

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.64
銷售安排第 64 號

Name of the Phase : 期數名稱 :	Phase 1 of St Martin Development ^ 雲滙發展項目第一期 ^
Date of the Sale : 出售日期 :	From 19 May 2020 由 2020 年 5 月 19 日起
Time of the Sale : 出售時間 :	<u>On 19 May 2020:</u> From 11:00 a.m. – 7:00 p.m. <u>From 20 May 2020 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>2020 年 5 月 19 日 :</u> 由上午 11 時至晚上 7 時 <u>由 2020 年 5 月 20 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 :	4
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 units in Tower 7 (Floor/Unit):</u> <u>以下在第7座的單位(樓層/單位) :</u> 8/F-B3, 12/F-B3, 15/F-B3, 16/F-B3
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>1. First come first served. Any person interested in purchasing any of the specified residential properties (“Prospective Purchaser”) (if the Prospective Purchaser is a company, then all of its directors) must:-</p> <p>(a) personally attend the ICC Venue; and</p> <p>(b) bring along his/her H.K.I.D. Card(s)/Passport(s) and cashier order(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. The number of cashier order(s) shall be equal to the number of specified residential property(ies) to be purchased by the Prospective Purchaser. Each cashier order shall be in the sum of HK\$100,000 and made payable to “MAYER BROWN”.</p> <p>2. For the purpose of determining the order of priority, the Vendor does not accept any person having queued up at the ICC Venue before the commencement time of sale.</p> <p>3. In case of any dispute, the Vendor reserves its absolute right to allocate the specified residential properties to any person interested in purchasing by any method (including balloting).</p>

4. If the Prospective Purchaser has successfully selected any of the specified residential properties, the Prospective Purchaser (if the Prospective Purchaser is a company, then all of its directors) shall **personally** enter into one or more Preliminary Agreement(s) for Sale and Purchase of the specified residential property(ies) successfully selected by him/her/it. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
 5. 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.
 6. The Vendor reserves the right to close the ICC Venue at any time if all the specified residential properties have been sold out.
 7. 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 the first date of the sale and/or at any time between the hours 9:00 a.m. and 7:00 p.m. on any date of sale, for the safety of the Prospective 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/p1) designated by the Vendor for the Phase. Prospective Purchasers will not be notified separately of the arrangement.
1. 先到先得。任何有意購買指明住宅物業的人士(下稱「準買方」)(如準買方是公司,則該公司所有董事)須遵從下列程序:
 - (a) 親臨 ICC 會場;及
 - (b) 攜同其香港身份證/護照正本及本票及(如適用)商業登記證書副本及已交付公司註冊處登記之文件以顯示當時的董事及秘書的名單。本票的數目須與準買方將購買的指明住宅物業的數目相同,每張本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」。
 2. 為決定優先次序的目的,賣方不接受出售時間開始前於 ICC 會場排隊輪候的人士。
 3. 如有任何爭議,賣方保留絕對權力以任何方法(包括抽籤)分配該等指明住宅物業予任何有意購買的人士。
 4. 成功揀選指明住宅物業的準買方(如準買方是公司,則該公司所有董事)須親身簽署一份或多份臨時買賣合約購買其成功揀選的指明住宅物業。本票將會用作支付購買指明住宅物業的部份臨時訂金。
 5. 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。
 6. 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。
 7. 如在出售首天的上午 9 時至晚上 7 時的任何時間內/或任何出售日期的上午 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,為保障準買方的安全及維持 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期數指定的互聯網網站的網址(www.stmartin.com.hk/p1)公布。準買方將不獲另行通知。

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 15 May 2020 and 18 May 2020 (both days inclusive) (11:00 a.m. to 6:00 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, 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 2020 年 5 月 15 日至 2020 年 5 月 18 日期間(包括首尾兩日) (每日上午 11 時至下午 6 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。登記人必須出席，並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 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.

賣方可能不時於 ICC 會場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 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。

Date of Issue:

發出日期：

15 May 2020

2020 年 5 月 15 日

^ Remarks: Tower 1 to Tower 7 (Tower 4 is omitted) of the residential development in the Phase are called “St Martin”
^ 備註: 期數中住宅發展項目的第1座至第7座(不設第4座)稱為「雲滙」。