

Information on Sales Arrangements

銷售安排資料

Sales Arrangements No. 1  
銷售安排第 1 號

<p><b>Name of the Phase of the Development:</b> 發展項目期數名稱：</p>	<p>Phase 4A of Phase 4 (“LA MONTAGNE”) of THE SOUTHSIDE 港島南岸的第 4 期 (「海盈山」) 的第 4A 期</p>	
<p><b>Date of the Sale:</b> 出售日期：</p>	<p>Batch A 第 A 批次</p> <p>From 15 July 2023 由 2023 年 7 月 15 日起</p>	<p>Batch B 第 B 批次</p> <p>Every Monday and Thursday from 17 July 2023 until 28 December 2023 (both days inclusive) 由 2023 年 7 月 17 日起至 2023 年 12 月 28 日 (包括首尾兩天) 的每個星期一及星期四</p> <p>Every Monday, Wednesday and Friday from 1 January 2024 until 31 May 2024 (both days inclusive) 由 2024 年 1 月 1 日起至 2024 年 5 月 31 日 (包括首尾兩天) 的每個星期一、星期三及星期五</p> <p>Every Monday, Wednesday and Friday from 3 June 2024 until 31 October 2024 (both days inclusive) 由 2024 年 6 月 3 日起至 2024 年 10 月 31 日 (包括首尾兩天) 的每個星期一、星期三及星期五</p> <p>(each such Date of the Sale of Batch B is referred to as a “<b>Tender Date</b>”) (上述每一第 B 批次的出售日期稱為 (「<b>招標日</b>」))</p> <p>(Note : Please refer to “Batch B” below) (注意: 請參閱下文「第 B 批次」)</p>
<p><b>Time of the Sale:</b> 出售時間：</p>	<p><u>On 15 July 2023 (“the First Date of Sale”):</u> From 9 a.m. to 7 p.m.</p> <p><u>From 16 July 2023 and thereafter:</u> From 11 a.m. to 7 p.m. daily</p> <p><u>2023 年 7 月 15 日 (「出售首日」):</u> 由上午 9 時至下午 7 時</p> <p><u>由 2023 年 7 月 16 日起:</u> 每日由上午 11 時至下午 7 時</p>	<p>Commencement time of tender: 11 a.m. on each Tender Date</p> <p>Closing time of tender: 3 p.m. on each Tender Date</p> <p>招標開始時間: 每個招標日的上午 11 時</p> <p>招標截止時間: 每個招標日的下午 3 時</p> <p>(Note : Please refer to “Batch B” below) (注意: 請參閱下文「第 B 批次」)</p>

<b>Place where the sale will take place:</b> 出售地點：	3/F, Kerry Centre, 683 King's Road, Quarry Bay, Hong Kong ("Sales Office") 香港鰂魚涌英皇道 683 號嘉里中心 3 樓 (下稱「售樓處」)  17/F, Kerry Centre, 683 King's Road, Quarry Bay, Hong Kong ("Additional Venue") 香港鰂魚涌英皇道 683 號嘉里中心 17 樓 (下稱「額外場地」)	
<b>Number of specified residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的數目	115	
	108 (Batch A, 第 A 批次)	7 (Batch B, 第 B 批次)
<b>Description of the specified residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的描述：		
<p>Batch A 第 A 批次</p> <p>The following units in Tower 2 (2A):          以下在第 2 座(2A)的單位：          6A, 7A, 8A, 9A, 10A, 11A, 18A, 19A, 20A, 21A, 22A, 23A, 6B, 7B, 8B, 9B, 10B, 11B, 18B, 19B, 20B, 21B, 22B, 23B, 6E, 7E, 8E, 9E, 10E, 11E, 18E, 19E, 20E, 21E, 22E, 23E, 28E, 29E, 35E, 36E, 37E, 38E, 6G, 7G, 8G, 9G, 10G, 11G, 18G, 19G, 20G, 21G, 22G &amp; 23G</p> <p>The following units in Tower 2 (2B):          以下在第 2 座(2B)的單位：          6A, 7A, 8A, 9A, 10A, 11A, 12A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, 28B, 29B, 30B, 31B, 32B, 33B, 35B, 36B, 26C, 27C, 28C, 29C, 36C, 37C, 11F, 12F, 15F, 16F, 17F, 18F, 19F &amp; 20F</p>	<p>Batch B 第 B 批次</p> <p>The following units in Tower 2 (2B):          以下在第 2 座(2B)的單位：          29A, 30A, 31A, 32A, 33A, 35A &amp; 36A</p>	
<b>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:</b> 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：		
<b>Batch A</b> <b>第 A 批次</b>		
<b><u>PART 1 第 1 部分 –</u></b>		
<b><u>Procedures for the First Date of Sale:</u></b> <b><u>出售首日的程序：</u></b>		
<b>(I) <u>Abstract</u></b> <b><u>摘要</u></b>		
On the First Date of Sale, the sale of the specified residential properties will be divided into 3 sessions and will be proceeded in the following order, namely Session A1, followed by Session A2 and then followed by Session B:		

於出售首日當日，指明住宅物業將會分 3 節出售，並按以下順序進行：第 A1 節，然後第 A2 節，再後第 B 節：

Session 節	Specified residential properties that will be offered to be sold in the Session 將在該節提供出售的指明住宅物業	Rules for selecting specified residential properties applicable to the Session 適用於該節的揀選指明住宅物業的規則	Additional Rules 額外規則
A1	<p>The following specified residential properties only: 只限以下指明住宅物業:</p> <p>The following units in Tower 2 (2A): 以下在第 2 座 (2A) 之單位： 10A, 11A, 18A, 19A, 22A, 23A, 10B, 11B, 18B, 19B, 22B, 23B, 10E, 11E, 18E, 19E, 22E, 23E, 28E, 29E, 35E, 36E, 37E, 38E, 10G, 11G, 18G, 19G, 20G, 21G, 22G &amp; 23G</p> <p>The following units in Tower 2 (2B): 以下在第 2 座 (2B) 之單位： 6A*, 7A*, 8A*, 9A*, 10A*, 11A*, 12A*, 15A*, 16A*, 17A*, 18A*, 19A*, 20A*, 21A*, 22A*, 23A*, 6B#, 7B#, 8B#, 9B#, 10B#, 11B#, 12B#, 15B#, 16B#, 17B#, 18B#, 19B#, 20B#, 21B#, 22B#, 23B#, 28B#, 29B#, 30B#, 31B#, 32B#, 33B#, 35B#, 36B#, 26C*, 27C*, 28C*, 29C*, 36C*, 37C*, 11F, 12F, 15F, 16F, 17F, 18F, 19F &amp; 20F</p> <p>(The units above are defined as “<b>Session A1 Units</b>”) (以上的單位均稱為「<b>第 A1 節單位</b>」)</p> <p>* denotes the relevant unit is a three-bedroom unit. * 代表相關單位為三房單位。</p> <p># denotes the relevant unit is a specified two-bedroom unit. # 代表相關單位為兩房指定單位。</p>	<p>Each Session A1 Registrant and his/her Additional Registrant(s) (as hereinafter defined) (if any) must purchase at least two (2) and at most four (4) Session A1 Units in which there must be at least one (1) three-bedroom unit or one (1) specified two-bedroom unit included in Session A1 Units.</p> <p>每名 A1 節登記人及其一名或多於一名外加登記人(見下文定義)(如有)必須合共購買不少於 2 個及不多於 4 個第 A1 節單位，其中最少 1 個須屬第 A1 節單位之三房單位或兩房指定單位。</p>	<ol style="list-style-type: none"> <li>Any Session A1 Units not purchased in Session A1 (if any) will be made available for sale in Session A2.</li> <li>If the number of the Session A1 Units remaining available for selection and purchase is such that the “Rules for selecting specified residential properties” applicable to Session A1 cannot be satisfied, then Session A1 will end immediately.</li> </ol> <ol style="list-style-type: none"> <li>任何第 A1 節單位於第 A1 節未被購買(如有)將會於第 A2 節以供出售。</li> <li>如在第 A1 節餘下可供選購的第 A1 節單位數目不能滿足適用於第 A1 節的”揀選指明住宅物業的規則”，則第 A1 節將會立即完結。</li> </ol>

<p>A2</p>	<p>All remaining Session A1 Unit(s) (if any) which are still available for sale after completion of Session A1.</p> <p>在第 A1 節完結後，所有剩餘仍可出售的第 A1 節單位(如有)。</p> <p>(The units above are defined as “<b>Session A2 Units</b>”) (以上的單位均稱為「<b>第 A2 節單位</b>」)</p> <p>For the avoidance of doubt, if the remaining Session A1 Unit(s) (if any) include(s) any specified two-bedroom unit of Session A1 Units, such specified two-bedroom unit(s) will be regarded as specified two-bedroom unit(s) of Session A2 Units in Session A2.</p> <p>為免生疑問，如剩餘仍可出售的第 A1 節單位(如有)包含任何屬第 A1 節單位之兩房指定單位，該(等)兩房指定單位將於第 A2 節被視為第 A2 節單位之兩房指定單位。</p>	<p>Each Session A2 Registrant and his/her Additional Registrant(s) (as hereinafter defined) (if any) must purchase in total:-</p> <p>(i) at least one (1) three-bedroom unit or one (1) specified two-bedroom unit included in Session A2 Units; OR</p> <p>(ii) at least two (2) Session A2 Units;</p> <p>and at most two (2) Session A2 Units.</p> <p>每名 A2 節登記人及其一名或多於一名外加登記人(見下文定義)(如有)必須合共購買:-</p> <p>(i) 最少 1 個屬第 A2 節單位之三房單位或兩房指定單位；或</p> <p>(ii) 不少於 2 個第 A2 節單位；</p> <p>並且不多於 2 個第 A2 節單位。</p>	<p>1. Any Session A2 Units not purchased in Session A2 (if any) will be made available for sale in Session B.</p> <p>2. If the number of the Session A2 Units remaining available for selection and purchase is such that the "Rules for selecting specified residential properties" applicable to Session A2 cannot be satisfied, then Session A2 will end immediately.</p> <p>1. 任何第 A2 節單位未被購買(如有)將會於第 B 節以供出售。</p> <p>2. 如在第 A2 節餘下可供選購的第 A2 節單位數目不能滿足適用於第 A2 節的"揀選指明住宅物業的規則"，則第 A2 節將會立即完結。</p>
<p>B</p>	<p>All remaining Session A2 Unit(s) (if any) which are still available for sale after completion of Session A2 and the following specified residential properties:</p>	<p>Each Session B Registrant and his/her Additional Registrant(s) (as hereinafter defined) (if any) must purchase in total at least one (1) Session B Unit and at most two (2) Session B Units. If only one (1) unit is purchased, the Session B</p>	<p>If there is no Session B Unit available for selection and purchase, then Session B will end immediately.</p>

	<p>在第 A2 節完結後，所有剩餘仍可出售的第 A2 節單位(如有)及以下指明住宅物業:</p> <p>The following units in Tower 2 (2A): 以下在第 2 座 (2A)之單位： 6A, 7A, 8A, 9A, 20A, 21A, 6B, 7B, 8B, 9B, 20B, 21B, 6E, 7E, 8E, 9E, 20E, 21E, 6G, 7G, 8G &amp; 9G</p> <p>(The units above are defined as “<b>Session B Units</b>”) (以上的單位均稱為「<b>第 B 節單位</b>」)</p>	<p>Registrant shall only purchase in his/her name.</p> <p>每名 B 節登記人及其一名或多於一名外加登記人(見下文定義)(如有)必須合共購買最少 1 個第 B 節單位並且不多於 2 個第 B 節單位。如只購買一個單位，B 節登記人只能以其名義購入。</p>	<p>如沒有第 B 節單位可供選購，則第 B 節將會立即完結。</p>
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#### General Provisions

- For the purpose of this Information on Sales Arrangements, at most two (2) Registrations of Intent in Session A1, at most two (2) Registrations of Intent in Session A2 and at most three (3) Registrations of Intent in Session B may be submitted by a registrant respectively. A “registrant” means an individual, a company or a combination of one or more individual(s) and/or one or more company(ies). No extra submission of Registration of Intent will be accepted. The decision of the Vendor in this respect shall be final and binding on the Registrant. If a person or a company has submitted a Registration of Intent (whether in his/her/its sole name or in joint name with other person(s) and/or company(ies)), that person or that company may not be the Registrant or a person or a company comprising the Registrant under another Registration of Intent under a different combination. For the purpose of illustration, (i) if a person A has submitted one or two Registration(s) of Intent in his/her sole name, that person A cannot submit another Registration of Intent in joint name with another person B; and (ii) if a person A has submitted one or two Registration(s) of Intent in joint name with another person B, that person A cannot submit another Registration of Intent in his/her sole name or in joint name with a third person C or in joint name with person B and person C.
- Companies not incorporated in Hong Kong are not eligible to purchase any of the specified residential properties in the Phase in this Information on Sales Arrangements.
- The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office and check-in venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office and check-in venue.

#### 一般條款

- 就此銷售安排資料而言，每名登記人只能於第 A1 節及第 A2 節各遞交最多兩份購樓意向登記及於第 B 節遞交最多三份購樓意向登記。「登記人」指一名個人、一間公司或任何一名或多於一名個人及/或一間或多於一間公司的組合。多出的購樓意向登記將不被接受，賣方對此有最終決定權，該等決定對登記人有約束力。如一名人士或一間公司為一份購樓意向登記下之登記人或組成登記人之其中一人或一間公司，該人士或該公司不得以不同組合作為另一份購樓意向登記下之登記人或組成登記人之其中一人或其中一間公司。舉例：(1)如 A 君以個人名義遞交一份或兩份購樓意向登記，A 君不得再與 B 君以聯名名義遞交另一份購樓意向登記；及 (2)如 A 君與 B 君以聯名名義遞交一份或兩份購樓意向登記，A 君不得再以個人名義或與 C 君以聯名名義或與 B 君及 C 君以聯名名義遞交另一份購樓意向登記。

2. 不接受任何在香港以外註冊成立的公司購買本銷售安排資料所列之任何期數指明住宅物業。
3. 賣方可能不時於售樓處及報到場地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，可能會被拒絕進入售樓處及報到場地。

## (II) Registration 登記

### Procedure of submission of Registration of Intent for Session A1, Session A2 and Session B 第 A1 節、第 A2 節及第 B 節遞交購樓意向登記程序

1. All registrant(s) (if the registrant is a company, then any one of its directors) must attend the Sales Office either personally or by the authorized representative to submit the following at or before 3 p.m. one day before the First Date of Sale (“**the Deadline of Submission**”):-
    - i. the Registration of Intent duly completed and signed by the registrant(s) (the forms of Registration of Intent are available for collection at the Sales Office before the Deadline of Submission);
    - ii. each Registration of Intent shall be accompanied with a cashier order/cheque for each Registration of Intent and each cashier order/cheque shall be in the amount of HK\$100,000 and made payable to “Deacons” or “的近律師行”.
    - iii. (if the registrant is or comprises individual(s)) copy(ies) of the H.K.I.D. Card(s) or Passport(s) of (each person comprising) the registrant or (if the registrant is a company) copies of the valid Business Registration Certificate, Certificate of Incorporation, Certificate of Change of Name (if any) and the latest Annual Return of the registrant and the H.K.I.D. Card(s) or Passport(s) of the director(s) of the registrant.
  2. The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties.
  3. Late submission of Registration of Intent will not be accepted. The Registration of Intent is personal to the registrant and shall not be transferrable.
  4. Subject to the terms of the latest Information on Sales Arrangements of the Phase to be issued by the Vendor from time to time, any Registration of Intent (including the Registration of Intent in Session A1, Session A2 and Session B) successfully submitted before the Deadline of Submission as specified in this Information on Sales Arrangements No.1 which has not been used to purchase any specified residential property(ies) under this Information on Sales Arrangements No.1 and the unused cashier order(s)/cheque(s) submitted thereunder has/have not been collected under paragraph 7 of Section (IV) below may be included in the balloting under the subsequent Information on Sales Arrangements of the Phase issued or to be issued by the Vendor from time to time without the registrant completing registration or submitting cashier order(s)/cheque(s) or other documents again. Insofar as Session B is concerned, if a Session B Registrant has successfully purchased one specified residential property in his/her own name during Session B under this Information on Sales Arrangements No.1, all two of the Registrations of Intention in Session B submitted by him/her will be regarded as used and will not be included in the balloting under the subsequent Information on Sales Arrangements.
1. 所有登記人（如登記人為公司，則該公司任何一位董事）須於出售首日前一天下午 3 時（下稱「**遞交截止時間**」）或之前親臨或經其獲授權代表到售樓處遞交 :-
    - i. 已填妥及由登記人簽署的購樓意向登記（購樓意向登記表格可於遞交截止時間前於售樓處領取）；
    - ii. 每份購樓意向登記須附有 1 張本票或支票，每張本票或支票金額為港幣\$100,000 及抬頭人為「的近律師行」或「Deacons」。

iii. (如登記人為個人或由個人組成) 登記人(或組成登記人的每名人士)的香港身份證或護照副本,或(如登記人為公司)登記人的有效商業登記證、公司註冊證書、公司更改名稱註冊證書(如有)、最新的周年申報表和董事的香港身份證或護照副本。

2. 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。
3. 逾期遞交之購樓意向登記恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。
4. 受限於賣方不時發出有關期數的最新銷售安排資料之條款,任何於本銷售安排資料第 1 號指明之遞交截止時間前成功遞交之購樓意向登記(包括第 A1 節,第 A2 節及第 B 節的購樓意向登記)如未有被用於本銷售安排資料第 1 號下的出售購入任何指明住宅物業,而就該購樓意向登記遞交及未使用的本票或支票亦未有按下文第(IV)部分第 7 段被取回,則該登記可被納入賣方其後不時發出有關期數的銷售安排資料下的抽籤程序,而該登記人無須重新登記或遞交本票或支票或其他文件。就第 B 節而言,如一名 B 節登記人於本銷售安排資料第 1 號下的第 B 節出售中以其名義成功購入一個指明住宅物業,其遞交的兩份第 B 節購樓意向登記均會被視為已用,亦不會被納入其後的銷售安排資料下的抽籤程序。

**(III) Procedure of balloting and the Announcement of balloting results for Session A1, Session A2 and Session B**  
**第 A1 節、第 A2 節及第 B 節的抽籤及公布抽籤結果程序**

(a) For Session A1 and Session A2 only  
只適用於第 A1 節及第 A2 節

1. Registrants in respect of each Session shall attend the check-in venue according to the “check-in timeslot for each Session” which will be posted at the Sales Office and on the website (<https://www.lamontagne.com.hk/phase4A>) designated by the Vendor for the Phase on 14 July 2023.
2. For the purpose of verification of identity, the registrant must bring along:
  - i. the original official receipt of valid Registration of Intent; and
  - ii. his/her/their original H.K.I.D. Card(s) / Passport(s) (if the registrant is or comprises individual(s)); and
  - iii. copies of the Business Registration Certificate, the Certificate of Incorporation and the latest Annual Return of the registrant and original(s) of the H.K.I.D. Card(s)/Passport(s) of all director(s) of the company (if the registrant is or comprises company(ies)).
3. The order of priority for selection of the specified residential properties will be determined by balloting. The registrants whose identities have been confirmed and verified by the Vendor (referred to as “Eligible Prospective Purchaser” below) shall be eligible for participating in the balloting and selecting specified residential properties. Registrants in respect of each Session who arrive at the check-in venue beyond “check-in timeslot for each Session” shall not be eligible to participate in the balloting, selection and purchase of specified residential properties.
4. The balloting will take place at the check-in venue after verification. Balloting will be carried out by computer. Every valid Registration of Intent submitted by the Eligible Prospective Purchaser shall be allotted one lot. Eligible Prospective Purchasers will not be separately notified of the ballot results.
5. The Vendor shall not be responsible to the Eligible Prospective Purchasers for any error or omission contained in the ballot procedure and/or results.
1. 每節的登記人須根據賣方公佈之相關“每節報到時段”到達報到場地。“每節報到時段”將於 2023 年 7 月 14 日於售樓處及賣方為期數指定的互聯網網站的網址 (<https://www.lamontagne.com.hk/phase4A>) 公布。

2. 為核實身份的目的，登記人必須攜同其
    - i. 有效的購樓意向登記的正式收據正本; 及
    - ii. 香港身份證 / 護照正本(如登記人為或包括個人); 及
    - iii. 商業登記證、公司註冊證書及最新的周年申報表副本和所有董事的香港身份證或護照正本(如登記人為或包括公司)。
  3. 選擇指明住宅物業的次序將以抽籤方式決定。經賣方確認並核實身份之登記人 (下文稱為「合資格準買家」) 方有資格參與抽籤及揀選指明住宅物業。於其“每節報到時段”以外的時間才到達報到場地的登記人將不享有抽籤、揀選及選購指明住宅物業的資格。
  4. 抽籤程序將於核實身份後於報到場地進行。抽籤將以電腦進行。每一份由合資格準買家提交的有效的購樓意向登記可獲分配 1 個籌。合資格準買家將不獲另行通知抽籤結果。
  5. 如抽籤過程及/或結果有任何錯誤或遺漏，賣方無須向合資格準買家承擔任何責任。
- (b) For Session B only  
只適用於第 B 節

The order of priority for selection of the specified residential properties will be determined by balloting.

1. First round balloting
  - i. The first round balloting will take place at 6:00 p.m. on 14 July 2023 at the Sales Office for the purposes of dividing all the registrants of Session B into one or more group(s) for easy crowd management purpose.
  - ii. Balloting will be carried out by computer. All valid Registrations of Intent submitted by the registrants of Session B will be automatically included in the balloting. Registrants of Session B are not required to attend the balloting procedure.
  - iii. After the first round balloting, the registrants of Session B will be divided into groups and the registrants in each group will be eligible to participate in the second round balloting which will take place in batches.
  - iv. The results of the first round balloting, including “registration number”, “division of group”, “check-in timeslot for each group of Session B” will be posted by the Vendor at the Sales Office and on the website ([www.lamontagne.com.hk/phase4A](http://www.lamontagne.com.hk/phase4A)) designated by the Vendor for the Phase after completion of the first round balloting. Registrants will not be separately notified of the ballot results.
2. Second round balloting
  - i. The second round balloting will take place on 15 July 2023 in batches for different groups at the check-in venue at such time(s) as posted by the Vendor. Registrants of Session B shall attend the check-in venue according to “check-in timeslot for each group of Session B” posted by the Vendor. Registrants of Session B who arrive at the check-in venue beyond “check-in timeslot for each group of Session B” shall not be eligible to participate in the second round balloting, selection or purchase of specified residential properties.
  - ii. For the purpose of verification of identity, the registrant must bring along
    - (I) the original official receipt of valid Registration of Intent; and
    - (II) his/her/their original H.K.I.D. Card(s) / Passport(s) (if the registrant is or comprises individual(s)); and
    - (III) copies of the Business Registration Certificate, the Certificate of Incorporation and the latest Annual Return of the registrant and original(s) of the H.K.I.D. Card(s)/Passport(s) of all director(s) of the company (if the registrant is or comprises company(ies)).
  - iii. The registrants of Session B whose identities have been confirmed and verified by the Vendor (referred to as “Eligible Prospective Purchaser of Session B” below) shall be eligible for participating in the second round balloting to determine the order of priority for selection of the specified residential properties.
  - iv. Balloting will be carried out by computer. Every valid Registration of Intent submitted by Eligible Prospective Purchaser of Session B shall be allotted one lot. All valid Registrations of Intent will be



automatically included in the balloting. Eligible Prospective Purchasers of Session B will not be separately notified of the ballot results.

- v. The Vendor shall not be responsible to the Eligible Prospective Purchasers of Session B for any error or omission contained in the ballot procedure and/or results.

選擇指明住宅物業的次序將以抽籤方式決定。

1. 第一輪抽籤

- i. 第一輪抽籤程序將於 2023 年 7 月 14 日下午 6 時於售樓處進行，以將所有第 B 節登記人分為一個或多個組別以方便人群管理。
- ii. 抽籤將以電腦進行。所有由第 B 節登記人提交的有效的購樓意向登記將會自動被納入抽籤。第 B 節登記人無須出席抽籤程序。
- iii. 經過第一輪抽籤後，第 B 節登記人會被分為不同組別，於不同時段參與分階段進行的第二輪抽籤程序。
- iv. 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「第 B 節每組別報到時段」於售樓處及賣方為期數指定的互聯網網站 ([www.lamontagne.com.hk/phase4A](http://www.lamontagne.com.hk/phase4A)) 公布。登記人將不獲另行通知抽籤結果。

2. 第二輪抽籤

- i. 第二輪抽籤程序將於 2023 年 7 月 15 日根據賣方公布之時間依不同組別於報到場地分階段進行。第 B 節登記人須根據賣方公布之“第 B 節每組別報到時段”到達報到場地。於其“第 B 節每組別報到時段”以外的時間才到達報到場地的第 B 節登記人將不享有抽籤、揀選及選購指明住宅物業的資格。
- ii. 為核實身份的目的，登記人必須攜同其
  - (I) 有效的購樓意向登記的正式收據正本; 及
  - (II) 香港身份證 / 護照正本(如登記人為或包括個人); 及
  - (III) 商業登記證、公司註冊證書及最新的周年申報表副本和所有董事的香港身份證或護照正本(如登記人為或包括公司)。
- iii. 經賣方確認並核實身份之第 B 節登記人(下文稱為「第 B 節合資格準買家」)方有資格參與第二輪抽籤決定揀選指明住宅物業的次序。
- iv. 抽籤將以電腦進行。每一份由第 B 節合資格準買家提交的有效的購樓意向登記可獲分配 1 個籌。所有有效的購樓意向登記將會自動被納入抽籤。第 B 節合資格準買家將不獲另行通知抽籤結果。
- v. 如抽籤過程及/或結果有任何錯誤或遺漏，賣方無須向第 B 節合資格準買家承擔任何責任。

**(IV) Procedure on the First Date of Sale (applicable to Session A1, Session A2 and Session B, subject to and in compliance with the rules set out in the Abstract in Section (I))**  
**於出售首日的程序 (適用於第 A1 節、第 A2 節及第 B 節，惟受限於及須遵守第(I)部分摘要的規則)**

1. After verification of the identity of the registrants by the Vendor,
  - (a) The registrants shall, at the Sales Office or the Additional Venue (if applicable), proceed to select the specified residential properties which are still available at the time of selection according to the order of priority in respect of his relevant Registration of Intent and in an orderly manner and within reasonable time.
  - (b) A registrant (“**the First Registrant**”) may notify the Vendor on spot to select the specified residential properties which are still available together with one or more registrant(s) who each holds a valid Registration of Intent for the same Session (i.e. Session A1, Session A2 or Session B) but is allocated with a later order of priority (“**the Additional Registrant**”), provided that each Additional Registrant:
    - i. must be a registrant who has submitted a Registration of Intent in the same Session; and
    - ii. must be a family member (as defined below) to the First Registrant or (if the First Registrant comprises more than one individual) mutual family member(s) to all individuals listed as the First

Registrant under the relevant Registration of Intent and subject to the provision of adequate proof of such relationship by the First Registrant to the Vendor's satisfaction.

The Vendor may accept or reject the request regarding the Additional Registrant and the Vendor's determination shall be final.

- (c) The First Registrant and the Additional Registrant shall select and purchase specified residential property(ies) in compliance with the rules set out in the Abstract in Section (I), otherwise the order of priority of the First Registrant and the Additional Registrant shall lapse automatically and they will no longer be eligible to select and/or purchase any specified residential property under the relevant Registrations of Intent.
2. If the First Registrant and the Additional Registrant(s) has/have successfully selected any of the specified residential properties in compliance with the rules set out in the Abstract in Section (I), the First Registrant and the Additional Registrant(s) shall enter into Preliminary Agreement(s) for Sale and Purchase of all of the selected specified residential property(ies) at the Sales Office or the Additional Venue (if applicable). In respect of each Registration of Intent, subject to the rules set out in the Abstract in Section (I), the purchaser(s) of at least 1 of the specified residential property(ies) selected and purchased must be the First Registrant and the individual(s) added pursuant to paragraph 3 of this Section (IV) (if any), and the purchaser(s) of the remaining specified residential property(ies) selected and purchased may be the First Registrant and/or the Additional Registrant and the individual(s) added pursuant to paragraph 3 of this Section (IV) (if any). If a registrant has made a selection of specified residential property(ies) as aforesaid, but for whatever reason is/are unable or refuse to sign the Preliminary Agreement for Sale and Purchase of any one of the selected specified residential properties, it will be deemed that the said registrant has given up his/her/its right to select and purchase the specified residential property(ies) in the relevant Session. In such event, such registrant will not be eligible to select any of the specified residential properties in that Session.
  3. Prior to the signing of the Preliminary Agreement for Sale and Purchase, the registrant may notify the Vendor on spot to add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase, provided that the additional individual(s) must be family member(s) to the registrant or (if the registrant comprises more than one individual) mutual family member(s) to all individuals listed as the registrant under the relevant Registration of Intent (the registrant must on spot produce proof of family relationship to the satisfaction of the Vendor). The Vendor may accept or reject the request to add the name and the Vendor's determination shall be final. For the purpose of this Information on Sales Arrangements, "family member(s)" means a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent's sibling, nephew or niece.
  4. For the avoidance of doubt, if a registrant is a combination of one or more individual(s) and/or one or more company(ies), the Vendor will not accept any request to remove the name of any individual and/or company from that registrant. If that registrant shall have successfully selected any of the specified residential properties, all individual(s) and/or company(s) constituting the registrant shall jointly enter into the Preliminary Agreement(s) for Sale and Purchase for all the selected specified residential property(ies) pursuant to paragraph 2 of this Section (IV).
  5. For each specified residential property purchased by the registrant, in addition to using the cashier order(s)/ cheque(s) submitted with the Registration of Intent, part of preliminary deposit in the sum of HK\$200,000 shall be paid by cashier order(s).

The registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to "Deacons" or "的近律師行" for payment of part of preliminary deposit of each of the specified residential property(ies) purchased by the registrant as stated above.

If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s)/ cheque(s) submitted with the Registration of Intent, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to "Deacons" or "的近律師行" in the amount of HK\$200,000 for payment of part of preliminary deposit of each extra specified residential property.

In case of any dispute, the decision of the Vendor shall be final and conclusive.

The cashier order(s)/cheque(s) submitted by the registrant shall be used for part payment of the preliminary deposit for purchase of the specified residential property(ies). The balance of the preliminary deposit shall be paid upon signing the Preliminary Agreement for Sale and Purchase by cheque(s).

6. Subject to the completion of the selection and purchase of the specified residential properties by persons in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis in accordance with the procedures set out in Part 2 below to any person who is 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 by any method (including balloting).
7. If a registrant has not purchased any specified residential property, the unused cashier order(s)/cheque(s) will be available for collection by the registrant at the Sales Office from 1 August 2023 to 8 August 2023 from 11:00 a.m. to 6:00 p.m.. The registrant must bring along :-
  - (a) the original official receipt of valid Registration of Intent; and
  - (b) his/her/their original H.K.I.D. Card(s) / Passport(s) (if the registrant is or comprises individual(s)); and
  - (c) copies of the Business Registration Certificate, the Certificate of Incorporation and the latest Annual Return of the registrant and original(s) of the H.K.I.D. Card(s)/Passport(s) of the director(s) of the company who attend the collection (if the registrant is or comprises company(ies)).
8. If the unused cashier order(s)/cheque(s) is/are to be collected by an authorized representative of the registrant, the authorized representative must bring along:-
  - (a) copy(ies) of the H.K.I.D. Card(s) / Passport(s) of the registrant (or each person comprising the registrant) or (if the registrant is or comprises company(ies)) copy(ies) of the Business Registration Certificate or the Certificate of Incorporation of the registrant;
  - (b) a valid authorization letter in a form prescribed by the Vendor duly completed and signed;
  - (c) an original and a copy of the H.K.I.D. Card / Passport of the authorized representative; and
  - (d) the original official receipt of valid Registration of Intent.

1. 經賣方確認並核實身份後，

- (a) 登記人須根據「優先次序」就其有關購樓意向登記有秩序地及於合理時間內於售樓處或額外場地(如適用)揀選於當時仍可供揀選的指明住宅物業。
- (b) 登記人(「首名登記人」)可即時通知賣方與一名或多於一名於同一節(即第A1節、第A2節或第B節)持有較後的優先次序之有效購樓意向登記的登記人(「外加登記人」)一同揀選於當時仍可供揀選的指明住宅物業，惟每名外加登記人
  - i. 必須為在同一節已經遞交有效購樓意向登記的登記人；及
  - ii. 必須為首名登記人的親屬(定義見下文)或(如首名登記人含有多於一個個人)於有關購樓意向登記上登記為首名登記人的所有個人的共同親屬，首名登記人須提供令賣方滿意的該親屬關係的證明。

賣方有權接納或拒絕有關外加登記人的要求，就此賣方的決定為最終。

- (c) 首名登記人及外加登記人須遵從第(I)部分摘要的規則，選購指明住宅物業，否則首名登記人及外加登記人之優先次序將自動失效，首名登記人及外加登記人將不再享有相關購樓意向登記下選購指明住宅物業的資格。

2. 如果首名登記人及外加登記人遵從第(I)部分摘要的規則成功揀選指明住宅物業，首名登記人及外加登記人須於售樓處或額外場地(如適用)簽署臨時買賣合約購買其揀選的所有指明住宅物業。就每份購樓意向登記而言，受限於第(I)部分摘要的規則，最少1間獲選購的指明住宅物業之買方必須為首名登記人及按照本第(IV)部分第3段規定增加的個人(如有)，其餘獲選購的指明住宅物業之買方則可以為首名登記人及/或外加登記人及按照本第(IV)部分第3段規定增加的個人(如有)。如某登記人已按上文揀選指明住宅物業，但因任何理由未能或拒絕簽署任何一

個已揀選之指明住宅物業的臨時買賣合約，該登記人將被視作放棄其在該節揀選及購買指明住宅物業的權利。在這種情況下，該登記人將不能繼續於該節揀選任何指明住宅物業。

3. 在簽署臨時買賣合約購買指明住宅物業前，登記人可即時通知賣方增加簽署臨時買賣合約的個人，惟屆時被加入的個人則必須為於登記人的親屬或(如登記人含有多於一個個人)於有關購樓意向登記上登記為登記人的所有個人的共同親屬(登記人須即場出示令賣方滿意的該親屬關係的證明)。賣方有權接納或拒絕加名的要求，就此賣方的決定為最終決定。就此銷售安排資料而言，「親屬」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母、外祖父母、孫子女、外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、侄子女或甥子女。
4. 為免生疑問，如登記人為多於一名個人及/或一間或多於一間公司的組合，賣方將不會接受任何從該登記人中刪去組成任何個人及/或公司名字的要求。如該登記人成功揀選指明住宅物業，組成該登記人的所有個人及/或公司必須根據本第(IV)部分第 2 段一同簽署臨時買賣合約購買其揀選的所有指明住宅物業。
5. 就登記人選購的每一個指明住宅物業，除使用隨購樓意向登記時附帶的本票／支票外，指明住宅物業的臨時訂金部份金額其中港幣\$200,000 須以本票支付。

登記人須即場額外向賣方補交足夠的本票，抬頭人須為「的近律師行」或「Deacons」，以支付以上訂明之登記人所購買的每個指明住宅物業的臨時訂金的部份金額。

如果登記人選購的指明住宅物業數目多於其為該部份遞交購樓意向登記時附有本票／支票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交足夠的本票，抬頭人須為「的近律師行」或「Deacons」，金額為港幣\$200,000，以支付每一額外指明住宅物業的臨時訂金的部份金額。

如有爭議，賣方所作的決定為最終及不可推翻。

登記人遞交的本票或支票將會作為購買指明住宅物業的部份臨時訂金，臨時訂金之餘額須在簽署臨時買賣合約時以支票支付。

6. 受限於以上程序完成選購指明住宅物業後，餘下仍可供出售之指明住宅物業(如有)將按以下第 2 部分之程序以先到先得形式出售。如有任何爭議，賣方保留絕對權利以任何方式(包括抽籤)分配任何餘下仍可供出售之指明住宅物業予任何人士。
7. 如登記人並無購入任何指明住宅物業，可於 2023 年 8 月 1 日至 2023 年 8 月 8 日上午 11 時至下午 6 時期間親臨售樓處取回未使用的本票或支票。登記人須攜同：
  - (a) 有效的購樓意向登記的正式收據正本；及
  - (b) 香港身份證 / 護照正本(如登記人為或包括個人)；及
  - (c) 商業登記證、公司註冊證書及最新的周年申報表副本和到場董事的香港身份證或護照正本(如登記人為或包括公司)。
8. 如登記人授權他人代其取回未使用的本票或支票，獲授權人士須攜同：
  - (a) 登記人(或構成登記人之每名人士)之香港身份證 / 護照副本或(登記人為或包括公司)登記人之有效商業登記證或公司註冊證書副本；
  - (b) 按賣方所規定的格式有效填妥及簽署的授權書；
  - (c) 獲授權人士之香港身份證 / 護照正本及副本；及
  - (d) 有效的購樓意向登記的正式收據正本。

## **PART 2 第 2 部分 –**

### **Procedure after Session B is ended**

#### **於第 B 節完結後的程序**

1. After Session B is ended, all the remaining specified residential properties (if any) will be offered for sale 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 interested person (including balloting).
2. Each of those person(s) or any one of the directors of each of the company(ies) incorporated in Hong Kong comprising the registrant must submit the following to the Sales Office after the end of Session B until 7:00 p.m. on 15 July 2023 or from 11:00 a.m. to 7:00 p.m. on a day of sale on or after 16 July 2023 in order to register for eligibility to the selection of the specified residential properties remaining to be sold:
  - (a) the Registration of Intent duly completed and signed by the registrant; and
  - (b) cashier order(s) in the amount of HK\$200,000 each (the number of cashier orders shall be same as the number of specified residential properties the registrant intends to purchase) made payable to “DEACONS” or “的近律師行” which shall be used for part payment of the preliminary deposit when purchasing a specified residential property. The balance of the preliminary deposit shall be paid upon signing the Preliminary Agreement for Sale and Purchase by cheque(s); and
  - (c) original(s) of the person’s H.K.I.D. Card(s) or Passport(s) (as the case may be) or (if the registrant is or comprises company(ies) incorporated in Hong Kong) original(s) of the H.K.I.D. Card(s) or Passport(s) of the director(s), and copies of Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of the company.
3. Companies not incorporated in Hong Kong are not eligible to purchase any of the specified residential properties in the Phase in this Information on Sales Arrangements.

1. 在第 B 節完結之後，所有餘下的指明住宅物業(如有)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分配任何指明住宅物業予任何有意購買的人士(包括抽籤)。
2. 組成登記人的每位人士及每間香港註冊成立的公司之任何一位董事登記人須於 2023 年 7 月 15 日第 B 節完結至晚上 7 時期間或於 2023 年 7 月 16 日及其後的出售日上午 11 時至晚上 7 時期間到售樓處遞交以下文件進行登記以取得參加揀選餘下仍有可銷售之指明住宅物業的資格：
  - (a) 已填妥及由每個登記人簽署的購樓意向登記；及
  - (b) 一張或多張(每張)港幣\$200,000 本票(本票數目須與登記人有意認購的指明住宅物業數目相同)，抬頭人為「的近律師行」或「DEACONS」。已遞交之本票將會作為購買指明住宅物業的部份臨時訂金，臨時訂金之餘額須在簽署臨時買賣合約時以支票支付；及
  - (c) 該人士的香港身份證或護照(視屬何情況而定)正本或(如登記人為或包括香港註冊成立的公司)所有董事的香港身分證或護照正本，以及商業登記證、公司註冊證書和最新的周年申報表副本。
3. 不接受任何在香港以外註冊成立的公司購買本銷售安排資料所列之任何期數指明住宅物業。

### **PART 3 第 3 部分 –**

#### **General Procedures (applicable in all circumstances)**

##### **一般程序 (適用於所有情況)**

1. The Vendor reserves the right to close the Sales Office and/or the Additional Venue (if applicable) at any time if all the specified residential properties have been sold out.
2. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 7:00 a.m. and 8:00 p.m. on any of the dates of 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 Sales Office and/or the Additional Venue (if applicable) and/or their vicinity, for the safety of the registrants and the maintenance of order at the Sales Office and/or the Additional Venue (if applicable), the Vendor reserves its absolute right to postpone the first day of sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Sales Office and/or the Additional Venue (if applicable) or any part thereof. Details of the arrangement will be posted by the Vendor on the website (<http://www>).

lamontagne.com.hk/phase4A) designated by the Vendor for the Phase. Registrants will not be notified separately of the arrangement.

3. In the event of any discrepancy between the English and Chinese versions of these Sales Arrangements, the English version shall prevail.
1. 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及/或額外場地 (如適用)。
2. 如在出售日期的任何一天上午 7 時至晚上 8 時的任何時間內，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效，或賣方認為出現任何影響或可能影響售樓處及/或額外場地 (如適用)及/或其附近之安全、秩序或公共衛生之事件或情況時，為保障登記人的安全及維持售樓處及/或額外場地 (如適用)的秩序，賣方保留絕對權利延遲出售日期的首天至賣方認為合適的其他日期及/或時間及/或關閉售樓處及/或額外場地 (如適用)或其任何部分。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(<https://www.lamontagne.com.hk/phase4A>)公布。登記人將不獲另行通知。
3. 倘若本銷售安排中英文文本有異，以英文文本為準。

## **Batch B** **第 B 批次**

### Sale by Tender –

See details and particulars in the tender notice. The tender notice and other relevant tender documents will be made available for collection free of charge at 3/F, Kerry Centre, 683 King's Road, Quarry Bay, Hong Kong from 13 July 2023 from 12:00 noon to 6:00 p.m. daily. The Vendor has the absolute right to revise the tender notice, the tender documents and the annexes from time to time without informing tenderers individually. The Vendor advises tenderers to check and ensure before submission of tender that the latest version of the tender notice, tender documents and annexes has been used.

1. 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. 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 Sales Arrangements.
2. Notwithstanding anything herein provided, if Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning is in effect in Hong Kong 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 its vicinity at any time from 11:00 a.m. to 3:00 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 3:00 p.m. on the next succeeding working day. 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.

### 以招標方式出售 –

請參閱招標公告的細節和詳情。招標公告及其他有關招標文件可於 2023 年 7 月 13 日起每日中午 12 時正至下午 6 時正於香港鰂魚涌英皇道 683 號嘉里中心 3 樓免費領取。賣方有全權不時修改招標公告、招標文件及附件，而不會個別通知投標者。賣方建議投標者在投標前應先檢查及確保已使用最新版本之招標公告、招標文件及附件。

1. 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。賣方有全權透過修改及/或發出銷售安排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。

- 2 即使本銷售安排資料另有規定，如在招標截止時間當日上午 11 時至下午 3 時內的任何時間，8 號或以上颱風信號或黑色暴雨警告在香港生效或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、或公共衛生情況之事件或情況，招標截止時間將自動順延至隨後的下一個工作天的下午 3 時。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。

**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。

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

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行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以下地點可供公眾免費領取：

The concierge of Kerry Centre at Level 1, 683 King's Road, Quarry Bay, Hong Kong  
香港鰂魚涌英皇道 683 號嘉里中心一樓接待處

**Date of Issue (發出日期): 11/7/2023**

**Date of Revision (修改日期): 28/9/2023**

**Date of Revision (修改日期): 28/12/2023**

**Date of Revision (修改日期): 28/3/2024**

**Date of Revision (修改日期): 30/5/2024**

**Date of Revision (修改日期): 26/7/2024**