

Information on Sales Arrangements

Sales Arrangements No. 8  
銷售安排第 8 號

銷售安排資料

<p><b>Name of the Development:</b> 發展項目名稱：</p>	<p>Stars by the Harbour 維港·星岸</p>
<p><b>Date of the Sale:</b> 出售日期：</p>	<p>From 11 March 2016 由 2016 年 3 月 11 日起</p>
<p><b>Time of the Sale:</b> 出售時間：</p>	<p><b><u>On 11 March 2016 (“the First Date of Sale”):</u></b> From 7 p.m. to 9 p.m.</p> <p><b><u>On 12 March 2016 and thereafter :</u></b> From 12 noon to 7 p.m.</p> <p><b><u>2016 年 3 月 11 日 (「出售首日」):</u></b> 由晚上 7 時 至 晚上 9 時</p> <p><b><u>2016 年 3 月 12 日及之後:</u></b> 由中午 12 時 至 晚上 7 時</p>
<p><b>Place where the sale will take place:</b> 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><b>Number of specified residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的數目</p>	<p>56</p>
<p><b>Description of the residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的描述：</p> <p>The following flats in Tower 5 以下在第 5 座的單位：</p> <p>2A, 2C, *3A, 3B, *3C, *5A, 5B, *5C, *6A, *6B, 6C, *7A, 7B, 7C, *8A, 8B, 8C, *9A, 9B, 9C, *10A, 10B, *10C, *11A, 11B, *11C, *12A, 12B, *12C, 15B, 16C, *17C, *18A, *18B, *18C, *19A, 19B, 19C, *20A, 20B, 20C, 21B, *21C, *22C, *23C, 25A, *25B, *25C, 26A, 26B, *26C, 27A, 27B, 27C, *28B, 28C.</p> <p>* Unit(s) suspended for sale from 15 May 2016 onwards 2016 年 5 月 15 日起暫停出售之單位</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 “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 any two units on the same floor of a Tower.

「同層雙物業組合」指一座中之同一層之任何兩個單位。

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 First come first served, subject to the provisions below.

先到先得，下文另有規定除外。

2.2 All interested persons who are present 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. Any such person who indicates an intention to purchase any one or more specified residential properties which any one or more other such persons also indicate an intention to purchase will be grouped into a group for determining the order of priority in selection of specified residential properties (the “Group”). Any person in the Group will be referred to as a Group Participant.

於出售日期出售時間開始當時所有身處指定會場之有意認購的人士將被視作同時於出售日期出售時間開始當時到達。如一位該等人士所表示意欲購買之一個或多個指明住宅物業亦是其他任何一位或多位該等人士所表示意欲購買之指明住宅物業，該人士將歸入一組（下文稱作「該組別」）內以決定揀選指明住宅物業的優先次序。歸入該組別的人士稱作「組別參與人」。

2.3 The priorities in the selection of specified residential properties among the Group Participants are as follows:

組別參與人之間揀選指明住宅物業之優先次序如下：

<b>Specified residential property(ies) intended to be purchased by the Group Participant</b> <b>組別參與人意欲購買之指明住宅物業</b>	<b>Priority</b> <b>優先次序</b>
are or include one Entire Floor Properties Combination 為或包括一個全層物業組合	1 <sup>st</sup> 第一
are or include one Same Floor 2 Properties Combination of Flat A and Flat B 為或包括一個A單位及B單位之同層雙物業組合	2 <sup>nd</sup> 第二
are or include one Same Floor 2 Properties Combination of Flat A and Flat C 為或包括一個A單位及C單位之同層雙物業組合	3 <sup>rd</sup> 第三
are or include one Same Floor 2 Properties Combination of Flat B and Flat C 為或包括一個B單位及C單位之同層雙物業組合	4 <sup>th</sup> 第四
is or include any one Flat A 為或包括任何一個A單位	5 <sup>th</sup> 第五
is or include any one Flat B 為或包括任何一個B單位	6 <sup>th</sup> 第六
is or include any one Flat C 為或包括任何一個C單位	7 <sup>th</sup> 第七

2.4 Where the priority among two or more Group Participants according to paragraph 2.3 above are the same:

若根據上文第2.3段兩名或以上組別參與人之揀選指明住宅物業優先次序相同：

(a) the Group Participant who indicates to purchase specified residential property(ies) having a higher total Price will have a higher priority to select those specified residential property(ies); and  
其所表示意欲購買之指明住宅物業之總售價較高之組別參與人將就揀選該等指明住宅物業有較高之優先次序；及

(b) where two or more Group Participants indicates to purchase specified residential property(ies) of the same total Price, balloting will be used to determine the order of priority in selection of the those specified residential properties among such Group Participants. Each such Group Participant shall be allotted with one lot. The balloting results will be announced by means as the Vendor considers appropriate at the designated venue. The Group Participants concerned will not be separately notified of the balloting results.

若兩名或以上組別參與人所表示意欲購買之指明住宅物業之總售價相同，該等組別參與人之間揀選該等指明住宅物業之優先次序將以抽籤方式決定。每位該

等組別參與人可獲分配一個籌。抽籤結果將會以賣方認為合適之方式於指定會場公布。該等組別參與人將不獲另行通知抽籤結果。

The Price of a specified residential property means the listed price of it as set out in Part 2 of the latest effective price list including that specified residential property.

指明住宅物業之售價指其於包括該指明住宅物業之最新且有效之價單第二部分所列之售價。

2.5 The following provisions apply to the selection of specified residential properties in the Group:

以下條款適用於該組別中之指明住宅物業之揀樓：

- (a) Where a Group Participant selects only one specified residential property, the purchaser of that specified residential property shall only be:  
當組別參與人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 Group Participant;  
該組別參與人；
  - (ii) one or more persons comprising that Group Participant; or  
一位或多位組成該組別參與人之人士；或
  - (iii) the Group Participant or one or more persons comprising that Group Participant together with one or more “Immediate Family Members” of that Group Participant whom that Group Participant requests the Vendor on spot to add as joint purchaser(s).  
該組別參與人或一位或多位組成該組別參與人之人士連同該組別參與人即場向賣方要求加入作為聯名買方之該組別參與人之一位或多位「直系親屬」。
- (b) Where a Group Participant selects more than one specified residential property:  
當組別參與人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 Group Participant;  
該組別參與人；
    - (2) one or more persons comprising that Group Participant; or  
一位或多位組成該組別參與人之人士；或
    - (3) the Group Participant or one or more persons comprising that Group Participant together with one or more “Immediate Family Members” of that Group Participant whom that Group Participant requests the Vendor on spot to add as joint purchaser(s); and  
該組別參與人或一位或多位組成該組別參與人之人士連同該組別參與人即場向賣方要求加入作為聯名買方之該組別參與人之一位或多位「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 Group Participant;  
該組別參與人；

(2) one or more persons comprising that Group Participant;  
一位或多位組成該組別參與人之人士；

(3) one or more “Immediate Family Members” of that Group Participant whom that Group Participant requests the Vendor on spot to be purchaser(s); or 組別參與人即場向賣方要求作為買方之該組別參與人之一位或多位「直系親屬」；或

(4) the Group Participant or one or more persons comprising that Group Participant together with one or more “Immediate Family Members” of that Group Participant whom that Group Participant requests the Vendor on spot to add as joint purchaser(s). 該組別參與人或一位或多位組成該組別參與人之人士連同該組別參與人即場向賣方要求加入作為聯名買方之該組別參與人之一位或多位「直系親屬」。

(c) “Immediate Family Member” of a Group Participant means a spouse, parent, child, sibling, grandparent or grandchild of that Group Participant or any individual comprising that Group Participant Provided That the Group Participant has provided the relevant supporting documents to the satisfaction of the Vendor to prove the relationship.

一組別參與人之「直系親屬」指該組別參與人或組成該組別參與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，惟組別參與人必須已出示令賣方滿意之有效證明文件證明親屬關係。

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 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。

- (b) Part of the preliminary deposit of each specified residential property purchased shall be paid by a cashiers' order (in the amount of HK\$300,000, payable to "KAO, LEE & YIP"), and the balance of that preliminary deposit shall be paid by cheque(s).

購入每一個指明住宅物業須以一張銀行本票（金額為港幣\$300,000。抬頭人為「高李葉律師行」或「KAO, LEE & YIP」）支付所購入指明住宅物業的部份臨時訂金，臨時訂金餘款以支票支付。

**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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