

Information on Sales Arrangements (No. 31)

銷售安排資料 (31 號)

Name of the Development: 發展項目名稱：	VIBE CENTRO 龍譽
Date of the Sale: 出售日期：	From 19 May 2019 由 2019 年 5 月 19 日起
Time of the Sale: 出售時間：	<u>On 19 May 2019 (the “First Date of Sale”):</u> From 5:00 p.m. to 8:00 p.m. <u>2019 年 5 月 19 日(「出售首日」):</u> 由下午 5 時至晚上 8 時
	<u>On 20 May 2019 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. <u>2019 年 5 月 20 日及之後:</u> 由上午 11 時至晚上 8 時
Place where the sale will take place: 出售地點：	Room 04-05, 9/F, 8 Observatory Road, Tsim Sha Tsui, Kowloon, Hong Kong (“the Sales Office”) 香港九龍尖沙咀天文臺道 8 號 9 樓 04-05 室(下稱「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：	4
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：	
The following flats in Tower 1A : 以下在第 1A 座的單位： 1A, 2A	
The following flat in Tower 2B : 以下在第 2B 座的單位： 17F	
The following flat in Tower 3 : 以下在第 3 座的單位： A53*	
*Sale of this unit has been suspended 此單位已暫停出售	

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：

The persons or companies interested in purchasing any of the specified residential properties (“the Intending Purchaser(s)”) must follow the procedures below:

有意購買任何該等指明住宅物業的人士或公司(下稱「認購人」)須遵從下列程序：

On the First Date of Sale:

出售首日：

First come first served, subject to the provisions stipulated in Part A below.

以先到先得形式出售，惟受以下A部分之條款所約束。

Part A

A 部分

General provisions

一般規定

1. The sale of the specified residential properties will be divided into two groups, namely “Group A” and “Group B”. “Group A” refers to the group of Intending Purchasers who are the owners of Vibe Centro and/or their “close relatives”, whereas “Group B” refers to the group of Intending Purchasers who do not belong to “Group A”.

指明住宅物業將會分兩個組別出售：即“A組”及“B組”。

“A組”指身為龍譽業主及/或其「近親」而欲購買以上指明住宅物業之認購人，“B組”則指“A組”以外之認購人。

2. A “close relative” of Group A Intending Purchaser(s) shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild and sibling or any person comprising the Intending Purchaser(s) provided that the Intending Purchaser(s) must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor’s determination as to whether there is such a relationship shall be final.

“A組”認購人之「近親」指該登記人或組成該認購人之任何個人的配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女及兄弟姊妹，惟該登記人須提供令賣方滿意的有關證明文件以茲證明其關係；賣方就是否有該關係的決定為最終決定。

3. All Group A and Group B Intending Purchaser(s) must **personally** attend the Sales Office and bring along: 所有“A組”及“B組”認購人須親臨售樓處並攜同：

(a) (i) if the Intending Purchaser(s) is/are individual(s): his/her/their I.D. Card(s) (Hong Kong/ Macau/ PRC) or Passport(s) (not applicable to Hong Kong, Macau or PRC I.D. Card holder); OR

(i) 如認購人為個人：其身份證(香港/澳門/中國)或護照(不適用於香港/澳門/中國身份證持有人)；或

(ii) if the Intending Purchaser(s) is/are individual(s) and close relative(s) of the owner(s) of Vibe Centro: his/her/their I.D. Card(s) (Hong Kong/ Macau/ PRC) or Passport(s) (not applicable to Hong Kong, Macau or PRC I.D. Card holder) and documentary proof(s) for his/her/their relationship(s) with the relevant owner(s) of Vibe Centro; OR

(ii) 如認購人為個人並身為龍譽業主之「近親」：其身份證(香港/澳門/中國)或護照(不適用於香港/澳門/中國身份證持有人)及其與該有關龍譽業主之「近親」關係之證明文件；或

(iii) if the Intending Purchaser is a company: copies of the valid Business Registration Certificate,

Certificate of Incorporation, the latest Annual Return of each of the Intending Purchaser and the I.D. Card(s) (Hong Kong/ Macau/ PRC) or Passport(s) (not applicable to Hong Kong, Macau or PRC I.D. Card holder) of the relevant director(s) of the Intending Purchaser who attend the Sales Office together with the relevant board resolutions of the Intending Purchaser (as the case may be);

(iii) 如認購人為公司：每個認購人公司之有效商業登記證書、公司註冊證書、最新的周年申報表副本和親臨售樓處的董事的身份證(香港/澳門/中國)或護照(不適用於香港/澳門/中國身份證持有人)，連同該公司認購人的相關董事會議記錄(視屬何種情況而定)；

(b) Such number of cashier's order(s) as equals to the number of specified residential property(ies) the Intending Purchaser (being either Individual or Company) intends to purchase, each in the sum of HK\$100,000 made payable to "Kao, Lee & Yip" and which will be encashed to settle part of the preliminary deposit of the specified residential property(ies) purchased (subject to the provisions below); and

總數相等於認購人(個人或公司)擬購買指明住宅物業數目之本票，將兌現以支付所購入指明住宅物業的部份臨時訂金(受以下條款約束)，每張本票金額為港幣\$100,000，抬頭人為「高李葉律師行」；及

(c) Cheque(s) or cashier's order(s), payable to "Kao, Lee & Yip" for payment of the balance of the preliminary deposit(s).

支票或本票，抬頭人為「高李葉律師行」，以備支付臨時訂金餘額。

4. Subject to the provisions below, if the Intending Purchaser shall successfully select a specified residential property, the purchaser signing the Preliminary Agreement for Sale and Purchase of that specified residential property shall be the Intending Purchaser. Before entering into the Preliminary Agreement for Sale and Purchase in respect of any specified residential property, the Intending Purchaser(s) may request the Vendor on the spot to add any person(s) and that all the aforesaid persons shall sign the Preliminary Agreement for Sale and Purchase as purchasers personally. The Vendor reserves its absolute discretion to allow or reject the request of the Intending Purchaser(s) to add any person(s) to sign the Preliminary Agreement for Sale and Purchase.

受以下條款約束，當認購人成功揀選一個指明住宅物業，該認購人必須為該指明住宅物業的臨時買賣合約的買方。在簽署臨時買賣合約購入任何指明住宅物業前，認購人可即場要求賣方加入任何人士作為聯名買方，而所有前述人士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認購人加入任何人士簽署臨時買賣合約的要求。

5. In the event of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留絕對權力分配任何指明住宅物業予任何有意欲購買的人士。

Procedures

程序

6. Group A Intending Purchasers will have a higher priority in selecting specified residential properties than Group B Intending Purchasers.

A組認購人的揀樓次序將優先於B組認購人。

7(a). Subject to 7(b) below, any Group A and Group B Intending Purchaser who attends the Sales Office in person between 4:00 p.m. and 5:00 p.m. on 19 May 2019 (the "Registration Period") and expresses an interest to purchase any specified residential property will have the priority to purchase that specified residential property upon the expiry of the Registration Period.

於2019年5月19日下午4時至下午5時(下稱「登記時段」)親臨售樓處並表示意欲購買任何指明住宅物業的「A組」及「B組」之認購人，將可於登記時段屆滿時優先選購該指明住宅物業，唯下7(b)段另有規定除外。

7(b). If during the Registration Period, more than one Intending Purchasers express interests to purchase the same specified residential property, drawing lots will be used to determine which Intending Purchaser may purchase that specified residential property.

如於登記時段內有多於一位認購人表示意欲購買同一指明住宅物業，將以抽籤決定可購買該指明住宅物業的認購人。

8. After verification and confirmation by the Vendor, Group A Intending Purchaser shall submit such number of cashier orders as equals to the number of specified residential properties intended to purchase in the manner as specified in point 3 above before such Group A Intending Purchaser may proceed to select specified residential properties.
A組認購人經賣方確認並核實，及遞交按上述第3點所定方法開出而總數相等於擬購買指明住宅物業數目之本票後，方可選購指明住宅物業。
9. The order of priority for Group A Intending Purchasers in selecting specified residential properties will be determined on a “first-come-first-served” basis.
A組認購人揀選指明住宅物業的優先次序將以先到先得形式決定。
10. After verification and confirmation by the Vendor, Group B Intending Purchaser shall submit such number of cashier order(s) as equals to the number of specified residential property(ies) intended to purchase in the manner as specified in point 3 above before such Group B Intending Purchaser may proceed to select specified residential properties.
B組認購人經賣方確認並核實，及遞交按上述第3點所定方法開出而總數相等於擬購買指明住宅物業數目之本票後，方可選購指明住宅物業。
11. The order of priority for Group B Intending Purchasers in selecting specified residential properties will be determined on a “first-come-first-served” basis.
B組認購人揀選指明住宅物業的優先次序將以先到先得形式決定。
12. After sales to the Intending Purchasers mentioned in 7(a), the remaining available specified residential properties, if any, will be offered for sale on a first come first served basis.
在完成 7(a)所述的認購人之銷售後，餘下仍可出售之指明住宅物業(如有)將以先到先得形式發售。
13. In the event of any dispute, the Vendor reserves its absolute right to allocate or not to allocate any specified residential properties to any interested person or company by any method.
如有任何爭議，賣方保留絕對權力以任何方式分配或不分配任何指明住宅物業予任何意欲購買的人士或公司。

Part B
B 部分

14. The remaining available specified residential properties 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 or not to allocate any specified residential properties to any interested person or company.
餘下仍可出售之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分配或不分配任何指明住宅物業予任何意欲購買的人士或公司。

On 20 May 2019 and thereafter
2019年5月20日及其後

15. First come first served. In the event of any dispute, the Vendor reserves its absolute right to allocate or not to allocate any specified residential properties to any interested person or company.
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或不分配任何指明住宅物業予任何意欲購買的人士或公司。

Other Matters

其他事項

16. For the safety of the Intending Purchasers and maintenance of order at the Sales Office, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued, postpone, extend or modify the date, time, period, deadline or of the Registration Period for Intending Purchasers or selection of specified residential properties to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Development and Purchasers will not be separately notified of the same.

為保障認購人安全及維持售樓處秩序，賣方保留絕對權力當遇上天文台發出八號或更高風球訊號或黑色暴雨警告時，延後、延長或更改任何認購人登記時段或揀選指明住宅物業之日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間、期限或地點，詳情將於發展項目網站公布，認購人將不獲另行通知。

17. From 17 May 2019 and thereafter (11:00 a.m. to 7:00 p.m. each day), Intending Purchasers are offered and are invited to view any specified residential property(ies) that are offered to be sold under this Information on Sales Arrangements or their comparable residential properties if it is not reasonably practicable for the specified residential property(ies) to be viewed by the Intending Purchasers.

由 2019 年 5 月 17 日起 (每日上午 11 時至晚上 7 時)，認購人將獲安排及邀請參觀在本銷售安排資料提供出售的任何指明住宅物業，或如開放指明住宅物業供認購人參觀並非合理地切實可行，則認購人將獲安排及邀請參觀與指明住宅物業相若的住宅物業。

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址可供公眾免費領取：

G/F, 8 Observatory Road, Tsim Sha Tsui, Kowloon, Hong Kong

香港九龍尖沙咀天文臺道 8 號地下

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