

## Information on Sales Arrangements

### 銷售安排資料

Sales Arrangements No. 4 銷售安排第 4 號
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Name of the development: 發展項目名稱:	OMA OMA	
Dates of the Sale: 出售日期:	<p><b><u>Batch A</u></b> <b>第 A 批次</b></p> <p>From 8 September 2019 由 2019 年 9 月 8 日起</p>	<p><b><u>Batch B</u></b> <b>第 B 批次</b></p> <p>Everyday from 8 September 2019 until 31 December 2019 (both days inclusive) 由 2019 年 9 月 8 日起至 2019 年 12 月 31 日 (包括首尾兩天)的每日</p>
Time of the Sale: 出售時間:	<p><b><u>Batch A</u></b> <b>第 A 批次</b></p> <p><u>On 8 September 2019 (“The First Date of the Sale”):</u> From 9:00 a.m. to 8:00 p.m.</p> <p><u>From 9 September 2019 and thereafter</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>於 2019 年 9 月 8 日(「出售日期首日」):</u> 由上午 9 時正至下午 8 時正</p> <p><u>於 2019 年 9 月 9 日及其後</u> 由上午 11 時正至下午 8 時正</p>	<p><b><u>Batch B</u></b> <b>第 B 批次</b></p> <p><u>Commencement date and time of tender:</u> 11:00 a.m. on everyday from 8 September 2019 until 31 December 2019 (both days inclusive)</p> <p><u>Closing date and time of tender:</u> 12:00 noon on everyday from 8 September 2019 until 31 December 2019 (both days inclusive)</p> <p><u>招標開始日期及時間:</u> 由 2019 年 9 月 8 日起至 2019 年 12 月 31 日 (包括首尾兩天) 的每日上午 11 時正</p> <p><u>招標截止日期及時間:</u> 由 2019 年 9 月 8 日起至 2019 年 12 月 31 日 (包括首尾兩天) 的每日中午 12 時正</p>

Place where the sale will take place: 出售地點:	<p><b><u>Batch A</u></b> <b>第 A 批次</b></p> <p>17/F, AXA Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong (“Sales Office”)</p> <p>香港九龍觀塘巧明街 100 號 Landmark East 安盛金融大廈 17 樓 (「售樓處」)</p>	<p><b><u>Batch B</u></b> <b>第 B 批次</b></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:	152	
	113 (Batch A, 第 A 批次)	39 (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><b><u>Batch A</u></b> <b>第 A 批次</b></p> <p>The following unit(s) in Tower 1A of Tower 1: 以下在第 1 座之第 1A 座的單位: 5C, 5E, 6E, 6F, 6H, 7E, 7F, 7H, 8C, 8F, 8H, 9F, 9H, 10E, 10F, 10H, 11C, 11E, 11F, 12D, 12E, 12F, 15C, 15E, 16C, 16E, 17B, 17C, 17D, 17E, 18E, 19C, 19E</p> <p>The following unit(s) in Tower 1B of Tower 1: 以下在第 1 座之第 1B 座的單位: 5B, 5G, 6F, 6G, 7G, 8G, 9G, 11G, 12G, 15G, 16G, 17A, 17G, 18A, 18C, 18G, 19A, 19C, 19G</p> <p>The following unit(s) in Tower 2A of Tower 2: 以下在第 2 座之第 2A 座的單位: 1F, 1G, 2D, 2G, 3C, 3G, 5A, 5G, 6A, 6G, 7A, 7G, 8G, 9A, 9C, 9G, 10A, 10G, 11A, 11G, 12A, 16A, 17A, 18A, 19A</p> <p>The following unit(s) in Tower 2B of Tower 2: 以下在第 2 座之第 2B 座的單位: 1D, 1G, 1H, 2D, 2G, 3G, 5G, 6B, 7B, 7C, 7G, 8B, 8C, 9B, 9C, 9G, 10B, 10C, 10G, 11C, 11B, 11G, 12B, 12C, 15B, 15C, 15G, 16B, 16C, 17B, 17C, 17G, 18B, 18C, 19B, 19C</p>	<p><b><u>Batch B</u></b> <b>第 B 批次</b></p> <p>The following unit(s) in Tower 1A of Tower 1: 以下在第 1 座之第 1A 座的單位: Duplex A on G/F &amp; 1/F 地下及 1 樓 A 複式單位 Duplex B on G/F &amp; 1/F 地下及 1 樓 B 複式單位 Duplex C on G/F &amp; 1/F 地下及 1 樓 C 複式單位 Duplex D on G/F &amp; 1/F 地下及 1 樓 D 複式單位 Duplex F on G/F &amp; 1/F, 地下及 1 樓 F 複式單位 Duplex G on G/F &amp; 1/F, 地下及 1 樓 G 複式單位 Duplex H on G/F &amp; 1/F, 地下及 1 樓 H 複式單位 5A, 5F, 5G, 5H, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 15A, 16A, 17A, 18A, 19A, 20A, 20B</p> <p>The following unit(s) in Tower 1B of Tower 1: 以下在第 1 座之第 1B 座的單位: Duplex A on G/F &amp; 1/F 地下及 1 樓 A 複式單位 Duplex B on G/F &amp; 1/F 地下及 1 樓 B 複式單位 Duplex C on G/F &amp; 1/F 地下及 1 樓 C 複式單位 5F, 20A, 20C</p> <p>The following unit(s) in Tower 2A of Tower 2: 以下在第 2 座之第 2A 座的單位: Flat A on G/F 地下 A 單位 5B, 20A, 20B, 20E</p> <p>The following unit(s) in Tower 2B of Tower 2: 以下在第 2 座之第 2B 座的單位: Flat A on G/F 地下 A 單位 20A, 20C</p>	

Note:

For the description of the specified residential properties, the number refers to the floor of the residential property as stated in Price List, and the alphabet refers to the unit as stated in Price List.

備註：

在指明住宅物業的描述當中，數字代表價單上物業的樓層，英文字母代表價單上物業的單位。

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 A**  
**第 A 批次**

**1. Registration**  
**登記**

- a) Registrants must submit the following in person to:-  
17/F, AXA Tower, Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong (“Sales Office”) during the period from the date of release of price list(s) of the specified residential properties to 5:00 pm on 7 September 2019 :  
登記人須於有關指明住宅物業的價單公佈日起至 2019 年 9 月 7 日下午 5 時正到香港九龍觀塘巧明街 100 號 Landmark East 安盛金融大廈 17 樓 (「售樓處」) 親身遞交：
- (i) The Registration of Intent duly completed and signed by each registrant;  
已填妥及已由每名登記人簽署的「購樓意向登記」；  
(The Registration of Intent can be collected at the Sales Office 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售樓處索取。)
  - (ii) The Registration of Intent shall be accompanied with one or up to three cashier’s order(s). The number of specified residential properties a registrant intends to purchase shall be equal to the number of cashier’s order(s) he/she/it has submitted, and in any event, each registration can only purchase up to a maximum of three (3) specified residential properties. For the purpose of the balloting as mentioned below, every valid Registration of Intent shall be allotted a registration number. The amount of each cashier’s order shall be HK\$100,000. The cashier’s order shall be payable to “Kao, Lee & Yip Solicitors”;  
「購樓意向登記」須附有一張或最多三張本票。登記人認購指明住宅物業的數目應等於其遞交之本票數目，及在任何情況下，同一登記可認購最多三個指明住宅物業。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。每張本票面額為港幣\$100,000，抬頭人為「高李葉律師行」；
  - (iii) 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；
  - (iv) 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；
  - (v) If the registrant is a group of individuals, a copy of each of such individuals’ H.K.I.D. Card/Passport has to be submitted;  
若登記人為個人的組合，應遞交每一成員的香港身份證/護照副本；

- (vi) Late submission or submission outside the Office Hour of Sales Office# will not be accepted. The Registrant of Intent is personal to the registrant and shall not be transferable. #Office Hour of Sales Office means from 11:00 a.m. to 8:00 p.m. on Monday to Sunday (excluding any day on which typhoon signal no.8 or above or Black Rainstorm Signal is hoisted)  
逾期或在售樓處辦公時間#以外遞交的恕不受理。「購樓意向登記」只適用於登記人本人及不能轉讓。#售樓處辦公時間指星期一至星期日由上午 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 Registrations of Intent to be submitted**

可遞交「購樓意向登記」的數目

- (i) A maximum of one (1) Registration of Intent duly completed and signed by the Registrant(s) can be submitted by the same registrant. Duplicated submission will not be accepted;  
同一登記人只可遞交最多 1 份購樓意向登記，重複遞交將不會受理；
- (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(s) of Intent jointly with individual(s) without immediate family\* relationship with him/her;  
若登記人為個人及已以自己名義遞交「購樓意向登記」，此登記人不可再與沒有家人\*關係的個人組成的組合遞交「購樓意向登記」；
- (iii) All Non-family Group Registrants\*\* with any individual(s) as common members cannot submit, in aggregate, more than two (2) Registrations of Intent; and  
有一個或多個共同成員的非家人組合登記人\*\*一起計算不可遞交多於兩份的「購樓意向登記」；及
- (iv) The restriction stated in (iii) above is not applicable to Family Group Registrants\*\*\*.  
上述(iii)的限制並不適用於家人組合登記人\*\*\*。

\* 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。

\*\* for the purpose of this sales arrangements, a Non-family Group Registrant shall mean a registrant which is a group of two or more individuals without immediate family\* relationship between them.  
就本銷售安排而言，非家人組合登記人是指由沒有家人\*關係的個人組成的登記人。

\*\*\* for the purpose of this sales arrangements, a Family Group Registrant shall mean a registrant which is a group of two or more individuals with immediate family\* relationship between them.  
就本銷售安排而言，家人組合登記人是指由有家人\*關係的個人組成的登記人。

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

**抽籤及揀樓 - 出售日期首日：**

- a) 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；
- b) On the First Date of the Sale, a person who has already submitted Registration(s) of Intent (a “**Registrant**”) shall attend Sales Office in person between 9:00 a.m. to 10:00 a.m. 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 Registrant being a group of individuals, original H.K.I.D. Card/passport of each member of the group, the original Receipt and blank cheque(s) OR
  - (iii) 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 時正攜同以下文件親臨售樓處報到以進行抽籤:-

- (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) 每一成員的香港身份證/護照正本、收據正本及空白支票(如登記人為個人的組合) 或
  - (iii) 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)。
- c) 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 Sales Office 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. The ballot results, including Registration Number and selection priority (“**Selection Priority**”) shall be posted at Sales Office. 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 時後於售樓處進行，以決定揀選指明住宅物業的優先次序。抽籤將以收據上的「登記號碼」進行。抽籤結果，包括「登記號碼」及揀樓次序(下稱「**揀樓次序**」)將即場於售樓處公布。登記人將不獲另行通知抽籤結果；
- d) The Registrants shall proceed to select the specified residential properties which are still available in an orderly manner at the time of selection in the order of Selection Priority allotted to the Registration Numbers in accordance with balloting result. The order of the submission of Registration(s) of Intent will not have any impact on the order of priority for selecting the specified residential properties;  
登記人須根據抽籤決定的各「登記號碼」的「揀樓次序」之順序有秩序地揀選當時仍可供選擇的指明住宅物業。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；
- 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) The cashier’s order(s) submitted with that Registration of Intent will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque and/or cashier’s order(s) ) if the Registrant shall successfully purchase one or more specified residential properties;  
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 properties, that Registrant shall proceed to enter into the preliminary agreement(s) for the sale and purchase (“PASP”) in respect of the specified residential property(ies);  
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 which is a group of two or more individuals(s) may notify the Vendor on the spot to delete name(s) of individual(s) from the group 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);  
在簽署臨時買賣合約購入指明住宅物業前，個人組合的登記人可即場要求賣方刪除某些成員的名字；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；
- i) 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);  
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；
- j) Where a Registrant selects more than one (1) specified residential property:-
- (1) The purchaser of at least one (1) so selected specified residential property shall only be that Registrant (or any individual constituting that Registrant) **OR** that Registrant together with individual(s) with immediate family\* relationship with that Registrant whom that Registrant requests the Vendor on the spot to add as joint purchaser(s);
  - (2) The purchaser of each other so selected specified residential property shall only be that Registrant (or any individual constituting that Registrant) **OR** that Registrant (or any individual constituting that Registrant) together with individual(s) with immediate family\* relationship with that Registrant whom that Registrant requests the Vendor on the spot to add as joint purchaser(s) **OR** individual(s) with immediate family\* relationship with that Registrant whom that Registrant requests the Vendor on the spot to be the purchaser(s);
  - (3) That Registrant must provide the original(s) of the supporting document(s) to the satisfaction of the Vendor to prove the relevant relationship(s);
  - (4) The Vendor reserves its absolute right to determine whether or not a participant is a qualified immediate family member to the Registrant.

當登記人就一份「購樓意向登記」揀選多於一個指明住宅物業：

- (1) 最少一個指明住宅物業的買方必須為該登記人(或組成該登記人的任何人)或該登記人連同其即場向賣方要求加入為聯名買家的家人\*；
- (2) 每一其他揀選之指明住宅物業的買方必須為該登記人(或組成該登記人的任何人)或該登記人(或組成該登記人的任何人)連同其即場向賣方要求加入為聯名買家的家人\*或該登記人即場向賣方要求作為買方的家人\*；
- (3) 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；
- (4) 賣方保留最終權利決定有關人士是否為合資格的家人\*。

**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 balloting and 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 Sales Office. The Vendor does not accept any person queuing up before the Time of the Sale on the Dates of the Sale;

出售日期首日登記人完成抽籤及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售樓處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及指定出售時間前在抽籤場地輪候；

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

(i) Sales to be made on a first-come-first-served basis. Persons interested in purchasing must personally attend the Sales Office. The Vendor does not accept any person queuing up before the Time of the Sale on the Dates of the Sale; and

以先到先得形式發售。有意認購的人士必須親臨售樓處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及出售時間前在售樓處輪候；及

(ii) 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。

**4. Disputes and others**  
**爭議及其他**

a) In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person; and

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；及

b) 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。

**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 8 September 2019 to 31 December 2019 (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 2019 年 9 月 8 日至 2019 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  
香港九龍觀塘巧明街 100 號 Landmark East 安盛金融大廈 17 樓

Date of issue 發出日期：4-9-2019