

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.1
銷售安排第 1 號

Name of the Development : 發展項目的名稱 :	Eight Regency 珀御
Date of the Sale : 出售日期 :	From 20 April 2017 由 2017 年 4 月 20 日起
Time of Sale : 出售時間 :	<u>On 20 April 2017:</u> From 6:45p.m. to 11:55 p.m. <u>From 21 April 2017 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. (daily) <u>2017 年 4 月 20 日:</u> 由晚上 6 時 45 分至晚上 11 時 55 分 <u>由 2017 年 4 月 21 日起:</u> 由上午 11 時至下午 8 時 (每日)
Place where the sale will take place : 出售地點 :	62/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ ICC Venue ”) 香港九龍柯士甸道西 1 號環球貿易廣場 62 樓 (下稱「 ICC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 :	118
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 (Floor/Unit): 以下單位(樓層/單位) :</u> 6A, 7A, 8A, 9A, 10A, 11A, 15A, 16A, 17A, 19A, 20A, 21A, 25A, 26A, 27A, 29A, 30A, 31A, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 17D, 18D, 19D, 20D, 21D, 22D, 23D, 25D, 26D, 27D, 28D, 29D, 30D, 15F, 16F, 17F, 19F, 20F, 21F, 22F, 23F, 25F, 26F, 27F, 28F, 29F, 30F, 6G, 15G, 16G, 17G, 19G, 20G, 21G, 22G, 23G, 25G, 26G, 27G, 28G, 29G, 30G, 7H, 8H, 9H, 10H, 11H, 15H, 16H, 17H, 19H, 20H, 21H, 23H, 25H, 26H, 27H, 29H, 5K, 6K, 21K, 22K, 23K, 25K, 26K, 27K, 28K, 29K, 30K, 6L, 7L, 8L, 9L, 10L, 11L, 15L, 16L, 17L, 19L, 20L, 21L, 23L, 25L, 26L, 27L, 29L, 30L</p>	
<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：</p> <p><u>On 20 April 2017 (“the first date of the sale”)</u></p> <ol style="list-style-type: none"> 1. Balloting will be used to determine the order of priority. Persons interested in purchasing any of the specified residential properties (“Registrant”) must follow the rules and procedures set out below. 2. Registrant must submit the following:- <ol style="list-style-type: none"> (a) only one Registration of Intent duly completed and signed by the Registrant; (b) Registration of Intent shall be accompanied with cashier order(s). The number of cashier order(s) shall equal to the number of specified residential properties which Registrant intends 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\$100,000 and made payable to “MAYER BROWN JSM”; and 	

- (c) a copy of the Registrant's H.K.I.D. Card(s)/Passport(s) or (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s)

to ICC Venue or Shop 7, G/F, Blossom Garden Shopping Arcade No.11 Leung Tak Street, Tuen Mun, New Territories after relevant price list(s) of the specified residential properties are made available till 19 April 2017 during office hours (i.e. from 11:00 a.m. to 08:00 p.m. from Monday to Sunday (including Public Holiday) except that on 19 April 2017 the office hours shall be from 11:00 a.m. to 02:00 p.m.). The closing time for submission of Registration of Intent will be 02:00 p.m. on 19 April 2017. Late submission or submission outside the office hours will not be accepted.

3. Balloting will take place in batches:-

(a) First round balloting (for dividing all Registrants into group(s))

- (i) The first round balloting will take place at or after 05:00p.m. on 19 April 2017 at the ICC Venue for the purposes of dividing the Registrants into group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC Venue and/or facilitating smooth operation of the balloting procedures, to adjust the time and date of the first round balloting. Any changes to the time and date of the first round balloting will be posted at the ICC Venue and lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong ("**3/F of ICC**"). Registrants will not be notified separately of such changes.
- (ii) After the first round balloting, Registrants will be divided into group(s) and Registrants in each group will be eligible to participate in the second round balloting as detailed in paragraph 3(b) below.
- (iii) The results of the first round balloting, including "registration number", "division of group", "check-in timeslot for each group" will be posted by the Vendor at the ICC Venue and 3/F of ICC after completion of the first round balloting. Registrants will not be separately notified of the ballot results.

(b) Second round balloting (for determining the order of priority of Registrants in selecting and purchasing specified residential properties)

- (i) The second round balloting for the group(s) of Registrants will take place on 20 April 2017 in batches at the ICC Venue at the beginning of the relevant "check-in timeslot for each group" as posted by the Vendor pursuant to sub-paragraph (a)(iii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the second round balloting. Any changes to the time and date of the second round balloting will be posted at the ICC Venue and 3/F of ICC. Registrants will not be notified separately of such changes.
- (ii) For the purpose of verification of identity, Registrants must bring along the original receipt of the valid Registration of Intent and his/her/its/their original H.K.I.D. Card(s)/Passport(s) or (if applicable) copy of Business Registration Certificate and the original H.K.I.D. Card(s)/Passport(s) of the director(s) and (if the Registrant comprises corporation, then all directors of that corporation) **personally** attend the ICC Venue according to "check-in timeslot for each group" posted by the Vendor. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the second round balloting, make use of 3/F of ICC and/or 10/F and/or 11/F and/or lobby on 48/F and/or lobby on 49/F of International Commerce Centre (collectively the "**Additional ICC Venues**") to accommodate some of the Registrants by making announcement and/or posting notice(s) at the ICC Venue and the Additional ICC Venues. Registrants who arrive at the ICC Venue or (if directed by the Vendor) the Additional ICC Venues beyond their "check-in timeslot for each group" shall not be eligible to participate in the second round balloting.
- (iii) If after the submission of Registration of Intent there is any change in the directorship of the corporation, the Registration of Intent shall become invalid immediately and such Registrant shall not be eligible to participate in the second round balloting.
- (iv) For the purpose of the second round balloting, every Registration of Intent shall be allotted one lot. The results of the second round balloting, including "registration number" and "ballot result sequence" will be announced and/or posted by the Vendor at the ICC Venue and the Additional ICC Venues (if applicable). Registrants will not be separately notified of the ballot results.
- (v) Registrant who leaves the ICC Venue and/or the Additional ICC Venues (if applicable) while

his/her/its/their group is for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/its/their order of priority shall lapse immediately.

4. (a) Immediately after the second round balloting, Registrants 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. The Registrants shall **in compliance with the rules set out herein** select and purchase 1 or not more than 2 specified residential property(ies), otherwise his/her/its/their order of priority shall lapse automatically.
- (b) If the Registrant has successfully selected any of the specified residential properties in compliance with the rules set out herein, the Registrant shall personally enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).
- (c) Prior to the signing of the Preliminary Agreement for Sale and Purchase, Registrant may notify the Vendor on spot to add and/or delete name(s) of individual(s) subject to the following:
 - (i) the Registrant will not be allowed to first delete and then add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase;
 - (ii) if a Registrant wishes to add any name(s) of individual(s), then prior to adding of any name(s) of individual(s) all the individual(s) comprised in the Registrant must be **close relative(s)** (i.e. spouse, parents, children, brothers and sisters) of each other and the additional individual(s) must be the **close relative(s)** of **ALL** the individual(s) comprised in the Registrant, and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final;
 - (iii) if a Registrant wishes to delete any name(s) of individual(s), then prior to deletion of any name(s) of individual(s) all the individual(s) comprised in the Registrant must be the **close relative(s)** (i.e. spouse, parents, children, brothers and sisters) of each other and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose determination shall be final.
 - (iv) All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally as purchaser. The Vendor reserves its absolute discretion to allow or reject the Registrant’s request to add and/or delete the name(s) of any individual(s).

General Procedures

5. 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. The Registration of Intent is personal to the registrant and shall not be transferable. 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 case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in balloting.
6. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
7. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
8. If a registrant has not purchased any specified residential property, his/her/its/their unused cashier order(s) will be available for collection by the registrant (or his/her/its/their authorized person) at the ICC Venue from 21 April 2017 to 22 April 2017 during office hours (i.e. from 11:00 a.m. to 08:00 p.m. from Monday to Sunday (including Public Holiday). The registrant must bring along his/her/its/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) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt of valid 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.
9. 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 sold on a first come first served basis to any person interested in purchasing. 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).
10. The Vendor reserves the right to close the ICC Venue and the Additional ICC Venues (if applicable) at any time if all the specified residential properties have been sold out.

11. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 09:00 a.m. and 11:00 p.m. on the date on which Registration of Intent may be submitted and/or the first date of the sale, then, for the safety of the registrants and the maintenance of order at the ICC and/or the Additional ICC Venues (if applicable), the Vendor reserves its absolute right to change the date(s) and/or time (including the closing date and/or time) for submission of Registration of Intent and/or the first date of the sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the ICC Venue and/or the Additional ICC Venues (if applicable). Details of the arrangement will be posted by the Vendor on the website (www.eightregency.com.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.

On 21 April 2017 and thereafter:

12. 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 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).
13. The Vendor reserves the right to close the ICC Venue at any time if all the specified residential properties have been sold out, provided that the ICC Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 8 above.
14. If the Vendor postpones the first date of the sale to such other date pursuant to this Sales Arrangement, the subsequent dates of sale will be postponed accordingly.
15. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong at any time between the hours of 09:00 a.m. and 11:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the registrants and the maintenance of order at the ICC Venue, the Vendor reserves its absolute right to close the ICC Venue. Details of the arrangement will be posted by the Vendor on the website (www.eightregency.com.hk) designated by the Vendor for the Development.
16. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangement, the English version shall prevail.

2017年4月20日(下稱「出售首天」):

1. 以抽籤方式決定選擇住宅物業的次序，有意購買任何指明住宅物業的人士(下稱「登記人」)須遵從本銷售安排列出的規則及指定的程序。
2. 登記人須從指明住宅物業的相關價單提供後至 2017 年 4 月 19 日於辦公時間內(即星期一至日及公眾假期上午 11 時至晚上 8 時，2017 年 4 月 19 日除外，當日之辦公時間為上午 11 時至下午 2 時)到 ICC 會場或屯門良德街 11 號寶怡花園商場地下 7 號舖：
- (a) 遞交一份已填妥及由登記人簽署的購樓意向登記；
- (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指明住宅物業數目相同，惟該住宅物業數目不能多於兩(2)個。每張本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」；及
- (c) 遞交登記人的香港身份證/護照或(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董事的身份證/護照副本。
- 遞交購樓意向登記截止時間為 2017 年 4 月 19 日下午 2 時。逾期遞交或在辦公時間以外遞交的恕不受理。
3. 抽籤將分階段進行：
- (a) 第一輪抽籤(將所有登記人分為多個組別)
- (i) 第一輪抽籤程序將於 2017 年 4 月 19 日下午 5 時或之後於 ICC 會場進行，以將登記人分為多個組別。為了維持 ICC 會場秩序及/或流暢地進行抽籤程序的目的，賣方保留權利在任何時間調整第一輪抽籤程序的時間和日期。任何第一輪抽籤程序的時間和日期的修改會張貼於 ICC 會場

及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂「**ICC 會場 3 樓**」。登記人將不獲另行通知該等修改。

- (ii) 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於 **ICC 會場**及 **ICC 會場 3 樓**。登記人將不獲另行通知抽籤結果。
- (iii) 經過第一輪抽籤後，登記人會被分組，進行以下第 3(b) 段詳述之第二輪抽籤程序。

(b) 第二輪抽籤(決定登記人的選購指明住宅物業的優先次序)

- (i) 已被分組的登記人的第二輪抽籤程序將於 2017 年 4 月 20 日於賣方根據上述第(a)(ii)分段公布之相關「每組別報到時段」開始時於 **ICC 會場**分階段進行。為了維持 **ICC 會場**秩序及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整第二輪抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於 **ICC 會場**及 **ICC 會場 3 樓**。登記人將不獲另行通知該等修改。
- (ii) 為讓賣方核實登記人身份，登記人(如登記人由公司組成，則該公司的所有董事)須按賣方公布的「每組別報到時段」**親身**攜同有效的購樓意向登記收據正本及其香港身份證／護照正本或(如適用)商業登記證書副本及所有董事的香港身份證／護照正本，到達 **ICC 會場**。賣方可基於流程、效率、方便、安全及／或其他便利抽籤程序的原因使用 **ICC 會場 3 樓**及／或香港九龍柯士甸道西 1 號環球貿易廣場之 10 樓及／或 11 樓及／或 48 樓大堂及／或 49 樓大堂 (以下統稱「**外加 ICC 會場**」) 以容納部份登記人，並於 **ICC 會場**及外加 **ICC 會場**作出公布及／或貼出告示。於其「每組別報到時段」以外的時間才到達 **ICC 會場**或外加 **ICC 會場**的登記人將不享有參與第二輪抽籤的資格。
- (iii) 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第二輪抽籤的資格。
- (iv) 為第二輪抽籤的目的，每一份購樓意向登記可獲分配 1 個籌。賣方會將第二輪抽籤結果，包括「登記號碼」及「抽籤結果順序」於 **ICC 會場**及外加 **ICC 會場**(如適用)公布及／或貼出告示。登記人將不獲另行通知抽籤結果。
- (v) 在其組別進行揀選指明住宅物業之時離開 **ICC 會場**及／或外加 **ICC 會場**(如適用)之登記人須被取消參與選購指明住宅物業及其優先次序將立即失效。

- 4. (a) 第二輪抽籤後，登記人須根據「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。登記人須遵守上述列出的規則選購 1 個或不多於兩(2)個指明住宅物業，否則其優先次序將自動終止，登記人將不再享有參與第二輪抽籤的資格。
- (b) 如果登記人遵從本銷售安排列出的規則成功揀選指明住宅物業，登記人須親身簽署臨時買賣合約購買其揀選的指明住宅物業。
- (c) 在簽署臨時買賣合約前，登記人可即時通知賣方增加及／或刪除簽署臨時買賣合約的個人的名字惟須受以下所限：
 - (i) 登記人將不可先刪除然後增加簽署臨時買賣合約的個人的名字；
 - (ii) 如登記人希望加入任何個人的名字，則在加入任何個人的名字之前所有組成登記人的個人必須互相為對方的**近親**(即配偶、父母、子女、兄弟及姊妹)及新加入之個人必須為**所有**組成登記人的個人的**近親**，登記人須提供令賣方滿意的該**近親**關係的證明，就此賣方的決定為最終；
 - (iii) 如登記人希望刪除任何個人的名字，則在刪除任何個人的名字之前所有組成登記人的個人必須互相為對方的**近親**(即配偶、父母、子女、兄弟及姊妹)及登記人須提供令賣方滿意的該**近親**關係的證明，就此賣方的決定為最終。
 - (iv) 所有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／或刪除任何個人的名字的要求。

一般程序

5. 每人或公司(不論單獨或與他方聯名)只可登記一份有效的購樓意向登記，重複的登記將不會被接受。購樓意向登記只適用於登記人本人及不能轉讓。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。如有爭議，賣方保留權利決定購樓意向登記是否有效及是否應被納入抽籤。
6. 本票將會用作支付購買指明住宅物業的部份臨時訂金。
7. 如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
8. 如登記人並無購入任何指明住宅物業，可於 2017 年 4 月 21 日至 2017 年 4 月 22 日辦公時間內(即星期一至日及公眾假期上午 11 時至晚上 8 時)親臨 ICC 會場辦理取回未使用的本票。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，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、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香港身份證 / 護照副本。
9. 在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，賣方保留絕對權利以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。
10. 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 會場及外加 ICC 會場(如適用)。
11. 如在可遞交購樓意向登記的任何一天及/或出售首天上午 9 時至晚上 11 時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 ICC 會場及/或外加 ICC 會場(如適用)的秩序，賣方保留絕對權利更改遞交購樓意向登記的日期及/或時間(包括截止日期及/或時間)及/或出售首天至賣方認為合適的其他日期及/或時間及/或關閉 ICC 會場及/或外加 ICC 會場(如適用)。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(www.eightregency.com.hk)公布。登記人將不獲另行通知。

2017 年 4 月 21 日起：

12. 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，賣方保留絕對權利以任何方式(包括抽籤)分配任何餘下的指明住宅物業予任何有意購買的人士。
13. 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，惟 ICC 會場會於上述第 8 段指明的時間內開放以用作辦理取回未使用的本票。
14. 如賣方根據本銷售安排延遲出售首天至其他日期，其後的出售日期將會順延。
15. 如在任何出售日期(除出售首天)的上午 9 時至晚上 11 時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，為保障登記人的安全及維持 ICC 會場的秩序，賣方保留絕對權利關閉 ICC 會場。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(www.eightregency.com.hk)公布。
16. 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)

62/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

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

由上午11時至晚上8時(每日)

香港九龍柯士甸道西1號環球貿易廣場62樓

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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