

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 3 December 2016 由 2016 年 12 月 3 日起
Time of Sale : 出售時間 :	<u>On 3 December 2016:</u> From 1:00 p.m. - 6:00 p.m. <u>From 4 December 2016 and thereafter:</u> From 1:00 p.m. - 6:00 p.m. <u>2016 年 12 月 3 日 :</u> 由下午 1 時至晚上 6 時 <u>由 2016 年 12 月 4 日起 :</u> 由下午 1 時至晚上 6 時
Place where the sale will take place : 出售地點 :	Riva Shopping Arcade, No.1 Ying Ho Road, New Territories (the “Venue”) 新界映河路 1 號爾巒商場 (下稱「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 :	43
Description of the specified residential properties that will be offered to be sold : 將提供出售的指明住宅物業的描述 :	
<p>The following houses in Bevera Boulevard: House 1, House 10</p> <p>The following units in Helorus Boulevard Tower 3: Flat A on G/F & UG/F (Duplex), Flat B on G/F & UG/F (Duplex)</p> <p>以下在巴維拉大道的洋房： 1 號洋房，10 號洋房</p> <p>以下在茵羅洛斯大道第 3 座的單位： 地面層及地面高層（複式）A 單位、地面層及地面高層（複式）B 單位</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 specified 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指明住宅物業的優先次序：

On 3 December 2016 (“the first date of the 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 the sale will not be included in this balloting.
2. Registration Slips will be distributed at the Venue on the first date of the sale from 1:00 p.m. to 1:30 p.m. (“**check-in timeslot**”). Registrant (if the registrant comprises corporation, then **all directors** of that corporation) shall **personally** attend the Venue and submit the following:-
 - (a) only one Registration Slip duly completed and signed by the registrant;
 - (b) the Registration Slip shall be accompanied with cashier order(s) and the number of cashier order(s) shall be equal to the number of specified residential property(ies) which the Registrant intends to purchase as indicated in the Registration Slip, but such number in any event shall not exceed four (4). Each cashier order shall be in the sum of HK\$100,000 and made payable to “WOO KWAN LEE & LO”; 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 Venue within the check-in timeslot on the first date of the sale. Registrant who arrives at the 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 1:30 p.m. on the first date of the sale.

3. 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. The Registration Slip is personal to the registrant and shall not be transferable. The order of submission of Registration Slip will not have any impact on the order of priority for selecting the specified residential properties. In case of dispute, the Vendor reserves its right to determine whether a Registration Slip is valid and should be included in balloting.
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. Registrants will be offered to view the selected specified residential property(ies) or a comparable specified residential property(ies), if it is not reasonably practicable for the selected specified residential property(ies) to be viewed by the Registrants, before attending the Venue for selection of any of the specified residential properties or entering into the preliminary agreement for sale and purchase on the first date of the sale. Please refer to "Other Matters" below.
6. After verification of the identity of the registrants by the Vendor,
- (a) Registrants shall be divided into groups according to the number of specified residential properties which the registrant intends to purchase as indicated in the Registration Slip (in descending order). The order of priority for selection of the specified residential properties will be determined as follows:-

<i>Group</i>	<i>The number of specified residential properties that the registrant intends to purchase as indicated in the Registration Slip</i>	<i>Order of Priority for selection of the specified residential properties</i>
1	Four (4)	1st priority
2	Three (3)	2nd priority
3	Two (2)	3rd priority
4	One (1)	4th priority

- (b) If there is more than one registrant in a group, the Vendor shall carry out balloting to determine the order of priority of the registrants in that group. 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.
- (c) A registrant in a group **shall not** participate in any other group.
7. Immediately after the balloting (if applicable), registrants shall proceed to select and purchase the specified residential properties in accordance with the rules below:-
- (a) Registrants (if the registrant is a corporation, then **all of its directors**) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority according to the group sequence and the "ballot result sequence" and in an orderly manner and within reasonable time.
- (b) Save and except for the circumstances mentioned below, the number of specified residential properties selected and purchased by a registrant shall be equal to the number of specified residential properties which the registrant intends to purchase as indicated in his/her/their Registration Slip, otherwise his/her/their order of priority shall lapse automatically and the registrant shall not be eligible for selection and purchase of any specified residential property. If the number of specified residential properties which are still available at the time of selection is less than the number of specified residential properties which the registrant intends to purchase as indicated in his/her/their Registration Slip, the registrant shall select and purchase all the remaining specified residential properties, otherwise his/her/their order of priority shall lapse automatically and the registrant shall not be eligible for selection and purchase of any specified residential property.
- (c) After a registrant has successfully selected specified residential property(ies) in accordance with subparagraphs (a) and (b) above, the registrant shall **personally** enter into Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).
8. Prior to the signing of the Preliminary Agreement for Sale and Purchase, the registrant may notify the Vendor on spot to add and/or delete name(s) of individual(s) to sign the Preliminary Agreement for Sale and Purchase subject to the following:
- (a) registrants will not be allowed to first delete and then add the name(s) of individual(s) to sign the Preliminary

Agreement for Sale and Purchase;

- (b) if a registrant wishes to add any name(s) of individual(s), then prior to adding of any name(s) of individual(s) all the individual(s) comprised in the Registration Slip must be **direct family member(s)** (i.e. spouse, parents and children) of each other and the additional individual(s) must be the **direct family member(s)** of **ALL** the individual(s) comprised in the Registration Slip and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final;
- (c) if a registrant wishes to delete any name(s) of individual(s), then prior to deletion of any name(s) of individual(s) all the individual(s) comprised in the Registration Slip must be the **close family member(s)** (i.e. spouse, parents, children, brothers, sisters, grandparents and grandchildren) of each other and subject to the provision of adequate proof of such relationship to the Vendor's satisfaction whose determination shall be final.

All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant's request to add and/or delete the name(s) of any individual(s).

- 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 Registration Slip, his/her/their **unused cashier order(s)** will be available for collection by the registrant (or his/her/their authorized person) on the first date of the sale at the Venue. 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), (if applicable) copy of Business Registration Certificate, the original receipt 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.
- 10. 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 to any person (including individuals, corporations or otherwise) interested in purchasing the 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).
- 11. The Vendor reserves the right to close the Venue at any time if all the specified residential properties have been sold out, provided that the Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 9 above.
- 12. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 6:00 p.m. on the first date of the sale, then, for the safety of the registrants and the maintenance of order at the Venue, the Vendor reserves its absolute right to postpone the first date of the sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Venue. Details of the arrangement will be posted by the Vendor on the website (www.riva.hk) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangement.

On 4 December 2016 and thereafter:

- 13. 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 to any person (including individuals, corporations or otherwise) interested in purchasing the 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).
- 14. The Vendor reserves the right to close the Venue at any time if all the specified residential properties have been sold out.
- 15. If the Vendor postpones the first date of the sale to such other date pursuant to this Sales Arrangements, the subsequent dates of sale will be postponed accordingly.
- 16. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 6:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the prospective purchasers and the maintenance of order at the Venue, the Vendor reserves its absolute right to close the Venue. Details of the arrangement will be posted by the Vendor on the website (www.riva.hk) designated by the Vendor for the Development. Prospective purchasers will not be notified separately of the arrangement.

2016年12月3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(如有)不會被納入是次抽籤。
2. 登記表格將於出售首天下午 1 時至下午 1 時 30 分內(下稱「報到時段」)於會場派發。登記人(如登記人由公司組成,則該公司的**所有董事**)須於出售首天報到時段內**親身**到會場:
 - (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,本票的數目須與登記人於登記表格內填寫的意欲購買的指明住宅物業數目相同,但在任何情況下該數目不能多於 4 個。每張本票金額為港幣\$100,000 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下午 1 時 30 分。

3. 每人或公司(不論單獨或與他方聯名)只可登記於一份有效的登記表格。重複的登記人登記將不會被接受。登記表格只適用於登記人本人及不能轉讓。遞交登記表格次序不會影響揀選指明住宅物業的優先次序。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。
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. 登記人在出售首天蒞臨會場揀選其意欲購買的指明住宅物業或簽署臨時買賣合約前,將獲安排參觀所揀選的指明住宅物業,如開放所揀選的指明住宅物業供準買家參觀並非合理地切實可行,則登記人將獲安排參觀與所揀選的指明住宅物業相若的指明住宅物業。詳情請見下文「其他事項」。
6. 賣方核實登記人身份後,
 - (a) 登記人將根據其於登記表格內填寫的意欲購買的指明住宅物業數目由大至小被分組,登記人揀選指明住宅物業的優先次序將按以下決定:

組別	登記人於登記表格內填寫的意欲購買的指明住宅物業數目	揀選指明住宅物業的優先次序
1	4 個	優先次序第 1
2	3 個	優先次序第 2
3	2 個	優先次序第 3
4	1 個	優先次序第 4

- (b) 如一個組別中有多於一位登記人,賣方將會進行抽籤以決定該組別中的登記人之間的優先次序。每一份有效的登記表格可獲分配 1 個籌。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。
 - (c) 於一個組別中的登記人**不可**參與任何其他組別。
7. 抽籤(如適用)完結後,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**所有董事**)須根據分組順序及「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) 除了下述情況外,登記人須選購的指明住宅物業數目須與其於登記表格內填寫的意欲購買的指明住宅物業數目相同,否則其優先次序將自動失效及不獲資格選購任何指明住宅物業。如當時仍可供揀選的指明住宅物業數目少於登記於登記表格內填寫的意欲購買的指明住宅物業數目,則登記人須選購所有餘下的指明住宅物業,否則其優先次序將自動失效及不獲資格選購任何指明住宅物業。
 - (c) 成功按以上第(a)及(b)分段的規定揀選指明住宅物業的登記人須**親身**簽署臨時買賣合約購買其揀選的指明住宅物業。

8. 在簽署臨時買賣合約前，登記人可即時通知賣方增加及/或刪除簽署臨時買賣合約的個人的名字惟須受以下所限：
- (a) 登記人將不可先刪除然後增加簽署臨時買賣合約的個人的名字；
 - (b) 如登記人希望加入任何個人的名字，則在加入任何個人的名字之前所有組成登記表格的個人必須互相為對方的**直接家庭成員**（即配偶、父母及子女）及新加入之個人必須為**所有**組成登記表格的個人的**直接家庭成員**，登記人須提供令賣方滿意的該**直接家庭成員**關係的證明，就此賣方的決定為最終；及
 - (c) 如登記人希望刪除任何個人的名字，則在刪除任何個人的名字之前所有組成登記表格的個人必須互相為對方的**近親家庭成員**（即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）及登記人須提供令賣方滿意的該**近親家庭成員**關係的證明，就此賣方的決定為最終。

所有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。

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登記表格內所填寫意欲購買之數目，申請人（或其獲授權人士）須於出售首天於會場辦理取回**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）、（如適用）商業登記證書副本、有效的登記表格收據正本、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。
10. 當抽籤及合資格人士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（包括個人、公司或其他）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。
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會場，惟會場會於上述第 9 段指明的時間內開放以用作辦理取回未使用的本票。
12. 如在出售首天上午 10 時至晚上 6 時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，為保障登記人的安全及維持會場的秩序賣方保留絕對權力延遲出售首天至賣方認為合適的其他日期及/或時間及/或關閉會場。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址（www.riva.hk）公布。登記人將不獲另行通知。

2016年12月4日起：

13. 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。
14. 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會場。
15. 如賣方根據本銷售安排延遲出售首天至其他日期，其後的出售日期將會順延。
16. 如在任何出售日期（除出售首天）的上午 10 時至晚上 6 時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，為保障準買方的安全及維持會場的秩序，賣方保留絕對權力關閉會場。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址（www.riva.hk）公布。準買方將不獲另行通知。

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：

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

and

9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong

新界映河路 1 號爾巒商場

及

香港港景街 1 號國際金融中心一期 9 樓

Other Matters:

其他事項：

Prior to the first date of the sale, registrants are advised and invited to view the specified residential property(ies) which he/she/it intends to purchase or their comparable specified residential property(ies), if it is not reasonably practicable for the specified residential property(ies) to be viewed by the registrants (the specified residential property(ies) that are made available for viewing prior to the first date 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 date of the sale**. In order to maintain order at the Venue and ensure the smoothness of the selection and purchase procedures, after a registrant has selected the specified residential property(ies), the registrant will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of the specified residential property(ies), and the specified residential property(ies) will not be held 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 date of the 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指明住宅物業（在出售首日之前可供參觀的指明住宅物業統稱為「**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**。為維持會場的秩序及確保選購指明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。

Date of Issue:

29 November 2016

發出日期：

2016 年 11 月 29 日

Date of Revision:

4 May 2017

修改日期：

2017 年 5 月 4 日