

**Information on Sales
Arrangements
銷售安排資料**

**Sales Arrangements No.11C
銷售安排第 11C 號**

Name of the Phase : 期數名稱 :	Phase 3B of NOVO LAND NOVO LAND 的第 3B 期
Date of the Sale : 出售日期 :	Batch I 第 I 批次 From 11 August 2025 由 2025 年 8 月 11 日起
	Batch II 第 II 批次 Everyday from 11 August 2025 until 31 March 2027 (both days inclusive). 每日由 2025 年 8 月 11 日起至 2027 年 3 月 31 日(包括首尾兩天) 。
Time of the Sale : 出售時間 :	Batch I 第 I 批次 <u>On 11 August 2025 (the "First Day of Sale"):</u> From 7:00 p.m. – 11:00 p.m. <u>From 12 August 2025 and thereafter:</u> From 2:00 p.m. – 8:00 p.m. (Monday to Friday) From 11:00 a.m. – 8:00 p.m. (Saturday, Sunday and Public Holiday) <u>2025 年 8 月 11 日(下稱「出售首天」):</u> 晚上 7 時至晚上 11 時 <u>由 2025 年 8 月 12 日起 :</u> 由下午 2 時至晚上 8 時(星期一至五) 由上午 11 時至晚上 8 時(星期六、日及公眾假期)
	Batch II 第 II 批次 <u>Commencement date and time of Tender:</u> 2:00 p.m. everyday from 11 August 2025 until 31 March 2027 (both days inclusive) <u>Closing date and time of the Tender:</u> 5:00 p.m. everyday from 11 August 2025 until 31 March 2027 (both days inclusive) <u>招標開始日期及時間 :</u> 由 2025 年 8 月 11 日起至 2027 年 3 月 31 日(包括首尾兩天)的每日下午 2 時 <u>招標截止日期及時間 :</u> 由 2025 年 8 月 11 日起至 2027 年 3 月 31 日(包括首尾兩天)的每日下午 5 時

Place where the sale will take place : 出售地點：	Batch I and Batch II 第 I 批次及第 II 批次 Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (ICC Venue) 香港九龍柯士甸道西 1 號環球貿易廣場 19 樓 1901A 及 1908 室(下稱「ICC 會場」)	
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：	19	
	12 (Batch I, 第 I 批次)	7 (Batch II, 第 II 批次)
Description of the 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 I 第 I 批次 <u>The following units in Fiskars Tower 2A (Floor/Flat):</u> 以下在 Fiskars 第 2A 座的單位(樓層／單位)： 9A2, 10A2, 16A2 <u>The following units in Fiskars Tower 2B (Floor/Flat):</u> 以下在 Fiskars 第 2B 座的單位(樓層／單位)： 35C, 3E, 8E, 15E, 21E, 23E, 26E, 30E, 32E Batch II 第 II 批次 <u>The following units in Fiskars Tower 1 (Floor/Flat):</u> 以下在 Fiskars 第 1 座的單位(樓層／單位)： 2A2, 2J, 2L <u>The following units in Fiskars Tower 2A (Floor/Flat):</u> 以下在 Fiskars 第 2A 座的單位(樓層／單位)： 29G, 30G, 31G <u>The following units in Fiskars Tower 2B (Floor/Flat):</u> 以下在 Fiskars 第 2B 座的單位(樓層／單位)： 33C		
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 I <u>On the First Day of Sale</u> - Balloting will be used to determine the order of priority in selecting the specified residential properties. - For the avoidance of doubt, all valid Registrations of Intent (if any) previously submitted to the Vendor prior to the First Day of Sale will not be included in this balloting. <u>Section (I) - Submission of Registration Slip on the First Day of Sale</u> - Any person interested in purchasing any of the specified residential properties (the “registrant”) must follow the procedures below. - Registration Slips will be distributed at the ICC Venue on the First Day of Sale from 7:00 p.m. to 7:15 p.m. (“check-in timeslot”). A registrant (if the registrant is a corporation, then any one of its directors) must personally (or by attorney		

pursuant to a validly executed power of attorney in a form prescribed by the Vendor) attend the ICC Venue and submit the following:-

- (a) only one Registration Slip duly completed (including the number of specified residential property(ies) which the registrant intends to purchase) and signed by the registrant;
- (b) the Registration Slip shall be accompanied with one (1) cashier order per specified residential property that he/she/it intends to purchase. Each cashier order shall be in the sum of HK\$50,000 and made payable to “**JOHNSON STOKES & MASTER**”; and
- (c) a copy of the registrant’s H.K.I.D. Card(s)/Passport(s) or (if applicable) a copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and a copy of H.K.I.D. Card(s)/Passport(s) of the director(s)

to the ICC Venue within the check-in timeslot on the First Day of Sale. A registrant who arrives the ICC Venue beyond the check-in timeslot shall not be eligible to participate in the balloting. The closing time for submission of Registration Slip will be 7:15 p.m. on the First Day of Sale. Late submission or submission outside the check-in timeslot will not be accepted.

Section (II) – Procedures on the First Day of Sale

- 5. After verification of the identity of the registrants by the Vendor, the order of priority for selection of the specified residential properties by the registrants will be determined by balloting which will take place at ICC Venue after the check-in timeslot. Registrants will not be separately notified of the ballot results. Every valid Registration Slip shall be allotted one lot. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
- 6. Immediately after the balloting, registrants shall proceed to select the specified residential properties in accordance with the rules below :-

- (a) the registrants (if the registrant is a corporation, then **any one of its directors** or, if the registrant is or comprises individual(s), by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority according to the “ballot result sequence” and in an orderly manner and within reasonable time.
- (b) Each cashier order submitted with the Registration Slip by the registrant will be used as part payment of the preliminary deposit for the purchase of one specified residential property.
- (c) For each specified residential property purchased by the registrant, in addition to using the cashier order(s) / cheque(s) submitted with the Registration Slip, part of preliminary deposit in the following sum shall be paid by cashier order(s) :-
 - (i) HK\$350,000 for each specified residential property which is three-bedroom unit (with a saleable area not less than 600 square feet);
 - (ii) HK\$300,000 for each specified residential property which is three-bedroom unit (with a saleable area equal to or below 600 square feet);
 - (iii) HK\$200,000 for each specified residential property which is two-bedroom unit;
 - (iv) HK\$150,000 for each specified residential property which is one-bedroom unit; and
 - (v) HK\$100,000 for each other specified residential property.

The registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to “**JOHNSON STOKES & MASTER**” for payment of part of preliminary deposit of each of the specified residential property(ies) purchased by the registrant as stated above.

- (d) If the number of specified residential properties the registrant purchases exceeds the number of cashier order(s) / cheque(s) submitted with the Registration Slip, the registrant shall submit on spot to the Vendor sufficient additional cashier order(s) made payable to “**JOHNSON STOKES & MASTER**” 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.

- (e) A registrant who leaves the ICC Venue during his/her/their turn for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchase of specified residential properties and his/her/their order of priority shall lapse immediately.
- (f) If a registrant has successfully selected the specified residential property(ies) in compliance with the rules set out in sub-paragraph (a), the registrant (if the registrant is a corporation, then **any one of its directors** or, if the registrant is or comprises individual(s), by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) shall **personally** enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies). If the registrant does not enter into all Preliminary Agreement(s) for Sale and Purchase of all the selected specified residential property(ies), he/she/they would be deemed to have given up those specified residential property(ies) and his/her/their order of priority shall lapse automatically and he/she/they will no longer be eligible to participate.
- (g) Before entering into the Preliminary Agreement(s) for Sale and Purchase in respect of the selected specified residential property(ies), the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 9(a) below) as joint purchaser(s) and delete the registrant's name from the Preliminary Agreement(s) for Sale and Purchase in accordance with the requirements under paragraph 9 below.

Section (III) - General Provisions

7. The following apply to registration:-

- (a) Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration Slip. Duplicated registration will not be accepted.
- (b) The Registration Slip is personal to the registrant and shall not be transferable.
- (c) The order of submission of the Registration Slip will not have any impact on the order of priority for selecting the specified residential properties.
- (d) (For corporate registrant) If after the submission of Registration Slip, there is any change in the composition of the board of directors of the corporation, then the relevant Registration Slip shall become invalid immediately and the registrant shall not be eligible to participate. In case of dispute, the Vendor reserves its right to determine whether a Registration Slip is valid and should be included in balloting.

8. Arrangements on cashier order(s):-

- (a) The cashier order(s) submitted will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). Unless otherwise specified in this Sales Arrangements, the balance of the preliminary deposit for the purchase of the specified residential property(ies) may be paid by cheque(s) upon signing of the Preliminary Agreement(s) for Sale and Purchase. The Vendor reserves its absolute discretion to accept or reject any cheque. In case of any dispute, the decision of the Vendor shall be final and conclusive.
- (b) If a registrant has not purchased any specified residential property or his/her Registration Slip still has unused cashier order(s), the unused cashier order(s) will be available for collection by the registrant (or his/her/their authorized person) at the ICC Venue from 12 August 2025 to 13 August 2025 from 2:00 p.m. to 8:00 p.m.. The registrant must bring along his/her/their H.K.I.D. Card(s)/Passport(s) (or a copy of the H.K.I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt(s) of Registration Slip and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

9. The following apply to addition of "close relative(s)" of the registrant(s) as purchaser and/or delete the registrant's name from the Preliminary Agreement(s) for Sale and Purchase:-

- (a) "**close relative(s)**" means spouse, parents, spouse's parents, children, brothers, sisters, grandparents and grandchildren of the registrant.
- (b) If the registrant comprises individual(s) and purchases **one (1)** specified residential property: before signing the Preliminary Agreement for Sale and Purchase, such registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.
- (c) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **one (1) Preliminary Agreement for Sale and Purchase** for all those properties:

before signing the Preliminary Agreement for Sale and Purchase, the registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(d) If the registrant comprises individual(s) and purchases **two (2) or more** specified residential properties and the registrants requests to have **more than one (1) Preliminary Agreement for Sale and Purchase** for those properties:-

(i) Before signing the Preliminary Agreement for Sale and Purchase in respect of the **first** specified residential property, a registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(ii) Before signing the Preliminary Agreement(s) for Sale and Purchase in respect of the **subsequent** specified residential property(ies), a registrant may request the Vendor on spot to:-

(1) add the name(s) of individual(s) to sign the Preliminary Agreement(s) for Sale and Purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final; or

(2) add the name(s) of individual(s) to sign the Preliminary Agreement(s) for Sale and Purchase as purchaser(s), and delete the registrant's name from the Preliminary Agreement(s) for Sale and Purchase, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

(e) All the person(s) signing the Preliminary Agreement for Sale and Purchase must sign personally (or by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant's request to add and/or delete any individual(s).

10. After the completion of the balloting and selection of the specified residential property(ies) by the eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be offered to be sold on a first come first served basis to any person 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 interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.

11. The Vendor reserves the right to close the ICC Venue at any time if all the specified residential properties have been sold out.

12. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued by the Hong Kong Observatory or an announcement on "extreme conditions" is made by the Government of Hong Kong at any time on any date on which the Registration Slip may be submitted, or balloting shall take place and/or the First Day of Sale and/or any other date of sale, then, for the safety of the registrants and the maintenance of order at the ICC Venue, the Vendor reserves its absolute right to (a) change the date(s) and/or time(s) and/or location(s) of (i) submission of Registration Slip and/or (ii) the balloting and/or (iii) the check-in timeslot and/or (iv) the First Day of Sale and/or any other date of sale as the Vendor may consider appropriate, and/or (b) close the ICC Venue. Details of the arrangement will be posted by the Vendor on the website (<https://www.novoland3b.com.hk>) designated by the Vendor for the Phase ("**Designated Website**"). Registrants will not be notified separately of the arrangement.

13. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the ICC Venue, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the ICC Venue and/or (III) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC Venue and/or (IV) for the purpose of protecting the health of the registrants and other participants in the ICC Venue, to:-

(a) (prior to the First Day of Sale and/or commencement of sale of the specified residential properties on a day) (i) change the date(s) and/or time(s) and/or location(s) of (1) submission of Registration Slip and/or (2) the balloting and/or (3) the check-in timeslot and/or (4) the First Day of Sale and/or any other date of sale and/or

any sales procedures as the Vendor may consider appropriate and/or (ii) to close the ICC Venue. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement; and

- (b) (during the sale of the specified residential properties on a day) suspend the sale of all the remaining unsold specified residential properties ("**remaining units**") or postpone the sale of the remaining units to such other date(s) and/or time(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the ICC Venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement.

14. The Vendor's decision to change the date(s) and/or time(s) and/or location(s) for submission of Registration Slip and/or the balloting and/or the check-in timeslot and/or the First Day of Sale and/or any other date of sale pursuant to paragraphs 12 and 13 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.
15. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into the ICC Venue for the purpose of maintaining public health. If a registrant shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to disqualify the registrant from participating in the sale of specified residential and his/her/their order of priority shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive.

On 12 August 2025 and thereafter:

16. Subject to the completion of the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be offered to be sold on a first come first served basis to any person 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 interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.
17. The Vendor reserves the right to close the ICC Venue at any time if all the specified residential properties have been sold out, provided that the ICC Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 8(b) above.
18. If the Vendor postpones the First Day of Sale to such other date pursuant to paragraphs 12 and 13 above, the subsequent dates of sale will be postponed accordingly.
19. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued by the Hong Kong Observatory or an announcement on "extreme conditions" is made by the Government of Hong Kong at any time on any date of sale (other than the First Day of Sale), for the safety of the purchasers and the maintenance of order at the ICC Venue, the Vendor reserves its absolute right to close the ICC Venue. Details of the arrangement will be posted by the Vendor on the Designated Website.
20. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the ICC Venue, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the ICC Venue and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the ICC Venue, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.

Batch II

21. **Sale by Tender.** See details and particulars in the tender notice. During the following periods and at the designated venue, the tender notice and other relevant tender documents will be made available for collection free of charge.

Specified residential properties that will be offered to be sold (see Note 5 under "Other Matters")	Tender notice and other relevant tender documents will be made available for collection during the following periods and at the designated venue		
	Date	Time	Venue
All the specified residential properties set out in Batch II of this Information on Sales Arrangements	6 August 2025 until 31 March 2027	From 2:00 p.m. to 5:00 p.m. (daily)	ICC Venue

22. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

第 I 批次

於出售首天：

1. 揀選指明住宅物業的優先次序會以抽籤方式決定。
2. 為免存疑，所有於出售首天之前已遞交予賣方的有效的購樓意向登記(如有)不會被納入是次抽籤。

第(I)部分 – 於出售首天遞交登記表格

3. 有意購買任何指明住宅物業的人士(下稱「**登記人**」)須遵從下列程序。
4. 就有意參與登記人準備的登記表格將於出售首天晚上 7 時至晚上 7 時 15 分內(下稱「**報到時段**」)於 ICC 會場派發。登記人(如登記人為公司，則該公司**任何一位董事**)須於出售首天報到時段內**親身**(或其按賣方所規定的格式並有效地簽署的授權書所委任的授權人)到 ICC 會場遞交：
 - (a) 一份已填妥(包括登記人意欲購買的指明住宅物業的數目)及由登記人簽署的登記表格；
 - (b) 登記表格須就意欲購買的每一指明住宅物業附有一張本票，每張本票金額為港幣\$50,000 及抬頭人須為「**孖士打律師行**」；及
 - (c) 登記人的香港身份證／護照副本或(如適用)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及秘書的名單及董事的身份證／護照副本。

於報到時段以外的時間才到達 ICC 會場的登記人將不享有參與抽籤的資格。遞交登記表格截止時間為出售首天晚上 7 時 15 分。逾期遞交或在報到時段以外遞交的恕不受理。

第(II)部分 - 出售首天的程序

5. 賣方核實登記人身份後，登記人揀選指明住宅物業的優先次序將於報到時段後於 ICC 會場以抽籤方式決定。每一份有效的登記表格可獲分配 1 個籌。登記人將不獲另行通知抽籤結果。如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。
6. 抽籤後，登記人須根據以下規則選購指明住宅物業：
 - (a) 登記人(如登記人為公司，則該公司**任何一位董事**或，如登記人為個人或由個人組成，按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須根據「抽籤結果順序」有秩序地及於合理時間內**親身**揀選於當時仍可供揀選的指明住宅物業。
 - (b) 附於由登記人遞交的登記表格的每一張本票將會各用作支付購買一間指明住宅物業的部份臨時訂金。
 - (c) 就每一間登記人選購的指明住宅物業，除使用登記表格時附帶的本票／支票外，指明住宅物業的臨時訂金的以下部份金額須以本票支付：
 - (i) 就每個(實用面積不少於 600 平方呎)三房的指明住宅物業，HK\$350,000；
 - (ii) 就每個(實用面積為 600 平方呎或小於 600 平方呎)三房的指明住宅物業，HK\$300,000；
 - (iii) 就每個兩房的指明住宅物業，HK\$200,000；
 - (iv) 就每個一房的指明住宅物業，HK\$150,000；及
 - (v) 就每個其他的指明住宅物業，HK\$100,000。

登記人須即場額外向賣方補交**足夠**的本票，抬頭人須為「**孖士打律師行**」，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。

- (d) 如果登記人選購的指明住宅物業數目多於其為登記表格時附有本票／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「**孖士打律師行**」，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。
- (e) 在進行揀選指明住宅物業之時離開 ICC 會場之登記人會被取消參與選購指明住宅物業的資格及其優先次序將立即失效。
- (f) 如登記人根據第(a)分段摘要列出的規則成功選擇指明住宅物業，登記人(如登記人為公司，則該公司**任何一位董事**，或如登記人為個人或由個人組成，按賣方所規定的格式並有效地簽署的授權書所委任的授權人)須就已選擇的指明住宅物業**親身**簽署一份或多份臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與的資格。
- (g) 在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 9 段的規定即時向賣方要求加入其**近親**(按下述第 9(a)段之定義)以共同簽署臨時買賣合約及從臨時買賣合約刪除登記人的名字。

第(III)部分 - 一般程序

7. 以下條款適用於登記：

- (a) 每一個人或每一間公司(不論單獨或與他方聯名)只可登記於一份有效的登記表格。重複的登記將不會被接受。
- (b) 登記表格只適用於登記人本人及不能轉讓。
- (c) 遞交登記表格的次序不會影響揀選指明住宅物業的優先次序。
- (d) (如登記人為公司)如果在遞交登記表格後，公司有任何董事會成員的變更，其相關的登記表格將立即變成無效，登記人**將不享有參與的資格**。如有爭議，賣方保留權利決定登記表格是否有效及是否應被納入抽籤。

8. 關於本票的安排：

- (a) 遞交的本票將會用作支付購買指明住宅物業的部份臨時訂金。除非本銷售安排另有訂明，購買指明住宅物業的臨時訂金的餘額可於簽署臨時買賣合約時以支票支付。賣方保留絕對酌情權接受或拒絕任何支票。如有爭議，賣方所作的決定為最終及不可推翻。
- (b) 如登記人並無購入任何指明住宅物業或登記表格仍有未使用的本票，可於 2025 年 8 月 12 日至 2025 年 8 月 13 日下午 2 時至晚上 8 時親臨 ICC 會場辦理取回未使用的本票。登記人必須攜同登記人香港身份證／護照正本(如以獲授權人士取回未使用的本票，則須攜同登記人香港身份證／護照副本)、(如適用)商業登記證書副本、登記表格的收據正本及(如適用)有效的授權書及獲授權人士之香港身份證／護照副本。

9. 以下條款適用於增加登記人的近親作為買方及／或從臨時買賣合約刪除登記人的名字：

- (a) 「**近親**」指登記人的配偶、父母、配偶父母、子女、兄弟、姊妹、祖父母、外祖父母、孫及外孫。
- (b) 如登記人僅由個人組成及購買 **1 個**指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (c) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求以 **1 份臨時買賣合約**涵蓋所有指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (d) 如登記人僅由個人組成及購買 **2 個或以上**指明住宅物業及登記人要求就該些指明住宅物業簽署**多於 1 份臨時買賣合約**：

- (i) 在簽署**第 1 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (ii) 在簽署**其後的**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方：
- (1) 增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定；或
- (2) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (e) 所有人(或登記人的按賣方所規定的格式並有效地簽署的授權書所委任的授權人)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登記人增加及／或刪除任何人的名字的要求。
10. 當抽籤及合資格人士根據上述程序選購指明住宅物業完畢後，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。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。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。
11. 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 ICC 會場。
12. 如在可遞交登記表格或進行抽籤的任何一天及／或出售首天及／或其他出售日期的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告或香港政府發出「極端情況」的公布，為保障登記人的安全及維持 ICC 會場的秩序，賣方保留絕對權力(a)更改(i)遞交登記表格及／或(ii)抽籤及／或(iii)報到時段及／或(iv)出售首天及／或其他出售日期至賣方認為合適的日期及／或時間及／或地點，及／或(b)關閉 ICC 會場。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.novoland3b.com.hk>)(下稱「指定網站」)公布。登記人將不獲另行通知。
13. 賣方保留權利隨時(I)因維持 ICC 會場的安全及秩序、登記人的安全及／或銷售程序的順利運作及／或(II)因 ICC 會場的進出受到阻撓及／或(III)有任何事件或情況影響或可能影響 ICC 會場的安全、秩序或公共衛生及／或(IV)為了保護 ICC 會場的登記人或參與者的健康的目的而作出以下行爲：
- (a) (於出售首天及／或出售日期當天開始出售指明住宅物業前) (i)更改(1)遞交登記表格及／或(2)抽籤及／或(3)報到時段及／或(4)出售首天及／或任何其他出售日期及／或任何銷售程序的日期至賣方認為合適的日期及／或時間及／或地點，及／或(ii)關閉 ICC 會場。賣方會將安排的詳情於 ICC 會場及／或於指定網站公布。登記人將不獲另行通知；及
- (b) (在出售日期當天出售指明住宅物業期間) 暫停出售所有剩餘未售出的指明住宅物業(「剩餘單位」)或延遲出售剩餘單位至賣方認為合適的其他日期及／或時間。賣方會將安排的詳情於 ICC 會場及／或指定網站公布。登記人將不獲另行通知。
14. 賣方根據上述第 12 段及第 13 段就更改遞交登記表格及／或抽籤及／或報到時段及／或出售首天及／或其他出售日的日期及／或時間及／或地點所作的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。
15. 為了維護公共衛生的目的，所有登記人在進入 ICC 會場之前須遵守賣方可能要求的規定程序。如登記人不遵守該等規定程序，賣方保留絕對權力取消該登記人參與指明住宅物業的銷售，其優先次序將立即失效。如有爭議，賣方所作的決定為最終及不可推翻。

2025 年 8 月 12 日起：

16. 在根據上述程序完成合資格人士選購指明住宅物業的前提下，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。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。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。

17. 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 ICC 會場，惟 ICC 會場上述第 8(b)段指明的時間開放以供辦理取回未使用的本票。
18. 如賣方根據上述第 12 段及第 13 段延遲出售首天至其他日期，其後的出售日期將會順延。
19. 如在任何出售日期(除出售首天)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香港政府發出「極端情況」的公布，為保障買方的安全及維持 ICC 會場的秩序，賣方保留絕對權力關閉 ICC 會場。賣方會將安排的詳情於指定網站公布。
20. 賣方保留權利隨時(a)因維持 ICC 會場的安全及秩序、登記人的安全及／或銷售程序的順利運作及／或(b)因 ICC 會場的進出受到阻撓及／或(c)有任何事件或情況影響或可能影響 ICC 會場的安全、秩序或公共衛生而更改銷售的日期及／或時間及／或地點至賣方認為合適的其他日期及／或時間及／或地點。

第 II 批次

21. 以**招標方式出售**。請參閱招標公告的細節和詳情。招標公告及其他相關文件可於以下時段及地點免費領取：

將提供出售的指明住宅物業 (見「其他事項」第 5 項)	於以下時段及地點，招標公告及其他相關招標文件可供領取		
	日期	時間	地點
所有於本銷售安排資料中列出的第 II 批次的指明住宅物業	2025年8月6日起至 2027年3月31日	下午 2 時至 下午 5 時 (每日)	ICC 會場

22. 倘若本銷售安排中英文文本有異，以英文文本為準。

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點可供公眾免費領取：

From 11:00 a.m. to 8:00 p.m. (daily)

Unit Nos. 1901A and 1908, 19/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午 11 時至晚上 8 時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 19 樓 1901A 及 1908 室

由晚上 8 時後至翌日上午 11 時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

Other Matters:

其他事項：

Batch I and Batch II 第 I 批次及第 II 批次

- The Vendor may from time to time impose health and security related precautionary measures and crowd control at the ICC Venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the ICC Venue. Any person whose health condition fails to comply with the measures and requirements imposed by the Hong Kong SAR Government for the purposes of public interest may also be rejected from admitting to the ICC Venue.

賣方可能不時於 ICC 會場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 ICC 會場。任何人士之健康狀況如未能符合香港特區政府就公眾利益施加的措施及要求，亦可能會被拒絕進入 ICC 會場。

Batch I
第 I 批次

2. Prior to the First Day of Sale, registrants are offered and invited to view the specified residential property(ies) which he/she/they/it intends to purchase or their comparable residential properties if it is not reasonably practicable for the specified residential property(ies) to be viewed by the registrants (the residential properties that are made available for viewing prior to the First Day of Sale are collectively referred to as “Properties for Viewing”). Registrants are reminded that the Properties for Viewing will not be made available for viewing on the First Day of Sale. In order to maintain order at the ICC Venue and ensure the smoothness of the selection and purchase procedures, after a registrant has selected a specified residential property, the registrant will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of that specified residential property, and that specified residential property will not be reserved for the registrant’s viewing of any of the Properties for Viewing prior to the signing of the Preliminary Agreement for Sale and Purchase. All registrants are therefore advised to make prior arrangements to view the Properties for Viewing before the First Day of Sale.

在出售首日之前，登記人將獲安排及邀請參觀其意欲購買的指明住宅物業，或如開放指明住宅物業供登記人參觀並非合理地切實可行，則登記人將獲安排及邀請參觀與指明住宅物業相若的住宅物業（在出售首日之前可供參觀的住宅物業統稱為「供參觀物業」）。登記人請注意，供參觀物業於出售首天將不會開放供參觀。為維持 ICC 會場的秩序及確保選購住宅物業的程序順暢，登記人揀選指明住宅物業後即進入簽署該指明住宅物業的臨時買賣合約的程序，賣方不會為登記人保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀任何供參觀物業。故特此建議所有登記人於出售首天前事先安排參觀供參觀物業。

Batch II
第 II 批次

3. 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 absolute right to change the closing date and/or time of the tender in respect of all or any of the specified residential properties from time to time by amending and/or issuing 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。

4. The tender of the specified residential properties will proceed in accordance with the Sales Arrangements irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect or any extreme conditions announcement is made at any time on any date of sale.

	即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效或極端情況的公佈，指明住宅物業的招標會繼續按銷售安排進行。 5. Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Phase so as to ascertain whether a particular specified residential property is still available for sale on a date of sale. Although a specified residential property may be available for sale on a date of sale, it may become unavailable during that date of 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期數的成交紀錄冊，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。 6. Persons interested in submitting tenders of the specified residential properties are offered and invited to view the specified residential property(ies) which he/she/they/it intends to purchase or their comparable residential properties if it is not reasonably practicable for the specified residential property(ies) to be viewed (the residential properties that are made available for viewing are collectively referred to as “Properties for Viewing”). Persons interested in submitting tenders of the specified residential properties are therefore reminded and advised to make prior arrangements to view the Properties for Viewing prior to tender submission. 有意遞交指明住宅物業的投標書的人士將獲安排及邀請參觀其意欲購買的指明住宅物業，或如開放指明住宅物業以供參觀並非合理地切實可行，則將獲安排及邀請參觀與指明住宅物業相若的住宅物業(可供參觀的住宅物業統稱為「供參觀物業」)。故特此提醒及建議所有有意遞交指明住宅物業的投標書的人士遞交投標書前事先安排參觀供參觀物業。		
Date of Issue: 發出日期：	6 August 2025 2025 年 8 月 6 日		
Date of Revision: 修改日期：	24 October 2025 2025 年 10 月 24 日	17 March 2026 2026 年 3 月 17 日	23 September 2026 2026 年 9 月 23 日