

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：	17 December 2015 and 18 December 2015 2015年12月17日及2015年12月18日
Time of the Sale: 出售時間：	From 9:00 a.m. to 6:00 p.m. 由上午9時至晚上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	47
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, 3E, 3F, 4C, 4D, 4E, 4F, 5C, 5F.</p> <p>The following flats in Tower H3 以下在H3座的單位： 1A, 1C, 2A, 2C, 13B, 13D, 13E, 13F, 13G, 14D, 14E, 14F, 14G, 15D, 15E, 15F, 15G, 16D, 16E, 16F, 16G, 17D, 17E, 17F, 17G, 18A, 18B, 18C, 19A, 19B, 19C, 20A, 20B, 20C, 21A, 21B, 21C.</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 projects at Kowloon City Road / Sheung Heung Road (No.KC-007), Nos. 205-211A Hai Tan Street (No.DL-2:SSP), Reclamation Street / Shantung Street (No.YTM-010), Tung Chau Street / Kweilin Street (No.DL-5:SSP) or Kai Ming Street (No.DL-8:KC) (“URA Redevelopment Projects”) and who have participated in the Vendor’s Flat for Flat Scheme and have entered into a “Flat for Flat” Undertaking (“the Undertaking”) with the Vendor (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 will be divided into the following groups (“the Groups”) according to the Selected Area and the Selected Zone of flats which they have previously confirmed to the Vendor under the Flat for Flat Scheme:</p> <p><u>Group 1</u> :</p> <p style="padding-left: 20px;">Selected Area: 333 sq. ft. Selected Zone: 3rd Floor to 5th Floor of Tower L1 URA Redevelopment Project(s) which has/have participant(s) in the Group: Nos. 205-211A Hai Tan Street (No.DL-2:SSP)</p>	

Group 2 :

Selected Area: 557 sq. ft.

Selected Zone: 1st Floor to 2nd Floor of Tower H3

URA Redevelopment Project(s) which has/have participant(s) in the Group:
Kowloon City Road / Sheung Heung Road (No.KC-007)

Group 3 :

Selected Area: 668 sq. ft.

Selected Zone: 13th Floor to 17th Floor of Tower H3

URA Redevelopment Project(s) which has/have participant(s) in the Group:
Nos. 205-211A Hai Tan Street (No.DL-2:SSP)

Group 4 :

Selected Area: 455 sq. ft.

Selected Zone: 13th Floor to 17th Floor of Tower H3

URA Redevelopment Project(s) which has/have participant(s) in the Group:
Reclamation Street / Shantung Street (No.YTM-010)

Group 5 :

Selected Area: 560 sq. ft.

Selected Zone: 18th to 21st Floor of Tower H3

URA Redevelopment Project(s) which has/have participant(s) in the Group:
Kai Ming Street (No.DL-8:KC)

3. The specified residential properties available for selection by participants of each Group are set out below:

Group 1 :

Specified residential properties available for selection: 3C, 3D, 3E, 3F, 4C, 4D, 4E, 4F, 5C, 5F of Tower L1

Group 2 :

Specified residential properties available for selection: 1A, 1C, 2A, 2C of Tower H3

Group 3 :

Specified residential properties available for selection: 13E, 13G, 14E, 14G, 15E, 15G, 16E, 16G, 17E, 17G of Tower H3

Group 4 :

Specified residential properties available for selection: 13B, 13D, 13F, 14D, 14F, 15D, 15F, 16D, 16F, 17D, 17F of Tower H3

Group 5 :

Specified residential properties available for selection: 18A, 18B, 18C, 19A, 19B, 19C, 20A, 20B, 20C, 21A, 21B, 21C of Tower H3

4. The time for selection and sale of the specified residential properties for each Group is as follows:

Group 1 :

Date: 17 December 2015

Time: 10:30 a.m.

Group 2 :

Date: 17 December 2015

Time: 3:00 p.m.

Group 3 :

Date: 18 December 2015

Time: 10:00 a.m.

Group 4 :

Date: 18 December 2015

Time: 10:00 a.m.

Group 5 :

Date: 18 December 2015

Time: 10:00 a.m.

5. The priority for selection of the specified residential properties by the participants of Group 1 shall be determined by balloting. The participants of Group 1 who are eligible as aforesaid and interested in purchasing any of the specified residential properties available for selection by participants of Group 1 must follow the procedures below:-
- (a) Each of the participants of Group 1 who is eligible to participate in balloting and purchasing the specified residential properties as aforesaid shall personally attend the Sales Office at or before 10:00 a.m. on 17 December 2015. The participants must bring along their H.K.I.D. Card(s) or Passport(s) (as the case may be) together with an authorization letter (in the form prescribed by the Vendor) duly signed by the participants in relation to release of security money paid by the participant under the Undertaking for payment of preliminary deposit and part payment of purchase price. The participants whose identities have been verified by the Vendor shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority according to the results of the balloting which shall take place in accordance with paragraph 5(b) below. Participants who arrive at the Sales Office later than 10:30 a.m. on 17 December 2015 shall not be eligible to select the specified residential properties in the order of priority according to the ballot results.
- (b) Balloting will take place in manner as follows:
- (i) The sequence of balloting of the participants in Group 1 will follow the respective dates of commencement of the relevant URA Redevelopment Projects of Group 1, i.e. a participant being owner-occupier of an earlier URA Redevelopment Project will take part in the ballot earlier. The commencement dates of the relevant URA Redevelopment Projects of Group 1 are set out below:
- Nos. 205-211A Hai Tan Street (No.DL-2:SSP): 20 April 2012
Tung Chau Street / Kweilin Street (No.DL-5:SSP): 12 April 2013
- (ii) If there are more than one participant belonging to the same URA Redevelopment Project, their sequence of balloting will be determined by another round of balloting.
- (iii) The balloting will take place at or about 10:30 a.m. on 17 December 2015 at the Sales Office. The ballot results shall be posted at the Sales Office at or after 11:00 a.m. on 17 December 2015. The opening hours of the Sales Office on 17 December 2015 are from 9:00 a.m. to 6:00 p.m.
- (iv) 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 balloting. Any changes to the time of the balloting will be posted at the Sales Office. Participants will not be notified separately of such changes.
6. The participants of Group 2, Group 3, Group 4 and Group 5 who are eligible to select and purchase and interested in purchasing any of the specified residential properties available for selection by participants of the respective Groups must follow the procedures below:-

Each of the participants shall personally attend the Sales Office at or before the time for selection and sale of specified residential properties of the relevant Group set out in paragraph 4 above. The participants must bring along their H.K.I.D. Card(s) or Passport(s) (as the case may be) together with an authorization letter (in the form prescribed by the Vendor) duly signed by the participants in relation to release of security money paid by the participant under the Undertaking for payment of preliminary deposit and part payment of purchase price. The participants whose identities have been verified by the Vendor shall proceed to select the specified residential properties which are still available at the time of selection for the relevant Groups. Participant who arrives at the Sales Office later than the time for selection and sale of specified residential properties of the relevant Group set out in paragraph 4 above may not be eligible to select and purchase the specified residential properties.

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. Any changes to the time of the selection will be posted at the Sales Office. Participants will not be notified separately of such changes.
8. If the participant has successfully selected a specified residential property, the participant shall forthwith 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.

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九龍城道/上鄉道 (No.KC-007), 海壇街205至211A號 (No.DL-2:SSP), 新填地街/山東街 (No.YTM-010), 通州街/桂林街 (No.DL-5:SSP) 或啟明街 (No.DL-8:KC) 之重建項目(「市區重建項目」)及已參與賣方的「樓換樓計劃」並已與賣方簽訂「樓換樓計劃」承諾書(下稱「承諾書」)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. 參與者將根據當其參與「樓換樓計劃」時已向賣方確認的「選擇的面積」和「選擇的區域」的單位分入以下組別(下稱「組別」):

組別1 :

「選擇的面積」: 333平方呎

「選擇的區域」: L1座3樓至5樓

相關市區重建項目有參與者屬於此組別: 海壇街205至211A號 (No.DL-2:SSP)
通州街桂林街 (No.DL-5:SSP)

組別2 :

「選擇的面積」: 557平方呎

「選擇的區域」: H3座1樓至2樓

相關市區重建項目有參與者屬於此組別: 九龍城道/上鄉道 (No.KC-007)

組別3：

「選擇的面積」：668平方呎

「選擇的區域」：H3座13樓至17樓

相關市區重建項目有參與者屬於此組別： 海壇街205至211A號 (No.DL-2:SSP)

組別4：

「選擇的面積」：455平方呎

「選擇的區域」：H3座13樓至17樓

相關市區重建項目有參與者屬於此組別： 新填地街山東街 (No.YTM-010)

組別5：

「選擇的面積」：560平方呎

「選擇的區域」：H3座18樓至21樓

相關市區重建項目有參與者屬於此組別： 啟明街 (No.DL-8:KC)

3. 可供各個組別揀選的指明住宅物業的細節如下：

組別1：

可供揀選的指明住宅物業: L1座3C, 3D, 3E, 3F, 4C, 4D, 4E, 4F, 5C, 5F

組別2：

可供揀選的指明住宅物業: H3座1A, 1C, 2A, 2C

組別3：

可供揀選的指明住宅物業: H3座13E, 13G, 14E, 14G, 15E, 15G, 16E, 16G, 17E, 17G

組別4：

可供揀選的指明住宅物業: H3座13B, 13D, 13F, 14D, 14F, 15D, 15F, 16D, 16F, 17D, 17F

組別5：

可供揀選的指明住宅物業: H3座18A, 18B, 18C, 19A, 19B, 19C, 20A, 20B, 20C, 21A, 21B, 21C

4. 每個組別之揀選及出售指明住宅物業的時間如下：

組別1：

日期: 2015年12月17日

時間: 上午10時30分

組別2：

日期: 2015年12月17日

時間: 下午3時

組別3 :

日期: 2015年12月18日

時間: 上午10時

組別4 :

日期: 2015年12月18日

時間: 上午10時

組別5 :

日期: 2015年12月18日

時間: 上午10時

5. 組別1的參與者揀選指明住宅物業的優先次序將以抽籤方式決定。符合資格及有意購買可供組別1的參與者揀選的指明住宅物業的組別1的參與者須遵從下列程序:-

(a) 每名如上所述符合參與抽籤及購買指明住宅物業資格的組別1的參與者須於2015年12月17日當天上午10時或之前攜同其香港身份證或護照(視屬何情況而定)及一份已由參與者簽妥的有關釋放參與者根據承諾書的條款已付的保證金以作支付臨時訂金及部份售價的授權信(其格式由賣方指定)親臨售樓處,經賣方確認並核實身份後,參與者可根據以下第5(b)段所進行的抽籤之結果順序揀選當時仍可供揀選的指明住宅物業。於2015年12月17日當天上午10時30分後才到達“售樓處”的參與者將被取消根據抽籤結果揀選指明住宅物業的資格。

(b) 抽籤將以如下方式進行:

(i) 組別1的參與者的抽籤次序將根據其相關「市建局重建項目」的開展日期而定。即較早開展之「市區重建項目」之業主-佔用人的參與者將較先參與抽籤。組別1的相關「市建局重建項目」的開展日期如下:

海壇街 205 至 211A 號 (No.DL-2:SSP): 2012 年 4 月 20 日

通州街/桂林街 (No.DL-5:SSP): 2013 年 4 月 12 日

(ii) 如有多於一位參與者屬同一個「市建局重建項目」,則該等參與者的抽籤次序將以另一輪的抽籤結果決定。

(iii) 抽籤程序將於2015年12月17日上午10時30分左右於售樓處進行。抽籤結果將於2015年12月17日上午11時或以後於售樓處張貼。售樓處於2015年12月17日的開放時間為上午9時至晚上6時。

(iv) 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抽籤程序的時間。任何抽籤程序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。

6. 符合資格及有意購買可供組別2、組別3、組別4及組別5的參與者揀選的指明住宅物業的各組別參與者須遵從下列程序:-

每名參與須於上述第4段所列的相關組別之揀選及出售指明住宅物業的時間或之前攜同其香港身份證或護照(視屬何情況而定)及一份已由參與者簽妥的有關釋放參與者根據承諾書的條款已付的保證金以作支付臨時訂金及部份售價的授權信(其格式由賣方指定)親臨售樓處，經賣方確認並核實身份後，參與者可揀選當時仍可供相關組別揀選的指明住宅物業。於相關組別之揀選及出售指明住宅物業的指定時間後才到達“售樓處”的參與者有可能被取消根揀選及購買指明住宅物業的資格。

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程序的時間。任何揀選程序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. 成功選擇指明住宅物業的參與者須即時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。

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

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