

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.44
銷售安排第 44 號

Name of the Phase : 期數名稱 :	Phase 2 of St Martin Development ^ 雲滙發展項目第二期 ^
Date of the Sale : 出售日期 :	From 27 October 2021 由 2021 年 10 月 27 日起
Time of the Sale : 出售時間 :	<u>On 27 October 2021:</u> From 2:00 p.m. – 7:00 p.m. <u>From 28 October 2021 and thereafter:</u> From 11:00 a.m. – 7:00 p.m. (Monday to Friday) From 12:00 noon – 7:00 p.m. (Saturday, Sunday and Public Holiday) <u>2021 年 10 月 27 日 :</u> 由下午 2 時至晚上 7 時 <u>由 2021 年 10 月 28 日起 :</u> 由上午 11 時至晚上 7 時(星期一至五) 由中午 12 時至晚上 7 時(星期六、日及公眾假期)
Place where the sale will take place : 出售地點 :	11/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 11 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 :	3
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 :	<u>The following unit in Tower 9 (Floor/Flat):</u> <u>以下在第9座的單位(樓層/單位):</u> 6/F-A2 <u>The following unit in Tower 10 (Floor/Flat):</u> <u>以下在第10座的單位(樓層/單位):</u> 3/F-A3 <u>The following unit in Tower 11 (Floor/Flat):</u> <u>以下在第11座的單位(樓層/單位):</u> 18/F-B1
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 :	The residential properties specified in these Sales Arrangements are referred to as “ Specified Residential Properties ”.
<u>On 27 October 2021 (“the first date of the sale”)</u>	
<u>Section (I) - Submission of Registration of Intent</u>	
1. Balloting will be used to determine the order of priority in selecting the Specified Residential Properties. Registrants must follow the procedures below.	
2. A registrant must personally submit the following:-	

- (a) only one Registration of Intent duly completed and signed by the registrant;
- (b) the Registration of Intent shall be accompanied with either one (1) (if the registrant intends to purchase one Specified Residential Property) or two (2) (if the registrant intends to purchase more than 1 Specified Residential Properties) cashier order(s) each in the sum of HK\$100,000 and made payable to “**MAYER BROWN**”; and
- (c) a copy of the registrant’s H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary

to the ICC Venue after the relevant price list(s) of the Specified Residential Properties are made available till 26 October 2021 during office hours (from 1:00 p.m. to 4:00 p.m. on 26 October 2021). The closing time for submission of Registration of Intent will be 4:00 p.m. on 26 October 2021. Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the registrant will be given a receipt of Registration of Intent.

- 3. For the avoidance of doubt, all valid Registrations of Intent (if any) previously submitted to the Vendor at or before 4:00 p.m. on 11 October 2021 are hereby declared invalid and will not be included in the balloting.

Section (II) - Procedures for balloting and selection and purchase of specified residential properties

- 4. 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 5:00 p.m. on 26 October 2021 at the ICC Venue for the purposes of dividing the registrants into one or more group(s). All valid Registrations of Intent submitted before the closing time for submission as stated under Section (I) above will be included automatically in the balloting. 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 first round balloting. Any changes to the time and date of the first round balloting will be posted at the ICC Venue and at the lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. Registrants will not be notified separately of such changes.
 - (ii) 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 at the lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong, 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 the registrants will take place on the first date of the sale in batches at the ICC Venue at the relevant “check-in timeslot for each group” as posted by the Vendor pursuant to sub-paragraph (a)(ii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC Venue and (if applicable) the Additional Venues (as defined below) 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 at the lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. Registrants will not be notified separately of such changes.
 - (ii) For the purpose of verification of identity, the registrants (if the registrant is a corporation, then all directors of that corporation) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and the original receipt of Registration of Intent and 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 the lobby on 3/F and/or 10/F and/or 21/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the “Additional Venues”) to accommodate some of the registrants by making announcement and/or posting notice(s) at the ICC Venue and the Additional Venues. Registrants who arrive at the ICC Venue or (if directed by the Vendor) the Additional Venues beyond their “check-in timeslot for each group” shall not be eligible to participate in second round balloting.

- (iii) A registrant who leaves the ICC Venue and/or (if applicable) the Additional Venues while his/her/their/its group is in sessions for selecting and purchasing specified residential properties may be disqualified for participating in the selection and purchase of specified residential properties and his/her/their/its order of priority shall lapse immediately.
- (iv) 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 (if applicable) 10/F and/or 21/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. Registrants will not be separately notified of the ballot results.
- (v) Before the balloting takes place, the registrants shall be divided into two groups: the first group consists of registrants comprising individual(s) only; and the second group consists of the remaining registrants. **Registrants in the first group will have priority over registrants in the second group in the selection of the Specified Residential Properties.** The Vendor shall carry out the balloting for the first group and the second group respectively.
- (vi) 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 intends to purchase as indicated in the Registration of Intent. Once a lot allocated to a Registration of Intent has been successfully drawn, all other lot(s) (if any) relating to the same Registration of Intent shall be cancelled and treated as null and void in the same balloting.

5. After the balloting, the selection and purchase of the Specified Residential Properties shall commence. The Vendor may postpone the time for selection and purchase of the Specified Residential Properties. Registrants shall proceed to select the Specified Residential Properties in accordance with the rules below :-

- (a) Registrants (if the registrant is a corporation, then **all of its directors**) 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. Registrants shall select and purchase the Specified Residential Properties in compliance with the rules set out in Section (II) above, and purchase all the Specified Residential Properties selected by him/her/it, otherwise such registrant’s order of priority shall lapse automatically and he/she/it will no longer be eligible to participate in the selection and purchase of specified residential properties.
- (b) If the number of specified residential properties the registrant purchases exceeds the number of cashier orders submitted with the Registration of Intent submitted, the registrant shall submit on spot to the Vendor cashier order(s), each in the aggregate sum of HK\$100,000 made payable to “**MAYER BROWN**” for each extra specified residential property. A registrant may only select and purchase a maximum of three (3) Specified Residential Property(ies) under each Registration of Intent.
- (c) After a registrant has successfully selected the Specified Residential Property(ies) in accordance with the rules set out in Section (II) above, he/she/they/it shall **personally** enter into preliminary agreement(s) for sale and purchase of the selected Specified Residential Property(ies). If the registrant does not enter into all Preliminary Agreement(s) for Sale and Purchase of all the selected Specified Residential Properties, he/she/they would be deemed to given up those Specified Residential Properties and his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to participate in the selection and purchase of specified residential properties.
- (d) Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected Specified Residential Property(ies), the registrant may request the Vendor on spot to add his/her close relative(s) as joint purchaser(s) from the preliminary agreement(s) for sale and purchase in accordance with the requirements under paragraph 9 below.

Section (III) - General Provisions

6. The following apply to registration:-

- (a) 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.
- (b) The Registration of Intent is personal to the registrant and shall not be transferable.
- (c) 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.

- (d) (For corporate registrant) If after the submission of Registration of Intent, there is any change in the composition of the board of directors of the corporation, then the relevant Registration of Intent shall become invalid immediately and the registrant **shall not be eligible to participate in the selection and purchase of specified residential properties.**
- (e) In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in the selection and purchase of specified residential properties and whether a Registration of Intent is valid and should be included in balloting.

7. Arrangement on cashier order(s):-

- (a) The cashier order(s) submitted will be used as part payment of the preliminary deposit for the purchase of the Specified Residential Property(ies). The balance of the preliminary deposit for the purchase of the Specified Residential Property(ies) may be paid by personal cheque(s) upon signing of the preliminary agreement for sale and purchase.
- (b) 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, the unused cashier order(s) will be available for collection by the registrant (or his/her/their/its authorized person) at the ICC Venue immediately after the sale mentioned above till 7:00 p.m. on the first date of sale and on 28 October 2021 (from 11:00 a.m. to 7:00 p.m.). The registrant must bring along his/her/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(s) of 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.

8. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

9. The following apply to addition of “close relative(s)” of the registrant(s) as purchaser :-

- (a) “**close relative(s)**” means spouse, parents, children, brothers and sisters of the registrant.
- (b) If the registrant comprises individual(s) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, such registrant may request the Vendor on the spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the satisfaction of the Vendor whose determination shall be final.
- (c) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **one (1) preliminary agreement for sale and purchase** for all those properties: before signing the preliminary agreement for sale and purchase, the registrant may request the Vendor on the spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the satisfaction of the Vendor whose determination shall be final.
- (d) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **more than one (1) preliminary agreement for sale and purchase** for those properties:-
 - (i) Before signing the preliminary agreement for sale and purchase in respect of the **first** specified residential property, a registrant may request the Vendor on the spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the satisfaction of the Vendor whose determination shall be final.
 - (ii) Before signing the preliminary agreement for sale and purchase in respect of the **subsequent** specified residential property(ies), a registrant may request the Vendor on the spot to:-

- (1) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers; or
- (2) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as purchaser(s), and delete the registrant's name from the preliminary agreement(s) for sale and purchase

provided that the additional individual(s) must be the close relative(s) of ALL the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the satisfaction of the Vendor whose determination shall be final.

- (e) All the person(s) signing the preliminary agreement for sale and purchase must sign personally as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant's request to add and/or delete any individual(s).
10. 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). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.
 11. The Vendor reserves the right to close the ICC Venue and (if applicable) the Additional Venues at any time if all the Specified Residential Properties have been sold out.
 12. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 11:00 a.m. and 4:00 p.m. on any date on which the Registration of Intent may be submitted and/or (other than the first date of the sale), then, for the safety of the registrants and the maintenance of order at the ICC Venue, 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 check-in timeslot and/or the balloting 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 (if applicable) the Additional Venues. Details of the arrangement will be posted by the Vendor on the website (www.stmartin.com.hk/p2) designated by the Vendor for Phase 2. Registrants will not be notified separately of the arrangement.
 13. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued before 12:00 noon on the first date of the sale, then :-
 - (a) The Vendor reserves the right to close the ICC Venue and/or (if applicable) the Additional Venues at any time on the first date of the sale.
 - (b) The first date of the sale, the period and deadline for submission of Registrations of Intent, the check-in timeslot and the balloting shall be postponed to the same time on the next day in respect of which no Typhoon Signal No. 8 or above is hoisted and no Black Rainstorm Warning is issued.
 - (c) The dates for the collection of unused cashier order(s) as specified in paragraph 7(b) above shall be postponed for the same number of day(s) as the first date of the sale is postponed.
 - (d) Registrants will not be notified separately of the above arrangement.

On 28 October 2021 and thereafter:

14. 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). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.
15. 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 7(b) above.

16. If the Vendor postpones the first date of the sale to such other date pursuant to paragraph 13 above, the subsequent dates of sale will be postponed accordingly.
17. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 7:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the purchasers 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.stmartin.com.hk/p2) designated by the Vendor for Phase 2.
18. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC Venue and/or (if applicable) the Additional Venues, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the ICC Venue and/or (if applicable) the Additional Venues and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC Venue and/or (if applicable) the Additional Venues, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.
19. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

本銷售安排中的指明住宅物業統稱為「指明住宅物業」。

2021年10月27日(下稱「出售首天」):

第(I)部分 - 遞交購樓意向登記

1. 以抽籤方式決定選擇指明住宅物業的次序。登記人須遵從下列程序。
2. 登記人從指明住宅物業的相關價單提供的日期起至 2021 年 10 月 26 日於辦公時間內(即 2021 年 10 月 26 日下午 1 時至下午 4 時)親身到 ICC 會場遞交：
 - (a) 一份已填妥及登記人簽署的購樓意向登記；
 - (b) 購樓意向登記須附有一張（如登記人意欲購買一個指明住宅物業）或兩張（如登記人意欲購買多於一個指明住宅物業）本票，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) 登記人的香港身份證／護照及(如適用)商業登記證書副本及已交付公司註冊處之文件以顯示當時的董事及秘書的名單。

遞交購樓意向登記截止時間為 2021 年 10 月 26 日下午 4 時。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本段的程序後將會獲得一張購樓意向登記的收據。

3. 為免存疑，賣方現宣佈所有於 2021 年 10 月 11 日下午 4 時或之前遞交予賣方的有效購樓意向登記(如有)變成無效及不會被納入抽籤。

第(II)部分 - 抽籤及選購指明住宅物業的程序

4. 抽籤將分階段進行：
 - (a) 第一輪抽籤(將所有登記人分組)
 - (i) 第一輪抽籤程序將於 2021 年 10 月 26 日下午 5 時或之後於 ICC 會場進行，以將登記人分為一個或多個組。所有於以上第(I)部份訂明的截止時間前遞交的有效的購樓意向登記將會自動納入抽籤。為了維持 ICC 會場秩序及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。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 會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂。登記人將不獲另行通知抽籤結果。

(b) 第二輪抽籤(決定登記人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出售首天於賣方根據上述第(a)(ii)分段公布之時間於 ICC 會場分階段進行。為了維持 ICC 會場及(如適用)外加會場(定義見下文)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 會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂。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(如登記人為公司，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**攜同其香港身份證/護照正本、(如適用)商業登記證書副本及已交付公司註冊處之文件以顯示當時的董事及秘書的名單及購樓意向登記的收據正本到達 ICC 會場。賣方可基於流程、效率、方便、安全及/或其他便利第二輪抽籤程序的原因使用香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂及/或 10 樓及/或 21 樓(以下統稱「**外加會場**」)以容納部份登記人，並於 ICC 會場及外加會場作出公布及/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(如賣方指示)外加會場的登記人將不享有參與第二輪抽籤的資格。

(iii) 在其組別進行揀選指明住宅物業之時離開 ICC 會場及/或(如適用)外加會場之登記人可被取消參與選購指明住宅物業及其優先次序將立即失效。

(iv) 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(如適用)香港九龍柯士甸道西 1 號環球貿易廣場 10 樓及/或 21 樓公布及/或張貼。登記人將不獲另行通知抽籤結果。

(v) 在抽籤進行之前，登記人將被分成兩組：第一組是僅由個人組成的登記人；及第二組是餘下的登記人。**第一組的登記人將會優先於第二組的登記人揀選指明住宅物業**。賣方將會分別第一組及第二組進行抽籤。

(vi) 每一份有效的購樓意向登記可獲分配的籌的數目，相等於登記人於該購樓意向登記內填寫的意欲購買的指明住宅物業數目。當一個籌獲抽中，其相關購樓意向登記的其他籌(如有)於同一次抽籤程序將會取消及作廢。

5. 抽籤完結後，揀選指明住宅物業的時間會開始。賣方可延遲揀選指明住宅物業的開始時間。登記人須根據以下規則選購指明住宅物業：

(a) 登記人(如登記人為公司，則該公司**所有董事**)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。登記人須遵守上述第(II)部分的摘要列出的規則選購指明住宅物業及購買所有其揀選的指明住宅物業，否則該登記人的優先次序將自動失效，亦不再享有參與選購指明住宅物業的資格。

(b) 如果登記人選購的指明住宅物業數目多於遞交購樓意向登記時附有本票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交一張或多張本票，每張本票總金額為港幣\$100,000 及抬頭人須為「**孖士打律師行**」。登記人就其購樓意向登記最多只可選購 3 個指明住宅物業。

(c) 登記人根據上述第(II)部分列出的規則成功選擇指明住宅物業後，須就已選擇的指明住宅物業**親身**簽署臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與選購指明住宅物業的資格。

- (d) 在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 9 段的規定即時向賣方要求加入其近親以共同簽署臨時買賣合約。

第(III)部分 - 一般程序

6. 以下條款適用於登記：

- (a) 每一個人或每一間公司(不論單獨或與他方聯名)只可登記於一份有效的購樓意向登記。重複的登記將不會被接受。
- (b) 購樓意向登記只適用於登記人本人及不能轉讓。
- (c) 遞交購樓意向登記的次序不會影響揀選指明住宅物業的優先次序。
- (d) (如登記人為公司)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**將不享有參與選購指明住宅物業的資格**。
- (e) 如有爭議，賣方保留權利決定登記人是否有資格參與選購指明住宅物業及購樓意向登記是否有效及是否應被納入抽籤。

7. 關於本票的安排：

- (a) 遞交的本票將會用作支付購買指明住宅物業的部份臨時訂金。購買指明住宅物業的臨時訂金的餘額可於簽署臨時買賣合約時以支票支付。
- (b) 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，可於上述提及的程序完結後直至出售首天的晚上 7 時及於 2021 年 10 月 28 日(上午 11 時至晚上 7 時)內親臨 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、購樓意向登記的收據正本及(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。

8. 如抽籤結果有任何錯誤或遺漏，賣方毋須向登記人承擔任何責任。

9. 以下條款適用於增加登記人的近親作為買方：

- (a) 「**近親**」指登記人的配偶、父母、子女、兄弟及姊妹。
- (b) 如登記人僅由個人組成及購買 **1 個**指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (c) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求以 **1 份臨時買賣合約**涵蓋所有指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (d) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求就該些指明住宅物業簽署**多於 1 份臨時買賣合約**：
- (i) 在簽署**第 1 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (ii) 在簽署**其後的**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方：
- (1) 增加簽署該臨時買賣合約的人數；或

(2) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字

惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(e) 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／或刪除任何人的名字的要求。

10. 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，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。
11. 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(如適用)外加會場。
12. 如在可遞交購樓意向登記的任何一天(出售首天除外)上午 11 時至下午 4 時的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持 ICC 會場的秩序，賣方保留絕對權力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／或報到時段及／或抽籤的日期及／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(如適用)外加會場。賣方會將安排的詳情於賣方為第二期指定的互聯網網站的網址(www.stmartin.com.hk/p2)公布。登記人將不獲另行通知。
13. 如在出售首天的中午 12 時前，天文台發出八號或更高風球信號或黑色暴雨警告：
 - (a) 賣方保留絕對權力於出售首天的任何時間關閉 ICC 會場及／或(如適用)外加會場。
 - (b) 出售首天、遞交購樓意向登記的時段及截止時間、報到時段及抽籤的時間，將順延至下一天(而當天沒有發出八號或更高風球信號及沒有發出黑色暴雨警告)的相同時間。
 - (c) 第 7(b)段指明的辦理取回未使用的本票的日期將順延，順延日數與出售首天順延的日數相同。
 - (d) 登記人將不獲另行通知以上安排。

2021 年 10 月 28 日起：

14. 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，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。
15. 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 7(b)段指明的時間開放以供辦理取回未使用的本票。
16. 如賣方根據上述第 13 段延遲出售首天至其他日期，其後的出售日期將會順延。
17. 如在任何出售日期(除出售首天)的上午 9 時至晚上 7 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障買方的安全及維持 ICC 會場的秩序，賣方保留絕對權力關閉 ICC 會場。賣方會將安排的詳情於賣方為第二期指定的互聯網網站的網址(www.stmartin.com.hk/p2)公布。
18. 賣方保留權利隨時(a)因維持 ICC 會場及/或(如適用)外加會場的安全及秩序、登記人的安全及/或銷售程序的順利運作及/或(b)因 ICC 會場及/或(如適用)外加會場的進出受到阻撓及/或(c)因任何事件或情況影響或可能影響 ICC 會場及/或(如適用)外加會場的安全、秩序或公共衛生而更改銷售的日期及/或時間及/或地點至賣方認為合適的其他日期及/或時間及/或地點。
19. 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)

11/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

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 11 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

Other Matters:

其他事項：

- (1) During the period between 23 October 2021 and 26 October 2021 (both days inclusive) (11:00 a.m. to 5:00 p.m. daily), registrants may view the specified residential property(ies) which he/she/it intends to purchase (the residential properties that are made available for viewing are collectively referred to as “**Properties for Viewing**”). Registrants are reminded that **the Properties for Viewing will not be made available for viewing during the time of sale on the first date of sale.** In order to maintain order at the ICC Venue and (if applicable) the Additional Venues and ensure the smoothness of the selection and purchase procedures, after a registrant has selected a specified residential property, the registrant will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of that specified residential property, and that specified residential property will not be held for the registrant’s viewing of any of the Properties for Viewing prior to the signing of the Preliminary Agreement for Sale and Purchase. All registrants are therefore advised to make prior arrangements to view the Properties for Viewing. To view the Properties for Viewing, the registrant must be present and holding a valid receipt for the Registration of Intent, who may be accompanied with such number of relatives, friends and estate agents as may be allowed by the Vendor. The Vendor reserves its rights to adjust the above arrangement without prior notice. For details of the viewing arrangements, please refer to the "Arrangements for Viewing of Specified Residential Property(ies) or Comparable Property(ies)" applicable for this Sales Arrangements issued by the Vendor (as may be amended by the Vendor from time to time).

由 2021 年 10 月 23 日至 2021 年 10 月 26 日期間(包括首尾兩日) (每日上午 11 時至下午 5 時)，登記人可參觀其意欲購買的指明住宅物業(在出售首天之前可供參觀的住宅物業統稱為「**供參觀物業**」)。登記人請注意，**供參觀物業於出售首天的出售時間內將不會開放供參觀。**為維持 ICC 會場及(如適用)外加會場的秩序及確保選購住宅物業的程序順暢，登記人揀選指明住宅物業後即進入簽署該指明住宅物業的臨時買賣合約的程序，賣方不會為登記人保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀任何供參觀物業。故特此建議所有登記人事先安排參觀供參觀物業。登記人本人須憑有效的購樓意向登記收據方可參觀供參觀物業，登記人可帶同賣方所準許數目之親友及地產經紀進場參觀。賣方保留最終決定權更改上述安排而不作通知。有關參觀供參觀物業的安排的詳情，敬請參閱賣方發出的適用於本銷售安排的「**參觀指明住宅物業或相若住宅物業的安排**」(經賣方不時修改)。

- (2) The Vendor may from time to time impose public health and security related precautionary measures and crowd control at the ICC Venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the ICC Venue. Any person whose health condition fails to comply with the measures and requirements imposed by the Hong Kong SAR Government for the purposes of the fight against COVID-19 and public interest may also be rejected from admitting to the ICC Venue.

	<p>賣方可能不時於 ICC 會場施加與公共衛生及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入 ICC 會場。任何人士之健康狀況如未能符合香港特區政府就抗疫及公眾利益施加的措施及要求，亦可能會被拒絕進入 ICC 會場。</p>
<p>Date of Issue: 發出日期：</p>	<p>22 October 2021 2021 年 10 月 22 日</p>

^ Remarks: Tower 8 to Tower 11 of the residential development in the Phase are called “St Martin”
 ^ 備註: 期數中住宅發展項目的第 8 座至第 11 座稱為「雲滙」