

Information on Sales Arrangements

Sales Arrangements No. 32
銷售安排第 32 號

銷售安排資料

<p>Name of the Development: 發展項目名稱：</p>	<p>Seanorama 星漣海</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 10 August 2018 由 2018 年 8 月 10 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 10 August 2018 (“the First Date of Sale”):</u> From 7 p.m. to 9 p.m.</p> <p><u>On 11 August 2018 and thereafter (except the specific date(s) below):</u> From 11 a.m. to 7 p.m.</p> <p><u>Specific date(s):</u> <u>On 24 September 2018:</u> From 11 a.m. to 5 p.m.</p> <p><u>On 22 December 2018, 24 December 2018 and 31 December 2018:</u> From 11 a.m. to 6 p.m.</p> <p><u>On 4 February 2019:</u> From 11 a.m. to 5 p.m.</p> <p><u>On 5 February 2019 and 6 February 2019:</u> No sale of specified residential properties on those dates</p> <p><u>2018 年 8 月 10 日 (「出售首日」):</u> 由 晚上 7 時 至 晚上 9 時</p> <p><u>2018 年 8 月 11 日 及 之後 (以下特定日子除外):</u> 由 上午 11 時 至 晚上 7 時</p> <p><u>特定日子:</u> <u>2018 年 9 月 24 日:</u> 由 上午 11 時 至 下午 5 時</p> <p><u>2018 年 12 月 22 日、2018 年 12 月 24 日 及 2018 年 12 月 31 日:</u> 由 上午 11 時 至 下午 6 時</p> <p><u>2019 年 2 月 4 日:</u> 由 上午 11 時 至 下午 5 時</p> <p><u>2019 年 2 月 5 日 及 2019 年 2 月 6 日:</u> 不於該等日期出售指明住宅物業</p>

<p>Place where the sale will take place: 出售地點：</p>	<p>The designated venue. The “designated venue” means: 指定會場。「指定會場」指：</p> <p>1. <i>On 10 August 2018:</i> 2018年8月10日： on the First Date of Sale: 於出售首日：</p> <p>Shops 951-952, Level 9, Fortune Metropolis, 6 Metropolis Drive, Hunghom, Kowloon 九龍紅磡都會道6號置富都會9樓951-952舖</p> <p>or 或</p> <p>2. <i>From 11 August 2018 until and inclusive of 15 August 2019:</i> 由2018年8月11日直至2019年8月15日(包括當日)： after the First Date of Sale: 於出售首日後：</p> <p>Shop 201, Level 2, Victoria Mall, 188 Canton Road, Tsimshatsui, Kowloon 九龍尖沙咀廣東道188號港景匯商場L2-201舖</p> <p>or 或</p> <p>3. <i>On 16 August 2019 and thereafter:</i> 2019年8月16日及之後：</p> <p><i>Level 9, Fortune Metropolis, 6 Metropolis Drive, Hunghom, Kowloon</i> 九龍紅磡都會道6號置富都會9樓</p>
<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</p>	<p>22</p>
<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 3C 以下在第3C座的單位： *3A, 3B, 5B, 9B, *10A, 10B, 11A, 11B, 12B, 15B, 17A, 17B, 18A, 18B, 19A, 19B, 20B, 22A, 22B, 23A, 23B.</p> <p>* Unit(s) suspended for sale from 12 October 2018 onwards but is/are resumed for sale with effect from 16 October 2018 2018年10月12日起暫停出售直至2018年10月16日恢復出售之單位</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：

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 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。

1.3 “Same Floor 2 Properties Combination” means Flat A and Flat B on the same floor of a Tower.

「同層雙物業組合」指一座中之同一層之A單位及B單位。

1.4 “Immediate Family Member” of a person means a spouse, parent, child, sibling, grandparent or grandchild of that person Provided That relevant supporting documents to the satisfaction of the Vendor has been provided to prove the relationship.

一名人士之「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. First Date of Sale:

出售首日：

2.1 First come first served, subject to the provisions below. Persons interested in purchasing (or their attorneys) must personally attend the designated venue.

先到先得，下文另有規定除外。有意認購的人士（或其授權人）必須親臨指定會場揀選其意欲購買的住宅物業。

2.2 Any person or combination of persons who is interested in purchasing specified residential property(ies) and who are present (whether personally or through attorney(s) personally) in the designated venue as at the beginning of the Time of the Sale of the First Date of Sale will be regarded as all having come to the designated venue at the same time at the beginning of the Time of the Sale of the First Date of Sale. Each such person or (as the case may be) combination of persons will be referred to as a “Participant”.

有意購買指明住宅物業且於出售首日出售時間開始當時身處指定會場（不論親身或其授權人親身）之任何人士或人士之組合將被視作同時於出售首日出售時間開始當時到達指定會場。每一該等人士或（視屬何情況而定）人士之組合稱為「參與人」。

2.3 The Participants will be grouped into the two following groups:

參與人將分成以下兩組：

- (i) “First Round Participants”: Participants who indicate an intention to purchase one or more Same Floor 2 Properties Combinations; and
「首輪參與人」：表明意欲購買一個或以上同層雙物業組合之參與人；及
- (ii) “Second Round Participants”: Participants who do not indicate an intention to purchase one or more Same Floor 2 Properties Combinations.
「次輪參與人」：並無表明意欲購買一個或以上同層雙物業組合之參與人。

2.4 (i) A person may only be included in at most one First Round Participant. For the purpose of illustration: (1) if a person A is a First Round Participant, that person A together with another person B may not form another First Round Participant; (2) if a Person A together with another person B comprise a First Round Participant (subject to paragraph 2.4(ii) below), that Person A alone and that Person B alone may not request to be taken as another First Round Participant.

一名人士只可包括入最多一名首輪參與人，舉例說明：(1)若A君為首輪參與人，該A君連同另一人B君將不可組成另一首輪參與人；(2)若A君連同另一人B君組成一首輪參與人（受下文第2.4(ii)段限制），該A君個人和該B君個人均不得要求獨立作為另一首輪參與人。

- (ii) If a First Round Participant comprises more than one person, each such person comprising that First Round Participant must be an “Immediate Family Member” of each other person(s) comprising that First Round Participant.

如一名首輪參與人由多於一名人士組成，每一該等人士必須是每一組成該首輪參與人之其他人士之「直系親屬」。

- (iii) A person may only be included in at most one Second Round Participant. For the purpose of illustration: (1) if a person A is a Second Round Participant, that person A together with another person B may not form another Second Round Participant; (2) if a Person A together with another person B comprise a Second Round Participant, that Person A alone and that Person B alone may not request to be taken as another Second Round Participant.

一名人士只可包括入最多一名次輪參與人，舉例說明：(1)若A君為次輪參與人，該A君連同另一人B君將不可組成另一次輪參與人；(2)若A君連同另一人B君組成一次輪參與人，該A君個人和該B君個人均不得要求獨立作為另一次輪參與人。

- (iv) Subject to paragraphs 2.4(i), (ii) and (iii) above, the same person may be included in a First Round Participant and also a Second Round Participant. For the purpose of illustration: (1) if a person A is a First Round Participant, that person A alone could be or together with another person B may form a Second Round Participant; (2) if a Person A together with another person B comprise a First Round Participant (subject to paragraph 2.4(ii) above), they together may form a Second Round Participant, or alternatively, that person A alone could be a Second Round Participant and that person B alone could also be another Second Round Participant.

一名人士可同時包括入一名首輪參與人及一名次輪參與人，惟受上文第2.4(i)、(ii)及(iii)段限制，舉例說明：(1)若A君為首輪參與人，該A君可以獨立或連同另一人B君組成一次輪參與人；(2)若A君連同另一人B君組成一首輪參與人（受上文第2.4(ii)段限制），該A、B兩君可組成一次輪參與人，或取而代之以該A君獨立作為一次輪參與人而該B君亦可獨立作為另一次輪參與人。

2.5 Higher priorities of selection of specified residential properties will be given to the First

Round Participants. Balloting will be used to determine the order of priority of selection of specified residential properties among the First Round Participants (the “First Round Balloting”). The First Round Participants 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 the First Round Balloting. A First Round Participant must select one Same Floor 2 Properties Combination, with or without any other specified residential property. If a First Round Participant fails to make such a selection for whatever reason (whether or not because there remains no Same Floor 2 Properties Combination for selection), that First Round Participant will cease to be eligible to select any specified residential property according to the result of First Round Balloting.

首輪參與人將獲較優先之揀選指明住宅物業次序。首輪參與人之間揀選指明住宅物業之優先次序將以抽籤（「首輪抽籤」）決定。首輪參與人根據首輪抽籤結果分配之順序揀選當時仍可供選擇的指明住宅物業。首輪參與人須揀選一個同層雙物業組合，不論是否同時揀選其他任何指明住宅物業。若首輪參與人因任何原因（不論是否因已無同層雙物業組合供揀選）未能作出如此揀選，該首輪參與人即失去就首輪抽籤結果揀選任何指明住宅物業之資格。

2.6 Where a First Round Participant selects any specified residential property under paragraph 2.5 above, the purchaser of that specified residential property shall only be:

如一首輪參與人於上文第2.5段下揀選任何指明住宅物業，該指明住宅物業之買方只可以為以下人士：

- (i) that First Round Participant;
該首輪參與人；
- (ii) one or more persons comprising that First Round Participant;
一位或多位組成該首輪參與人之人士；
- (iii) one or more “Immediate Family Members” of that First Round Participant (or any person comprising that First Round Participant);
該首輪參與人（或組成該首輪參與人之任何人士）之一位或多位「直系親屬」；
- (iv) that First Round Participant together with one or more “Immediate Family Members” of that First Round Participant (or any person comprising that First Round Participant) whom that First Round Participant requests the Vendor on spot to add as joint purchaser(s); or
該首輪參與人連同該首輪參與人即場向賣方要求加入作為聯名買方之該首輪參與人（或組成該首輪參與人之任何人士）之一位或多位「直系親屬」；或
- (v) one or more persons comprising that First Round Participant (each a “Remaining Participant”) together with one or more “Immediate Family Members” of any Remaining Participant whom any Remaining Participant requests the Vendor on spot to add as joint purchaser(s).
一位或多位組成該首輪參與人之人士（每一該等人士稱為「剩餘參與人」）連同任何剩餘參與人即場向賣方要求加入作為聯名買方之任何剩餘參與人之一位或多位「直系親屬」。

2.7 Balloting will be used to determine the order of priority of selection of specified residential properties among the Second Round Participants (the “Second Round Balloting”). After the completion of the selection of specified residential properties under paragraph 2.5 above, the Second Round Participants 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 the Second Round Balloting Provided That the maximum number of Flat B of Tower 3C that a Second Round Participant may select is two.

次輪參與人之間揀選指明住宅物業之優先次序將以抽籤（「次輪抽籤」）決定。完成上文第2.5段下指明住宅物業揀選程序後，次輪參與人根據次輪抽籤結果分配之順序揀選當時仍可供選擇的指明住宅物業，唯一名次輪參與人可揀選之第3C座B單位之數目為最多兩個。

2.8 Where a Second Round Participant selects any specified residential property under paragraph 2.7 above, the purchaser of that specified residential property shall only be that Second Round Participant.

如一次輪參與人於上文第2.7段下揀選任何指明住宅物業，該指明住宅物業之買方只可以為該次輪參與人。

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 (or their attorneys) 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（或其授權人）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) Prospective purchasers will be offered to view the selected specified residential property(ies), or comparable residential property(ies) if it is not reasonably practicable for such specified residential property(ies) to be viewed by the prospective purchasers, before entering into the preliminary agreement for sale and purchase.

準買家在簽署臨時買賣合約前，將獲安排參觀所揀選的指明住宅物業。如開放所揀選的指明住宅物業供準買家參觀並非合理地切實可行，則準買家在簽署臨時買賣合約前，將獲安排參觀與揀選的指明住宅物業相若的住宅物業。

(b) The sale of the specified residential properties is subject to availability. Please note that the confirmation and verification of a person's identity, any order of priority in respect of the selection of specified residential properties allocated to that person, or the Vendor's admittance of any person to the designated venue or the waiting queue thereof, does not guarantee that that 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。任何人士獲確認和核實身份、任何揀選指明住宅物業次序、獲賣方批准進入指定會場或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。

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以下地點可供公眾免費領取：

The designated venue
指定會場

Date of Issue (發出日期): 6/8/2018
Date of Revision (修改日期): 19/9/2018
Date of Revision (修改日期): 12/10/2018
Date of Revision (修改日期): 18/12/2018
Date of Revision (修改日期): 30/1/2019
Date of Revision (修改日期): 12/8/2019