

Information on Sales Arrangements

Sales Arrangements No.2
銷售安排第 2 號

銷售安排資料

Name of the Development: 發展項目名稱：	Seanorama 星漣海
Date of the Sale: 出售日期：	From 24 March 2017 由 2017 年 3 月 24 日起
Time of the Sale: 出售時間：	<p><u>On 24 March 2017 (“the First Date of Sale”):</u> From 6:15 p.m. to 9 p.m.</p> <p><u>From 25 March 2017 until and inclusive of 27 March 2017:</u> From 11 a.m. to 9 p.m.</p> <p><u>On 28 March 2017 and thereafter :</u> From 12 noon to 8 p.m.</p> <p><u>2017 年 3 月 24 日 (「出售首日」):</u> 由 下午 6 時 15 分 至 晚上 9 時</p> <p><u>由 2017 年 3 月 25 日 直至 2017 年 3 月 27 日 (包括當日):</u> 由 上午 11 時 至 晚上 9 時</p> <p><u>2017 年 3 月 28 日 及 之後:</u> 由 中午 12 時 至 晚上 8 時</p>
Place where the sale will take place: 出售地點：	Shops 951-952, Level 9, Fortune Metropolis, 6 Metropolis Drive, Hunghom, Kowloon (referred to as the “designated venue” below) 九龍紅磡都會道 6 號置富都會 9 樓 951-952 舖 (下文稱作「指定會場」)
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	66
<p>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> <p>The following flats in Tower 1 以下在第 1 座的單位： 16A, 16C, 16E, 16F.</p> <p>The following flats in Tower 2A 以下在第 2A 座的單位： 1C, 2C, 3C, 5C, 6C, 7C, 19C, 20C, *21C, 22C, 23C, 25C, 26C.</p> <p>The following flats in Tower 2B 以下在第 2B 座的單位： 1F, 2F, 3F, 5F, 6F, 7F, 8F, 9F, 10F, 11F, 12F, 15F, 16F, 17F, 18F, 19F, 19G, 20F, 20G, 21F, 21G, 22F, 22G, 23F, 23G, 25F, 25G, 26F.</p> <p>The following flats in Tower 3A 以下在第 3A 座的單位： 18D, 19A, 19B, 19D, 20A, 20B, 20D, 21D, 22D, 23D, 25C, 25D.</p>	

The following flats in Tower 3B 以下在第 3B 座的單位：
18E, 19E, 20E, 21E, 22E, 23E, 25E, 25F, 25H.

* *Unit(s) suspended for sale from 5 September 2017 onwards*
2017 年 9 月 5 日起暫停出售之單位

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. General provisions:
一般規定：

1.1 Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons.

如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。

1.2 A “3 bedrooms master ensuite unit” means any one of the following units in the Development:

「3房主套單位」指發展項目下列任何一個單位：

Tower 座數	1	2B	3A	3B
Unit 單位	16C, 16F	1F, 2F, 3F, 5F, 6F, 7F, 8F, 9F, 10F, 11F, 12F, 15F, 16F, 17F, 18F, 19F, 20F, 21F, 22F, 23F, 25F, 26F	18D, 19D, 20D, 21D, 22D, 23D, 25C, 25D	18E, 19E, 20E, 21E, 22E, 23E, 25E, 25F

1.3 A “4 bedrooms unit” means any one of the following units in the Development:

「4房單位」指發展項目下列任何一個單位：

Tower 座數	1	2A	2B	3A	3B
Unit 單位	16A, 16E	1C, 2C, 3C, 5C, 6C, 7C, 19C, 20C, 21C, 22C, 23C, 25C, 26C	19G, 20G, 21G, 22G, 23G, 25G	19A, 19B, 20A, 20B	25H

1.4 In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

2. First Date of Sale:

出售首日：

- 2.1 Subject to the terms below, the selection of specified residential properties will be divided into 2 rounds applicable to the following 2 groups of persons who have already submitted Registrations of Intent (see below) (each a “registrant”) (each such group will be referred to as a “Group”):

揀選指明住宅物業分兩輪進行，分別適用於以下兩組已遞交購樓意向登記（見下文）的人士（「登記人」）（每一該等組別稱為一「組」），惟以下文條款作準：

Group 組	Applicable registrants 適用之登記人	Applicable round of selection 適用之揀樓輪次
A	For registrants of whom the Indicated No. is 2 or more 欲購物業數目為兩個或以上之登記人	The First Round Selection 第一輪揀樓
B	For registrants of whom the Indicated No. is 1 欲購物業數目為一個之登記人	The Second Round Selection 第二輪揀樓

(“Indicated No.” means the number of specified residential property(ies) intended to purchase as indicated in the Registration of Intent concerned)

（「欲購物業數目」指相關「購樓意向登記」所示有意購買之指明住宅物業數目。）

- 2.2 Balloting will be used to determine the order of priority in selection of the specified residential properties within each Round of Selection. Details are as follows.
每一揀樓輪次內之揀選指明住宅物業優先次序將以抽籤方式決定。詳情如下。
- 2.3 A registrant shall attend the designated venue in person between 6:15 p.m. and 6:45 p.m. on the First Date of Sale (the “Attendance Registration Period”). The registrant must bring along (i) a copy of each completed and submitted Registration of Intent, blank cheque(s) and H.K.I.D./passport (for individual registrant) OR (ii) a copy of each completed and submitted Registration of Intent, blank cheque(s), a copy of Business Registration Certificate, a copy of the most updated annual return of the company and the company chop (for corporate registrant).
登記人須於出售首日下午 6 時 15 分 至 下午 6 時 45 分（「報到時段」）攜同 (i) 每份其已填寫及已遞交的購樓意向登記副本、空白支票及香港身份證或護照（如登記人為個人）或 (ii) 每份其已填寫及已遞交的購樓意向登記副本、空白支票、商業登記證副本、公司最近的周年申報表副本及公司印章（如登記人為公司）親臨指定會場。
- 2.4 Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for the balloting and each Registration of Intent submitted by those registrants whose identities have been so verified shall be allotted with one lot. Registrants who arrive at the designated venue at any time after the expiry of the Attendance Registration Period shall not be eligible for any balloting.
登記人經賣方確認並核實身份後方可享有最終抽籤資格，而經如此核實身份後的該等登記人已遞交的每份購樓意向登記可獲分配一個籌。登記人於報到時段屆滿後才到達指定會場將不獲任何抽籤資格。
- 2.5 The balloting will take place at or after 7 p.m. on the First Date of Sale at the designated venue. Details of the balloting are as follows:

抽籤程序將於出售首日當天晚上 7時或之後於指定會場進行。抽籤詳情如下：

- (a) Within Group A, higher priorities of selection of specified residential properties will be given to Registrations of Intent under which there is a larger Indicated No., and where under two or more Registrations of Intent the Indicated No. is the same, balloting will be used to determine the order of priority of selection of specified residential properties among such Registrations of Intent.

於A組中，欲購物業數目較多之購樓意向登記將獲較優先之揀選指明住宅物業次序，而若兩份或以上購樓意向登記之欲購物業數目相同，該等購樓意向登記之間揀選指明住宅物業之優先次序將以抽籤方式決定。

- (b) Where the same registrant (a registrant here means an individual, a company or a combination of individual(s) and/or company(ies). For the purpose of illustration, (1) a person A; and (2) that person A together with another person B will not be taken as the same registrant) submits two Registrations of Intent in a Group, the Registration of Intent among those two Registrations of Intent which has a lower priority of selection of specified residential properties according to the balloting result will be deemed cancelled and no specified residential property can be selected in respect thereof. For the avoidance of doubt, this paragraph 2.5(b) applies to the balloting mentioned in paragraph 2.5(a) above.

當同一登記人（登記人此處指個人、公司或任何個人及／或公司之組合，舉例說明：(1) A君與(2)該A君連同B君將不被視作同一登記人）於一組中遞交兩份購樓意向登記，該兩份購樓意向登記中按抽籤結果揀選指明住宅物業之優先次序較後者將被視作取消，不可就該購樓意向登記揀選指明住宅物業。為免生疑，本2.5(b)段適用於上文2.5(a)段提及之抽籤。

- (c) The balloting results will be shown on TV screen(s) or announced by such other means as the Vendor considers appropriate at the designated venue. Registrants will not be separately notified of the balloting results. Registrations of Intent deemed cancelled under paragraph 2.5(b) above will be shown in the balloting results.

抽籤結果將會顯示於指定會場的電視屏幕或以其他賣方認為合適之方式於指定會場公布。登記人將不獲另行通知抽籤結果。按上文2.5(b)段被視作取消之購樓意向登記將會在抽籤結果中顯示。

- 2.6 After the completion of balloting, selection of specified residential properties shall take place. The First Round Selection will take place first. The registrants 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 result of balloting allocated to the Registrations of Intent, subject to the following terms:

完成抽籤程序後開始進行揀選指明住宅物業。首先進行第一輪揀樓。登記人根據上述抽籤結果分配予各購樓意向登記之順序揀選當時仍可供選擇的指明住宅物業，惟受以下條款限制：

- (a) There is no maximum limit in the number of specified residential properties which a registrant may select in respect of a Registration of Intent.

登記人就一份購樓意向登記可揀選之指明住宅物業數目並無上限。

- (b) Notwithstanding paragraph 2.6(a) above, in the First Round Selection :

儘管有上文2.6(a)段規定，在第一輪揀樓中：

- (i) a registrant must select in respect of a Registration of Intent at least one 4 bedrooms unit; and

登記人必須就一份購樓意向登記揀選最少一個4房單位；及

(ii) the total number of 3 bedrooms master ensuite unit that may be selected in the First Round Selection shall not exceed 20 (the “First Round Quota”):
第一輪揀樓中被揀選之3房主套單位總數目不得多於20個（「第一輪限額」）。

(c) The minimum number of specified residential property(ies) that a registrant must select in respect of a Registration of Intent is the Indicated No. of that Registration of Intent, and where that registrant is, for whatever reason, not able to select such minimum number of specified residential property(ies), that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent
Provided That:

登記人必須就一份購樓意向登記揀選之指明住宅物業數目最少為該購樓意向登記之欲購物業數目，而若該登記人因任何原因未能揀選最少該數目之指明住宅物業，該登記人即失去就該購樓意向登記揀選任何指明住宅物業之資格，惟：

(i) the First Round Selection shall end once all 4 bedrooms units have been selected; and
當所有4房單位已被揀選時，第一輪揀樓即告終止；及

(ii) subject to paragraph 2.6(c)(i) above, in the First Round Selection, when it is the turn of a registrant to select specified residential properties in respect of a Registration of Intent, where because of the First Round Quota and/or other reasons (e.g. there does not remain a sufficient number of 4 bedrooms unit(s) available for selection) the number of specified residential property(ies) available for selection (the “Remaining Number”) is less than the Indicated No. of that Registration of Intent, that registrant may select such number of specified residential property(ies) which is the same as the Remaining Number (and not less) (if that registrant fails to do so for whatever reason, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent).

除上文2.6(c)(i)段另有規定外，在第一輪揀樓中，若當輪到登記人就一購樓意向登記揀選指明住宅物業時，因第一輪限額及／或其他原因（例如並無足夠之4房單位可供選擇）而令可供選擇之指明住宅物業數目（「剩餘數目」）少於該購樓意向登記之欲購物業數目，該登記人可揀選數目等於剩餘數目（而不可少於剩餘數目）之指明住宅物業（如該登記人因任何原因未能揀選數目等於剩餘數目之指明住宅物業，該登記人即失去就該購樓意向登記揀選任何指明住宅物業之資格）。

2.7 The following terms apply to the selection of specified residential properties under the procedures above:

以下條款適用於上述程序中之指明住宅物業之揀樓：

(a) The applicable number of cashiers’ order(s) submitted with the Registration of Intent will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque(s)) if the registrant shall successfully purchase one or more specified residential properties. If the number of specified residential properties a registrant purchases is more than the number of cashiers’ order(s) submitted, the registrant shall submit on spot one cashiers’ order (of the same payee and amount as a cashiers’ order(s) submitted with the Registration of Intent) in respect of each such extra specified residential property to settle part of the preliminary deposit of that extra specified residential property (the balance to be paid

by cheque(s)).

如登記人成功購入一個或以上的指明住宅物業，隨購樓意向登記附上適用數量的銀行本票將兌現以支付所購入指明住宅物業的部份臨時訂金（餘款以支票支付）。倘登記人購入的指明住宅物業數目多於其所遞交之銀行本票數目，登記人須就每一超出之指明住宅物業即場補交一張銀行本票（抬頭人及金額與隨購樓意向登記附上之本票相同）以支付該超出之指明住宅物業的部份臨時訂金（餘款以支票支付）。

- (b) Where a registrant selects any specified residential property in respect of a Registration of Intent, the purchaser of that specified residential property shall only be that registrant Provided That in the case where the registrant comprises one and only one individual, the purchaser of that specified residential property shall be:

當登記人就一購樓意向登記揀選任何指明住宅物業，該指明住宅物業之買方只可以是該登記人，惟如登記人由及僅由一名個人組成，該指明住宅物業之買方須是：

- (i) that registrant;
該登記人；

- (ii) one or more “Immediate Family Members” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s); or
該登記人即場向賣方要求作為買方之該登記人之一位或多位「直系親屬」；或

- (iii) that registrant together with one or more “Immediate Family Members” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s).

該登記人連同該登記人即場向賣方要求加入作為聯名買方之登記人之一位或多位「直系親屬」。

- (c) “Immediate Family Member” of an individual means a spouse, parent, child, sibling, grandparent or grandchild of that individual Provided That relevant supporting documents have been provided to the satisfaction of the Vendor to prove the relationship.

個人之「直系親屬」指該人之配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女，惟必須已出示令賣方滿意之有效證明文件證明親屬關係。

- 2.8 Interested persons may call 2186 7999 (Hotline for the Development) for details of obtaining the form of Registration of Intent or visit < www.seanorama.com.hk > to download that form. The manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent for details. The order of the submission of a Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. Generally:

有意認購的人士可致電發展項目熱線2186 7999 查詢索取購樓意向登記表格之詳情或可在 < www.seanorama.com.hk > 下載該表格。遞交購樓意向登記之方式及所需文件及材料等於該表格中有所說明。詳情請參閱購樓意向登記表格。遞交購樓意向登記次序不會影響揀選指明住宅物業的優先次序。概括而言：

- (a) In addition to copies of specified identification documents, each Registration of Intent shall be submitted together with cashiers’ order(s). The number of cashiers’ order(s)

to be submitted shall be the same as the Indicated No. of that Registration of Intent. The amount of each cashiers' order shall be HK\$100,000. Each cashiers' order shall be payable to "WOO, KWAN, LEE & LO".

除指明的身份證明文件副本外，遞交購樓意向登記時必須同時遞交銀行本票。須遞交之銀行本票數目等於該購樓意向登記之欲購物業數目。每張本票金額為港幣\$100,000。每張本票抬頭人為「胡關李羅律師行」或「WOO, KWAN, LEE & LO」。

- (b) A completed Registration of Intent shall be submitted in person at the designated venue during the period of (A) 11 a.m. to 9 p.m. from 18 March 2017 to 22 March 2017 or (B) 11 a.m. to 5 p.m. on 23 March 2017, notwithstanding anything as may be specified in the Registration of Intent.

填妥之購樓意向登記須於 (A) 2017年3月18日至2017年3月22日上午11時至晚上9時，或 (B) 2017年3月23日上午11時至下午5時期間親身遞交至指定會場（即使購樓意向登記內可能指定任何其他安排）。

- (c) No more than two Registrations of Intent applicable to these Sales Arrangements can be submitted by the same registrant (a registrant here means an individual, a company or a combination of individual(s) and/or company(ies). For the purpose of illustration, (1) a person A; and (2) that person A together with another person B will not be taken as the same registrant) in the same Group.

同一登記人（登記人此處指個人、公司或任何個人及／或公司之組合，舉例說明：(1) A君與 (2) 該A君連同B君將不被視作同一登記人）最多可於同一組內遞交2份適用於本銷售安排之購樓意向登記。

- (d) Where the same registrant submits two Registrations of Intent in Group A, the Indicated No. of those two Registrations of Intent must be the same.

當同一登記人於A組遞交兩份購樓意向登記，該兩份購樓意向登記之欲購物業數目必須相同。

2.9 After the completion of the selection of specified residential properties under the procedures above, the sale of any remaining specified residential properties will be on a first come first served basis. Persons interested in purchasing must personally attend the designated venue. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

完成上述程序中之指明住宅物業之揀樓後，尚餘之指明住宅物業將以先到先得形式發售。有意認購的人士須親臨指定會場揀選其意欲購買的指明住宅物業。賣方不接受相關日期出售時間前在場輪候之人士。

2.10 The Vendor also reserves its right to adjust the time of any balloting in accordance with the progress of confirmation and verification of identities of registrants or carrying out other procedures.

賣方保留最終決定權因應確認和核實登記人身份和其他程序之進度調整任何抽籤時間。

3. On the day following the First Date of Sale and thereafter:

出售首日翌日及之後:

First come First served. Persons interested in purchasing must personally attend the designated venue. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

以先到先得形式發售。有意認購的人士必須親臨指定會場揀選其意欲購買的住宅物業。賣方不接受相關日期出售時間前在場輪候之人士。

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。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何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 specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a registrant's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the designated venue or the waiting queue thereof, does not guarantee that that registrant / person will be able to purchase any specified residential property.

將提供出售的指明住宅物業售完即止。登記人獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入指定會場或獲賣方接受輪候，均不保證該登記人／人士能購得任何指明住宅物業，敬希注意。

(b) Collection of cashiers' order – Any unused cashiers' order concerned will be available for collection at the designated venue during the period of 11 a.m. to 9 p.m. from 29 March 2017 to 31 March 2017. The registrant shall bring along a copy of that Registration of Intent, his/her/its H.K.I.D. / passport or the copy of Business Registration Certificate and the company chop for the collection procedures.

本票取回辦法 – 任何未使用之本票，登記人可於 2017 年 3 月 29 日至 2017 年 3 月 31 日上午 11 時至晚上 9 時期間來臨指定會場取回。登記人須攜同該購樓意向登記副本、其香港身份證／護照或公司商業登記證副本及公司印章。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:

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