

Information on Sales Arrangements

銷售安排資料

Sales Arrangements No. 2A
銷售安排第 2A 號

Name of the development: 發展項目名稱:	OMA by the Sea	
Dates of the Sale: 出售日期:	<u>Batch A</u> 第 A 批次 From 24 May 2020 onwards 由 2020 年 5 月 24 日起	<u>Batch B</u> 第 B 批次 Everyday from 25 May 2020 until 31 December 2020 (both days inclusive) 由 2020 年 5 月 25 日起至 2020 年 12 月 31 日(包括首尾兩天)的每日
Time of the Sale: 出售時間:	<u>Batch A</u> 第 A 批次 <u>On 24 May 2020 (“The First Date of the Sale”):</u> From 9:00 a.m. to 8:00 p.m. <u>From 25 May 2020 and thereafter</u> From 11:00 a.m. to 8:00 p.m. 於 2020 年 5 月 24 日(「 <u>出售日期首日</u> 」): 上午 9 時至下午 8 時 於 2020 年 5 月 25 日及其後 由上午 11 時正 至下午 8 時 正	<u>Batch B</u> 第 B 批次 <u>Commencement date and time of tender:</u> 11:00 a.m. on everyday from 25 May 2020 until 31 December 2020 (both days inclusive) <u>Closing date and time of tender:</u> 12:00 noon on everyday from 25 May 2020 until 31 December 2020 (both days inclusive) <u>招標開始日期及時間:</u> 由 2020 年 5 月 25 日起至 2020 年 12 月 31 日(包括首尾兩天)的每日上午 11 時正 <u>招標截止日期及時間:</u> 由 2020 年 5 月 25 日起至 2020 年 12 月 31 日(包括首尾兩天)的每日中午 12 時正

Place where the sale will take place: 出售地點:	<p><u>Batch A</u> 第 A 批次</p> <p>5/F, AXA Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong (“Designated Venue”)</p> <p>香港九龍觀塘巧明街 100 號 Landmark East 安盛金融大樓 5 樓 (「指定會場」)</p>	<p><u>Batch B</u> 第 B 批次</p> <p>27/F, AIA Kowloon Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong</p> <p>香港九龍觀塘巧明街 100 號 Landmark East 友邦九龍大樓 27 樓</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:	161	
	108 (Batch A, 第 A 批次)	53 (Batch B, 第 B 批次)
Description of the specified 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><u>Batch A</u> 第 A 批次</p> <p>The following unit(s) in Tower 1: Unit A3, A5, A6, B1, B3, B5, C1, C2, C3, C6 on 1st Floor; Unit A3, A5, A6, C2 on 2nd Floor; Unit A3, A5, A6, C2 on 3rd Floor; Unit A3, A5, A6, C2 on 5th Floor; Unit A3, A5, A6, C2 on 6th Floor; Unit A3, A5, A6, C2 on 7th Floor; Unit A3, A5, A6, C2 on 8th Floor; Unit A3, A5, A6, C2 on 9th Floor; Unit A3, A5, A6, C2 on 10th Floor; Unit A3, A5, A6, C2 on 11th Floor; Unit A3, A5, A6, C2 on 12th Floor; Unit A3, A5, A6, C2 on 15th Floor; Unit A3, A5, A6, C2 on 16th Floor; Unit A5, A6 on 17th Floor</p> <p>以下在第 1 座的單位: 1 樓 A3, A5, A6, B1, B3, B5, C1, C2, C3, C6 單位、 2 樓 A3, A5, A6, C2 單位、 3 樓 A3, A5, A6, C2 單位、 5 樓 A3, A5, A6, C2 單位、 6 樓 A3, A5, A6, C2 單位、 7 樓 A3, A5, A6, C2 單位、 8 樓 A3, A5, A6, C2 單位、 9 樓 A3, A5, A6, C2 單位、 10 樓 A3, A5, A6, C2 單位、 11 樓 A3, A5, A6, C2 單位、 12 樓 A3, A5, A6, C2 單位、 15 樓 A3, A5, A6, C2 單位、 16 樓 A3, A5, A6, C2 單位、 17 樓 A5, A6 單位</p>	<p><u>Batch B</u> 第 B 批次</p> <p>The following unit(s) in Tower 1: Unit B6, C5 on 1st Floor; Unit A1, A3, B1, B3, B5, B7, B8, C1, C2, C3, C5 on 17th Floor;</p> <p>以下在第 1 座的單位: 1 樓 B6, C5 單位、 17 樓 A1, A3, B1, B3, B5, B7, B8, C1, C2, C3, C5 單位</p> <p>The following unit(s) in Tower 2: Duplex A on 2nd Floor & Upper Part of 2nd Floor; Duplex B on 2nd Floor & Upper Part of 2nd Floor; Duplex C on 2nd Floor & Upper Part of 2nd Floor; Duplex D on 2nd Floor & Upper Part of 2nd Floor; Unit B1, B6, C1, C6 on 5th Floor; Unit A1, A2 on 6th Floor; Unit A1, A2 on 7th Floor; Unit A1, A2 on 8th Floor; Unit A1, A2 on 9th Floor; Unit A1, A2 on 10th Floor; Unit A1, A2 on 11th Floor; Unit A1 on 12th Floor;[#] Unit A2 on 12th Floor; Unit A1, A2 on 15th Floor; Unit A1, A2 on 16th Floor; Unit A1, A3, A8, A9, B1, B3, B5, B7, B8, C1, C3, C5, C7, C8 on 17th Floor;</p> <p>[#]Sale of this unit has been withdrawn as from 3 September 2020.</p>	

<p>The following unit(s) in Tower 2: Unit A6, A7, A8, A9 on 5th Floor; Unit A6, A7, A8, A9 on 6th Floor; Unit A6, A7, A8, A9 on 7th Floor; Unit A6, A7, A8, A9 on 8th Floor; Unit A6, A7, A8, A9, C2 on 9th Floor; Unit A6, A7, A8, A9, C2 on 10th Floor; Unit A6, A7, A8, A9, C2 on 11th Floor; Unit A6, A7, A8, A9, C2 on 12th Floor; Unit A6, A7, A8, A9, C2 on 15th Floor; Unit A6, A7, A8, A9, C2 on 16th Floor; Unit A6, A7 on 17th Floor</p> <p>以下在第 2 座的單位: 5 樓 A6, A7, A8, A9 單位、 6 樓 A6, A7, A8, A9 單位、 7 樓 A6, A7, A8, A9 單位、 8 樓 A6, A7, A8, A9 單位、 9 樓 A6, A7, A8, A9, C2 單位、 10 樓 A6, A7, A8, A9, C2 單位、 11 樓 A6, A7, A8, A9, C2 單位、 12 樓 A6, A7, A8, A9, C2 單位、 15 樓 A6, A7, A8, A9, C2 單位、 16 樓 A6, A7, A8, A9, C2 單位、 17 樓 A6, A7 單位</p>	<p>以下在第 2 座的單位: 2 樓及 2 樓上層複式單位 A、 2 樓及 2 樓上層複式單位 B、 2 樓及 2 樓上層複式單位 C、 2 樓及 2 樓上層複式單位 D、 5 樓 B1, B6, C1, C6 單位、 6 樓 A1, A2 單位、 7 樓 A1, A2 單位、 8 樓 A1, A2 單位、 9 樓 A1, A2 單位、 10 樓 A1, A2 單位、 11 樓 A1, A2 單位、 12 樓 A1 單位#、 12 樓 A2 單位、 15 樓 A1, A2 單位、 16 樓 A1, A2 單位、 17 樓 A1, A3, A8, A9, B1, B3, B5, B7, B8, C1, C3, C5, C7, C8 單位</p> <p>#由2020年9月3日此物業已被撤回。</p>
<p>The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the specified residential properties may select the residential property that the person wishes to purchase: 將會使用何種方法，決定有意購買該等指明住宅物業的每名人士可揀選其意欲購買的住宅物業的優先次序：</p>	
<p>Batch A 第 A 批次</p>	
<p>1. Registration 登記</p>	
<p>(a) Registrants must submit the following to 5/F, AXA Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong (“Designated Venue”) during the period from the date of release of price list(s) of the specified residential properties to 5:00 pm on 23 May 2020 : 登記人須於有關指明住宅物業的價單公佈日起至 2020 年 5 月 23 日下午 5 時正到香港九龍觀塘巧明街 100 號 Landmark East 安盛金融大樓 5 樓 (「指定會場」) 遞交：</p> <p>(i) The Registration of Intent duly completed and signed by the registrant; 已填妥及已由登記人簽署的「購樓意向登記」； (The Registration of Intent can be collected at the Designated Venue from the date of release of price list(s) of the specified residential properties) (「購樓意向登記」可於指明住宅物業的價單公佈日期起於指定會場索取。)</p>	

- (ii) Each Registration of Intent can only purchase one (1) specified residential property. The Registration of Intent shall be accompanied with one (1) cashier's order in the sum of HK\$100,000 payable to "WOO KWAN LEE & LO";
每一份「購樓意向登記」只可認購一個指明住宅物業。「購樓意向登記」須附有一張本票，金額為港幣\$100,000，抬頭人為「WOO KWAN LEE & LO」；
- (iii) If the registrant is an individual, a copy of his/her H.K.I.D. Card/Passport has to be submitted;
若登記人為個人，應遞交該個人的香港身份證/護照副本；
- (iv) If the registrant is a company, a copy of its Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and a copy of the H.K.I.D. Card(s)/Passport(s) of the director(s) should be submitted;
若登記人為公司，應遞交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名單及有關董事的香港身份證/護照副本；
- (v) Upon successful registration, registrant shall be given a Receipt ("**the Receipt**"). The Receipt is personal to the registrant and shall not be transferable;
成功登記之登記人將會獲發一張收據(「收據」)，收據只適用於登記人本人及不能轉讓；
- (vi) For the purpose of the balloting as mentioned below, every valid Registration of Intent shall be allotted a registration number ("**Registration Number**"); and
為下述所提及的抽籤的目的，每一份「購樓意向登記」可獲分配一個登記號碼(「登記號碼」)；及
- (vii) The order of submission of Registration of Intent will not have any impact on the order of priority for selection of the specified residential properties. Late submission or submission outside the Office Hour of Designated Venue # will not be accepted.
#Office Hour of Designated Venue means from 11:00 a.m. to 8:00 p.m. on Monday to Sunday (including Public Holidays) (excluding any day on which typhoon signal no.8 or above or Black Rainstorm Signal is hoisted).
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。逾期或在指定會場辦公時間#以外遞交的恕不受理。
#指定會場辦公時間指星期一至星期日(包括公眾假期)由上午 11 時至下午 8 時 (懸掛 8 號或以上風球或黑色暴雨警告的日子除外)。

(b) **Number of Registration of Intent to be submitted**
可遞交「購樓意向登記」的數目

- (i) Each registrant can submit a maximum of one (1) Registration of Intent duly completed and signed by such registrant. Duplicated submission will not be accepted; and
每名登記人只可遞交最多一份「購樓意向登記」(必須由該名登記人簽署)，重複遞交將不會受理；及
- (ii) If a registrant is an individual who has submitted a Registration of Intent in his/her own name, such registrant is NOT allowed to submit Registration of Intent jointly with any other individual.
若登記人為個人及已以自己名義遞交「購樓意向登記」，該登記人不可再與其他個人組成的組合遞交「購樓意向登記」。

2. Balloting and Selection – The First Date of the Sale:

抽籤及揀樓 – 出售日期首日：

Balloting will be used to determine the order of priority. Details are as follows:-

優先次序將以抽籤方式決定。詳情如下：

- (a) On the First Date of the Sale, a person who has already submitted Registration(s) of Intent (a “**Registrant**”) shall attend 17/F, AXA Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong (“**Check-in Venue**”) in person between 9:00 a.m. to 10:00 a.m. (“**Check-in Time**”) to register his/her attendance for the purpose of balloting. The Registrant must bring the following documents:-
- (i) For individual registrant, his/her original H.K.I.D. Card/passport, the original Receipt and blank cheque(s) OR
 - (ii) For corporate registrant, a copy of Business Registration Certificate, a copy of Certificate of Incorporation, a copy of the most updated annual return of the company, the company chop and original(s) H.K.I.D. Card(s)/Passport(s) of such director(s), the original Receipt and blank cheque(s)。

已遞交購樓意向登記的人士(下稱「**登記人**」)須於出售日期首日上午 9 時正至上午 10 時正(「**報到時段**」)攜同以下文件親臨香港九龍觀塘巧明街 100 號 Landmark East 安盛金融大樓 17 樓(「**報到地點**」)報到以進行抽籤:-

- (i) 香港身份證/護照正本、收據正本及空白支票(如登記人為個人) 或
- (ii) 有效商業登記證副本、公司註冊証副本、公司最近的周年申報表副本、公司印章、有關董事之香港身份證/護照正本、收據正本及空白支票(如登記人為公司)。

- (b) After verification of the identity of the Registrant, the order of priority for selection of the specified residential properties will be determined by balloting at Check-in Venue after 10:00 a.m. on the First Date of the Sale. The registration number shown on the Receipt (“**Registration Number**”) shall be used for balloting. Registrants who arrive at the Check-in Venue at any time later than the Check-in Time shall not be eligible to enter the balloting. The ballot results, including Registration Numbers and selection priority numbers (“**Priority Numbers**”) shall be posted at Check-in Venue immediately after balloting. Registrants will not be separately notified of the ballot results;
經賣方確認並核實登記人身份後，抽籤程序將於出售日期首日上午 10 時後於報到地點進行，以決定揀選指明住宅物業的優先次序。於報到時段後才到達報到地點的的登記人將不獲抽籤資格。抽籤將以收據上的「**登記號碼**」進行。抽籤結果，包括「**登記號碼**」及揀樓優先次序編號(「**優先次序編號**」)將於抽籤後即時於報到地點公布。登記人將不獲另行通知抽籤結果；
- (c) The Registrants shall attend the Designated Venue to select the specified residential properties which are still available in an orderly manner at the time of selection in the order of Priority Numbers;
登記人須前往指定會場並根據抽籤決定的「**登記號碼**」的「**優先次序編號**」之順序有秩序地揀選當時仍可供選擇的指明住宅物業；
- (e) The Vendor shall not be responsible to the Registrants for any accidental error or omission in relation to the balloting and the results thereof;
如抽籤或其結果有任何意外的錯誤或遺漏，賣方無須向登記人承擔任何責任；
- (f) When it is a Registrant’s turn to select specified residential property, that Registrant may select one (1) specified residential property which is still available at the time of selection with respect to the rules for selecting specified residential properties. The cashier’s order submitted with that Registration of Intent will be encashed to settle part of the preliminary deposit of the specified residential property purchased (the balance to be paid by cheque(s) and/or cashier’s order(s));
當登記人揀選指明住宅物業時，該登記人可揀選一個在當時仍可供選擇的指明住宅物業。隨「**購樓意向登記**」附上的銀行本票將被兌現以支付所購入指明住宅物業的部份臨時訂金(餘款以支票/或銀行本票支付)；

(g) If a Registrant has successfully selected any of the specified residential property, that Registrant shall proceed to enter into the preliminary agreement for the sale and purchase (“PASP”) in respect of the specified residential property;
當登記人成功揀選指明住宅物業後，該登記人須簽訂相關的臨時買賣合約(「臨時買賣合約」)；

(h) Prior to the signing of the PASP in respect of a specified residential property, a Registrant may request the Vendor on the spot to add individual(s) with immediate family* relationship with him/her as joint purchasers provided that the Registrant must provide the original(s) of the supporting document(s) to the satisfaction of the Vendor to prove the relevant relationship(s) and such added individual(s) must attend the Designated Venue personally to sign the PASP.

於簽署臨時買賣合約購入指明住宅物業前，登記人可即場要求賣方增加登記人的家人*為聯名買家；唯登記人必須出示令賣方滿意之有效證明文件的正本證明新增的人士與他的家人*關係及新增人士必須親臨指定會場簽署臨時買賣合約。

* For the purpose of this sales arrangements, immediate family member in relation to an individual shall mean a spouse, parent, child, sibling, grandparent or grandchild of the individual.

就本銷售安排而言，任何個人的家人是指其配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女

(i) If a Registrant has not purchased any specified residential property, the unused cashier’s order will not be encashed and will be available for collection by the Registrant concerned (or his/her/its authorized person with a valid written authorization signed by such registrant (if it is a company, by its duly appointed director)) at the Designated Venue during Office Hour of Designated Venue# from 30 June 2020 to 12 July 2020 (both days inclusive). The Registrant must bring along (i) copy of the Registration of Intent and the original Receipt thereof and (ii), his/her/their original H.K.I.D. Card(s)/Passport(s). If the unused cashier’s order(s) is/are to be collected by the authorized person of the registrant, such authorized person shall bring along with (i) a copy of H.K.I.D. Card/Passport of the Registrant or a copy of the Registrant’s Business Registration Certificate (in case of the Registrant being a corporation); (ii) copy of the relevant Registration of Intent and the original Receipt thereof; (iii) original H.K.I.D. Card/Passport of the authorized person; and (iv) the original authorization signed by the registrant.

如登記人並無購入任何指明住宅物業，未使用的本票不會被兌現。登記人(或其獲書面授權人士)可於2020年6月30日至2020年7月12日(包括首尾兩天)在指定會場辦公時間#內於指定會場取回未使用的本票。登記人須攜同(i)「購樓意向登記」副本及其收據正本及(ii)其香港身份證/護照正本。如以登記人獲授權人士取回未使用的本票，則須攜同(i)登記人之香港身份證/護照副本或登記人的商業登記證書(如登記人為公司)；(ii)「購樓意向登記」副本及其收據正本；(iii)獲授權人之香港身份證/護照正本；及(iv)由登記人簽署之有效的授權書正本。

#Office Hour of Designated Venue means from 11:00 a.m. to 8:00 p.m. on Monday to Sunday (including Public Holidays) (excluding any day on which typhoon signal no.8 or above or Black Rainstorm Signal is hoisted)

#指定會場辦公時間指星期一至星期日(包括公眾假期)由上午11時至下午8時(懸掛8號或以上風球或黑色暴雨警告的日子除外)

3. First-come-first-served
先到先得

(a) **On the First Date of the Sale**
出售日期首日

After the completion of the selection of the specified residential properties by the registrants on the First Date of the Sale, the sale of any remaining specified residential properties offered to be sold under these sales arrangements will be on a first-come-first-served basis. Persons interested in purchasing these units must personally attend the Designated Venue. The Vendor does not accept any person queuing up at the Designated Venue before the Time of the Sale on the Dates of the Sale.

出售日期首日登記人完成揀選指明住宅物業後，在本銷售安排下提出可供出售而尚餘之指明住宅物業將以先到先得形式發售。有意認購這些單位的人士須親臨指定會場揀選其意欲購買的指明住宅物業。賣方不接受任何人士在出售日期的出售時間前在指定會場輪候。

(b) **On the day following the First Date of the Sale and thereafter**
出售日期首日翌日及其後

Sales to be made on a first-come-first-served basis. Persons interested in purchasing must personally attend the Designated Venue. The Vendor does not accept any person queuing up at the Designated Venue before the Time of the Sale on the Dates of the Sale.

以先到先得形式發售。有意認購的人士必須親臨指定會場揀選其意欲購買的指明住宅物業。賣方不接受任何人士在出售日期的出售時間前在指定會場輪候。

4. Disputes and others
爭議及其他

(a) Notwithstanding anything herein contained, each Registration of Intent may only be applied to purchase at most one (1) specified residential property; and
不論本銷售安排有任何規定，每一「購樓意向登記」只適用於購買最多一個指明住宅物業；及

(b) In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.
如有任何爭議，賣方保留最終決定權而自行分配任何指明住宅物業予任何有意欲購買的人士。

(c) The Vendor also reserves its right to adjust the time of balloting in accordance with the progress.
賣方保留最終決定權因應進度調整抽籤時間。

Interested persons may call 2752 2288 (Sales Hotline) for details of obtaining the Registration of Intent. The time and 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 Registration of Intent for details.

有意認購的人士可致電熱線 2752 2288（銷售熱線）查詢索取「購樓意向登記」之詳情。遞交「購樓意向登記」之時間和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」。

Batch B
第 B 批次

1. Sale by Tender
以招標方式出售

See details and particulars in the tender notice. During 10:00 a.m. to 11:00 a.m. on every day from 25 May 2020 to 31 December 2020 (both days inclusive), the tender notice and other relevant tender documents will be made available for collection free of charge at 27/F, AIA Kowloon Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong. An interested person may submit a tender to purchase the specified residential property.

請參閱招標公告的細節和詳情。招標公告及其他招標文件可由 2020 年 5 月 25 日至 2020 年 12 月 31 日(包括首尾兩天)每日上午 10 時正至上午 11 時正於香港九龍觀塘巧明街 100 號 Landmark East 友邦九龍大樓 27 樓免費領取。有意認購指明住宅物業人士可投標認購。

2. Other Matters
其他事項

- (a) The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has the absolute right to accept any offer at or before the closing time of the tender; and

賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有絕對權利於招標截止時間或之前接受任何要約；及

- (b) Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Development so as to ascertain whether a particular specified residential property is still available for tender on a Date of the Sale. Although a specified residential property may be available for tender on a Date of the Sale, it may become unavailable during that Date of the Sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise.

有意遞交指明住宅物業的投標書的人士敬請檢視發展項目的成交紀錄冊，以知悉某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。

The method to be used, where two (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 aforesaid method applicable to **Batch A** and **Batch B** respectively.

請參照上述**第 A 批次**及**第 B 批次**適用的方法。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at the following place:

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：

17/F, AXA Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong (Sales Offices)
香港九龍觀塘巧明街 100 號 Landmark East 安盛金融大樓 17 樓 (售樓處)

Date of issue 發出日期：20-5-2020

Date of revision 修改日期：03-09-2020