

Information on Sales Arrangements (No. 26)

銷售安排資料 (26 號)

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| Name of the Development: 發展項目名稱： | VIBE CENTRO 龍譽 |
| Date of the Sale: 出售日期： | From 30 September 2018 由 2018 年 9 月 30 日起 |
| Time of the Sale: 出售時間： | <u>On 30 September 2018 (the "First Date of Sale") :</u> From 11:00 a.m. to 8:00 p.m. <u>2018 年 9 月 30 日(「出售首日」):</u> 由上午 11 時至晚上 8 時 |
| | <u>From 1 October 2018 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. <u>2018 年 10 月 1 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： | 5 |
| 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 1B : 以下在第 1B 座的單位： 1H, 2H, 3H | |
| The following flats in Tower 2B : 以下在第 2B 座的單位： 7C, 8C | |

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：

Only eligible persons (the “Eligible Persons”) are eligible to participate in the purchase of the specified residential properties referred to in this Sales Arrangements. An Eligible Person must satisfy the following conditions:-

只有合資格人士(「合資格人士」)有資格參與本銷售安排所述的指明住宅物業的購買。合資格人士需符合以下條件:-

- (i) the Eligible Person must be married within recent 3 years (back-counting from the date of sales) and have a valid Certified Copy of Marriage Certificate registered in Hong Kong. A Certified Copy of that valid Marriage Certificate registered in Hong Kong together with other requisite documents must be provided to the Vendor to the Vendor’s satisfaction upon purchase of any of the specified residential properties referred to in this Sales Arrangements (No. 26), and the Vendor has the right to request for the original of the Marriage Certificate for vetting; and
合資格人士必須為最近3年內結婚(從銷售當天計前3年)及擁有有效香港註冊結婚證書，並須於購買此銷售安排資料(26號)所列的任何1個指明住宅物業時，向賣方提供該有效香港註冊結婚證書的核證副本，連同其他所需文件，令賣方滿意，賣方且有權檢視有關結婚證書正本；及
- (ii) the Eligible Person and his/her spouse must both be Hong Kong Permanent Residents; and
合資格人士及其配偶均必須為香港永久性居民；及
- (iii) neither the Eligible Person nor his/her spouse is a beneficial owner of any other residential property in Hong Kong (i.e. any residential property other than the specified residential property listed in this Information on Sales Arrangements (No. 26) to be purchased) as at the date of the Preliminary Agreement for Sale and Purchase of the specified residential property. For the purpose of this clause, “beneficial owner”, in relation to a residential property, (a) includes a purchaser under an agreement for sale of the property that is subsisting; and (b) excludes a vendor under an agreement for sale of the property that is subsisting. For the avoidance of doubt, a person is still NOT regarded as an Eligible Person if he intends to acquire any of the specified residential property listed in this Information on Sales Arrangements (No. 26) and to subsequently dispose of his only other residential property within the relevant period specified in the Stamp Duty Ordinance and apply for partial refund of ad valorem stamp duty. For the purpose of compliance with this clause, the Purchaser is required to sign a declaration (in such form and content as prescribed by the Vendor) at the time of and simultaneously upon signing of the relevant Preliminary Agreement for Sale and Purchase; and
在簽署指明住宅物業的臨時買賣合約當天，合資格人士及其配偶均並非任何其他香港住宅物業(即是擬購買的本銷售安排資料(26號)所列的任何1個指明住宅物業除外)的實益擁有人。為本條的目的，「實益擁有人」，就某住宅物業而言，(a)包括存續的該物業的買賣協議中的購買人；而(b)不包括存續的該物業的買賣協議中的售賣人。為免存疑，如某人擬購入本銷售安排資料(26號)所列的任何1個指明住宅物業並隨後在《印花稅條例》指明的限期內售出他唯一擁有的一住宅物業以申請退回部分「從價印花稅」，該人仍不被視作「合資格人士」。為符合本條的要求，買方須於簽署有關臨時買賣合約之同時，簽署一份聲明(其格式及內容由賣方指定)；及
- (iv) an Eligible Person may (whether singly on his/her own or jointly with his/her spouse) purchase a maximum of one specified residential property listed in this Information on Sales Arrangements (No. 26).
合資格人士(無論以其個人身份或與其配偶聯名購買)可購買最多一個於本銷售安排資料(26號)所列的指明住宅物業。

For the avoidance of doubt, the Vendor reserves its absolute right to determine who is/are Eligible Person(s).

為免產生疑問，賣方保留最終權利決定誰是合資格人士。

The Eligible Persons 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合資格人士(下稱「認購人」)須遵從下列程序:

General provisions

一般規定

(i) All Intending Purchaser(s) must **personally** attend the Sales Office and bring along:

所有認購人須親臨售樓處並攜同:

a. (if the Intending Purchaser comprises both the Eligible Person and his/her spouse) the original Hong Kong I.D. Card of each of the Intending Purchaser; OR (if the Intending Purchaser only comprises one Eligible Person) the original Hong Kong I.D. Card of the Intending Purchaser and a copy of the Hong Kong I.D. Card of his/her spouse; and

(如認購人包括合資格人士及其配偶)其等之香港身份證正本; 或

(如認購人只有一位合資格人士) 其香港身份證正本及其配偶之香港身份證副本; 及

b. a certified copy of the valid Marriage Certificate registered in Hong Kong; and

香港註冊結婚證書之核證副本; 及

c. one cashier’s order(s) in the sum of HK\$100,000 made payable to “Kao, Lee & Yip”, which will be encashed to settle part of the preliminary deposit of the specified residential property purchased (subject to the provisions below); and

一張金額為港幣\$100,000之本票, 抬頭人為「高李葉律師行」, 該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); 及

d. 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。

(ii) Subject to the provisions below, if the Intending Purchaser(s) 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 his / her spouse as one of the Purchaser 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 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, 認購人可即場通知賣方加入其配偶作為聯名買方, 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。

(iii) In the event of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person provided that such person must be an Eligible Person.

如有任何爭議, 賣方保留自行分配任何指明住宅物業予任何有意欲購買的人士之最終決定權, 而該人士必須為合資格人士。

Procedures

程序

On the First Day of Sale

於出售首日

(a) Subject to (b) below, any Intending Purchaser who attends the Sales Office in person between 11:00 a.m.

and 11:30 a.m. on 30 September 2018 (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 2018 年 9 月 30 日上午 11 時至上午 11 時 30 分(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，惟下(b)段另有規定除外。

- (b) If during the Registration Period, more than one Intending Purchasers express interest 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。

- (c) After completion of the sales to the Intending Purchasers mentioned in (a), the remaining available specified residential properties (if any) will be offered for sale on a first come first served basis.

在完成(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。

- (d) 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 provided that such person must be an Eligible Person.

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，而該人士必須為合資格人士。

On 1 October 2018 and thereafter **2018 年 10 月 1 日及其後**

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 provided that such person must be an Eligible Person.

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，而該人士必須為合資格人士。

Other Matters **其他事項**

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，詳情於發展項目網站公布，認購人將不獲另行通知。

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

Date of issue (發出日期) : 24 September 2018 (2018 年 9 月 24 日)