

Information on Sales Arrangements
銷售安排資料

Name of the Development : 發展項目名稱 :	Imperial Kennedy
Date of the Sale : 出售日期 :	From 12 November 2013 由 2013 年 11 月 12 日起
Time of the Sale : 出售時間 :	<p><u>On 12 November 2013:</u> From 4:00 p.m. – 9:00 p.m.</p> <p><u>From 13 November 2013 and thereafter:</u> From 1:00 p.m. – 8:00 p.m.</p> <p><u>2013 年 11 月 12 日 :</u> 由下午 4 時至晚上 9 時</p> <p><u>2013 年 11 月 13 日起 :</u> 由下午 1 時至晚上 8 時</p>
Place where the sale will take place : 出售地點 :	9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong 香港港景街 1 號國際金融中心一期 9 樓
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 :	15
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 :	22A, 22C, 26A, 26C, 27A, 27C, 28A, 28C, 31A, 31C, 36A, 36B, 38A, 38B, 39A
<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：</p> <p><u>On 12 November 2013 (“first date of sale”):</u></p> <p>Persons interested in purchasing any of the specified residential properties (“the registrant(s)”) must follow the procedures below:-</p> <ol style="list-style-type: none"> 1. A registrant must submit:- <ol style="list-style-type: none"> (a) only one Registration of Intent duly completed and signed by the registrant; (b) the Registration of Intent 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(s) intends to purchase as indicated in the Registration of Intent, but such number of residential property(ies) in any event (for registrant who is individual) shall not exceed three (3) or (in other cases) shall not exceed one (1). Each cashier order shall be in the sum of HK\$300,000 and made payable to “MAYER BROWN JSM”; and (c) a copy of the registrant’s H.K.I.D. Card(s) / Passport(s) and (if applicable) copy of Business Registration Certificate <p>to 9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong (“designated venue”) on 9 November 2013 (from 1:00 p.m. to 7:00 p.m.); on 10 November 2013 (from 12:00 noon to 7:00 p.m.); on 11 November 2013 (from 1:00 p.m. to 7:00 p.m.) and on 12 November 2013 (from 1:00 p.m. to 4:00 p.m.).</p> 2. Registrants holding valid Registrations of Intent with price list no.1 and the revised price list(s) thereof specified therein will be eligible to participate in the selection of specified residential properties. In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid. 3. If a registrant already holds a valid Registration of Intent and wishes to make the following changes to the said Registration of Intent:- 	

- (a) changing price list number(s) specified in the said Registration of Intent; and/or
- (b) changing the number of residential property(ies) which the registrant intends to purchase,

the registrant (or his/her authorized person) must attend the designated venue during the time referred to under paragraph 1 above to replace the said Registration of Intent with a new Registration of Intent. The registrant shall bring along his/her original 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 the new Registration of Intent is submitted by an authorized person) and (if applicable) copy of Business Registration Certificate and the original receipt of the valid Registration of Intent, and (if applicable) a valid authorization letter and a copy of the H.K.I.D Card/Passport of the authorized person. The procedures set out in paragraphs 1(a) and 1(b) above shall apply to the submission of new Registration of Intent.

4. Each registrant shall only be registered under one valid Registration of Intent. Duplicated registration of registrant will not be accepted. Late submission will not be accepted. The Registration of Intent is personal to the Registrant and shall not be transferable.
5. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
6. Registrant who holds a valid Registration of Intent shall attend the designated venue on the first date of sale between 3:00 p.m. to 4:00 p.m. ("reporting time"). Registrant must bring along his/her original H.K.I.D. Card(s) / Passport(s) and (if applicable) copy of Business Registration Certificate and the original receipt of the valid Registration of Intent. Registrant(s) who arrives at the designated venue beyond the reporting time shall not be eligible to participate in selection of specified residential properties in accordance with paragraphs 7 to 10 below.
7. After verification of the identity of the registrants, the registrants will be divided into three groups according to the number of residential property(ies) which the registrants intend to purchase as indicated in their valid Registrations of Intent. If a registrant decides on the spot to purchase a lesser number of specified residential properties than the number indicated by the registrant in the valid Registration of Intent, the registrant will be included in the relevant round of selection as specified below.
8. First round of selection of specified residential properties- for registrants intending to purchase 3 specified residential properties
 - (a) Registrants who are eligible to participate in the first round of selection of specified residential properties are those who have indicated that they intend to purchase **three (3)** specified residential properties in their valid Registrations of Intent. In this round of selection, each registrant can only select and purchase exactly three (3) specified residential properties subject to availability of the specified residential properties.
 - (b) Amongst the registrants in this round of selection, their order of priority for selecting the specified residential properties which are still available at that time will be determined according to the sequence of their appointed estate agents as set out below, and such sequence will be repeated after completion of each sequence until all registrants in this round of selection have completed their selection of specified residential properties:-

No.	
1	1 purchaser nominated by Centaline Property Agency Limited
2	1 purchaser nominated by Midland Realty International Limited
3	1 purchaser nominated by Hong Yip Service Co Ltd or Kai Shing (REA) Limited
4	1 purchaser nominated by Centaline Property Agency Limited
5	1 purchaser nominated by Ricacorp Properties Limited
6	1 purchaser nominated by Midland Realty International Limited
7	1 purchaser nominated by Hong Kong Property Services (Agency) Limited, Century 21 Surveyors Limited and Franchisees, Jones Lang Lasalle Ltd, Leading Properties Agency Limited, Power Chater Property Consultants Limited, Savills Realty Limited or 18 Property Agency Limited

- (c) If the opportunity to nominate a registrant goes to a group of estate agents in the sequence, only one estate agent in that group will be entitled to nominate one (1) registrant to select the specified residential properties in each sequence and they will be entitled to do so in turn when the opportunity to nominate goes to that group of estate agents. The Vendor will decide the order of priority in which such estate agents may nominate a registrant by balloting before the sale commences on the first date of sale. The order of priority of such estate agents so determined will apply to all the 3 rounds of selection. The results of the balloting will be posted at the designated venue. Registrants will not be separately notified of the results.

- (d) A registrant can only be nominated by the estate agent whose name has been specified by the registrant in his/her valid Registration of Intent.
- (e) If the estate agent or the group of estate agents in the sequence cannot timely nominate one (1) registrant to select specified residential property, such estate agent or group of estate agents will be skipped in that sequence.
- (f) If there is more than one registrants eligible to be nominated by an estate agent, the estate agent should determine the order of priority of these registrants in accordance with the price of the specified residential property(ies) which each of the registrants intends to purchase, with the one of higher price with higher priority.
- (g) The Vendor reserves the right not to allow a registrant who has appointed more than one estate agent to select any of the specified residential properties.
- (h) If a registrant decides to purchase less than three (3) specified residential properties after he/she has been given by the Vendor the opportunity to select the specified residential properties, then he/she will not be offered to purchase any specified residential property in this round of selection and will be required to participate in the second round of selection or the third round of selection (as the case may be) depending on the number of specified residential properties he/she decides to purchase.
- (i) Registrant who has selected and decided to purchase three (3) specified residential properties should follow the procedures set out in paragraph 11 below regarding the signing of Preliminary Agreement for Sale and Purchase.

9. Second round of selection of specified residential properties – for registrants intending to purchase 2 specified residential properties

- (a) Registrants who are eligible to participate in the second round of selection of specified residential properties are those who have indicated that they intend to purchase **two (2)** specified residential properties in their valid Registrations of Intent, or who have decided to purchase two (2) specified residential properties as mentioned in paragraph 8(h) above. In this round of selection, each registrant can only select and purchase exactly two (2) specified residential properties subject to availability of the specified residential properties.
- (b) The sequence and procedures set out in paragraph 8(b) to 8(h) above will apply to this round of selection.
- (c) If a registrant decides to purchase less than two (2) specified residential properties after he/she has been given by the Vendor the opportunity to select the specified residential properties, then he/she will not be offered to purchase any specified residential property in this round of selection and will be required to participate in the third round of selection.
- (d) Registrant who has selected and decided to purchase two (2) specified residential properties should follow the procedures set out in paragraph 11 below regarding the signing of Preliminary Agreement for Sale and Purchase.

10. Third round of selection of specified residential properties – for registrants intending to purchase 1 specified property

- (a) Registrants who are eligible to participate in the third round of selection of specified residential properties are those who have indicated that they intend to purchase **one (1)** specified residential property in their valid Registrations of Intent, or who have decided to purchase one (1) specified residential properties as mentioned in paragraph 9(c) above. In this round of selection, each registrant can only select and purchase exactly one (1) specified residential property subject to availability of the specified residential properties.
- (b) The sequence and procedures set out in paragraph 8(b) to 8(g) above will apply to this round of selection.

- 11. If a registrant has successfully selected any of the specified residential properties, the registrant shall enter into a Preliminary Agreement for Sale and Purchase of the residential property(ies). Before entering into the Preliminary Agreement for Sale and Purchase in respect of any specified residential property, the registrant may notify the Vendor on spot to add any close relative (i.e. spouse, parent, child, brother and sister) as joint purchaser(s).

12. 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 of Intent, his/her unused cashier order(s) will be available for collection by the registrant (or his/her authorized person) at 9/F, One International Finance Centre, 1 Harbour View Street, Hong Kong during 13 November 2013 to 14 November 2013 (from 1:00 p.m. to 7:00 p.m.). 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, the original receipt of the valid Registration of Intent, 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 three rounds of selection of specified residential properties by eligible persons in accordance with the above procedures, the order of priority in the selection of the remaining specified residential properties (if any) will be 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).

On 13 November 2013 and thereafter:

Subject to the completion of the three rounds of selection of specified residential properties by eligible persons in accordance with the above procedures, the order of priority in the selection of the remaining specified residential properties (if any) will be on a first come first served. 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).

在 2013 年 11 月 12 日(下稱「出售首天」):

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. 登記人須於 2013 年 11 月 9 日 (下午 1 時至晚上 7 時內)；2013 年 11 月 10 日(中午 12 時至晚上 7 時內)；2013 年 11 月 11 日(下午 1 時至晚上 7 時內)及 2013 年 11 月 12 日 (下午 1 時至下午 4 時內)到香港港景街 1 號國際金融中心一期 9 樓(下稱「指定會場」)，
 - (a) 遞交一份已填妥及由登記人簽署的購樓意向登記；
 - (b) 購樓意向登記須附有本票，本票的數目需與登記人於購樓意向登記內填寫的意欲購買的住宅物業數目相同，惟該住宅物業數目(如登記人為個人)不能多於 3 個或(如屬其他情況)不能多於 1 個。每張本票金額為港幣\$300,000 及抬頭人須為「孖士打律師行」；及
 - (c) 登記人的香港身份證/護照及(如適用)商業登記證書副本。
2. 持有有效的及指明價單 1 號及其經修改的價單的購樓意向登記的登記人可獲參與揀選指明住宅物業的資格。如有爭議，賣方保留權利決定購樓意向登記是否有效。
3. 如登記人已持有有效的購樓意向登記及欲對該購樓意向登記作出以下修改：
 - (a) 修改該購樓意向登記指明的價單號碼；及/或
 - (b) 修改登記人意欲購買的住宅物業數目，

登記人(或其授權人)須於上述第 1 段所述的時間內到指定會場以該購樓意向登記替換新的購樓意向登記。登記人須攜同登記人香港身份證/護照正本(如以獲授權人士遞交新的購樓意向登記，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、有效的購樓意向登記收據正本、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。上述第 1(a)及 1(b)段的程序適用於遞交新的購樓意向登記。

4. 每名登記人只可登記於一份有效的購樓意向登記，重複的登記人登記將不會被接受，逾期恕不受理。購買意向登記只適用於登記人本人及不能轉讓。
5. 本票將會用作支付購買指明住宅物業的部份臨時訂金。
6. 持有有效的購樓意向登記之登記人須於出售首天的下午 3 時至下午 4 時(下稱「報到時間」)內攜同其香港身份證/護照正本及(如適用)商業登記證書副本及有效的購樓意向登記收據正本到指定會場。於報到時間以外的時間才到達指定會場的登記人將不享有參與下述第 7 至 10 段的揀選指明住宅物業的資格。

7. 經賣方確認並核實身份後，登記人會根據其於有效的購樓意向登記內填寫的意欲購買的住宅物業數目分為 3 組。如登記人即場決定購買指明住宅物業的數目較其於有效的購樓意向登記內填寫的數目為少，該登記人將被安排於適當組別參與揀選指明住宅物業。

8. 第一輪揀選指明住宅物業 - 適用於意欲購買 3 個住宅物業的登記人

- (a) 於其有效的購樓意向登記內填寫意欲購買 3 間指明住宅物業的登記人獲資格參與第一輪揀選指明住宅物業。在這輪揀選中，視乎當時仍可供選擇指明住宅物業的數目，每名登記人只可選購 3 間指明住宅物業。
- (b) 在這輪揀選中的登記人，其揀選於當時仍可供選擇的指明住宅物業的優先次序會以其委任的地產代理的下列順序決定，該順序於每一次完結後循環繼續，直至在這輪揀選中的所有登記人完成揀選指明住宅物業：

編號	
1	由中原地產代理有限公司提名的一位買家
2	由美聯物業代理有限公司提名的一位買家
3	由康業服務有限公司或啟勝地產代理有限公司提名的一位買家
4	由中原地產代理有限公司提名的一位買家
5	由利嘉閣地產代理有限公司提名的一位買家
6	由美聯物業代理有限公司提名的一位買家
7	由香港置業(地產代理)有限公司，世紀 21 測量行有限公司及旗下特許經營商，仲量聯行，領高地產代理有限公司，卓恆物業顧問有限公司，第一太平戴維斯住宅代理有限公司或置業 18 物業代理有限公司提名的一位買家

- (c) 如提名登記人的機會輪到順序中的地產代理組別，在每一次順序中該組別中只可有一間地產代理提名一位登記人揀選指明住宅物業，而該組別中的地產代理須在每次提名登記人的機會輪到該組別時輪流提名。賣方會在出售首天的出售時間之前以抽籤方式決定同一組別中的地產代理可提名登記人的優先次序。如此決定的該等地產代理的優先次序將同適用於三輪揀選。賣方會將抽籤結果於指定會場公布。登記人將不獲另行通知抽籤結果。
- (d) 登記人只可被其於有效的購樓意向登記中指明的地產代理提名。
- (e) 如順序中的地產代理或地產代理組別未能及時提名一位登記人揀選指明住宅物業，該地產代理或地產代理組別會在該次順序中被跳過。
- (f) 如地產代理有多於一位登記人符合資格被提名，該地產代理應以該等登記人準備購買之指明住宅物業的售價決定他們的優先次序，價高者優先。
- (g) 賣方保留權利不讓委任多於一間地產代理的登記人揀選任何指明住宅物業。
- (h) 在賣方給予登記人揀選指明住宅物業的機會後，如登記人決定購買少於 3 間指明住宅物業，則該登記人不能在這輪揀選中購買任何指明住宅物業，他/她須參與第二輪揀選或第三輪揀選(視乎情況而家)，視乎他/她決定購買指明住宅物業的數目。
- (i) 已揀選及決定購買 3 間指明住宅物業的登記人須遵從以下第 11 段關於簽署臨時買賣合約的程序。

9. 第二輪揀選指明住宅物業 - 適用於意欲購買 2 個住宅物業的登記人

- (a) 於其有效的購樓意向登記內填寫意欲購買 2 間指明住宅物業的登記人，或如上述第 8(h)段決定購買 2 間指明住宅物業的登記人，獲資格參與第二輪揀選指明住宅物業。在這輪揀選中，視乎當時仍可供選擇指明住宅物業的數目，每名登記人只可選購 2 間指明住宅物業。
- (b) 上述第 8(b)至 8(h)段的順序及程序適用於這輪揀選。
- (c) 在賣方給予登記人揀選指明住宅物業的機會後，如登記人決定購買少於 2 間指明住宅物業，則該登記人不能在這輪揀選中購買任何指明住宅物業，他/她須參與第三輪揀選。

(d) 已揀選及決定購買 2 間指明住宅物業的登記人須遵從以下第 11 段關於簽署臨時買賣合約的程序。

10. 第三輪揀選指明住宅物業 - 適用於意欲購買 1 個住宅物業的登記人

(a) 於其有效的購樓意向登記內填寫意欲購買 1 間指明住宅物業的登記人，或如上述第 9(c)段決定購買 1 間指明住宅物業的登記人，獲資格參與第三輪揀選指明住宅物業。在這輪揀選中，視乎當時仍可供選擇指明住宅物業的數目，每名登記人只可選購 1 間指明住宅物業。

(b) 上述第 8(b)至 8(g)段的順序及程序適用於這輪揀選。

11. 成功選擇指明住宅物業的登記人須簽署臨時買賣合約。在簽署臨時買賣合約購入任何指明住宅物業前，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、兄弟或姊妹)。

12. 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 2013 年 11 月 13 日至 2013 年 11 月 14 日(下午 1 時至晚上 7 時)內於香港港景街 1 號國際金融中心一期 9 樓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、有效的購樓意向登記收據正本、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。

當合資格人士遵從上述程序完成三輪揀選指明住宅物業後，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。

2013年11月13日起：

在根據上述程序合資格人士完成三輪揀選指明住宅物業後，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。

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：

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

香港港景街 1 號國際金融中心一期 9 樓

Date of Issue :

8 November 2013

發出日期：

2013 年 11 月 8 日