

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.8

銷售安排第 8 號

Name of the Development : 發展項目的名稱 :	PANO HARBOUR 灣環	
Date of the Sale : 出售日期 :	<u>Batch 1 第一批次</u> From 8 June 2024 由 2024 年 6 月 8 日起	<u>Batch 2 第二批次</u> Tender on every day from 8 June 2024 until 31 December 2024, both days inclusive 由 2024 年 6 月 8 日起至 2024 年 12 月 31 日每日招標, 包括首尾兩天
Time of the Sale : 出售時間 :	<u>Batch 1 第一批次</u> <u>From 8 June 2024 and thereafter:</u> From 11 a.m. to 8 p.m. <u>由 2024 年 6 月 8 日起 :</u> 由上午 11 時至晚上 8 時	<u>Batch 2 第二批次</u> <u>Commencement date and time of Tender:</u> <u>招標開始日期及時間:</u> From 8 June 2024 until 31 December 2024: 2:00 p.m. daily <u>由 2024 年 6 月 8 日起至 2024 年 12 月 31 日 :</u> 每日下午 2 時 <u>Closing date and time of Tender:</u> <u>招標截止日期及時間:</u> <u>From 8 June 2024 until 31 December 2024:</u> 5:00 p.m. daily <u>由 2024 年 6 月 8 日起至 2024 年 12 月 31 日 :</u> 每日下午 5 時
Place where the sale will take place : 出售地點 :	1/F, China Life Center Tower B, No. 18 Hung Luen Road, Hung Hom, Kowloon, Hong Kong (the “Sales Office”) 香港九龍紅磡紅鸞道 18 號中國人壽中心 B 座一樓 (「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 :	131 <u>Batch 1 第一批次</u> 58 <u>Batch 2 第二批次</u> 73	

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 :

Batch 1 第一批次	Batch 2 第二批次
<p>The following Flats in Tower 3A : 以下在第 3A 座的單位 : 33A, 32A, 31A, 30A, 29A, 28A, 27A, 26A, 25A, 23A, 22A, 21A, 19A, 18A, 17A, 16A, 15A, 12A, 11A, 10A</p> <p>The following Flats in Tower 3B : 以下在第 3B 座的單位 : 33A, 32A, 30A, 29A, 28A, 27A, 25A, 22A, 21A, 20A, 17A, 16A, 12A, 11A, 10A, 33B, 32B, 31B, 29B, 28B, 27B, 25B, 23B, 21B, 20B, 18B, 17B, 16B, 12B, 11B</p> <p>The following Flats in Tower 5: 以下在第 5 座的單位 : 23B, 22B, 18B, 33C, 32C, 31C, 30C, 29C</p>	<p>The following Mansion Units 以下低座單位 : Mansion A (HARBOUR LIGHT) Villa 1 Mansion A (HARBOUR LIGHT) Villa 2</p> <p>The following Flats in Tower 1 : 以下在第 1 座的單位 : 2A, 29B, 27B, 25B, 23B, 22B, 20B, 19B, 17B, 16B, 15B, 5B, 3B, 2B</p> <p>The following Flats in Tower 2 : 以下在第 2 座的單位 : Flat A on 36/F-37/F, 29A, 27A, 26A, 22A, 20A, 19A, 17A, 16A, 15A, 12A, 3A, 2A, Flat B on 36/F-37/F, 29B, 26B, 23B, 22B, 21B, 20B, 19B, 17B, 16B, 15B, 12B, 11B, 10B, 9B, 7B, 5B, 3B, 2B</p> <p>The following Flat in Tower 5: 以下在第 5 座的單位 : 38A</p> <p>The following Flats in Tower 6: 以下在第 6 座的單位 : 38A, 8A, 7A, 6A, 5A, 8B, 7B, 6B, 5B, 8C, 7C, 6C, 5C</p> <p>The following Flats in Tower 8: 以下在第 8 座的單位 : 35A, 33A, 32A, 31A, 29A, 28A, 27A, 25A, 23A, 9A, 6B</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 :

Batch 1 第一批次

From 8 June 2024 and thereafter
由 2024 年 6 月 8 日起 :

1. The specified residential properties will be sold on a first come first served basis. 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).
指明住宅物業將以先到先得形式發售。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。
2. Subject to paragraph 3 below, the party(ies) interested in purchasing any of the specified residential properties (“Interested Party”) must attend the Sales Office to select and purchase the specified residential property(ies) and bring along (i) a cashier’s order in the sum of HK\$100,000 made payable to “Kao, Lee & Yip Solicitors” or “高李葉律師行” for the purchase of each specified residential property in payment of part of the preliminary deposit; (ii) cheque(s) for payment of the balance of the said preliminary deposit; (iii) (if the Interested Party is an individual) Identity Card (Hong Kong/PRC/Macau) or passport (not applicable to holder(s) of Hong Kong, PRC or Macau Identity Card(s)), OR (if the Interested Party is a corporation) copy of its Certificate of Incorporation, copy of its Business Registration Certificate, copies of documents filed with the Companies Registry showing its current director(s) and secretary, copy(ies) of Identity Card (Hong Kong / PRC / Macau) or Passport (not applicable to holder(s) of Hong Kong, PRC or Macau Identity Card(s)) of each of the current director(s) of the Interested Party, and a certified true copy of resolutions of the board of directors of the Interested Party (in form and substance satisfactory to the Vendor) approving the Interested Party’s purchase of the specified residential property(ies) and authorizing the director(s) to sign and submit all required documents for the purpose of such purchase; and (iv) (if

the Interested Party is unable to attend the Sales Office to purchase the specified residential property) the original Power of Attorney (in the Vendor's prescribed form of Power of Attorney) duly executed by the Interested Party and the original identity document of such attorney.

受限於下文第 3 段的前提下，有意購買任何指明住宅物業的人士（「有意購買的人士」）需攜同 (i) 本票(就其所購買的每一個指明住宅物業必須具備一張本票)，每張本票金額為港幣 \$100,000，抬頭人為「高李葉律師行」或「Kao, Lee & Yip Solicitors」以支付所購買的每一個指明住宅物業的部分臨時訂金；(ii) 支票以支付所購買的指明住宅物業的臨時訂金的餘款；(iii) (如有意購買的人士為個人) 身份證(香港/中國/澳門)或護照(不適用於香港、中國或澳門身份證持有人)，或(如有意購買的人士為公司) 公司註冊證書副本、商業登記證副本、已於公司註冊處登記之文件以顯示有意購買的人士的現任董事及秘書名單的副本；有意購買的人士的每一名現任董事的身份證(香港/中國/澳門)或護照(不適用於香港、中國或澳門身份證持有人)的副本；及有意購買的人士的董事會決議(其形式及內容須令賣方滿意)的經認證的真實副本，當中批准有意購買的人士購買指明住宅物業，並授權董事就購買該物業事宜簽署及遞交一切所須文件；及 (iv) (如有意購買的人士未能親臨售樓處選購指明住宅物業) 有意購買的人士已簽妥的授權書正本 (按賣方指定的授權書格式)，及獲授權代表的身份證明文件正本，到售樓處選購指明住宅物業。

3. Notwithstanding anything contained in this document, the sale of the specified residential properties is subject to availability. The Vendor gives no warranty or representation that the verification of any person's identity, any order of priority in respect of the selection of the specified residential properties or the Vendor's admittance or acceptance of any person to the Sales Office or the waiting queue amounts to any person being eligible or able to select or purchase any specified residential property.

儘管本文件所載的任何規定，將提供出售的指明住宅物業售完即止。就任何人的身份之核實、任何揀選指明住宅物業的優先次序，或賣方批准任何人進入售樓處，或賣方接受任何人排隊輪候，是否致令任何人士合資格或能揀選或購得任何指明住宅物業，賣方不作任何保證或陳述。

4. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.

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售樓處。

5. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 11 a.m. and 8 p.m. on any Date of the Sale, or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or the vicinity of any of foregoing, then, for the safety of the Interested Party and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to change the date(s) and/or time (including the closing date and/or time) for sale of the specified residential properties to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Sales Office. Details of the arrangement will be posted by the Vendor on the website (www.panoharbour.hk) designated by the Vendor for the Development. Interested Parties will not be notified separately.

如在任何出售日期上午 11 時至下午 8 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，或賣方認為出現任何影響或可能影響售樓處及/或任何上述地點之附近之安全、秩序或公共衛生之事件或情況時，為保障有意購買的人士的安全及維持售樓處的秩序，賣方保留絕對權力更改出售指明住宅物業的日期及/或時間(包括截止日期及/或時間)至賣方認為合適的其他日期及/或時間及/或關閉售樓處。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(www.panoharbour.hk)公布。有意購買的人士將不獲另行通知。

Batch 2 第二批次

Sale by Tender – See details and particulars in the tender notice.

以招標方式出售 – 請參閱招標公告的細節和詳情。

The tender notice and other relevant tender documents will be made available for collection free of charge at the Sales Office during opening hours (i.e. from 11 a.m. to 8 p.m.) from no later than 11 a.m. on 8 June 2024 to 5 p.m. on 31 December 2024.

招標公告及其他招標文件將在不遲於 2024 年 6 月 8 日上午 11 時起至 2024 年 12 月 31 日下午 5 時於售樓處開放時間內 (即上午 11 時至下午 8 時) 免費領取。

6. 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 change the closing date and/or time of the tender and/or the place where the sale will take place in respect of all or any of the specified residential properties from time to time by amending and/or issuing the Information on Sales Arrangements.

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。賣方有全權透過修改及/或發出「銷售安排資料」不時更改全部或任何指明住宅物業的招標截止日期及/或時間及/或出售地點。

7. Persons interested in submitting tenders of the specified residential properties are reminded to (i) enquire with the Vendor; and/or (ii) read the latest Information on Sales Arrangement and 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 Sale. Although a specified residential property may be available for tender on a Date of Sale, it may become unavailable during that date of sale because the Vendor may accept a tender after the close of a previous tender exercise.
有意遞交指明住宅物業的投標書的人士敬請 (i) 向賣方查詢；及/或 (ii) 檢視發展項目的最新的「銷售安排資料」及成交紀錄冊，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接納該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。
8. If Typhoon Signal No.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong at any time from 2:00 p.m. to 5:00 p.m. on the day on which the closing time of the tender falls, the closing time of the tender will automatically be postponed to 5:00 p.m. on the next succeeding day in respect of which no Typhoon Signal No.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong at any time from 2:00 p.m. to 5:00 p.m.. For safety and maintenance of order at the Sales Office, the Vendor reserves its absolute right to, in the case where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity, postpone, extend or modify the date, time, period, place of sale or selection of specified residential properties or other procedures to such other date, time, period or place as the Vendor may consider appropriate. Details will be announced on the website of the Development and persons interested in purchasing the specified residential properties will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.
如在招標截止時間當日下午 2 時至下午 5 時內的任何時間，8 號或以上颱風訊號或黑色暴雨警告在香港生效，招標截止時間將自動順延至下一個緊接該日並在下午 2 時至下午 5 時之間並無懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號之日之下午 5 時。為保障安全及維持售樓處秩序，賣方保留絕對權力當賣方認為出現任何影響或可能影響售樓處及/或其附近之安全、秩序、或公共衛生之事件或情況時，延後、延長或改動發售或揀選指明住宅物業或其他程序之日期、時間、期間或地點至賣方認為合適的其他日期、時間、期間或地點，詳情於發展項目網站公布，意欲購買指明住宅物業之人士將不獲另行通知。賣方保留權利拒絕任何人士進入售樓處。賣方此方面所作的決定為最終決定，對所有人士具有約束力。
9. The Vendor reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.
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售樓處。

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：

Batch 1 and Batch 2 第一批次和第二批次

Please refer to the above method.

請參照上述方法。

In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential property to any interested person by any method (including balloting).

如有任何爭議，賣方保留絕對權利以任何方式 (包括抽籤) 分配任何指明住宅物業予任何有意欲購買的人士。

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：

G/F, China Life Center Tower B, No. 18 Hung Luen Road, Hung Hom, Kowloon, Hong Kong

香港九龍紅磡紅鸞道 18 號中國人壽中心 B 座地下

Date of Issue:

4 June 2024

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