

Information on Sales Arrangements

Sales Arrangements No. 1
銷售安排第 1 號

銷售安排資料

<p>Name of the Development: 發展項目名稱：</p>	<p>Stars by the Harbour 維港·星岸</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 14 August 2015 由 2015 年 8 月 14 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 14 August 2015 (“the First Date of Sale”):</u> From 6 p.m. to 8 p.m.</p> <p><u>On 15 August 2015 and thereafter :</u> From 12 noon to 8 p.m.</p> <p><u>2015 年 8 月 14 日 (「出售首日」):</u> 由下午 6 時 至 晚上 8 時</p> <p><u>2015 年 8 月 15 日及之後:</u> 由中午 12 時 至 晚上 8 時</p>
<p>Place where the sale will take place: 出售地點：</p>	<p>Shops 911-912, 951-952, Level 9, Fortune Metropolis, 6 Metropolis Drive, Hunghom, Kowloon (referred to as the “designated venue” below)</p> <p>九龍紅磡都會道 6 號置富都會 9 樓 911-912 及 951-952 舖 (下文稱作「指定會場」)</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>81</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 1 以下在第 1 座的單位： 2A, 2B, 2C, 3A, 3B, 3C, 15A, 15B, 15C, 16A, 16B, 16C, 17A, 17B, 17C, *18A, 18B, 18C, 19A, 19B, 19C, *20A, 20B, 20C, 21A, 21B, 21C, 22A, 22B, 22C, 23A, 23B, 23C, 28A, 28B, 28C.</p> <p>The following flats in Tower 2 以下在第 2 座的單位： 2A, 2B, 2C, 3A, 3B, 3C, 5A, 5B, 5C, 6A, 6B, 6C, 12A, 12B, 12C, 15A, 15B, 15C, 16A, 16B, 16C, *17A, 17B, 17C, 18A, 18B, 18C, 19A, 19B, 19C, 20A, 20B, 20C, 21A, 21B, 21C, 22A, 22B, 22C, 23A, 23B, 23C, 28A, 28B, 28C.</p> <p><i>* Units the sale of which is suspended from 14 September 2015 8 pm onwards 2015 年 9 月 14 日晚上 8 時起暫停出售之單位</i></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 “Entire Floor Properties Combination” means all three units on the same floor of a Tower.
「全層物業組合」指一座中之同一層之全部三個單位。

1.3 “Same Floor 2 Properties Combination” means both two units on any floor of any Tower as specified in the table below:

「同層雙物業組合」指下表所列之任何一座中之任何一層之全部兩個單位。

Tower 座數	1	2
Floors 樓層	2 - 3, 15 - 23, 28	2 - 6, 12 - 23, 28
Units 單位	A + B	A + B

Note: there are no 4/F, 13/F, 14/F and 24/F in the Development.

註：發展項目內無 4樓、13樓、14樓及 24樓。

1.4 “Special Same Floor 2 Properties Combination” means both two units on any floor of any Tower as specified in the table below:

「特別同層雙物業組合」指下表所列之任何一座中之任何一層之全部兩個單位。

Tower 座數	1	2
Floors 樓層	20 - 23, 28	20 - 23, 28
Units 單位	A + B	A + B

Note: there are no 4/F, 13/F, 14/F and 24/F in the Development.

註：發展項目內無 4樓、13樓、14樓及 24樓。

1.5 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 The selection of specified residential properties will be divided into 3 rounds applicable to the following 3 groups of persons who have already submitted Registrations of Intent (see below) (each a “registrant”):

揀選指明住宅物業分三輪進行，分別適用於以下三組已遞交「購樓意向登記」（見下文）的人士（「登記人」）：

Group 組	Applicable registrants 適用之登記人	Applicable round of selection 適用之揀樓輪次
A	For registrants intending to purchase 1 or 2 Entire Floor Properties Combinations as indicated in the Registrations of Intent 根據「購樓意向登記」所示有意購買一個或兩個全層物業組合之登記人	The First Round Selection 第一輪揀樓
B	For registrants intending to purchase 1 or 2 Same Floor 2 Properties Combination as indicated in the Registrations of Intent 根據「購樓意向登記」所示有意購買一個或兩個同層雙物業組合之登記人	The Second Round Selection 第二輪揀樓
C	For registrants intending to purchase 1 or 2 specified residential properties as indicated in the Registrations of Intent 根據「購樓意向登記」所示有意購買一個或兩個指明住宅物業之登記人	The Third Round Selection 第三輪揀樓

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 p.m. and 6:30 p.m. on the First Date of Sale (the “Attendance Registration Period”). The registrant must bring along (i) a copy of each of the completed and submitted Registration of Intent, blank cheque(s) and H.K.I.D./passport (for individual registrant) OR (ii) a copy of each of its 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時至下午6時30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. After the completion of balloting, selection of specified residential properties shall take place. Details 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。完成抽籤程序後開始進行揀選指明住宅物業，詳情如下。
- 2.6 The First Round Selection will take place first. The registrants under Group A 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 under that Group, subject to the following terms:
首先進行第一輪揀樓。A組登記人根據抽籤結果分配予該組各「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，唯受以下條款限制：
- (a) A registrant may in respect of a Registration of Intent of Group A select one or two Entire Floor Properties Combinations only and may not select different specified residential property(ies) individually.
登記人只可就每份A組之「購樓意向登記」揀選一個或兩個全層物業組合，而不得個別揀選不同指明住宅物業。
- (b) Where a registrant is, for whatever reason, not able to select in respect of a Registration of Intent one or two Entire Floor Properties Combinations, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent.
若一登記人因任何原因未能就一「購樓意向登記」揀選一個或兩個全層物業組合，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 Second Round Selection will take place after the completion of the First Round Selection. The registrants under Group B 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 under that Group, subject to the following terms:
第一輪揀樓完成後進行第二輪揀樓。B組登記人根據抽籤結果分配予該組各「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，唯受以下條款限制：
- (a) A registrant may in respect of a Registration of Intent of Group B select one or two Same Floor 2 Properties Combinations only and may not select different specified residential property(ies) individually.
登記人只可就每份B組之「購樓意向登記」揀選一個或兩個同層雙物業組合，而不得個別揀選不同指明住宅物業。
- (b) Where a registrant is, for whatever reason, not able to select in respect of a Registration of Intent one or two Same Floor 2 Properties Combinations, that

registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent.

若一登記人因任何原因未能就一「購樓意向登記」揀選一個或兩個同層雙物業組合，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。

- 2.8 The Third Round Selection will take place after the completion of the Second Round Selection. The registrants under Group C 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 under that Group, subject to the following terms:

第二輪揀樓完成後進行第三輪揀樓。C組登記人根據抽籤結果分配予該組各「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，唯受以下條款限制：

- (a) A registrant may in respect of a Registration of Intent of Group C select one or two specified residential properties only.

登記人只可就每份C組之「購樓意向登記」揀選一個或兩個指明住宅物業。

- (b) Notwithstanding (a) above, a registrant may not in respect of a Registration of Intent select any specified residential property forming part of a Special Same Floor 2 Properties Combination unless that registrant selects in respect of that Registration of Intent all specified residential properties forming part of that Special Same Floor 2 Properties Combination.

儘管有上文(a)規定，登記人不得就一「購樓意向登記」揀選屬於任何特別同層雙物業組合之指明住宅物業，除非該登記人就該「購樓意向登記」揀選屬於該特別同層雙物業組合之全部指明住宅物業。

- (c) Where a registrant is, for whatever reason, not able to select in respect of a Registration of Intent one or two specified residential properties, that registrant will cease to be eligible to select any specified residential properties in respect of that Registration of Intent.

若一登記人因任何原因未能就一「購樓意向登記」揀選一個或兩個指明住宅物業，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。

- 2.9 The following provisions 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 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.

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。

- (b) 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）。

- (c) Where a registrant selects only one specified residential property in respect of a Registration of Intent, the purchaser of that specified residential property shall only be:

當登記人就一「購樓意向登記」只揀選一個指明住宅物業，該指明住宅物業之買方只可以是：

- (i) the registrant;
該登記人；
- (ii) one or more persons comprising that registrant; or
一位或多位組成該登記人之人士；或
- (iii) the registrant or one or more persons comprising 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).
該登記人或一位或多位組成該登記人之人士連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」。

- (d) Where a registrant selects more than one specified residential property in respect of a Registration of Intent:

當登記人就一「購樓意向登記」揀選多於一個指明住宅物業：

- (i) the purchaser of at least one so selected specified residential property shall only be:
如此揀選之指明住宅物業當中最少一個之買方只可以是：
 - (1) the registrant;
該登記人；
 - (2) one or more persons comprising that registrant; or
一位或多位組成該登記人之人士；或
 - (3) the registrant or one or more persons comprising 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); and
該登記人或一位或多位組成該登記人之人士連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」；
及
- (ii) the purchaser of each other so selected specified residential property shall only be:
每一其他如此揀選之指明住宅物業之買方只可以是：

- (1) the registrant;
該登記人；
 - (2) one or more persons comprising that registrant;
一位或多位組成該登記人之人士；
 - (3) one or more “Immediate Family Members” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s); or
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
 - (4) the registrant or one or more persons comprising 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).
該登記人或一位或多位組成該登記人之人士連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」。
- (e) “Immediate Family Member” of a registrant means a spouse, parent, child, sibling, grandparent or grandchild of that registrant or any individual comprising that registrant Provided That the registrant has provided the relevant supporting documents to the satisfaction of the Vendor to prove the relationship.
一登記人之「直系親屬」指該登記人或組成該登記人之任何個人之配偶、父母、子女、兄弟姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女，惟登記人必須已出示令賣方滿意之有效證明文件證明親屬關係。

2.10 Interested persons may call 3160 3300 (Hotline for the Development) for details of obtaining the form of Registration of Intent or visit <www.starsbytheharbour.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 3160 3300 查詢索取「購樓意向登記」表格之詳情或可在 www.starsbytheharbour.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 one cashiers’ order. The amount of each cashiers’ order shall be HK\$300,000. Each cashiers’ order shall be payable to “KAO, LEE & YIP”.
除指明的身份證明文件副本外，遞交一份「購樓意向登記」時必須同時遞交一張銀行本票。每張本票金額為港幣\$300,000。每張本票抬頭人為「高李葉律師行」或「KAO, LEE & YIP」。
- (b) A completed Registration of Intent shall be submitted in person at the designated venue during the period of 12 noon to 8 p.m. from 8 August 2015 to 12 August 2015 notwithstanding anything as may be specified in the Registration of Intent.
填妥之「購樓意向登記」須於 2015年 8月 8日至 2015年 8月 12日 中午 12時至晚上 8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 one Registration of Intent applicable to these Sales Arrangements can be submitted by the same registrant under the same Group (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).

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）於一個組別中最多可遞交 1 份適用於本銷售安排之「購樓意向登記」。

2.11 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. A person may not select any specified residential property forming part of a Special Same Floor 2 Properties Combination unless that person selects at the same time all specified residential properties forming part of that Special Same Floor 2 Properties Combination.

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。任何人士不得揀選屬於任何特別同層雙物業組合之指明住宅物業，除非該人士同時揀選屬於該特別同層雙物業組合之全部指明住宅物業。

2.12 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 periods of 12 noon to 8 p.m. from 15 August 2015 to 17 August 2015. 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2015年8月15日至2015年8月17日中午12時至晚上8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:

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：

Shops 911-912, 951-952, Level 9, Fortune Metropolis, 6 Metropolis Drive, Hung Hom, Kowloon
九龍紅磡都會道6號置富都會9樓911-912及951-952舖

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