

Information on Sales Arrangements

銷售安排資料

Name of the development: 發展項目名稱:	Eden Manor 高爾夫·御苑
Date of the Sale: 出售日期:	From 4 March 2017 由 2017 年 3 月 4 日起
Time of the Sale: 出售時間:	<p>On 4 March 2017: From 9:00 a.m. to 8:00 p.m. 2017 年 3 月 4 日: 上午九時至下午八時。</p> <p>From 5 March 2017 to 30 June 2017: From 11:00 a.m. to 8:00 p.m. 由 2017 年 3 月 5 日至 2017 年 6 月 30 日: 每日上午十一時至下午八時</p> <p>From 1 July 2017 and thereafter: From 10:30 a.m. to 8:00 p.m. 由 2017 年 7 月 1 日起: 每日上午十時三十分至下午八時</p>
Place where the sale will take place: 出售地點:	Eden Manor Sales Office, 31/F, ONE IFC, Central, Hong Kong 高爾夫·御苑售樓處 - 香港中環國際金融中心一期 31 樓
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:	62
<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 2: 22A, 21A, 19A, 18A, 16A, 12A, 10A, 8A, 6A, 3A, 22B, 21B, 19B, 18B, 16B, 12B, 10B, 8B, 6B, 3B</p> <p>以下在第 2 座的單位: 22A, 21A, 19A, 18A, 16A, 12A, 10A, 8A, 6A, 3A, 22B, 21B, 19B, 18B, 16B, 12B, 10B, 8B, 6B, 3B</p>	

The following flats in Tower 3:

21A, 20A, 18A, 16A, 12A, 10A, 9A, 6A, 2A, 21B, 20B, 18B, 16B, 12B, 10B, 9B, 6B, 2B

以下在第 3 座的單位:

21A, 20A, 18A, 16A, 12A, 10A, 9A, 6A, 2A, 21B, 20B, 18B, 16B, 12B, 10B, 9B, 6B, 2B

The following flats in Tower 7:

12E, 10E, 8E, 1E, 8F, 7F

以下在第 7 座的單位:

12E, 10E, 8E, 1E, 8F, 7F

The following flats in Tower 9:

21A, 20A, 18A, 16A, 12A, 10A, 9A, 6A, 2A, 21B, 20B, 18B, 16B, 12B, 10B, 9B, 6B, 2B

以下在第 9 座的單位:

21A, 20A, 18A, 16A, 12A, 10A, 9A, 6A, 2A, 21B, 20B, 18B, 16B, 12B, 10B, 9B, 6B, 2B

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 4 March 2017:

Balloting

Balloting will be used to determine the order of priority. The persons or companies interested in purchasing any of the specified residential properties (“the registrant(s)”) must follow the procedures below:-

1. Each of the registrants (or his/her authorized person) must submit the following to 31/F, ONE IFC, Central, Hong Kong (“the designated venue”) during the period from 19 February 2017 to 2 March 2017 (from 11:00 a.m. to 8:00 p.m.) and 3 March 2017 (from 11:00 a.m. to 12:00 noon). The order of registration will not have any impact on the order of priority for selecting the residential property:
 - (a) only one Registration of Intent duly completed and signed by the registrant. Duplicated submission will not be accepted;
 - (b) the Registration of Intent shall be accompanied with cashier order(s). The number of cashier order(s) shall be equal to the number of residential property(ies) which the registrant(s) intend(s) to purchase as indicated in the Registration of Intent, but such number of residential property(ies) in any event shall not exceed two (2). Each cashier order shall be in the sum of HK\$150,000 and made payable to “WOO, KWAN, LEE & LO, SOLICITORS & NOTARIES”; and
 - (c) a copy of the registrant’s I.D. Card(s) or Passport(s) (as the case may be) or copy of Business Registration Certificate or Certificate of Incorporation and the I.D. Card of the Director of the registrant (if applicable).

2. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
3. The balloting will take place at 3:00 p.m. on 3 March 2017 and the balloting will be effected via a computer network. Every valid Registration of Intent shall be allotted such number of lot(s) which equals the number of specified residential property(ies) which the registrant(s) intends to purchase as indicated in the Registration of Intent. The number of specified residential property(ies) that the registrant(s) of a successfully drawn Registration of Intent is entitled to purchase shall not exceed the number of specified residential property(ies) which such registrant(s) intends to purchase as indicated in that Registration of Intent. The ballot results, including “registration number”, “ballot result priority” and the “check-in timeslot for registrants” will be posted by the Vendor at the designated venue at 6:00 p.m. on 3 March 2017. The opening hours of the designated venue on 3 March 2017 are from 11:00 a.m. to 8:00 p.m. Registrants will not be separately notified of the ballot results.
4. The registrants (if the registrant is a company, then any one of its directors) shall personally attend the designated venue on 4 March 2017 according to the “check-in timeslot for registrants” in the ballot results posted by the Vendor. The registrants must bring along their I.D. Card(s) or Passport(s) (as the case may be) or Business Registration Certificate, Certificate of Incorporation, and I.D. Card of the Director of the registrant (if applicable) and the official receipt for the Registration of Intent. The registrants whose identities have been verified by the Agent appointed by the Vendor shall be eligible to select the specified residential properties which are still available at the time of selection in the order of priority according to the ballot results. Registrants who arrive at the designated venue at any time later than the “check-in timeslot for registrants” assigned in the ballot results on 4 March 2017 shall not be eligible to select the specified residential properties in the order of priority according to the ballot result priorities.
 - (a) On 4 March 2017, the sale of specified residential properties will be divided in to 2 sessions (namely Session A and Session B).

Session	Specified residential properties that will be offered to be sold	Number of selecting specified residential property(ies)
A	All specified residential properties.	Must purchase “TWO” specified residential properties.
B	After the completion of Session A, all remaining specified residential properties which are available for sale.	Not more than “TWO” specified residential properties.

- (b) On 4 March 2017, all eligible person will select the specified residential property(ies) according to the “ballot result priority”. For registrant who purchases “TWO” specified residential properties, he/she will be entitled to select the specified residential properties in Session A and “MUST” purchase “TWO” specified residential properties. If he/she fails to purchase “TWO” specified residential properties, meaning that he/she fails to exercise the right to purchase the specified residential properties in Session A. He/She can still select all remaining specified residential properties which are available for sale according to the “ballot result priority” in Session B.
- (c) Registrant(s) who purchase(s) “TWO” specified residential properties in Session A can nominate his/her immediate family member(s) as the purchaser(s) of the second residential properties (Only available for purchasers who select and purchase “TWO” specified residential properties in Session A). Immediate family member(s) represents only parents, spouses and children. Purchasers have to bring along with the relevant original valid supporting document(s) as a proof to the satisfaction of the Vendor.

5. Before entering into the Preliminary Agreement for Sale and Purchase in respect of any specified residential property, the registrant(s) may notify the Vendor on spot to add the number of purchaser(s), provided that such additional purchaser(s) must be the immediate family member(s) of the registrant(s) (only parents, spouses and children) and bring along with the relevant original valid supporting document(s) as a proof to the satisfaction of the Vendor.

6. If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent, his/her unused cashier order(s) will be available for collection without interest by the registrant (or his/her authorized person) at the designated venue during 5 March 2017 to 6 March 2017 (from 11:00 a.m. to 8:00 p.m.). The registrant must bring along the I.D. Card(s) or Passport(s) of the registrant (or a copy of the I.D. Card(s) or Passport(s) of the registrant if unused cashier order(s) is/are collected by the authorized person) and (if applicable) copy of Business Registration Certificate or Certificate of Incorporation of the Registrant, the original receipt of the valid Registration of Intent, and (if applicable) a valid authorization letter and a copy of the I.D. Card or Passport of the authorized person.

First-come-first-served

After the completion of the balloting and the selecting and purchasing of the specified residential properties by the eligible persons in accordance with the above procedures, the order of priority in the selection of all the remaining specified residential properties (if any) will be on a first-come-first-served basis. For the purpose of maintaining order at the designated venue, the vendor reserves the right to allocate a particular specified residential property to a particular interested person and determine to whom a particular specified residential property will be sold by any method (including balloting) in case of any dispute.

From 5 March 2017 to 30 June 2017:

The order of priority in the selection of the remaining specified residential properties will be on a first-come-first-served basis. Persons interested in purchasing must personally attend the designated place where the sale will take place to purchase the remaining specified residential properties. For the purpose of maintaining order at the designated place, the vendor reserves the right to allocate a particular specified residential property to a particular interested person and determine to whom a residential property will be sold by any method (including balloting) in case of any dispute.

From 1 July 2017 and thereafter:

First come first served. Persons interested in purchasing must personally attend the place where the sale will take place.

Vendor does not accept any person interested in purchasing having queued up before 10:30 a.m.

However, the vendor, in order to maintain order at the sales office, reserves the right to allocate the particular specified residential property to any of the interested person and determine to whom a residential property will be sold in case of any dispute by any method (including balloting).

2017 年 3 月 4 日:

抽籤

以抽籤方式決定優先次序，有意購買該等指明住宅物業的人士或公司（下稱：登記人）須遵從下列程序:-

1. 登記人（或其獲授權人士）須於 2017 年 2 月 19 日至 2017 年 3 月 2 日（上午 11 時至下午 8 時）及 2017 年 3 月 3 日（上午 11 時至中午 12 時）期間到香港中環國際金融中心一期 31 樓（下稱：指定會場）遞交。登記次序不會影響揀選住宅物業的優先次序：
 - (a) 已填妥及由登記人簽署的購樓意向登記表，每位登記人只可遞交 1 份購樓意向登記，重複遞交將不會受理；
 - (b) 購樓意向登記須附有本票，本票的數目須與登記人於購樓意向登記內填寫的意欲購買的住宅物業數目相同，惟該住宅物業數目不能多於 2 個。每張本票金額為港幣\$150,000 及抬頭人須為「胡關李羅律師行」；及
 - (c) 登記人的身份證或（視屬何情況而定）護照或商業登記證書或公司註冊證書和董事的身份證副本（如適用）。

2. 已繳交之本票將會作為購買指明住宅物業的部份臨時訂金。

3. 抽籤程序將於 2017 年 3 月 3 日下午 3 時進行，抽籤以電腦操作。每一份購樓意向登記表可獲分配的籌的數目，相等於登記人於該購樓意向登記表內填寫的意欲購買的指明住宅物業數目。獲中籤的每份購樓意向登記的登記人只可認購不多於購樓意向登記表內所填寫的意欲購買的指明住宅物業數目。賣方會將抽籤結果，包括「登記號碼」、「抽籤結果次序」、及「登記人報到時段」於 2017 年 3 月 3 日下午 6 時於指定會場公布。指定會場於 2017 年 3 月 3 日開放時間為上午 11 時至下午 8 時。登記人將不獲另行通知抽籤結果。

4. 登記人（如登記人為公司，則任何一位董事）須親身於 2017 年 3 月 4 日按照賣方所公布之抽籤結果中所指示的“登記人報到時段”攜同其身份證或（視屬何情況而定）護照或商業登記證書、公司註冊證書和董事的身份證（如適用）及購樓意向登記表的正式收據親臨指定會場，經賣方委託的代理確認並核實身份後方可有資格根據抽籤結果次序揀選於當時仍可供揀選的指明住宅物業。於 2017 年 3 月 4 日，抽籤結果中所指示“登記人報到時段”後才到達指定會場的登記人將被取消根據抽籤結果揀選指明住宅物業的資格。

(a) 於 2017 年 3 月 4 日，選購住宅物業時段將分為兩節(A 節及 B 節)。

節	將提供出售的指明住宅物業	選購住宅物業的數目
A	此銷售安排資料內的所有住宅物業	必須選購兩個
B	於 A 節時段結束後，所有剩餘可供出售的住宅物業	不多於兩個

(b) 於 2017 年 3 月 4 日，合資格人士將根據其「抽籤結果次序」選購住宅物業，而選購兩個住宅物業之登記人可於 A 節時段揀選住宅物業，並必須選購兩個住宅物業。如該登記人未能揀選兩個住宅物業，則代表該登記人放棄於 A 節時段揀選住宅物業之權利。該登記人仍可於 B 節時段根據其「抽籤結果次序」繼續選購所有剩餘可供出售的住宅物業。

(c) 於 A 節時段選購兩個住宅物業之登記人可提名其直系親屬作為第二個住宅物業的買家(只適用於 A 節時段選購兩個住宅物業的買家)。直系親屬指只限父母、配偶及子女，並備妥令賣方滿意的有效證明文件正本以茲證明。

5. 在簽署臨時買賣合約購入任何指明住宅物業前，登記人可即場通知賣方增加買方之人數，惟加入之買家必須為登記人之直系親屬只限父母、配偶及子女，並備妥令賣方滿意的有效證明文件正本以茲證明。

6. 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目未達其於購樓意向登記內所填寫意欲購買之數目，登記人（或其獲授權人士）可於 2017 年 3 月 5 日至 3 月 6 日上午 11 時至下午 8 時內於指定會場辦理取回無利息未被兌現的本票。登記人須攜同登記人身份證或護照正本（如以獲授權人士取回未兌現的本票，則須攜同登記人身份證或護照副本）及（如適用）登記人之商業登記證書或公司註冊證書副本、有效的購樓意向登記收據正本、及（如適用）有效的授權書及獲授權人士之身份證或護照副本。

先到先得

當抽籤及合資格人士選購指明住宅物業程序完畢後，所有餘下的指定住宅物業（如有的話）將以先到先得形式發售。為了維持指定會場的秩序，如有任何爭議，賣方保留最終決定權以任何方法（包括抽籤）將某指明住宅物業分配予某位有興趣人士及決定將某指明住宅物業出售予何人。

由 2017年 3月 5日至 2017年 6月 30日:

餘下的指明住宅物業將以先到先得形式發售。有興趣購買餘下指明住宅物業的人士必須親臨賣方指定的出售地點購買其意欲購買的住宅物業。為了維持出售地點的秩序，如有任何爭議，賣方保留最終決定權以任何方法（包括抽籤）將某指明住宅物業分配予某位有興趣人士及決定將某指明住宅物業出售予何人。

由 2017 年 7 月 1 日起:

先到先得。買方必須親臨指定的出售地點揀選其意欲購買的住宅物業。

賣方不接受出售時間前(上午十時三十分前)的輪候人士。

惟賣方為了維持出售地點的秩序，如有任何爭議，賣方保留最終決定權以任何方法(包括抽籤)，選擇買家及決定將住宅物業售予何人。

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 (1) 75/F, TWO IFC, Central, Hong Kong; and (2) 31/F, ONE IFC, Central, Hong Kong.

載有上述銷售安排的資料文件印本於 (1) 香港中環國際金融中心二期 75 樓; (2) 香港中環國際金融中心一期 31 樓可供公眾免費領取。

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