

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.4
銷售安排第 4 號

<p>Name of the Phase : 期數名稱 :</p>	<p>Phase 2A of NOVO LAND NOVO LAND 的第 2A 期</p>
<p>Date of the Sale : 出售日期 :</p>	<p>From 22 March 2024 由 2024 年 3 月 22 日起</p>
<p>Time of the Sale : 出售時間 :</p>	<p><u>On 22 March 2024 (the "First Day of Sale"):</u> From 3:00 p.m. – 11:00 p.m.</p> <p><u>From 23 March 2024 and thereafter:</u> From 2:00 p.m. – 8:00 p.m. (Monday to Friday) From 11:00 a.m. – 8:00 p.m. (Saturday, Sunday and Public Holiday)</p> <p><u>2024 年 3 月 22 日(下稱「出售首天」):</u> 下午 3 時至晚上 11 時</p> <p><u>由 2024 年 3 月 23 日起 :</u> 由下午 2 時至晚上 8 時(星期一至五) 由上午 11 時至晚上 8 時(星期六、日及公眾假期)</p>
<p>Place where the sale will take place : 出售地點 :</p>	<p><u>On 22 March 2024:</u> Shop No. L2-150 on L2 of V Walk, 28 Sham Mong Road, Kowloon (the "V Walk Venue")</p> <p><u>From 23 March 2024 and thereafter:</u> Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (the "ICC 19/F Venue")</p> <p><u>2024 年 3 月 22 日 :</u> 九龍深旺道 28 號 V Walk 2 樓 L2-150 號舖(下稱「V Walk 會場」)</p> <p><u>由 2024 年 3 月 23 日起 :</u> 香港九龍柯士甸道西 1 號環球貿易廣場 19 樓 1901A 及 1908 室(下稱「ICC 19 樓會場」)</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>186</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><u>The following units in Arreso Tower 5 (Floor/Flat):</u> <u>以下在 Arreso 第 5 座的單位(樓層/單位) :</u></p> <p>12E, 17E, 21E, 25E</p> <p><u>The following units in Charlot Tower 1A (Floor/Flat):</u> <u>以下在 Charlot 第 1A 座的單位(樓層/單位) :</u></p> <p>3A3, 5A3, 6A3, 7A3, 8A3, 9A3, 10A3, 11A3, 12A3, 15A3, 16A3, 17A3, 18A3, 21A3, 22A3, 23A3, 25A3, 26A3, 27A3, 28A3, 29A3, 30A3, 31A3, 32A3, 33A3, 3B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 18B, 21B, 22B, 23B, 25B, 26B, 27B, 28B, 29B, 30B, 31B, 32B, 33B, 3C, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 18C, 21C, 22C, 23C, 25C, 26C, 27C, 28C, 29C, 30C, 31C, 32C, 33C, 3D, 5D, 6D, 7D, 8D, 9D, 10D, 11D, 12D, 15D, 16D, 17D, 18D, 21D, 22D, 23D, 25D, 26D, 27D, 28D, 29D, 30D, 31D, 32D, 33D</p> <p><u>The following units in Charlot Tower 1B (Floor/Flat):</u> <u>以下在 Charlot 第 1B 座的單位(樓層/單位) :</u></p>	

5A1, 7A1, 10A1, 11A1, 15A1, 16A1, 17A1, 21A1, 22A1, 25A1, 26A1, 27A1, 29A1, 30A1, 31A1, 32A1, 33A1, 6A2, 30A2, 31A2, 32A2, 33A2, 5B, 6B, 7B, 9B, 10B, 11B, 15B, 16B, 17B, 21B, 22B, 25B, 26B, 27B, 29B, 30B, 31B, 32B, 33B, 6C, 9C, 15C, 25C, 29C, 3D, 5D, 6D, 7D, 8D, 9D, 10D, 11D, 12D, 15D, 16D, 17D, 18D, 20D, 21D, 22D, 23D, 25D, 26D, 27D, 28D, 29D, 30D, 31D, 32D, 33D, 6F, 9F, 15F, 25F, 29F, 6H, 9H, 15H, 25H, 29H

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：

On the First Day of Sale

Section (I) - Abstract

1. For the avoidance of doubt, all valid Registrations of Intent (if any) previously submitted to the Vendor prior to the First Day of Sale will not be included in this balloting.
2. The sale of the specified residential properties will be divided into the following 2 sessions (namely Session A and Session B).

<i>Session</i>	<i>Rules for selecting and purchasing specified residential properties</i>
A	Must purchase at least two (2) specified residential properties
B	Must purchase one (1) specified residential property only

Section (II) – Submission of Registration Slip for Session A and Session B on the First Day of Sale

3. Any person interested in purchasing any of the specified residential properties (the “**registrant**”) must follow the procedures below.
4. Registration Slips for registrants who wishes to participate in Session A (“**Session A registrant**”) will be distributed at the V Walk Venue on the First Day of Sale from 3:00p.m. to 3:15p.m. (“**check-in timeslot for Session A**”). A Session A registrant (if the registrant comprises corporation, then **all directors** of that corporation) shall **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the V Walk Venue and submit the following:-
 - (a) only one Registration Slip duly completed (including the number of specified residential property(ies) which the registrant intends to purchase) and signed by the registrant;
 - (b) the Registration Slip shall be accompanied with one (1) cashier order per specified residential property that he/she/it intends to purchase. Each cashier order shall be 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) or (if applicable) a copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s)to the V Walk Venue within the check-in timeslot for Session A on the First Day of Sale. A Session A registrant who arrives at the V Walk Venue beyond this check-in timeslot shall not be eligible to participate in the balloting. The closing time for submission of Registration Slip will be 3:15p.m. on the First Day of Sale. Late submission or submission outside the check-in timeslot will not be accepted.
5. Registration Slips for registrants who wishes to participate in Session B (“**Session B registrant**”) will be distributed at the V Walk Venue on the First Day of Sale from 7:00p.m. to 7:15p.m. (“**check-in timeslot for Session B**”). A Session B registrant (if the registrant comprises corporation, then **all directors** of that corporation) shall **personally** (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the V Walk Venue and submit the following:-
 - (a) only one Registration Slip duly completed and signed by the registrant;
 - (b) the Registration Slip shall be accompanied with one (1) cashier order 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) or (if applicable) a copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s)

to the V Walk Venue within the check-in timeslot for Session B on the First Day of Sale. A Session B registrant who arrives at the V Walk Venue beyond this check-in timeslot shall not be eligible to participate in the balloting. The closing time for submission of Registration Slip will be 7:15p.m. on the First Day of Sale. Late submission or submission outside the check-in timeslot will not be accepted.

Section (III) - Procedures for Session A on the First Day of Sale

6. Session A registrants must follow the procedures specified in Sections (I), (II), (III) and (V).
7. After verification of the identity of the registrants by the Vendor, the order of priority for selection of the specified residential properties by the registrants will be determined as follows:-
- (a) Registrants shall be divided into group(s) according to the number of specified residential properties which the registrant intends to purchase as indicated in the Registration Slip (the registrants in each group intend to purchase the same number of specified residential properties), and the order of priority of the group(s) will be in the descending order of that number.
- (b) If there is more than one registrant in a group, the Vendor shall carry out balloting to determine the order of priority of the registrants in that group. Every valid Registration Slip shall be allotted one lot. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
- (c) A registrant in a group shall not be allowed to participate in any other group.
8. A registrant who leaves the V Walk Venue while he/she/its/their group is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/its/their order of priority shall lapse immediately.
9. (a) The registrants shall **in compliance with the rules set out in the Abstract in Section (I) applicable to Session A personally** (if the registrant is a corporation, then **all of its directors** or, if a registrant is or comprises individual(s), by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) select the specified residential properties which are still available at the time of selection in the order of priority according to (i) the order of priority of the group to which the registrant belong; and (ii) (if applicable) the "ballot result sequence" and in an orderly manner and within reasonable time. The number of specified residential property(ies) that a registrant must select and purchase shall be equal to the number as indicated in the Registration Slip.
- (b) If a registrant has successfully selected any of the specified residential properties in compliance with the rules set out in sub-paragraph (a), the registrant shall **personally** (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into one or more 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/it would be deemed to have given up those specified residential properties and his/her/their order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in the group.
- (c) 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 defined in paragraph 18(a) below) as joint purchaser(s) and delete the registrant's name from the Preliminary Agreement(s) for Sale and Purchase in accordance with the requirements under paragraph 18 below.
- (d) If at any time the remaining specified residential property(ies) is/are insufficient to enable the registrant to select and purchase specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I) applicable to Session A, Session A shall end automatically.
10. Each cashier order submitted with the Registration Slip by the registrant will be used as part payment of the preliminary deposit for the purchase of one specified residential property. If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s) submitted with the Registration Slip, the registrant shall submit on spot to the Vendor one cashier order for each extra specified residential property. Each extra cashier order shall be in the sum of HK\$100,000 and made payable to "Mayer Brown".

Section (IV) - Procedures for Session B on the First Day of Sale

11. Session B registrants must follow the procedures specified in Sections (I), (II), (IV) and (V).
12. After verification of the identity of the registrants by the Vendor, the order of priority for selection of the specified residential properties by the registrants will be determined by balloting in batches on spot. Every valid Registration Slip shall be allotted one lot. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
13. A registrant who leaves the V Walk Venue while he/she/its/they is in session for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/its/their order of priority shall lapse immediately.
14. The selection and purchase of the specified residential properties in Session B shall only commence **after** Session A has been completed. The Vendor may postpone the time for selection and purchase of the specified residential properties in Session B pending completion of Session A. Registrants shall proceed to select the specified residential properties in accordance with the rules below :-
 - (a) The registrants shall **in compliance with the rules set out in the Abstract in Section (I) applicable to Session B personally** (if the registrant is a corporation, then **all of its directors** or, if a registrant is or comprises individual(s), by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) select the specified residential properties which are still available at the time of selection in the order of priority according to “ballot result sequence” and in an orderly manner and within reasonable time.
 - (b) If a registrant has successfully selected any of the specified residential properties in compliance with the rules set out in sub-paragraph (a), the registrant shall **personally** (if the registrant is a corporation, then **all of its directors** or, if the registrant is or comprises individual(s), by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into one Preliminary Agreement for Sale and Purchase of the selected specified residential property. If the registrant does not enter into the Preliminary Agreement for Sale and Purchase of the selected specified residential property, he/she/they/it would be deemed to have given up the specified residential property and his/her/their order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate in the group.
 - (c) Before entering into the Preliminary Agreement for Sale and Purchase in respect of the selected specified residential property, the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 18(a) below) as joint purchaser(s) to the Preliminary Agreement(s) for Sale and Purchase in accordance with the requirements under paragraph 18 below.
15. The cashier order submitted with the Registration Slip by the registrant will be used as part payment of the preliminary deposit for the purchase of the specified residential property.

Section (V) - General Provisions (applicable to both Session A and Session B)

16. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration Slip. Duplicated registration will not be accepted. The Registration Slip is personal to the registrant and shall not be transferable. The order of submission of Registration Slip will not have any impact on the order of priority for selecting the specified residential properties in Session A and Session B. (For corporate registrant) If after the submission of Registration Slip, there is any change in the composition of the board of directors of the corporation, then the relevant Registration Slip shall become invalid immediately and the registrant **shall not be eligible to participate in any Session**. In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in Session A and/or Session B and whether a Registration Slip is valid and should be included in balloting.
17. Arrangements on cashier order(s)/cheque(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). Unless otherwise specified in this Sales Arrangements, the balance of the preliminary deposit for the purchase of the specified residential property(ies) may be paid by cheque(s) upon signing of the preliminary agreement for sale and purchase. The Vendor reserves its absolute discretion to accept or reject any cheque. In case of any dispute, the decision of the Vendor shall be final and conclusive.
 - (b) If a registrant has not purchased any specified residential property or his/her Registration Slip still has unused cashier order(s), the unused cashier order(s) will be available for collection by the registrant (or his/her/their/its authorized person) at the ICC 19/F Venue from 23 March 2024 to 24 March 2024 from 2:00 p.m. to 8:00 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)/cheque(s) is/are collected by authorized person),

(if applicable) copy of Business Registration Certificate, the original receipt(s) of Registration Slip and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

18. The following apply to addition of “close relative(s)” of the registrant(s) as purchaser and/or delete the registrant’s name from the preliminary agreement(s) for sale and purchase:-
- (a) “**close relative(s)**” means spouse, parents, parents-in-law, children, children-in-law, brothers, sisters, grandparents and grandchildren 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 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 Vendor’s satisfaction 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 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 Vendor’s satisfaction 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 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 Vendor’s satisfaction 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 spot to:-
 - (1) add the name(s) of individual(s) to sign the Preliminary Agreement(s) 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 Vendor’s satisfaction whose determination shall be final; 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 Vendor’s satisfaction whose determination shall be final.
 - (e) All the person(s) signing the Preliminary Agreement for Sale and Purchase must sign personally (or by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant’s request to add and/or delete any individual(s).
19. 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 offered to 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.
20. The Vendor reserves the right to close the V Walk Venue at any time if all the specified residential properties have been sold out.

21. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued by the Hong Kong Observatory or an announcement on "extreme conditions" is made by the Government of Hong Kong at any time on any date on which the Registration Slip may be submitted, or balloting shall take place and/or the First Day of Sale and/or any other date of sale, then, for the safety of the registrants and the maintenance of order at the the V Walk Venue, the Vendor reserves its absolute right to (a) change the date(s) and/or time(s) and/or location(s) of (i) submission of Registration Slip and/or (ii) the balloting for Session A and/or Session B and/or (iii) the check-in timeslot for Session A and/or (iv) the check-in timeslot for Session B and/or (v) the First Day of Sale and/or any other date of sale as the Vendor may consider appropriate and/or (b) close the V Walk Venue. Details of the arrangement will be posted by the Vendor on the website designated by the Vendor for the Phase (<https://www.novoland2a.com.hk/>) (the "**Designated Website**"). Registrants will not be notified separately of the arrangement.
22. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the V Walk Venue, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the V Walk Venue and/or (III) where there is any event or circumstance affecting or which may affect the safety, order or public health in the V Walk Venue and/or (IV) for the purpose of protecting the health of the registrants and other participants in the the V Walk Venue, to:-
- (a) (prior to the First Day of Sale and/or commencement of sale of the specified residential properties on a day) (i) change the date(s) and/or time(s) and/or location(s) of (1) submission of Registration Slip and/or (2) the balloting for Session A and/or Session B and/or (3) the check-in timeslot for Session A and/or (4) the check-in timeslot for Session B and/or (5) the First Day of Sale and/or any other date of sale and/or any sales procedures as the Vendor may consider appropriate and/or (ii) to close the V Walk Venue. Details of the arrangement will be posted up by the Vendor at the ICC 19/F Venue, the V Walk Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement; and
- (b) (during the sale of the specified residential properties on a day) suspend the sale of all the remaining unsold specified residential properties ("**remaining units**") or postpone the sale of the remaining units to such other date(s) and/or time(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the ICC 19/F Venue, the V Walk Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement.
23. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) for submission of Registration Slip and/or the balloting for Session A and/or Session B and/or the check-in timeslot for Session A and/or the check-in timeslot for Session B and/or the First Day of Sale and/or any other date of sale pursuant to paragraphs 21 and 22 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.
24. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into the the V Walk Venue for the purpose of maintaining public health. If a registrant shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to disqualify the registrant from participating in the sale of specified residential properties in Session A and/or Session B and his/her/their/its order of priority in Session A and/or Session B shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive.

On 23 March 2024 and thereafter

25. 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 offered to 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.
26. The Vendor reserves the right to close the ICC 19/F Venue at any time if all the specified residential properties have been sold out, provided that the ICC 19/F Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 17(b) above.
27. If the Vendor postpones the First Day of Sale to such other date pursuant to paragraphs 21 and 22 above, the subsequent dates of sale will be postponed accordingly.
28. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued by the Hong Kong Observatory or an announcement on "extreme conditions" is made by the Government of Hong Kong at any time on any date of sale (other than the First Day of Sale), for the safety of the purchasers and the maintenance of order at the ICC 19/F Venue, the Vendor reserves its absolute right to close the ICC 19/F Venue. Details of the arrangement will be posted by the Vendor on the Designated Website.

29. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC 19/F Venue, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the ICC 19/F Venue and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC 19/F Venue, 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.
30. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

於出售首天：

第(I)部分 - 摘要

1. 為免存疑，所有於出售首天之前已遞交予賣方的有效的購樓意向登記(如有)不會被納入是次抽籤。
2. 指明住宅物業將會分以下兩節出售(即第 A 節及第 B 節)。

節	選購指明住宅物業的規則
A	必須購買最少 2 個 指明住宅物業
B	必須購買 1 個 指明住宅物業

第(II)部分 - 於出售首天前遞交第 A 節及第 B 節的登記表格

3. 有意購買任何指明住宅物業的人士(下稱「登記人」)須遵從下列程序。
4. 就有意參與第 A 節的登記人(「第 A 節登記人」)準備的登記表格將於出售首天下午 3 時至下午 3 時 15 分內(下稱「第 A 節的報到時段」)於 V Walk 會場派發。第 A 節登記人(如登記人由公司組成，則該公司的**所有董事**)須於出售首天第 A 節的報到時段內**親身**(或其按賣方所規定的格式並有效地簽署的授權書所委任的授權人)到 V Walk 會場：
 - (a) 遞交一份已填妥(包括登記人意欲購買的指明住宅物業的數目)及由登記人簽署的登記表格;
 - (b) 登記表格須就意欲購買的每一指明住宅物業附有一張本票，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/護照或(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及董事的身份證/護照副本。

於報到時段以外的時間才到達 V Walk 會場的第 A 節登記人將不享有參與抽籤的資格。遞交登記表格截止時間為出售首天下午 3 時 15 分。逾期遞交或在辦公時間以外遞交的恕不受理。

5. 就有意參與第 B 節的登記人(「第 B 節登記人」)準備的登記表格將於出售首天下午 7 時至下午 7 時 15 分內(下稱「第 B 節的報到時段」)於 V Walk 會場派發。第 B 節登記人(如登記人由公司組成，則該公司的**所有董事**)須於出售首天第 B 節的報到時段內**親身**(或其按賣方所規定的格式並有效地簽署的授權書所委任的授權人)到 V Walk 會場：
 - (a) 遞交一份已填妥及由登記人簽署的登記表格;
 - (b) 登記表格須附有一張本票，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/護照或(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單及董事的身份證/護照副本。

於報到時段以外的時間才到達 V Walk 會場的第 B 節登記人將不享有參與抽籤的資格。遞交登記表格截止時間為出售首天下午 7 時 15 分。逾期遞交或在辦公時間以外遞交的恕不受理。

第(III)部分 - 出售首天第 A 節的程序

6. 第 A 節登記人須遵從本銷售安排第(I)、(II)、(III)及(V)部分的指定程序。

7. 賣方核實登記人身份後，登記人揀選指明住宅物業的優先次序將按以下決定：
- (a) 登記人將根據其於登記表格內填寫的意欲購買的指明住宅物業數目被分組(每個組別內的登記人意欲購買的指明住宅物業數目為相同)，及組別的優先次序按該數目由大至小排序。
 - (b) 如一個組別中有多於一位登記人，賣方將會進行抽籤以決定該組別中的登記人之間的優先次序。每一份有效的登記表格可獲分配 1 個籌。如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
 - (c) 於一個組別中的登記人不可參與任何其他組別。
8. 在進行揀選指明住宅物業之時離開 V Walk 會場之登記人會被取消參與選購指明住宅物業的資格及其優先次序將立即失效。
9. (a) 登記人須**遵守第(I)部份的摘要列出適用於第 A 節的規則**隨即根據 (i) 其組別的優先次序；及 (ii) (如適用)「抽籤結果順序」有秩序地及於合理時間內**親身**(如登記人為公司，則該公司**所有董事**，或如登記人為個人或由個人組成，按賣方所規定的格式並有效地簽署的授權書所委任的授權人)揀選於當時仍可供揀選的指明住宅物業。登記人須選購的指明住宅物業數目必須與登記人於登記表格內填寫的數目相同。登記人如沒有選購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組別的資格。
- (b) 如果登記人遵從第(a)分段的規則成功揀選指明住宅物業，登記人須**親身**(如登記人為公司，則該公司**所有董事**，或如登記人為個人或由個人組成，按賣方所規定的格式並有效地簽署的授權書所委任的授權人)簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。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組別的資格。
- (c) 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 18 段的規定即時向賣方要求加入其**近親**(按下述第 18(a)段之定義)以共同簽署臨時買賣合約及從臨時買賣合約刪除登記人的名字。
- (d) 如在任何時間，餘下的指明住宅物業未能讓登記人遵守第(I)部份的摘要列出適用於第 A 節的規則選購指明住宅物業，第 A 節將自動完結。
10. 每一張附於由登記人遞交的登記表格的本票將會用作支付購買 1 個指明住宅物業的部份臨時訂金。如果登記人選購的指明住宅物業數目多於其遞交登記表格時附有本票的數目，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本票。每張補交本票金額為港幣\$100,000 及抬頭人須為「孖士打律師行」。

第(IV)部分 - 出售首天第 B 節的程序

11. 第 B 節登記人須遵從本銷售安排第(I)、(II)、(IV)及(V)部分的指定程序。
12. 賣方核實登記人身份後，登記人揀選指明住宅物業的優先次序會根據即場分批抽籤結果決定。每一份有效的登記表格可獲分配 1 個籌。如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
13. 在進行揀選指明住宅物業之時離開 V Walk 會場之登記人會被取消參與選購指明住宅物業的資格及其優先次序將立即失效。
14. 第 B 節的揀選指明住宅物業的時間會於第 A 節完結**之後**才開始。如第 A 節尚未完結，賣方可延遲第 B 節的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) 登記人須**遵守第(I)部份的摘要列出適用於第 B 節的規則**隨即根據「抽籤結果順序」有秩序地及於合理時間內**親身**(如登記人為公司，則該公司**所有董事**，或如登記人為個人或由個人組成，按賣方所規定的格式並有效地簽署的授權書所委任的授權人)揀選於當時仍可供揀選的指明住宅物業。
 - (b) 如果登記人遵從第(a)分段的規則成功揀選指明住宅物業，登記人須**親身**(如登記人為公司，則該公司**所有董事**，或如登記人為個人或由個人組成，按賣方所規定的格式並有效地簽署的授權書所委任的授權人)簽署一份臨時買賣合約購買其揀選的指明住宅物業。登記人如沒有簽署其揀選的指明住宅物業的臨時買賣合約，則視為放棄該指明住宅物業，其優先次序將自動失效，登記人將不再享有參與組別的資格。

- (c) 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 18 段的規定即時向賣方要求加入其近親(按下述第 18(a)段之定義)以共同簽署臨時買賣合約。

15. 附於由登記人遞交的登記表格的本票將會用作支付購買指明住宅物業的部份臨時訂金。

第(V)部分 - 一般程序(適用於第 A 節及第 B 節)

16. 每人或公司(不論單獨或與他方聯名)只可登記於一份有效的登記表格。重複的登記人登記將不會被接受。登記表格只適用於登記人本人及不能轉讓。遞交登記表格次序不會影響於第 A 節及第 B 節揀選指明住宅物業的優先次序。(如登記人為公司)如果在遞交登記表格後，公司有任何董事會成員的變更，其相關的登記表格將立即變成無效，登記人將不享有參與任何節的資格。如有爭議，賣方保留權利決定登記人是否有資格參與第 A 節及/或第 B 節及登記表格是否有效及是否應被納入抽籤。

17. 關於本票/支票的安排：

- (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。除非本銷售安排另有訂明，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。賣方保留絕對酌情權接受或拒絕任何支票。如有爭議，賣方所作的決定為最終及不可推翻。
- (b) 如登記人並無購入任何指明住宅物業或其登記表格仍有未使用的本票，可於 2024 年 3 月 23 日至 2024 年 3 月 24 日下午 2 時至晚上 8 時親臨 ICC 19 樓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/支票，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、登記表格的收據正本及(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。

18. 以下條款適用於增加登記人的近親作為買方及/或從臨時買賣合約刪除登記人的名字：

- (a) 「近親」指登記人的配偶、父母、配偶父母、子女、子女的配偶、兄弟、姊妹、祖父母、外祖父母、孫及外孫。
- (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，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；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(或登記人的按賣方所規定的格式並有效地簽署的授權書所委任的授權人)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。

19. 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。
20. 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 V Walk 會場。
21. 如在可遞交登記表格或進行抽籤的任何一天及/或出售首天及/或其他出售日期的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告或香港政府發出「極端情況」的公布，為保障登記人的安全及維持 V Walk 會場的秩序，賣方保留絕對權力(a)更改(i)遞交登記表格及/或(ii)第 A 節及/或第 B 節的抽籤的日期及/或(iii)第 A 節的報到時段及/或(iv)第 B 節報到時段及/或(v)出售首天及/或其他出售日期至賣方認為合適的日期及/或時間及/或地點，及/或(b)關閉 V Walk。賣方會將安排的詳情於賣方為期數指定的網站(<https://www.novoland2a.com.hk/>)(「指定網站」)公布。登記人將不獲另行通知。
22. 賣方保留權利隨時(I)因維持 V Walk 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(II)因 V Walk 會場的進出受到阻撓及/或(III)有任何事件或情況影響或可能影響 ICC19 樓會場及/或 V Walk 會場的安全、秩序或公共衛生及/或(IV)為了保護 V Walk 會場的登記人或參與者的健康的目的而作出以下行爲：
- (a) (於出售首天及/或出售日期當天開始出售指明住宅物業前) (i)更改(1)遞交登記表格及/或(2)第 A 節及/或第 B 節的抽籤及/或(3)第 A 節的報到時段及/或(4)第 B 節報到時段及/或(5)出售首天及/或任何其他出售日期及/或任何銷售程序的日期至賣方認為合適的日期及/或時間及/或地點，及/或(ii)關閉 V Walk 會場。賣方會將安排的詳情於 ICC 19 樓會場，V Walk 會場及/或於指定網站公布。登記人將不獲另行通知；及
- (b) (在出售日期當天出售指明住宅物業期間) 暫停出售所有剩餘未售出的指明住宅物業(「剩餘單位」)或延遲出售剩餘單位至賣方認為合適的其他日期及/或時間。賣方會將安排的詳情於 ICC 19 樓會場，V Walk 會場及/或指定網站公布。登記人將不獲另行通知。
23. 賣方根據上述第 21 段及第 22 段就更改遞交登記表格及/或第 A 節及/或第 B 節的抽籤及/或第 A 節的報到時段及/或第 B 節報到時段及/或出售首天及/或其他出售日的日期及/或時間及/或地點所作的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。
24. 為了維護公共衛生的目的，所有登記人在進入 V Walk 會場之前須遵守賣方可能要求的規定程序。如登記人不遵守該等規定程序，賣方保留絕對權力取消該登記人參與第 A 節及/或第 B 節的指明住宅物業的銷售，其於第 A 節及/或第 B 節的優先次序將立即失效。如有爭議，賣方所作的決定為最終及不可推翻。

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25. 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。
26. 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 19 樓會場，惟 ICC 19 樓會場上述第 17(b)段指明的時間開放以供辦理取回未使用的本票。
27. 如賣方根據上述第 21 段及第 22 段延遲出售首天至其他日期，其後的出售日期將會順延。
28. 如在任何出售日期(除出售首天)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或香港政府發出「極端」情況的公布，為保障買方的安全及維持 ICC 19 樓會場的秩序，賣方保留絕對權力關閉 ICC 19 樓會場。賣方會將安排的詳情於指定網站公布。
29. 賣方保留權利隨時(a)因維持 ICC 19 樓會場的安全及秩序、登記人的安全及/或銷售程序的順利運作及/或(b)因 ICC 19 樓會場的進出受到阻撓及/或(c)有任何事件或情況影響或可能影響 ICC 19 樓會場的安全、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。
30. 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)

Unit Nos. 1901A and 1908, 19/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 19 樓 1901A 及 1908 室

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:

The Vendor may from time to time impose health and security related precautionary measures and crowd control at the ICC 19/F Venue and/or the V Walk Venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the ICC 19/F Venue and/or the V Walk 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 public interest may also be rejected from admitting to the ICC 19/F Venue and/or the V Walk Venue.

賣方可能不時於 ICC 19 樓會場及／或 V Walk 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 19 樓會場及／或 V Walk 會場。任何人士之健康狀況如未能符合香港特區政府就公眾利益施加的措施及要求，亦可能會被拒絕進入 ICC 19 樓會場及／或 V Walk 會場。

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