

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.2

銷售安排第 2 號

Name of the Phase: 期數名稱：	128 WATERLOO
Date of the Sale: 出售日期：	From 9 th October 2020 由 2020年 10 月 9 日起
Time of the Sale: 出售時間：	<u>On 9th October 2020 (the “First Date of Sale”):</u> From 7:00 p.m. to 11:59 p.m. <u>On 10th October 2020 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. daily <u>2020 年 10 月 9 日 (「出售首日」):</u> 由下午 7 時 至 晚上 11 時 59 分 <u>2020 年 10 月 10 日及之後 :</u> 每日由上午 11 時 至 晚上 8 時
Place where the sale will take place: 出售地點：	LG 1/F, Nathan Square, No. 348 Nathan Road, Kowloon (the “Sales Office”) 九龍彌敦道348號彌敦坊地庫1層 (「售樓處」)
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	20
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：	The following flats in the Phase 以下在期數的單位： 6A, 3B, 5B, 6B, 7B, 3C, 5C, 6C, 7C, 3D, 5D, 6D, 3E, 5E, 6E, 3F, 6F, 3G, 6G, 11G

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：

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 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。

1.3 The Vendor will not entertain any request for addition, removal or modification of purchaser(s) once a Preliminary Agreement for Sale and Purchase has been executed.

臨時買賣合約一經簽署，賣方不接受任何加入、減去或改動買方之要求。

2 On the First Date of Sale:

於出售首日：

2.1 Procedure of First Date of Sale

出售首日程序

Rules for selecting specified residential properties 揀選指明住宅物業的規則	Specified residential properties that will be offered to be sold 將在該節提供出售的指明住宅物業
Each Registrant must purchase at least one (1) but not more than two (2) specified residential properties 每名登記人必須購買最少 1 個但不多於 2 個指明住宅物業	All specified residential properties. 所有指明住宅物業。

2.2 To participate in the balloting, interested persons must first submit a Registration of Intent. The form of Registration of Intent is available for collection at Sales Office. 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:

有意參與抽籤的人士須先遞交購樓意向登記。購樓意向登記表格可於售樓處索取。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 cashier's order. The amount of each cashier's order shall be HK\$100,000. Each cashier's order shall be payable to "Deacons" or "的近律師行".

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\$100,000。每張本票抬頭人須為「的近律師行」或「Deacons」。

(b) A completed Registration of Intent shall be submitted at Sales Office during the period from 30th September 2020 to 8th October 2020 (from 11:00 am to 8:00 pm) (both days inclusive), notwithstanding anything as may be specified in the Registration of Intent. A Receipt for Registration of Intent will be issued to the registrant in respect of a validly submitted Registration of Intent.

填妥之購樓意向登記須於2020年9月30日至2020年10月8日（每日上午11時至晚上8時）（包括首尾兩天）期間內遞交至售樓處（即使購樓意向登記內可能指定任何其他安排）。有效地遞交購樓意向登記後，登記人將獲發購樓意向登記表格收據。

(c) Number of Registrations of Intent that may be submitted:

可遞交購樓意向登記之數目：

(i) Not more than two Registrations of Intent applicable to these Sales Arrangements can be submitted by the same registrant (who must be the same person or same combination of persons).

同一登記人（同一登記人必須為同一人或同一批人士之組合）可遞交不多於兩份適用於本銷售安排之購樓意向登記。

(ii) If under a Registration of Intent a person is the registrant in his/her sole name, that person may not be included in joint name with any other person as one of the persons comprising a registrant under another Registration of Intent. If under a Registration of Intent a person is one of the persons comprising a registrant in joint name, that person may not in joint name with any other person be one of the persons comprising a registrant under another Registration of

Intent or different combination of other persons, and may also not be a registrant in his/her sole name under another Registration of Intent.

如一名人士為一份購樓意向登記下以個人名義登記之登記人，該人士不得於另一份購樓意向登記下與任何人以聯名名義組成登記人。如一名人士在一份購樓意向登記下與任何人以聯名名義作為登記人，該人士不得在另一份購樓意向登記下與其他人士或其他組合之人士以聯名名義組成登記人，亦不得於另一份購樓意向登記以個人名義作為登記人。

(iii) Extra submission of Registration of Intent shall be considered invalid in which respect the Vendor shall have the final decision and such decision shall be binding on the registrants.

多出的購樓意向登記將被視為無效，賣方對此有最終決定權，該等決定對登記人有約束力。

2.3 A registrant shall (personally or through a duly authorized attorney of that registrant who shall produce the original valid power of attorney in the form prescribed or approved by the Vendor and the original identification document of that attorney) carry out attendance registration at Sales Office during the following attendance registration period: 7:00 p.m. to 7:30 p.m. on the First Date of Sale. The following must be produced for attendance registration: (i) the Receipt for Registration of Intent of the Registration of Intent and original / copy of identification document of the registrant (for individual registrant) OR (ii) the Receipt for Registration of Intent of the Registration of Intent, a copy of Business Registration Certificate, a copy of the most updated annual return of the company, the company chop and original / copy of identification document(s) of the director(s) (for corporate registrant). Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for the balloting. Registrants who fails to carry out attendance registration during the aforesaid attendance registration period shall not be eligible for balloting nor selection of any specified residential property. Each Registration of Intent will be allotted only one lot.

登記人須（親身或透過其妥為授權之受權人（該受權人須出示依賣方指定或批准格式訂立的有效授權書正本及該受權人之身份證明文件正本））於下述報到時段，即出售首日下午7時至下午7時30分，於售樓處報到登記。進行報到登記需出示 (i)購樓意向登記之購樓意向登記表格收據及登記人身份證明文件正本或副本（如登記人為個人）或 (ii)購樓意向登記之購樓意向登記表格收據、商業登記證副本、公司最近的周年申報表副本、公司印章及董事之身份證明文件正本或副本（如登記人為公司）。登記人經賣方確認並核實身份後方可享有抽籤資格。登記人未能於上述報到時段內報到登記將不獲抽籤資格，亦不獲揀選指明住宅物業的資格。每一購樓意向登記可獲分配一個籌。

2.4 After the end of the balloting, the selection of specified residential properties will take place. Registrants 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. A Registrant must in respect of a Registration of Intent select one to two specified residential property(ies).

Where a Registrant is, for whatever reason, not able to select one to two specified residential property(ies), that Registrant will cease to be eligible to select any specified residential property in respect of that Registration of Intent.

揀樓將於抽籤結束後進行。登記人根據該抽籤結果分配予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。一登記人於第一輪揀樓時段必須就一份購樓意向登記揀選一個至兩個指明住宅物業。若一登記人因任何原因未能揀選一個至兩個指明住宅物業，該登記人即失去就該份購樓意向登記揀選任何指明住宅物業之資格。

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

以下條款適用於指明住宅物業揀選：

- (a) The applicable number of cashier's 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 of the preliminary deposit(s) to be paid by cheque(s) - please bring along blank cheque(s)) if the registrant shall successfully purchase one or more specified residential property(ies). If the number of specified residential properties a registrant purchases is more than the number of cashier's order(s) submitted, the registrant shall submit on spot one cashier's order (of the same payee and amount as the cashier's order 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 of the preliminary deposit(s) to be paid by cheque(s) - please bring along blank 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（臨時訂金餘款以支票支付－請備空白支票）。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（臨時訂金餘款以支票支付－請備空白支票）。

- (b) Where a registrant selects one specified residential property only, the purchaser of that specified residential property shall only be:

如登記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為以下人士：

- (i) The registrant; or
該登記人；或

- (ii) the registrant together with one or more "Family Member" of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s) ; or
該登記人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「親屬」；或

(iii) one or more “Close Family Member” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s).

該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「近親」。

(c) Where a registrant selects more than one specified residential property:

如登記人揀選多於一個指明住宅物業：

(i) the purchaser of at least one such specified residential property shall be:

最少一個該等指明住宅物業之買方須為以下人士：

(1) the registrant; or

該登記人；或

(2) the registrant together with one or more “Family Member” of that registrant whom that registrant requests the Vendor on spot to add as joint purchaser(s); or

該登記人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「親屬」；或

(3) one or more “Close Family Member” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s).

該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「近親」。

(ii) the purchaser of any other such specified residential property shall only be:

任何其他該等指明住宅物業之買方只可以為以下人士：

(1) the registrant or any one or more persons comprising that registrant; or

該登記人或一位或多位組成該登記人之人士；或

(2) one or more “Family Member” of that registrant whom that registrant requests the Vendor on spot to be purchaser(s); or

該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「親屬」；或

(3) the registrant or any one or more persons comprising that registrant together with one or more “Family Member” 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「親屬」。

2.6 After the completion of the selection, the sale of any remaining specified residential properties will be on a first come first served basis. The Vendor does not accept any person interested in purchasing having queued up before the commencement of such sale.

完成揀樓後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受該發售開始前在場輪候之人士。

2.7 The Vendor also reserves its right to adjust the time of any balloting or selection of residential properties 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或揀選住宅物業時間。

2.8 In this paragraph 2, “Family Member”, in relation to an individual, means a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent’s sibling, nephew or niece of that individual provided that the registrant must provide relevant supporting documents to the satisfaction of the Vendor to prove the “Family Member” relationship.

於本第 2 段中，「親屬」就任何個人而言，指其之配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、侄、甥、侄女或甥女，惟該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。

2.9 In this paragraph 2, “Close Family Member”, in relation to an individual, means a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild and sibling of that individual provided that the registrant must provide relevant supporting documents to the satisfaction of the Vendor to prove the “Close Family Member” relationship.

於本第 2 段中，「近親」就任何個人而言，指其之配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女及兄弟姊妹，惟該登記人必須已出示令賣方滿意之有效證明文件證明近親關係。

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. 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。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：

First come first served.

先到先得。

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：

1. 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 Sales Office or a waiting queue do 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售樓處或獲賣方接受輪候，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。

2. Collection of unused cashier's order

未使用本票之取回辦法

a. any unused cashier's order concerned will be available for collection at the Sales Office during the period from 10th October 2020 to 20th October 2020 between the hours of 11:00 a.m. and 8:00 p.m. The registrant shall bring along the Receipt for Registration of Intent, original / copy of identification document of the registrant or the copy of Business Registration Certificate and the company chop for the collection procedures.

任何未使用之本票，登記人可於2020年10月10日至2020年10月20日上午11時至晚上8時於售樓處取回。登記人須攜同購樓意向登記表格收據、其身份證明文件正本或副本或公司商業登記證副本及公司印章。

b. If the unused cashier's order(s) is/are to be collected by the authorized person of the registrant(s), the authorized person must bring along:-

如登記人授權他人代其取回未使用的本票，獲授權人士須攜同：

- (i) copy(ies) of H.K.I.D Card(s) or Passport(s) (as the case may be) of (each person comprising) the registrant (if the registrant is or comprises individual(s)) OR copy(ies) of valid Business Registration Certificate or

Certificate of Incorporation of the registrant (if the registrant is a company);

登記人（或組成登記人的每名人士）身份證或護照副本（視屬何種情況而定）（如登記人為個人或由個人組成）或登記人之有效商業登記證書或公司註冊證書副本（如登記人為公司）；

(ii) a valid authorization letter in a form prescribed by the Vendor;

按賣方所規定的格式有效地簽署的授權信件；

(iii) a copy of H.K.I.D. Card or Passport (as the case may be) of the authorized person; and

獲授權人士之身份證或護照副本（視屬何種情況而定）；及

(iv) the original receipt of the valid Registration of Intent.

有效的購樓意向登記收據正本。

3. For the safety of the registrants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued, postpone, extend or modify the date, time, period, deadline or place of the submission of Registrations of Intent or of any balloting, any attendance registration period or selection of specified residential properties to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase (www.128waterloo.com.hk) and registrants will not be separately notified of the same.

為保障登記人安全及維持售樓處秩序，賣方保留絕對權力當遇上天文台發出八號或更高風球信號或黑色暴雨警告時，延後、延長或改動遞交購樓意向登記或任何抽籤、報到時段或揀選指明住宅物業之日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間、期限或地點，詳情於期數網站（www.128waterloo.com.hk）公布，登記人將不獲另行通知。

4. The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office.

賣方可能不時於售樓處施加與健康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，可能會被拒絕進入售樓處。

5. The Vendor shall not be responsible to any registrant for any error or omission in any balloting or ballot results announced.

如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

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：

LG 1/F, Nathan Square, No. 348 Nathan Road, Kowloon.

九龍彌敦道348號彌敦坊地庫1層

Date of Issue (發出日期): 05/10/2020