

**Information on Sales Arrangements**  
**銷售安排資料**

**Sales Arrangements No.2A**  
**銷售安排第 2A 號**

Name of the Phase : 期數名稱 :	Phase 2A of NOVO LAND NOVO LAND 的第 2A 期
Date of the Sale : 出售日期 :	From 17 June 2023 由 2023 年 6 月 17 日起
Time of the Sale : 出售時間 :	<p><u>On 17 June 2023 (the "First Day of Sale"):</u> From 10:00 a.m. – 11:00 p.m.</p> <p><u>From 18 June 2023 and thereafter:</u> From 2:00 p.m. – 8:00 p.m. (Monday to Friday) From 11:00 a.m. – 8:00 p.m. (Saturday, Sunday and Public Holiday)</p> <p><u>2023 年 6 月 17 日(下稱「出售首天」):</u> 上午 10 時至晚上 11 時</p> <p><u>由 2023 年 6 月 18 日起 :</u> 由下午 2 時至晚上 8 時(星期一至五) 由上午 11 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 :	<p><u>On First Day of Sale:</u> 11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“<b>ICC Venue</b>”)</p> <p><u>From 18 June 2023 until 2 July 2023:</u> 21/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“<b>ICC 21/F Venue</b>”)</p> <p><u>From 3 July 2023 and thereafter:</u> Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (<b>ICC 19/F Venue</b>)</p> <p><u>在出售首天 :</u> 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「<b>ICC 會場</b>」)</p> <p><u>由 2023 年 6 月 18 日起至 2023 年 7 月 2 日 :</u> 香港九龍柯士甸道西 1 號環球貿易廣場 21 樓(下稱「<b>ICC 21 樓會場</b>」)</p> <p><u>由 2023 年 7 月 3 日起 :</u> 香港九龍柯士甸道西 1 號環球貿易廣場 19 樓 1901A 及 1908 室(下稱「<b>ICC 19 樓會場</b>」)</p>
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 :	223
Description of the 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 Arreso Tower 3 (Floor/Flat):</u> <u>以下在 Arreso 第 3 座的單位(樓層/單位) :</u> 5A2, 7A2, 9A2, 12A2, 16A2, 20A2, 22A2, 25A2, 27A2, 29A2, 32A2, 2B, 3B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 18B, 20B, 21B, 22B, 23B, 25B, 26B, 27B, 28B, 29B, 30B, 31B, 32B, 33B, 2C, 2D, 6D, 7D, 11D, 12D, 20D, 26D, 27D, 30D, 31D, 2E, 6E, 7E, 11E, 12E, 17E, 18E, 20E, 21E, 22E, 23E, 25E, 26E, 27E, 28E, 29E, 30E, 31E, 32E, 33E, 2F, 3F, 5F, 6F, 7F, 8F, 9F, 10F, 11F, 12F, 15F, 16F, 17F, 18F, 20F, 21F, 22F, 23F, 25F, 26F, 27F, 28F, 29F, 30F, 31F, 32F, 33F, 2G, 2H, 5H, 6H, 9H, 10H, 15H, 16H, 20H, 21H, 25H, 26H, 29H, 30H, 31H, 32H, 33H, 2J, 6J, 7J, 11J, 12J, 20J, 26J, 27J, 30J, 31J</p> <p><u>The following units in Arreso Tower 5 (Floor/Flat):</u> <u>以下在 Arreso 第 5 座的單位(樓層/單位) :</u></p>

7A2, 11A2, 15A2, 17A2, 20A2, 22A2, 25A2, 29A2, 11A3, 15A3, 18A3, 20A3, 21A3, 22A3, 25A3, 27A3, 29A3, 31A3, 33A3, 2B, 3B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 18B, 20B, 21B, 22B, 23B, 25B, 26B, 27B, 28B, 29B, 30B, 31B, 32B, 33B, 2C, 5C, 7C, 9C, 11C, 15C, 17C, 20C, 21C, 22C, 25C, 26C, 27C, 29C, 30C, 31C, 32C, 33C, 2D, 6D, 7D, 11D, 12D, 20D, 26D, 27D, 30D, 31D, 5E, 7E, 8E, 10E, 11E, 16E, 20E, 23E, 27E, 30E, 32E, 33E, 2F, 2G, 6G, 7G, 11G, 12G, 20G, 26G, 27G, 29G, 30G, 31G, 32G, 33G

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：

### On the First Day of Sale

#### Section (I) - Abstract

1. The sale of the specified residential properties will be divided into the following 2 sessions (namely Session A and Session B).

<i>Session</i>	<i>Rules for selecting and purchasing specified residential properties</i>
A	Must purchase at least <b>one (1)</b> specified residential property but not more than <b>four (4)</b> specified residential properties; and must purchase at least <b>one (1)</b> specified residential property which is a three-bedroom unit and not more than <b>one (1)</b> specified residential property which is a one-bedroom unit *  <p style="text-align: center;"><u>OR</u></p> Must purchase at least <b>two (2)</b> specified residential properties but not more than <b>four (4)</b> specified residential properties; and must not purchase more than <b>one (1)</b> specified residential property which is a one-bedroom unit *
B	Must purchase at least <b>one (1)</b> but not more than <b>four (4)</b> specified residential properties; and must not purchase more than <b>one (1)</b> specified residential property which is a one-bedroom unit

\* Provided that at least one (1) specified residential property which is a one-bedroom unit will be reserved for selection and purchase in Session B.

#### Section (II) - Submission of Registration of Intent for Session A and Session B before the First Day of Sale

2. Any person interested in purchasing any of the specified residential properties (the “**registrant**”) must follow the procedures below. A registrant who wishes to participate in Session A (“**Session A registrant**”) shall submit Registration of Intent (Form A). A registrant who wishes to participate in Session B (“**Session B registrant**”) shall submit Registration of Intent (Form B).
3. A registrant (if the registrant is a corporation, then **all of its directors**) must **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) submit the following:-
- only one Registration of Intent duly completed and signed by the registrant;
  - the Registration of Intent shall be accompanied with cashier order(s)/cheque(s) each in the sum of HK\$50,000 and made payable to “**MAYER BROWN**”. The number of cashier order(s) /cheque(s) shall be equal to the number as specified in the Registration of Intent. The Vendor reserves its absolute discretion to accept or reject any cheque;
  - a copy of the registrant’s H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary

to the ICC 21/F Venue after the relevant price list(s) of the specified residential properties are made available till 15 June 2023 (both dates inclusive) during office hours (i.e. from 2:00 p.m. to 8:00 p.m. on Monday to Friday and from 11:00 a.m. to 8:00 p.m. on Saturday, Sunday and Public Holiday). The closing time for submission of Registration of Intent will be 8:00 p.m. on 15 June 2023. Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the registrant will be given a receipt of Registration of Intent.

4. For the avoidance of doubt, all valid Registration(s) of Intent submitted on or before 8 June 2023 (if any), subject to the provisions below, will be included in the sales procedures under this Information on Sales Arrangements. Furthermore,
- (a) Session A registrants of such valid Registrations of Intent (Form A) which were submitted on or before 8 June 2023 will be included in Session A.
  - (b) Session B registrants of such valid Registrations of Intent (Form B) which were submitted on or before 8 June 2023 will be included in Session B.

Valid Registration(s) of Intent mean those Registration(s) of Intent (a) which has/have not been used to purchase any specified residential property(ies) in accordance with any previous Information on Sales Arrangements; (b) the registrant(s) has not collected the unused cashier order(s)/cheque(s) in accordance with any Information on Sales Arrangements; and (c) which has/have not been declared by the Vendor to be invalid. In case of dispute, the Vendor has the absolute right to determine whether a Registration of Intent shall be included in the sales procedures under this Information on Sales Arrangements.

#### Section (III) – Pre-registration for Session A and Session B before the First Day of Sale

##### 5. Pre-registration for Session A before the First Day of Sale

- (a) A Session A registrant interested in participating in Session A (if the Session A registrant is a corporation, then **all of its directors**) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) attend the ICC Venue or the lobby on 3/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong ("**ICC Lobby**"), to be decided in the Vendor's absolute discretion, on 16 June 2023 from 9:30 a.m. to 10:00 a.m. to register to participate in Session A. The closing time for registration to participate in Session A will be 10:00 a.m. on 16 June 2023. Late registration or registration beyond 10:00 a.m. will not be accepted. Upon completion of the procedures stated in this paragraph, the original receipt of Registration of Intent of the registrant will be chopped with a chop (the "**Session A Chop**"), to signify the completion of pre-registration of Session A by the Session A registrant.
- (b) Session A registrants who have pre-registered to participate in Session A in accordance with paragraph 5 and who have obtained a Session A Chop on its original receipt of Registration of Intent will have higher priority over other Session A registrants for the purpose of balloting for Session A.

##### 6. Pre-registration for Session B before the First Day of Sale

- (a) A Session B registrant who submitted his/her/its/their Registration of Intent on or before 8 June 2023 and is interested in participating in Session B (if the Session B registrant is a corporation, then **all of its directors**) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) attend the ICC 21/F Venue on 11 June 2023 from 11:00 a.m. to 8:00 p.m., or from 12 June 2023 to 15 June 2023 from 2:00 p.m. to 8:00 p.m. to register to participate in Session B. The closing time for registration to participate in Session B will be 8:00 p.m. on 15 June 2023. Late registration or registration beyond 8:00 p.m. on 15 June 2023 will not be accepted. Upon completion of the procedures stated in this paragraph, the original receipt of Registration of Intent of the registrant will be chopped with a chop (the "**Session B Chop**"), to signify the completion of pre-registration of Session B by the Session B registrant.
- (b) (i) Session B registrants who submitted their Registration(s) of Intent on or before 8 June 2023 and who have pre-registered to participate in Session B in accordance with paragraph 6 and who have obtained a Session B Chop on their original receipt(s) of Registration of Intent and (ii) Session B registrants who submitted their Registration(s) of Intent between 11 June 2023 and 15 June 2023, will have higher priority over other Session B registrants for the purpose of balloting for Session B.

#### Section (IV) – Balloting for Session A and Session B before the First Day of Sale

7. Separate balloting will be used to determine the order of priority in selecting the specified residential properties in Session A and Session B respectively :-
- (a) For Session A, the balloting to determine each registrant's "ballot result sequence" shall take place at ICC 21/F Venue on 16 June 2023 at or after 3:00 p.m., to be decided in the Vendor's absolute discretion. The results of the balloting will be announced and/or posted up at the ICC Venue and at the ICC Lobby and on the website

(www.novoland2a.com.hk) designated by the Vendor for the Phase (“**Designated Website**”) after 4:00 p.m. on 16 June 2023. Registrants will not be separately notified.

- (b) For Session B, the balloting to determine each registrant's "ballot result sequence" shall take place at ICC 21/F Venue on 16 June 2023 at or after 3:00 p.m., to be decided in the Vendor's absolute discretion. The results of the balloting will be announced and/or posted up at the ICC Venue and at the ICC Lobby and on the Designated Website after 4:00 p.m. on 16 June 2023. Registrants will not be separately notified.
8. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC Venue and/or facilitating smooth balloting and/or due to the reasons set out in paragraphs 30 and 31 below, to adjust the date, time and location of the balloting. Any changes to the date, time and location of the balloting will be posted at the ICC Venue and at the ICC Lobby. Registrants will not be notified separately of such changes.
9. Before the balloting for Session A and Session B takes place respectively, the registrants in each of Session A and Session B shall be divided into two groups: the first group consists of registrants comprising individual(s) only; and the second group consists of the remaining registrants. **Registrants in the first group will have priority over the registrants in the second group in the selection of the specified residential properties in each of Session A and Session B.** The Vendor shall carry out the balloting for the first group and the second group respectively.
10. (a) In respect of Session A and Session B, the number of lots allocated for every valid Registration of Intent shall depend on the number of specified residential property(ies) which the registrants intends to purchase as indicated in the Registration of Intent:
- (i) For registrants who intends to purchase one (1) or two (2) specified residential property(ies), their valid Registration of Intent shall be allotted one lot.
- (ii) For registrants who intends to purchase three (3) or four (4) specified residential properties, their valid Registration of Intent shall be allotted two lots.
- (b) Once a lot allocated to a Registration of Intent has been successfully drawn, all other lot(s) (if any) relating to the same Registration of Intent shall be automatically included in a group with the lowest order of priority amongst all other group(s) (as mentioned in paragraph 9 above) of Session A and Session B respectively for the purpose of the balloting.
11. The results of the balloting, including “registration number”, “ballot result sequence” and "check-in timeslot" for Session A and Session B will be announced and/or posted up at the ICC Venue and (if applicable) the ICC Lobby and on the Designated Website after 4:00 p.m. on 16 June 2023. Registrants will not be separately notified of the ballot results.

#### Section (V) - Procedures for Session A on the First Day of Sale

12. Session A registrants must follow the procedures specified in Sections (I), (II), (III) (if applicable), (IV), (V) and (VII).
- (a) On the First Day of Sale, a Session A registrant (if the registrant is a corporation, then **all of its directors** or if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original receipt of Registration of Intent and **personally** attend the ICC Venue according to the "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 11 above. Registrant who arrives at the ICC Venue or (if directed by the Vendor) the Additional Venues (as defined below) beyond his/her/its/their "check-in timeslot" shall not be eligible for participating in Session A .
- (b) In case the ICC Venue shall become insufficient to accommodate all the registrants, the Vendor may for safety reason direct the registrants to attend the ICC Lobby and/or the lobby on 8/F and/or the lobby on 9/F and/or 10/F and/or 16/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong and/or the ICC 21/F Venue (collectively the “**Additional Venues**”) by making announcement at the ICC Venue and the Additional Venues.
13. The registrants' order of priority for selection of the specified residential properties in Session A will be determined by the "ballot result sequence" announced and/or posted by the Vendor pursuant to paragraph 11 above.
14. After verification of the identity of registrants by the Vendor, registrants (if the registrant is a corporation, then **all of its directors** or, if a registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** select the specified residential properties which

are still available at the time of selection in the order of priority determined pursuant to paragraph 13 above and in an orderly manner and within reasonable time.

15. The registrants shall **in compliance with the rules set out in the Abstract in Section (I) applicable to Session A** select and purchase specified residential properties, otherwise his/her/their/its order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session A.

If the remaining specified residential properties available for selection and purchase in Session A is such that the rules for Session A as set out in the Abstract in Section (I) cannot be satisfied, then Session A will end and the remaining specified residential properties will be offered for sale in Session B.

16. For each specified residential property purchased by the registrant, in addition to using the cashier order(s) / cheque(s) submitted with the Registration of Intent, part of preliminary deposit in the following sum shall be paid by cashier order(s) :-

- (a) HK\$300,000 for each specified residential property which is three-bedroom unit;
- (b) HK\$200,000 for each specified residential property which is two-bedroom unit;
- (c) HK\$150,000 for each specified residential property which is one-bedroom unit; and
- (d) HK\$100,000 for each other specified residential property.

The registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to “**MAYER BROWN**” for payment of part of preliminary deposit of each of the specified residential property(ies) purchased by the registrant as stated above.

If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s) / cheque(s) submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to “**MAYER BROWN**” in the following aggregate amount for payment of part of preliminary deposit of each extra specified residential property:-

- (a) HK\$350,000 for each extra specified residential property which is three-bedroom unit;
- (b) HK\$250,000 for each extra specified residential property which is two-bedroom unit;
- (c) HK\$200,000 for each extra specified residential property which is one-bedroom unit; and
- (d) HK\$150,000 for each extra other specified residential property.

In case of any dispute, the decision of the Vendor shall be final and conclusive.

17. A registrant who leaves the ICC Venue and/or (if applicable) the Additional Venues while his/her/their/its 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 Session A and his/her/their/its order of priority in Session A shall lapse immediately.

18. If a registrant has successfully selected the specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), the registrant (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** enter into one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant does not enter into all preliminary agreement(s) for sale and purchase of all the selected specified residential properties, he/she/they/it would be deemed to have given up those specified residential properties and his/her/their/its order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session A.

Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential properties, a registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 27(a) below) as joint purchasers and delete the registrant’s name from the preliminary agreement(s) for sale and purchase in accordance with the requirements specified under paragraph 27 below.

Section (VI) - Procedures for Session B on the First Day of Sale

19. Session B registrants must follow the procedures specified in Sections (I), (II), (III) (if applicable), (IV), (VI) and (VII).

20. The registrants' order of priority for selection of the specified residential properties in Session B will be determined by the "ballot result sequence" announced and/or posted by the Vendor pursuant to paragraph 11 above.
21. (a) On the First Day of Sale, the registrants (if the registrant is a corporation, then **all of its directors**) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and the original receipt of Registration of Intent and **personally** (or, if the registrant is or comprise individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the ICC Venue according to "check-in timeslot" announced and/or posted by the Vendor pursuant to paragraph 11 above. Registrants who arrive at the ICC Venue or (if directed by the Vendor) the Additional Venues beyond their "check-in timeslot" shall not be eligible to participate in Session B.
- (b) In case the ICC Venue shall become insufficient to accommodate all the registrants, the Vendor may for safety reason, make use of the Additional Venues to accommodate some of the registrants by making announcement and/or posting notice(s) at the ICC Venue and the Additional Venues.
22. A registrant who leaves the ICC Venue and/or (if applicable) the Additional Venues while his/her/their/its group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in Session B and his/her/their/its order of priority shall lapse immediately.
23. The selection and purchase of the specified residential properties in Session B shall only commence **after** Session A has been completed. The Vendor may postpone the time for selection and purchase of the specified residential properties in Session B pending completion of Session A. Registrants shall proceed to select the specified residential properties in accordance with the rules below :-
- (a) Registrants (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority according to the "ballot result sequence" and in an orderly manner and within reasonable time. Registrants shall select and purchase the specified residential properties **in compliance with the rules set out in Section (I) applicable to Session B**, and purchase all the specified residential properties selected by him/her/them/it, otherwise such registrant's order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session B.
- (b) For each specified residential property purchased by the registrant, in addition to using the cashier order(s) / cheque(s) submitted with the Registration of Intent, part of preliminary deposit in the following sum shall be paid by cashier order(s) :-
- (i) HK\$300,000 for each specified residential property which is three-bedroom unit;
  - (ii) HK\$200,000 for each specified residential property which is two-bedroom unit;
  - (iii) HK\$150,000 for each specified residential property which is one-bedroom unit; and
  - (iv) HK\$100,000 for each other specified residential property.
- The registrant shall submit on spot to the Vendor **sufficient additional** cashier order(s) made payable to "**MAYER BROWN**" for payment of part of preliminary deposit of each of the specified residential property(ies) purchased by the registrant as stated above.
- If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s) / cheque(s) submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor **sufficient additional** cashier order(s) made payable to "**MAYER BROWN**" in the following aggregate amount for payment of part of preliminary deposit of each extra specified residential property:-
- (a) HK\$350,000 for each extra specified residential property which is three-bedroom unit;
  - (b) HK\$250,000 for each extra specified residential property which is two-bedroom unit;
  - (c) HK\$200,000 for each extra specified residential property which is one-bedroom unit; and
  - (d) HK\$150,000 for each extra other specified residential property.
- In case of any dispute, the decision of the Vendor shall be final and conclusive.

- (c) If a registrant has successfully selected the specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), the registrant (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** enter into one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant does not enter into all preliminary agreement(s) for sale and purchase of all the selected specified residential properties, he/she/they/it would be deemed to have given up those specified residential properties and his/her/their order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in Session B.
- (d) Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 27(a) below) as joint purchaser(s) and delete the registrant's name from the preliminary agreement(s) for sale and purchase in accordance with the requirements under paragraph 27 below.

Section (VII) - General Provisions (applicable to both Session A and Session B)

24. The following apply to registration:-

- (a) Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent. Duplicated registration will not be accepted.
- (b) The Registration of Intent is personal to the registrant and shall not be transferable.
- (c) The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties in Session A and Session B.
- (d) (For corporate registrant) If after the submission of Registration of Intent, there is any change in the composition of the board of directors of the corporation, then the relevant Registration of Intent shall become invalid immediately and the registrant **shall not be eligible to participate in any Session.**
- (e) In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in Session A and/or Session B and whether a Registration of Intent is valid and should be included in balloting.

25. Arrangements on cashier order(s)/cheque(s):-

- (a) The cashier order(s) / cheque(s) submitted will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). Unless otherwise specified in this Sales Arrangements, the balance of the preliminary deposit for the purchase of the specified residential property(ies) may be paid by cheque(s) upon signing of the preliminary agreement for sale and purchase. The Vendor reserves its absolute discretion to accept or reject any cheque. In case of any dispute, the decision of the Vendor shall be final and conclusive.
- (b) If a registrant has not purchased any specified residential property or his/her Registration of Intent still has unused cashier order(s)/cheque(s), the unused cashier order(s)/cheque(s) will be available for collection by the registrant (or his/her/their/its authorized person) at the ICC 21/F Venue from 19 June 2023 to 20 June 2023 from 2:00 p.m. to 8:00 p.m.. The registrant must bring along his/her/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)/cheque(s) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt(s) of Registration of Intent and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

26. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

27. The following apply to addition of "close relative(s)" of the registrant(s) as purchaser and/or delete the registrant's name from the preliminary agreement(s) for sale and purchase:-

- (a) "**close relative(s)**" means spouse, parents, parents-in-law, children, children-in-law, brothers, sisters, grandparents and grandchildren of the registrant.
- (b) If the registrant comprises individual(s) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, such registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

- (c) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrant requests to have **one (1) preliminary agreement for sale and purchase** for all those properties: before signing the preliminary agreement for sale and purchase, the registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.
- (d) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrant requests to have **more than one (1) preliminary agreement for sale and purchase** for those properties:-
  - (i) Before signing the preliminary agreement for sale and purchase in respect of the **first** specified residential property, a registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.
  - (ii) Before signing the preliminary agreement for sale and purchase in respect of the **subsequent** specified residential property(ies), a registrant may request the Vendor on spot to:-
    - (1) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final; or
    - (2) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as purchaser(s), and delete the registrant's name from the preliminary agreement(s) for sale and purchase, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.
- (e) All the person(s) signing the preliminary agreement for sale and purchase must sign personally (or by attorney of such individual(s) 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).

28. 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 offered to be sold on a first come first served basis to any person 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). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.

29. The Vendor reserves the right to close the ICC Venue and (if applicable) the Additional Venues at any time if all the specified residential properties have been sold out.

30. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date on which the Registration of Intent may be submitted, or pre-registration shall be completed or balloting shall take place and/or the First Day of Sale and/or any other date of sale, then, for the safety of the registrants and the maintenance of order at the ICC Venue and/or (if applicable) the Additional Venues, the Vendor reserves its absolute right to (a) change the date(s) and/or time(s) and/or location(s) of (i) submission of Registration of Intent and/or (ii) the pre-registration and/or (iii) the balloting for Session A and/or Session B and/or (iv) the check-in timeslot for Session A and/or (v) the check-in timeslot for Session B and/or (vi) the First Day of Sale and/or any other date of sale as the Vendor may consider appropriate and/or (b) close the ICC Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted by the Vendor on the Designated Website. Registrants will not be notified separately of the arrangement.

31. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the ICC Venue and/or (if applicable) the Additional Venues, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the ICC Venue and/or (if applicable) the Additional Venues and/or (III) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC Venue and/or (if applicable) the Additional Venues and/or (IV) for the purpose of protecting the health of the registrants and other participants in the ICC Venue and/or (if applicable) the Additional Venues, to:-



- (a) (prior to the First Day of Sale and/or commencement of sale of the specified residential properties on a day) (i) change the date(s) and/or time(s) and/or location(s) of (1) submission of Registration of Intent and/or (2) the pre-registration and/or (3) the balloting for Session A and/or Session B and/or (4) the check-in timeslot for Session A and/or (5) the check-in timeslot for Session B and/or (6) the First Day of Sale and/or any other date of sale and/or any sales procedures as the Vendor may consider appropriate and/or (ii) to close the ICC Venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement; and
- (b) (during the sale of the specified residential properties on a day) suspend the sale of all the remaining unsold specified residential properties ("**remaining units**") or postpone the sale of the remaining units to such other date(s) and/or time(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or (if applicable) the Additional Venues and/or on the Designated Website. Registrants will not be notified separately of the arrangement.

32. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) for submission of Registration of Intent and/or the pre-registration and/or the balloting for Session A and/or Session B and/or the check-in timeslot for Session A and/or the check-in timeslot for Session B and/or the First Day of Sale and/or any other date of sale pursuant to paragraphs 30 and 31 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.

33. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into the ICC Venue and/or (if applicable) the Additional Venues for the purpose of maintaining public health. If a registrant shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to disqualify the registrant from participating in the sale of specified residential properties in Session A and/or Session B and his/her/their/its order of priority in Session A and/or Session B shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive.

**On 18 June 2023 and thereafter:**

34. 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 offered to be sold on a first come first served basis to any person 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). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.

35. The Vendor reserves the right to close the ICC 19/F Venue / ICC 21/F Venue at any time if all the specified residential properties have been sold out, provided that the ICC 19/F Venue / ICC 21/F Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 25(b) above.

36. If the Vendor postpones the First Day of Sale to such other date pursuant to paragraphs 30 and 31 above, the subsequent dates of sale will be postponed accordingly.

37. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date of sale (other than the First Day of Sale), for the safety of the purchasers and the maintenance of order at the ICC 19/F Venue / ICC 21/F Venue, the Vendor reserves its absolute right to close the ICC 19/F Venue / ICC 21/F Venue. Details of the arrangement will be posted by the Vendor on the Designated Website.

38. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC 19/F Venue / ICC 21/F Venue, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the ICC 19/F Venue / ICC 21/F Venue and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC 19/F Venue / ICC 21/F Venue, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.

39. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

**於出售首天：**

**第(I)部分 - 摘要**

1. 指明住宅物業將會分以下兩節出售(即第 A 節及第 B 節)。

節	選購指明住宅物業的規則
A	必須購買最少 1 個指明住宅物業但不多於 4 個指明住宅物業；最少購買 1 個 3 房指明住宅物業；及最多購買 1 個 1 房指明住宅物業。*  或  必須購買最少 2 個指明住宅物業但不多於 4 個指明住宅物業；及最多購買 1 個 1 房指明住宅物業。*
B	必須購買最少 1 個但不多於 4 個指明住宅物業；及最多購買 1 個 1 房指明住宅物業。

\* 惟最少 1 個 1 房指明住宅物業須保留在第 B 節中選購。

第(II)部分 – 於出售首天前遞交第 A 節及第 B 節的購樓意向登記

2. 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。有意參與第 A 節的登記人(「第 A 節登記人」)需遞交購樓意向登記(表格 A)。有意參與第 B 節的登記人(「第 B 節登記人」)需遞交購樓意向登記(表格 B)。

3. 登記人(如登記人為公司，則該公司**所有董事**)從指明住宅物業的相關價單提供的日期起至 2023 年 6 月 15 日(包括首尾兩日)於辦公時間內(即星期一至五下午 2 時至晚上 8 時及星期六、日及公眾假期上午 11 時至晚上 8 時)親身(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))到 ICC 21 樓會場遞交：

- (a) 一份已填妥及登記人簽署的購樓意向登記；
- (b) 購樓意向登記須附有本票／支票，每張本票／支票金額為港幣\$50,000 及抬頭人須為「孖士打律師行」。本票／支票的數目須與購樓意向登記內所指明的數目相同。賣方保留絕對酌情權接受或拒絕任何支票；
- (c) 登記人的香港身份證／護照及(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單。

遞交購樓意向登記截止時間為 2023 年 6 月 15 日晚上 8 時。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本段的程序後將會獲得一張購樓意向登記的收據。

4. 為免疑問，所有於 2023 年 6 月 8 日或之前遞交的有效的購樓意向登記(如有)，受限於以下條款，將會被納入本銷售安排資料下的銷售程序中。再者，

- (a) 持有於 2023 年 6 月 8 日或之前遞交的有效的購樓意向登記(表格 A)的第 A 節登記人將會被納入第 A 節。
- (b) 持有於 2023 年 6 月 8 日或之前遞交的有效的購樓意向登記(表格 B)的第 B 節登記人將會被納入第 B 節。

有效的購樓意向登記指 (a)該購樓意向登記未有根據任何之前的銷售安排資料使用購買任何指明住宅物業；(b)登記人沒有根據任何銷售安排資料領取未使用的本票；及(c)沒有被賣方宣告為無效的購樓意向登記。如有爭議，賣方有絕對權力決定購樓意向登記是否會被納入本銷售安排資料下的銷售程序中。

第(III)部分 - 於出售首天前有關第 A 節及第 B 節的預先登記

5. 於出售首天前有關第 A 節的預先登記

- (a) 第 A 節登記人(如第 A 節登記人為公司，則該公司**所有董事**)須於 2023 年 6 月 16 日期間於上午 9 時半至上午 10 時親自(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))攜同其香港身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 會場或香港九龍柯士甸道西 1 號環球貿易

廣場 3 樓大堂(下稱「**ICC 大堂**」)，由賣方按其絕對酌情權決定，登記參與第 A 節。登記參與第 A 節的截止時間為 2023 年 6 月 16 日上午 10 時。逾期登記或在上午 10 時以後的登記的恕不受理。登記人在完成本段的程序後，登記人的購樓意向登記的收據正本將會蓋上一個印(下稱「**第 A 節蓋印**」)，以證明第 A 節登記人已完成第 A 節的預先登記。

- (b) 根據第 5 段預先登記參與第 A 節並於購樓意向登記的收據正本獲得第 A 節蓋印的第 A 節登記人，為第 A 組抽籤的目的，其優先次序會高於其他第 A 節登記人。

#### 6. 於出售首天前有關第 B 節的預先登記

- (a) 於 2023 年 6 月 8 日或之前遞交購樓意向登記的第 B 節登記人如有意參與第 B 節，(如第 B 節登記人為公司，則該公司**所有董事**)須於 2023 年 6 月 11 日期間於上午 11 時至晚上 8 時或 2023 年 6 月 12 日至 2023 年 6 月 15 日期間於下午 2 時至晚上 8 時**親自**(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))攜同其香港身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 21 樓會場，由賣方按其絕對酌情權決定，登記參與第 B 節。登記參與第 B 節的截止時間為 2023 年 6 月 15 日晚上 8 時。逾期登記或在 2023 年 6 月 15 日晚上 8 時以後的登記恕不受理。登記人在完成本段的程序後，登記人的購樓意向登記的收據正本將會蓋上一個印(下稱「**第 B 節蓋印**」)，以證明第 B 節登記人已完成第 B 節預先登記。

- (b) (i) 根據第 6 段預先登記參與第 B 節並於購樓意向登記的收據正本獲得第 B 節蓋印的於 2023 年 6 月 8 日或之前遞交購樓意向登記的第 B 節登記人及(ii) 在 2023 年 6 月 11 日至 15 日期間遞交購樓意向登記的第 B 節登記人，為第 B 組抽籤的目的，其優先次序會高於其他第 B 節登記人。

#### 第(IV)部分 - 於出售首天前有關第 A 節及第 B 節的抽籤

#### 7. 揀選第 A 節及第 B 節的指明住宅物業的優先次序會分別以獨立抽籤方式決定：

- (a) 就第 A 節而言，將進行抽籤以決定登記人的「抽籤結果順序」於 2023 年 6 月 16 日下午 3 時後於 ICC 21 樓會場進行，由賣方按其絕對酌情權決定。抽籤結果會於 2023 年 6 月 16 日下午 4 時後於 ICC 會場及 ICC 大堂公布及／或貼出告示及於賣方為期數指定的互聯網網站的網址([www.novoland2a.com.hk](http://www.novoland2a.com.hk)) (下稱「**指定網站**」)公布。登記人將不獲另行通知。
- (b) 就第 B 節而言，將進行抽籤以決定登記人的「抽籤結果順序」於 2023 年 6 月 16 日下午 3 時後於 ICC 21 樓會場進行，由賣方按其絕對酌情權決定。抽籤結果會於 2023 年 6 月 16 日下午 4 時後於 ICC 會場及 ICC 大堂公布及／或貼出告示及於指定網站公布。登記人將不獲另行通知。

#### 8. 為了維持 ICC 會場秩序及／或流暢地進行抽籤的目的，及／或基於在下述第 30 及 31 段所述的原因，賣方保留權利在任何時間調整抽籤程序的時間、日期和地點。任何抽籤程序的時間、日期和地點的修改會張貼於 ICC 會場及 ICC 大堂。登記人將不獲另行通知該等修改。

#### 9. 在第 A 節及第 B 節的抽籤程序分別進行之前，在第 A 節及第 B 節中的登記人將再被分成兩個組：第一組包括僅由個人組成的登記人；及第二組包括餘下的登記人。第 A 節及第 B 節中**第一組的登記人將會優先於第二組的登記人揀選指明住宅物業**。賣方將會分別為第一組及第二組進行抽籤。

10. (a) 就第 A 節及第 B 節而言，每一份有效的購樓意向登記可獲分配的籌的數目取決於登記人於購樓意向登記指明意欲購買的指定住宅物業的數目：
- (i) 意欲購買 1 個或 2 個指明住宅物業的登記人，其有效的購樓意向登記可獲分配 1 個籌。
- (ii) 意欲購買 3 個或 4 個指明住宅物業的登記人，其有效的購樓意向登記可獲分配 2 個籌。
- (b) 當一個籌獲抽中，其相關購樓意向登記的其他籌(如有)為抽籤的目的將會被自動納入第 A 節及第 B 節的所有組別(如上文第 9 段所述)中最低優先次序的一個組別。

#### 11. 抽籤結果，包括第 A 節及第 B 節的「登記號碼」、「抽籤結果順序」及「報到時段」將於 2023 年 6 月 16 日下午 4 時或之後於 ICC 會場及(如適用)ICC 大堂公布及／或貼出告示及於指定網站公布。登記人將不獲另行通知抽籤結果。

#### 第(V)部分 - 出售首天第 A 節的程序

12. 第 A 節登記人須遵從本銷售安排第(I)、(II)、(III) (如適用)、(IV)、(V)及(VII)部分的指定程序。
- (a) 於出售首天，第 A 節登記人(如登記人為公司，則該公司**所有董事**或，如第 A 節登記人為個人或由個人組成，則該個人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)須根據賣方於第 11 段公布及／或貼出的「報到時段」親自攜同其香港身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到 ICC 會場。於「報到時段」以外的時間才到達 ICC 會場或(如賣方指示)外加會場(於下文定義)的登記人將不享有參與分配予該「報到時段」的第 A 節的資格。
- (b) 如 ICC 會場不足以容納所有登記人，賣方可基於安全理由在 ICC 會場及 ICC 大堂及／或香港九龍柯士甸道西 1 號環球貿易廣場 8 樓大堂及／或 9 樓大堂及／或 10 樓及／或 16 樓及／或 ICC 21 樓會場(以下統稱「外加會場」)作出公布，指示登記人前往外加會場。
13. 賣方核實登記人身份後，第 A 節中的登記人的揀選指明住宅物業的優先次序會根據賣方於第 11 段公布及／或貼出的「抽籤結果順序」決定。
14. 登記人(如登記人為公司，則該公司**所有董事**或，如第 A 節登記人為個人或由個人組成，則該個人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)須根據按第 13 段決定的優先次序有秩序地及於合理時間內親身揀選於當時仍可供揀選的指明住宅物業。
15. 登記人須遵守第(I)部份的摘要列出適用於第 A 節的規則選購指明住宅物業，否則其優先次序將自動失效，登記人將不再享有參與第 A 節的資格。
- 如在第 A 節其餘下可供選購的指明住宅物業數目不能滿足第(I)部份的摘要列出對第 A 節的規則，則第 A 節將會完結及餘下的第 A 節單位將會在第 B 節出售。
16. 就每一間登記人選購的指明住宅物業，除使用隨購樓意向登記時附帶的本票／支票外，指明住宅物業的臨時訂金的以下部份金額須以本票支付：
- (a) 就每個三房的指明住宅物業，HK\$300,000；
- (b) 就每個兩房的指明住宅物業，HK\$200,000；
- (c) 就每個一房的指明住宅物業，HK\$150,000；及
- (d) 就每個其他的指明住宅物業，HK\$100,000。
- 登記人須即場額外向賣方補交足夠的本票，抬頭人須為「**孖士打律師行**」，以支付以上訂明之登記人所購買的每個指明住宅物業的臨時訂金的部份金額。
- 如果登記人選購的指明住宅物業數目多於其為該部份遞交購樓意向登記時附有本票／支票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交足夠的本票，抬頭人須為「**孖士打律師行**」，以支付每一額外指明住宅物業的臨時訂金的部份金額(金額如下)：
- (a) 就每個額外三房的指明住宅物業，HK\$350,000；
- (b) 就每個額外兩房的指明住宅物業，HK\$250,000；
- (c) 就每個額外一房的指明住宅物業，HK\$200,000；及
- (d) 就每個額外其他的指明住宅物業，HK\$150,000。
- 如有爭議，賣方所作的決定為最終及不可推翻。
17. 在其組別進行選購指明住宅物業之時離開 ICC 會場及／或(如適用)外加會場之登記人將被取消參與在第 A 節選購指明住宅物業的資格及其在第 A 節的優先次序將立即失效。
18. 登記人根據第(I)部分列出的準則成功選擇指明住宅物業後，登記人(如登記人為公司，則該公司**所有董事**，或如登記人為個人或由個人組成，則該個人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)須就已

選擇的指明住宅物業**親身**簽署一份或多份臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與第 A 節的資格。

在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 27 段的規定即時向賣方要求加入其**近親**(按下述第 27(a)段之定義)以共同簽署臨時買賣合約及從臨時買賣合約刪除登記人的名字。

#### 第(VI)部分 - 出售首天第 B 節的程序

19. 第 B 節登記人須遵從本銷售安排第(I)、(II)、(III)(如適用)、(IV)、(VI)及(VII)部分指定的程序。
20. 第 B 節中的登記人的揀選指明住宅物業的優先次序會根據賣方於第 11 段公布及／或貼出的「抽籤結果順序」決定。
21. (a) 於出售首天，登記人(如登記人為公司，則該公司的**所有董事**或，如登記人為個人或由個人組成，則該個人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)須按賣方於第 11 段公布及／或貼出的「報到時段」**親身**攜同其香港身份證／護照正本、(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到達 ICC 會場。於其「報到時段」以外的時間才到達 ICC 會場或(如賣方指示)外加會場的登記人將不享有參與第 B 節的資格。  
(b) 如 ICC 會場不足以容納所有登記人，賣方可基於安全理由，使用外加會場以容納部份登記人，並於 ICC 會場及外加會場作出公布及／或貼出告示。
22. 在其組別進行揀選指明住宅物業之時離開 ICC 會場及／或(如適用)外加會場之登記人將被取消參與第 B 節的資格及其優先次序將立即失效。
23. 第 B 節的揀選指明住宅物業的時間會於第 A 節完結**之後**才開始。如第 A 節尚未完結，賣方可延遲第 B 節的揀選指明住宅物業的開始時間。登記人須根據以下規則選購指明住宅物業：
  - (a) 登記人(如登記人為公司，則該公司**所有董事**或，如登記人為個人或由個人組成，則該個人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)須根據「抽籤結果順序」有秩序地及於合理時間內**親身**揀選於當時仍可供揀選的指明住宅物業。登記人須**遵守第(I)部分的摘要列出的適用於第 B 節的規則**選購指明住宅物業及購買所有其揀選的指明住宅物業，否則該登記人的優先次序將自動失效，亦不再享有參與第 B 節的資格。
  - (b) 就每一間登記人選購的指明住宅物業，除使用隨購樓意向登記時附帶的本票／支票外，指明住宅物業的臨時訂金的以下部份金額須以本票支付：
    - (i) 就每個三房的指明住宅物業，HK\$300,000；
    - (ii) 就每個兩房的指明住宅物業，HK\$200,000；
    - (iii) 就每個一房的指明住宅物業，HK\$150,000；及
    - (iv) 就每個其他的指明住宅物業，HK\$100,000。登記人須即場額外向賣方補交**足夠**的本票，抬頭人須為「**孖士打律師行**」，以支付以上訂明之登記人所購買的每個指明住宅物業的臨時訂金的部份金額。  
  
如果登記人選購的指明住宅物業數目多於其為該部份遞交購樓意向登記時附有本票／支票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交**足夠**的本票，抬頭人須為「**孖士打律師行**」，以支付每一額外指明住宅物業的臨時訂金的部份金額(金額如下)：
    - (a) 就每個額外三房的指明住宅物業，HK\$350,000；
    - (b) 就每個額外兩房的指明住宅物業，HK\$250,000；
    - (c) 就每個額外一房的指明住宅物業，HK\$200,000；及
    - (d) 就每個額外其他的指明住宅物業，HK\$150,000。

如有爭議，賣方所作的決定為最終及不可推翻。

- (c) 登記人根據第(I)部分摘要列出的規則成功選擇指明住宅物業後，登記人(如登記人為公司，則該公司**所有董事**，或如登記人為個人或由個人組成，則該個人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)須就已選擇的指明住宅物業**親身**簽署一份或多份臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與第 B 節的資格。
- (d) 在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 27 段的規定即時向賣方要求加入其**近親**(按下述第 27(a)段之定義)以共同簽署臨時買賣合約及從臨時買賣合約刪除登記人的名字。

#### 第(VII)部分 - 一般程序(適用於第 A 節及第 B 節)

24. 以下條款適用於登記：

- (a) 每一個人或每一間公司(不論單獨或與他方聯名)只可登記於一份有效的購樓意向登記。重複的登記將不會被接受。
- (b) 購樓意向登記只適用於登記人本人及不能轉讓。
- (c) 遞交購樓意向登記的次序及登記參與第 A 節的次序不會影響於第 A 節及第 B 節揀選指明住宅物業的優先次序。
- (d) (如登記人為公司)如果在遞交購樓意向登記後，公司有任何董事會成員的變更，其相關的購樓意向登記將立即變成無效，登記人**將不享有參與任何節的資格**。
- (e) 如有爭議，賣方保留權利決定登記人是否有資格參與第 A 節及/或第 B 節及購樓意向登記是否有效及是否應被納入抽籤。

25. 關於本票/支票的安排：

- (a) 遞交的本票/支票將會用作支付購買指明住宅物業的部份臨時訂金。除非本銷售安排另有訂明，購買指明住宅物業的臨時訂金的餘額可於簽署臨時買賣合約時以支票支付。賣方保留絕對酌情權接受或拒絕任何支票。如有爭議，賣方所作的決定為最終及不可推翻。
- (b) 如登記人並無購入任何指明住宅物業或其購樓意向登記仍有未使用的本票/支票，可於 2023 年 6 月 19 日至 2023 年 6 月 20 日下午 2 時至晚上 8 時親臨 ICC 21 樓會場辦理取回未使用的本票/支票。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/支票，則須攜同登記人香港身份證/護照副本)、(如適用)商業登記證書副本、購樓意向登記的收據正本及(如適用)有效的授權書及獲授權人士之香港身份證/護照副本。

26. 如抽籤結果有任何錯誤或遺漏，賣方毋須向登記人承擔任何責任。

27. 以下條款適用於增加登記人的近親作為買方及/或從臨時買賣合約刪除登記人的名字：

- (a) 「**近親**」指登記人的配偶、父母、配偶父母、子女、子女的配偶、兄弟、姊妹、祖父母、外祖父母、孫及外孫。
- (b) 如登記人僅由個人組成及購買 **1 個**指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (c) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求以 **1 份臨時買賣合約**涵蓋所有指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (d) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求就該些指明住宅物業簽署**多於 1 份臨時買賣合約**：

(i) 在簽署**第 1 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(ii) 在簽署**其後的**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方：

(1) 增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定；或

(2) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(e) 所有人(或登記人的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)須以買家身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人增加及/或刪除任何人的名字的要求。

28. 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發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。

29. 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 ICC 會場及(如適用)外加會場。

30. 如在可遞交購樓意向登記或完成預先登記或進行抽籤的任何一天及/或出售首天及/或其他出售日期的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持 ICC 會場及/或(如適用)外加會場的秩序，賣方保留絕對權力(a)更改(i)遞交購樓意向登記及/或(ii)預先登記及/或(iii)第 A 節及/或第 B 節的抽籤的日期及/或(iv)第 A 節的報到時段及/或(v)第 B 節報到時段及/或(vi)出售首天及/或其他出售日期至賣方認為合適的日期及/或時間及/或地點，及/或(b)關閉 ICC 會場及/或(如適用)外加會場。賣方會將安排的詳情於指定網站公布。登記人將不獲另行通知。

31. 賣方保留權利隨時(I)因維持 ICC 會場及/或(如適用)外加會場的安全及秩序、登記人的安全及/或銷售程序的順利運作及/或(II)因 ICC 會場及/或(如適用)外加會場的進出受到阻撓及/或(III)有任何事件或情況影響或可能影響 ICC 會場及/或(如適用)外加會場的安全、秩序或公共衛生及/或(IV)為了保護 ICC 會場及/或(如適用)外加會場的登記人或參與者的健康的目的而作出以下行為：

(a) (於出售首天及/或出售日期當天開始出售指明住宅物業前) (i)更改(1)遞交購樓意向登記及/或(2)預先登記及/或(3)第 A 節及/或第 B 節的抽籤及/或(4)第 A 節的報到時段及/或(5)第 B 節報到時段及/或(6)出售首天及/或任何其他出售日期及/或任何銷售程序的日期至賣方認為合適的日期及/或時間及/或地點，及/或(ii)關閉 ICC 會場及/或(如適用)外加會場。賣方會將安排的詳情於 ICC 會場及/或於指定網站公布。登記人將不獲另行通知；及

(b) (在出售日期當天出售指明住宅物業期間) 暫停出售所有剩餘未售出的指明住宅物業(「剩餘單位」)或延遲出售剩餘單位至賣方認為合適的其他日期及/或時間。賣方會將安排的詳情於 ICC 會場及/或(如適用)外加會場及/或指定網站公布。登記人將不獲另行通知。

32. 賣方根據上述第 30 段及第 31 段就更改遞交購樓意向登記及/或預先登記及/或第 A 節及/或第 B 節的抽籤及/或第 A 節的報到時段及/或第 B 節報到時段及/或出售首天及/或其他出售日的日期及/或時間及/或地點所作的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。

33. 為了維護公共衛生的目的，所有登記人在進入 ICC 會場及/或(如適用)外加會場之前須遵守賣方可能要求的規定程序。如登記人不遵守該等規定程序，賣方保留絕對權力取消該登記人參與第 A 節及/或第 B 節的指明住宅物業的銷售，其於第 A 節及/或第 B 節的優先次序將立即失效。如有爭議，賣方所作的決定為最終及不可推翻。

#### **2023 年 6 月 18 日起：**

34. 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發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物

業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。

35. 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 ICC 19 樓會場 / ICC 21 樓會場，惟 ICC 19 樓會場 / ICC 21 樓會場上述第 25(b)段指明的時間開放以供辦理取回未使用的本票。
36. 如賣方根據上述第 30 段及第 31 段延遲出售首天至其他日期，其後的出售日期將會順延。
37. 如在任何出售日期(除出售首天)的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障買方的安全及維持 ICC 19 樓會場 / ICC 21 樓會場的秩序，賣方保留絕對權力關閉 ICC 19 樓會場 / ICC 21 樓會場。賣方會將安排的詳情於指定網站公布。
38. 賣方保留權利隨時(a)因維持 ICC 19 樓會場 / ICC 21 樓會場的安全及秩序、登記人的安全及／或銷售程序的順利運作及／或(b)因 ICC 19 樓會場 / ICC 21 樓會場的進出受到阻撓及／或(c)有任何事件或情況影響或可能影響 ICC 19 樓會場 / ICC 21 樓會場的安全、秩序或公共衛生而更改銷售的日期及／或時間及／或地點至賣方認為合適的其他日期及／或時間及／或地點。
39. 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

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於下列地點可供公眾免費領取：

From 11:00 a.m. to 8:00 p.m. (daily, until 2 July 2023)

11/F and 21/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

From 11:00 a.m. to 8:00 p.m. (daily, from 3 July 2023 and thereafter)

11/F and Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午 11 時至晚上 8 時(每日，直至 2023 年 7 月 2 日)

香港九龍柯士甸道西 1 號環球貿易廣場 11 樓及 21 樓

由上午 11 時至晚上 8 時(每日，由 2023 年 7 月 3 日起)

香港九龍柯士甸道西 1 號環球貿易廣場 11 樓及 19 樓 1901A 及 1908 室

由晚上 8 時後至翌日上午 11 時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

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