

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：	18 October 2023 (subject to postponement as mentioned in paragraph 15 below) (“Date of Sale”) 2023年10月18日 (受制於下文第15段所提述的延期) (「出售日期」)
Time of the Sale: 出售時間：	From 10:00 a.m. to 6:00 p.m. 由上午10時至下午6時
Place where the sale will take place: 出售地點：	1 st Floor, Commercial Accommodation, 煥然壹居, 3 Muk Chui Street, Kowloon (“Sales Office”) 九龍沐翠街3號煥然壹居商用大樓一樓(「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	13
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： The following flats in Tower H1 以下在H1座的單位： 5A, 11A, 11G, 18A, 18G The following flats in Tower H2 以下在H2座的單位： 16F, 18B, 18F The following flats in Tower H3 以下在H3座的單位： 4E, 11E, 11G, 13F, 17D	
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. Only owner-occupiers of properties which have been acquired by the Vendor for implementation of its redevelopment project at Nos. 1 to 44 Kim Shin Lane, Nos. 535 to 573 Fuk Wing Street (odd numbers), Nos. 544 to 588 Fuk Wa Street (even numbers), Nos. 473 to 475A Castle Peak Road (odd numbers) Cheung Sha Wan (SSP-017) 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 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 “ Participant ”) shall be eligible to select and purchase the specified residential properties in the manner as more particularly set out hereinbelow.	

2. The Participators 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 the following with him/her:
 - 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 Participator. The number of Registration(s) for Ballot that a Participator 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 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 to be 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 be taken place on the Date of Sale.
3. The Participators 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 the balloting as described under Paragraph 4 below. The Registration for Ballot is personal to the Participator and is not transferrable.
4. Only Participators 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 each registered Participator shall be entitled to select and purchase such number of specified residential property(ies) which does not exceed the number of properties of that Participator acquired by the Vendor under the redevelopment project mentioned in paragraph 1 above. 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 Participator’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 Participator of each Registration for Ballot shall personally proceed to select one (1) specified residential property 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 which is still available at the time of selection to any interested Participators by any method.
7. If the Participator has successfully selected any specified residential property, the Participator 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. Participators will not be notified separately of such changes.
9. The number of specified residential property(ies) listed in this Information on Sales Arrangements that a Participator can purchase shall not exceed the number of property(ies) owned and occupied by the Participator and acquired by the Vendor for the redevelopment project(s) referred to in paragraph 1 above.

10. If the Participator has successfully selected a specified residential property, the Participator shall personally enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property. If the Participator shall fail to enter into a Preliminary Agreement for Sale and Purchase for the selected specified residential property, the Participator shall be immediately disqualified from selecting and purchasing the specified residential property and the selection of specified residential property made by the Participator shall be cancelled.
11. The Vendor reserves its right, after the receipt of Registration for Ballot, to reject the registration if the Participator does not meet the specific requirements or the eligibility of Participator 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 Participator's identity, any order of priority in respect of the selection of specified residential properties, or admittance of any Participator to the waiting queue for selection of specified residential properties does not guarantee that Participator will be able to purchase any specified residential property(ies) in the Development.
13. The Vendor shall make available show flat(s) at the Development for viewing by Participators between 3 April 2023 and 3 June 2023 (Monday to Saturday (excluding Public Holidays) and Sunday) from 10:00 a.m. to 5:00 p.m.. Advance booking is required. Interested Participators can call hotline 6792 2188 during the office hours (Monday to Friday from 9:00 a.m. to 6:00 p.m. excluding Public Holidays) of the Vendor for flat viewing appointment. The Vendor reserves the right at any time, for the purposes of maintaining order and/or facilitating smooth viewing of show flat(s), to adjust the opening hours and viewing arrangement of show flat(s).
14. After the completion of the balloting and the selecting and purchasing of the specified residential properties by the Participators 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 Participators as aforesaid is to be determined by another balloting) Provided That:
 - (i) on the Date of Sale, only the Participators who meet the eligibility criteria of the "Flat-for-Flat" Scheme as confirmed and verified by the Vendor may purchase such remaining unsold specified residential properties; and
 - (ii) the interested Participator 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.
15. 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 6:00 p.m. on the Date of Sale; or (ii) where the Vendor considers that there being an event affecting the public safety or social order or public health in or the accessibility to the Sales Office and/or the vicinity of any of foregoing on the Date of Sale; or (iii) the Hong Kong Government has imposed any restriction or issued any order relating to Coronavirus Disease 2019 ("COVID-19") and is enforcing the same which requires people in Hong Kong (except for exempted persons) to stay indoor (such as stay-at-home, movement control or lockdown order), then, for the safety of the Participators and the maintenance of order at the Sales Office or for compliance with the said restriction or order relating to COVID-19, 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. Participators 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長沙灣兼善里1至44號、福榮街535至573號（單數）、福華街544至588號（雙數）、青山道473至475A號（單數）之SSP-017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出售日期上午10時至上午10時30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抽籤的資格。
3. 於出售日期上午10時30分後任何時間才到達售樓處的參與者將不獲予下述第4段所述抽籤的資格，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不多於該參與者在上述第1段提及之重建項目中獲賣方收購的物業數目的指明住宅物業，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，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，賣方保留絕對權力以任何方式分配當時仍然可被揀選的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本銷售安排資料所列之指明住宅物業數目，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指明住宅物業次序或任何參與者獲賣方接受輪候揀選指明住宅物業均不保證該參與者能購得發展項目內之任何指明住宅物業，敬希注意。
13. 賣方將於2023年4月3日至2023年6月3日（星期一至六（公眾假期除外）及星期日）由上午10時至下午5時，於發展項目開放示範單位供參與者參觀，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6792 2188預約參觀時間。為維持參觀示範單位現場秩序及/或流暢的目的，賣方保留權利在任何時間更改開放示範單位時段及安排。
14. 在參與者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），惟
 - (i) 於出售日期當日，只有獲賣方確認及核實其符合「樓換樓計劃」參與資格的參與者方可選購該等尚餘未售出指明住宅物業；及
 - (ii) 欲購買指明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，並須攜同(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。
15. 如在出售日期當日：(i)上午8時至下午6時期間，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/或其附近之公眾安全或社會秩序或公共衛生或可達性之事件時；或(iii)香港政府已就2019冠狀病毒病（「COVID-19」）而施加

任何限制或發出任何命令，並在執行該限制或命令下，要求在香港的人士（獲豁免人士除外）留在室內（例如居家、活動管制或禁足令），為保障參與者的安全及維持售樓處的秩序或為遵守上述與COVID-19相關的限制或命令，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：

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

九龍大角咀福全街六號一樓

Date of issue (發出日期): 3 April 2023 (2023年4月3日)