出售地點：	G/F, 6 Fuk Tsun Street, Tai Kok Tsui, Kowloon (“the Sales Office ”) 九龍大角咀福全街六號地下 (“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	21
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： 3C, 3D.</p> <p>The following flats in Tower H3 以下在H3座的單位： 1A, 1C, 1E, 1G, 2A, 2E, 2G, 11E, 11G, 12E, 12G, 13D, 13E, 13F, 13G, 17G, 18A, 18B, 18C.</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. 5-13 (odd numbers only) Ash Street (DL-11 YTM) and who have participated in the Vendor’s Flat for Flat Scheme and have signed the confirmation of participation of “Flat for Flat” Scheme with his/her preference for accepting Vendor’s arrangement 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”) shall be eligible to purchase the specified residential properties in the manner as more particularly set out hereinbelow.</p> <p>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 5 October 2016 and must bring along:</p> <p>a) his/her H.K.I.D. Card(s) or Passport(s) (as the case may be);</p> <p>b) the prescribed form of Registration of Intent duly completed and personally signed by the Participant;</p> <p>c) a cashier order issued in favour of “Deacons” for the sum of HK\$150,000 for payment of part of the preliminary deposit payable upon signing of the Preliminary Agreement for Sale and Purchase; and</p> <p>d) a blank cheque for payment of the balance of the said preliminary deposit</p>	

in order to register for eligibility to the balloting to take place on 5 October 2016.

3. The Participants who arrive at the Sales Office at any time later than 10:30 a.m. on 5 October 2016 shall not be eligible for any balloting. The Registration of Intent is personal to the Participant and shall not be transferrable.
4. The Participants whose identities have been confirmed and verified by the Vendor during the 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.
5. Balloting will take place after the registration for ballot on 5 October 2016 is completed and the ballot result shall be posted at the Sales Office after the balloting.
6. The Participant of each Registration of Intent shall 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. 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.
8. Each Participant shall purchase no more than one (1) residential property of the Development.
9. 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.
10. The Vendor reserves its right, after the receipt of Registration of Intent, to reject the registration if the Participant does not meet the specific requirements, and the rejected Registration of Intent will not be included in the above balloting.
11. 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 person to the waiting queue does not guarantee that Participant/person will be able to purchase any residential property in the Development.
12. The Vendor shall make available the aforesaid 21 specified residential properties for viewing by the Participants between 29 August 2016 and 9 September 2016 (both days inclusive) from 9:00 a.m. to 6:00 p.m.. Advance booking is required. Participants can call 2772 1733 during the office hours (Monday to Friday from 9:00 a.m. to 6:00 p.m. except Public Holidays) of the Vendor for flat viewing appointment. Such flat viewing appointment will not be arranged by the Vendor on the date of the sale / the flat selection of Participants as set out in paragraph 2.
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 residential properties among all potential purchasers arriving at the Sales Office within the first 5 minutes immediately after the selection of the residential properties by the registrants as aforesaid is to be determined by another balloting) Provided That:

- (i) on the Date of Sale, only the Participants 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 where such Participant has not submitted a Registration of Intent according to paragraph 2, 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; and (c) the prescribed form of Registration of Intent duly completed and personally signed by that Participant.

Under any circumstances, only one residential property can be purchased by the Participant of each registration under "Flat for Flat" Scheme.

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賣方於槐樹街5至13號(單數號數)(DL-11:YTM)之重建項目及已參與賣方的「樓換樓計劃」並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2016年10月5日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) 填妥並經該參與者親自簽妥之購樓意向登記指定表格;
 - c) 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，以作支付簽署臨時買賣合約時須支付的臨時訂金的部份之用; 及
 - d) 一張空白支票以作支付該臨時訂金的餘款之用以取得參加該2016年10月5日的抽籤資格。
3. 於 2016年10月5日上午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，購樓意向登記只適用於參與者本人及不能轉讓。
4. 參與者經賣方確認並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。
5. 抽籤程序將於該 2016年10月5日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. 每份購樓意向登記下之參與者可根據抽籤結果的順序，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. 為了維持售樓處秩序及 / 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。
8. 每名參與者不可購入發展項目內多於一個住宅物業。
9. 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。
10. 在收取購樓意向登記後，如發現參與者未能符合指定的登記要求，賣方保留權利拒絕其登記。被拒絕的購樓意向登記將不會納入以上的抽籤。
11. 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人士獲賣方接受輪候均不保證該參與者 / 人士能購得發展項目內之任何住宅物業，敬希注意。
12. 賣方將於2016年8月29日至2016年9月9日（包括首尾兩日）由上午9時至下午6時，開放上述21個指明住宅物業供參與者參觀，並需事先預約。參與者可於賣方的辦公時間(星期一至五上午9時至下午6時，公眾假期除外)內致電2772 1733預約參觀時間。賣方不會在上述第2段所列的指定登記及揀選單位日期當日安排參與者參觀該指明住宅物業。
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。(但在上述登記人揀選住宅物業完畢後首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住宅物業之優先次序)，唯
 - (i) 於出售日期當日，只有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，未按上述第2段遞交購樓意向登記之參與者須攜同(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; 及(c) 填妥並經該參與者親自簽妥之購樓意向登記指定表格。

在任何情況下，每份登記的參與者只可認購一個指明住宅物業。

如有任何爭議，賣方保留絕對權力以任何方式分配任何指明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

Date of issue (發出日期): 19 August 2016 (2016年8月19日)