

Information on Sales Arrangements
銷售安排資料

Name of the Development : 項目名稱 :	Riva 爾巒
Date of the Sale : 出售日期 :	From 7 March 2014 由 2014 年 3 月 7 日起
Time of the Sale : 出售時間 :	<p><u>On 7 March 2014:</u> From 9:30 a.m. - 8:00 p.m.</p> <p><u>From 8 March 2014 and thereafter:</u> From 12:00 noon - 6:00 p.m.</p> <p><u>2014 年 3 月 7 日 :</u> 由上午 9 時半至晚上 8 時</p> <p><u>由 2014 年 3 月 8 日起 :</u> 由中午 12 時至晚上 6 時</p>
Place where the sale will take place : 出售地點 :	Riva Shopping Arcade, No.1 Ying Ho Road, New Territories 新界映河路 1 號爾巒商場
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 :	21
<p>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 :</p> <p>The following units in Ferentino Boulevard Block 8: Garden Villa A, Garden Villa B, Villa 11A, Villa 11B The following units in Helorus Boulevard Tower 1: 12A, 15A, 16A, 17A, 18A, 19A, 20A, 21A The following units in Helorus Boulevard Tower 2: 21A, 22A, 23A The following units in Helorus Boulevard Tower 3: 21A, 22A, 23A The following units in Helorus Boulevard Tower 5: 21A, 22A, 23A</p> <p>以下在菲利提諾大道第 8 座的單位 : 花園單位 A, 花園單位 B, 11A 單位, 11B 單位 以下在茵羅洛斯大道第 1 座的單位 : 12A, 15A, 16A, 17A, 18A, 19A, 20A, 21A 以下在茵羅洛斯大道第 2 座的單位 : 21A, 22A, 23A 以下在茵羅洛斯大道第 3 座的單位 : 21A, 22A, 23A 以下在茵羅洛斯大道第 5 座的單位 : 21A, 22A, 23A</p>	

The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the specified residential properties may select the residential property that the person wishes to purchase :
將會使用何種方法，決定有意購買該等指明住宅物業的每名人士可揀選其意欲購買的住宅物業的優先次序：

On 7 March 2014 (the “first date of sale”):

Balloting will be used to determine the order of priority.

Persons interested in purchasing any of the specified residential properties (the “Registrant”) must follow the procedures below:-

1. For the avoidance of doubt, all valid Registrations of Intent (if any) previously submitted to the Vendor prior to the first date of sale will not be included in this balloting.
2. Registration slips will be distributed at Riva Shopping Arcade, No.1 Ying Ho Road, New Territories (“designated venue”) on the first date of sale (from 9:30 a.m. to 10:30 a.m.) (“check-in timeslot”). A Registrant (if the Registrant is a company, then all of its directors) must personally attend the designated venue and submit
 - (a) only one registration slip duly completed and signed by the Registrant;
 - (b) the registration slip shall be accompanied with cashier order(s). The number of cashier order(s) shall be equal to the number of residential property(ies) which the Registrant intends to purchase as indicated in the registration slip, but such number of residential property(ies) in any event shall not exceed two (2) for Hong Kong Permanent Residents (“HKPR”) and one (1) for all other cases. Each cashier order shall be in the sum of HK\$150,000 and made payable to “WOO, KWAN, LEE & LO”;
 - (c) a copy of the Registrant’s H.K.I.D. Card(s)/Passport(s); and
 - (d) (if the Registrant is a company) a copy of the Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretaryto the designated venue on the first date of sale within the check-in timeslot. Registrant who arrives at the designated 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 10:30 a.m. on the first date of sale.
3. Each Registrant shall only submit one registration slip, which when accepted by the Vendor, will only be valid on the first date of sale. Duplicated registration of Registrant will not be accepted. Late submission will not be accepted. The registration slip is personal to the Registrant and shall not be transferable.
4. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
5. After verification of the identity of the Registrants, the order of priority for selection of the specified residential properties will be determined according to the balloting which will take place at the designated venue. Every valid registration slip shall be allotted such number of lot(s) which equals the number of specified residential property(ies) which the Registrant intends to purchase as indicated in the registration slip. Once a lot allotted to a registration slip has been successfully drawn, all other lot(s) (if any) relating to the same registration slip shall be cancelled and be treated as null and void in the same balloting. The number of specified residential property(ies) that the Registrant of a successfully drawn registration slip is entitled to purchase shall not exceed the number of specified residential property(ies) which such Registrant intends to purchase as indicated in that registration slip.
6. The Vendor shall not be responsible to the Registrant for any error or omission contained in the ballot results.
7.
 - (a) Registrants who satisfy the following requirements are entitled to select all the specified residential properties listed in page 1 of this Sales Arrangements (but not more than two (2) specified residential properties for the Registrant of each registration slip):-
 - (i) Each of the Registrant of a valid registration slip is a HKPR; or
 - (ii) One or more of the Registrant of a valid registration slip is a HKPR who purchases the specified residential property(ies) jointly with one or more close relative (i.e. spouse, parents, children, brothers and sisters) who is/are not HKPR but is/are a Registrant of that registration slip.
 - (b) Registrants who are individuals and who do not satisfy the requirements in paragraphs 7(a)(i) and 7(a)(ii) above may only select the following specified residential properties (but not more than one (1) specified residential property for the Registrant of each registration slip):-

Units in Helorus Boulevard Tower 1: 12A, 16A, 18A, 20A

Units in Helorus Boulevard Tower 2: 21A, 22A

Units in Helorus Boulevard Tower 3: 21A, 22A

Units in Helorus Boulevard Tower 5: 21A, 22A

- (c) Registrants who are companies may only select the following specified residential properties (but not more than one (1) specified residential properties for the Registrant of each registration slip):-

Units in Helorus Boulevard Tower 1: 12A, 16A

8. If a Registrant has successfully selected any of the specified residential properties, the Registrant will be offered to view the selected specified residential property(ies) and if the Registrant decides to purchase the selected specified residential property(ies), the Registrant shall **personally** enter into a Preliminary Agreement for Sale and Purchase of the specified residential property(ies) successfully selected by him/her. Before entering into the Preliminary Agreement for Sale and Purchase, the Registrant may notify the Vendor on spot to add any person(s) who is/are close relative(s) of the Registrant(s) (i.e. spouse, parents, children, brothers and sisters) as joint purchaser(s) subject to provision of adequate proof to the Vendor's satisfaction of such relationship and that all the aforesaid persons shall sign the Preliminary Agreement for Sale and Purchase as purchasers personally.
9. If a Registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies) which the Registrant intends to purchase as indicated in the registration slip, his/her unused cashier order(s) will be available for collection by the Registrant (or his/her authorized person) at the designated venue immediately after the balloting mentioned in paragraph 5 above till 8:00 p.m. on the first date of sale. The Registrant must bring along the H.K.I.D. Card(s)/Passport(s) of the Registrant (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 the authorized person) and (if applicable) copy of Business Registration Certificate of the Registrant, and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

After the completion of the balloting and 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 sold on a first come first served basis and the balloting procedures stated above will not apply to the purchase of such remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting).

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

On 8 March 2014 and thereafter:

Subject to the completion of the balloting and 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 sold on a first come first served basis. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting).

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

2014年3月7日(下稱「出售首天」):

以抽籤方式決定選擇住宅物業的次序。

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:

1. 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不會被納入是次抽籤。
2. 登記表格將於出售首天(上午9時半至上午10時半內)(下稱「(報到時段)」)於香港新界映河路1號爾巒商場(下稱「指定會場」)派發。登記人(如登記人為公司,則所有董事)須於出售首天報到時段內親自到指定會場,
 - (a) 遞交一份已填妥及由登記人簽署的登記表格。
 - (b) 登記表格須附有本票,本票的數目需與登記人於登記表格內填寫的意欲購買的住宅物業數目相同,惟如登記人為香港永久性居民,該住宅物業數目不能多於2個以及如屬其他情況,該住宅物業數目不能多於1個。每張本票金額為港幣\$150,000及抬頭人須為「胡關李羅律師行」;及

- (c) 登記人的香港身份證/護照；及
- (d) (如登記人為公司)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。

於「報到時段」以外的時間才到達指定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上午 10 時半。

3. 每名登記人只可遞交一份登記表格。如獲賣方接納，登記只在出售首天有效。重複的登記人登記將不會被接受，逾期恕不受理。登記表格只適用於登記人本人及不能轉讓。
4. 本票將會用作支付購買指明住宅物業的部份臨時訂金。
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會於指定會場以抽籤方式決定。每一份登記表格可獲分配的籌的數目，相等於登記人於該登記表格內填寫的意欲購買的指明住宅物業數目。當一個籌獲抽中，其相關登記表格的其他籌(如有)於同一次抽籤程序將會取消及作廢。獲中籤的每份登記表格的登記人只可認購不多於登記表格內所填寫的意欲購買的指明住宅物業數目。
6. 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。
7. (a) 只有符合以下要求的登記人方有權選擇所有本銷售安排第 1 頁所列之指明住宅物業(但每份登記表格的登記人不可選擇多於 2 個指明住宅物業)：
 - (i) 登記表格的每一位登記人均是香港永久性居民；或
 - (ii) 登記表格的其中一位或多於一位登記人是香港永久性居民，其與一位或多位非香港永久性居民的近親(即配偶、父母、子女、兄弟及姊妹)以聯名方式購買指明住宅物業，而該等近親亦是該登記表格的登記人。
- (b) 不符合上述第 7(a)(i) 及 7(a)(ii) 段的個人登記人只可選擇以下指明住宅物業(但每份登記表格的登記人不可選擇多於 1 個指明住宅物業)：

在茵羅洛斯大道第 1 座的單位：12A, 16A, 18A, 20A
在茵羅洛斯大道第 2 座的單位：21A, 22A
在茵羅洛斯大道第 3 座的單位：21A, 22A
在茵羅洛斯大道第 5 座的單位：21A, 22A
- (c) 如登記人為公司，則登記人只可選擇以下指明住宅物業(但每份登記表格的登記人不可選擇多於 1 個指明住宅物業)：

在茵羅洛斯大道第 1 座的單位：12A, 16A
8. 成功選擇指明住宅物業的登記人將獲安排參觀其所選擇的指明住宅物業，如登記人決定購買其所選擇的指明住宅物業，登記人須親身簽署臨時買賣合約購買其成功選擇的指明住宅物業。在簽署臨時買賣合約前，登記人可即時通知賣方增加買方之人數，惟新加入之買家必須為登記人的近親(即配偶、父母、子女、兄弟及姊妹)，並提供令賣方滿意的足夠證明以證明該關係，並且所有前述人士須以買方身份親自簽署臨時買賣合約。
9. 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目未達其於購樓意向登記內所填寫意欲購買之數目，申請人(或其獲授權人士)可於上述第 5 段提及的抽籤完結後至出售首天晚上 8 時內於指定會場辦理取回未使用的本票。登記人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)及(如適用)登記人之商業登記證書副本及(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。

當抽籤及合資格人士選購指明住宅物業完畢後，餘下的指定住宅物業(如有)將以先到先得形式發售，而上述的抽籤程序將不適用於購買該等餘下的指定住宅物業。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。

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指定會場。

2014年3月8日起:

在根據上述程序完成抽籤及合資格人士選購指明住宅物業的前提下，餘下的指定住宅物業（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（包括抽籤）分配任何指明住宅物業予任何有意購買的人士。

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指定會場。

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)

Riva Shopping Arcade, No.1 Ying Ho Road, New Territories
and

86/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)

Riva Shopping Arcade, No.1 Ying Ho Road, New Territories
and

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）

新界映河路 1 號爾巒商場

及

香港九龍柯士甸道西 1 號環球貿易廣場 86 樓

由晚上 8 時後至翌日上午 11 時（每日）

新界映河路 1 號爾巒商場

及

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

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