

Information on Sales Arrangements

銷售安排資料

Name of the Development: 發展項目名稱:	One Kai Tak (II) 啟德 1 號(II)
Date of the Sale: 出售日期:	From 21 November 2017 由 2017 年 11 月 21 日起
Time of the Sale: 出售時間:	From 10:00 a.m. to 7:00 p.m. (Daily) 每日上午 10 時至晚上 7 時
Place where the sale will take place: 出售地點:	Shop 07, G/F, One Kai Tak (II), No. 8 Muk Ning Street, Kai Tak, Kowloon (the “Sales Office”) 九龍啟德沐寧街 8 號啟德 1 號(II)地下商舖 07 (「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:	3
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>The following unit in Tower 3 (Floor / Unit): 以下在大廈第三座的單位(樓層/單位) :</p> <p>19F</p> <p>The following units in Tower 5 (Floor / Unit): 以下在大廈第五座的單位(樓層/單位) :</p> <p>28B, 28J</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(ies) 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>To be sold at the Sales Office on a first come first served basis. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting).</p> <p>Persons interested in purchasing any of the specified residential properties (“purchaser”) must follow the procedures below:</p> <p>1. A purchaser must be a person or persons under either of the following Condition (a) or (b):</p> <p>(a) the person, or each of the persons, is a holder of a valid permanent identity card as defined by section 1A of, and issued under, the Registration of Persons Ordinance (“Hong Kong Permanent Identity Card”); or</p> <p>(b) (i) persons consisting of</p> <p>I. at least one, or more than one, person who is a holder of a valid Hong Kong Permanent Identity Card; and</p>

- II. one, or more than one, person who is not a holder of a valid Hong Kong Permanent Identity Card; and
- (ii) all those persons are closely related ^{note 1}; and
- (iii) in this Condition 1(b), two or more than two persons are closely related if:
- I. where there are two persons, one of them is the parent, spouse, child, brother or sister ^{note 2} of the other; or
- II. where there are more than two persons, each of them is a parent, spouse, child, brother or sister of each of the others.
2. A purchaser must submit the following :
- (a) Upon signing of the preliminary agreement for sale and purchase, the purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price. A cashier order of HK\$100,000 being part of the preliminary deposit shall be made payable to “Deacons”. Please prepare a cheque payable to “Deacons” to pay the balance of the preliminary deposit.;
- (b) a copy of the purchaser’s Hong Kong Permanent Identity Card(s) /H.K.I.D Card(s)/Passport(s); and
- (c) copy(ies) of the adequate documentary proof of the relationship defined in the above Condition 1(b)(iii) if the purchaser does not fall within Condition 1(a) above.
3. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
4. If Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued during the Time of the Sale, for the safety of any person and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to change the date and/or time for the above activities to such other date and/or time as the Vendor may consider appropriate. Details of the arrangement will be announced by the Vendor at the Sales Office.

Notes :

1. Regarding the meaning of “closely related”, the Vendor follows the definition under section 29AD of the Stamp Duty Ordinance.
2. Regarding the meaning of the terms “parent”, “spouse”, “child”, “brother” or “sister”, the Vendor follows the meaning as ascribed to these terms by the Stamp Office when dealing with ad valorem stamp duty.

以先到先得形式於售樓處發售。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。

有意購買任何指明住宅物業的人士（下稱「買方」）須遵從下列程序：

1. 每位買方，必須是符合以下條件(a)或(b)的一名或多於一名人士：
- (a) 該人或該等人士中的每一人，必須是根據《人事登記條例》第1A條所界定並發出的有效永久性居民身份證(「香港永久性居民身份證」)的持有人；或
- (b) (i) 該等人士包括

- I. 最少一名，或多於一名是有效的香港永久性居民身份證的持有人；以及
 - II. 一名或多於一名並非持有有效的香港永久性居民身份證的人士；以及
- (ii) 該等人士均為近親^{#1}；以及
- (iii) 在本條件第1(b)，兩名或多於兩名的人士如符合以下描述即屬近親：
- I. 如有兩名人士，其中一人是另一人的父母、配偶、子女、兄弟或姊妹^{#2}；或
 - II. 如有多於兩名人士，每一人均是其餘每一其他人的父母、配偶、子女、兄弟或姊妹。

2. 買方須到售樓處遞交以下文件：

- (a) 買方於簽署臨時買賣合約時須繳付相等於成交金額之5%作為臨時訂金。臨時訂金之其中港幣 \$100,000 須以銀行本票繳付，抬頭請寫「的近律師行」。請另備支票以補足臨時訂金之餘額，抬頭請寫 "的近律師行"；
- (b) 買方的香港永久性居民身份證/香港身份證/護照副本；及
- (c) 如買方不符合以上條件1(a)，按上述條件1(b)(iii)定義之近親關係的有效證明文件副本。

3. 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售樓處。

4. 如在任何出售時間內，天文台發出八號或更高之熱帶氣旋警告信號或黑色暴雨警告，為保障任何人的安全及維持售樓處的秩序，賣方保留絕對權力更改上述活動的日期及/或時間至賣方認為合適的其他日期及/或時間，並於售樓處公布有關安排及詳情。

註：

- 1. 就「近親」的涵義，賣方沿用《印花稅條例》第 29AD 條所下的定義。
- 2. 就「父母」、「配偶」、「子女」、「兄弟」或「姊妹」用詞的涵義，賣方沿用印花稅署處理從價印花稅時給予的涵義。

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。

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

如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

Other matters

其他事項

- (a) The sale of the residential properties is subject to availability. Also, the Vendor reserves the right to suspend sales or reduce the number of residential properties to be offered for sale at any time without further notice.
將提供出售的住宅物業售完即止。另外，賣方亦保留最終決定權於任何時候暫停出售或減少要約出售住宅物業數目，無需任何通知。
- (b) Prior to the Date of the Sale and subject to any arrangement by the Vendor from time to time, perspective purchasers are offered and invited to view the specified residential property(ies) which he/she/they intend(s) to purchase or their comparable residential properties if it is not reasonably practicable for the specified residential

property(ies) to be viewed by the perspective purchasers (the residential properties that are made available for viewing prior to the Date of Sale are collectively referred to as “Properties for Viewing”). In order to maintain order at the Sales Office and ensure the smoothness of the selection and purchase procedures, after a perspective purchaser has selected a specified residential property, the perspective purchaser will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of that specified residential property, and that specified residential property will not be held for the perspective purchaser’s viewing of any of the Properties for Viewing prior to the signing of the Preliminary Agreement for Sale and Purchase. All perspective purchasers are therefore advised to make prior arrangements to view the Properties for Viewing before the Date of Sale.

在出售首日之前及受制於賣方不時之任何安排，準買方將獲安排及邀請參觀其意欲購買的指明住宅物業，或如開放指明住宅物業供準買方參觀並非合理地切實可行，則準買方將獲安排及邀請參觀與指明住宅物業相若的住宅物業（在出售日之前可供參觀的住宅物業統稱為「供參觀物業」）。為維持售樓處的秩序及確保選購住宅物業的程序順暢，準買方揀選指明住宅物業後即進入簽署該指明住宅物業的臨時買賣合約的程序，賣方不會為準買方保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀任何供參觀物業。故特此建議所有準買方於出售日前事先安排參觀供參觀物業。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at the G/F lobby, China Overseas Building, No.139 Hennessy Road, Hong Kong.

載有上述銷售安排的資料的文件印本於香港軒尼詩道 139 號中國海外大廈地下大堂可供公眾免費領取。

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