

Information on Sales Arrangements (No. 38)

銷售安排資料 (38 號)

Name of the Development: 發展項目名稱：	VIBE CENTRO 龍譽
Date of the Sale: 出售日期：	From 20 July 2019 由 2019 年 7 月 20 日起
Time of the Sale: 出售時間：	<u>On 20 July 2019 (the “First Date of Sale”):</u> From 11:00 a.m. to 8:00 p.m. <u>2019 年 7 月 20 日(「出售首日」):</u> 由上午 11 時至晚上 8 時
	<u>On 21 July 2019 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. <u>2019 年 7 月 21 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：	34
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 1A : 以下在第 1A 座的單位： 22A, 23A, 1E, 2E, 3E, 5E, 6E	
The following flats in Tower 1B : 以下在第 1B 座的單位： 1B, 5B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, 25B, 26B, 19H, 20H, 21H, 22H	
The following flats in Tower 2B : 以下在第 2B 座的單位： 28B, 29B, 30B, 31B	
The following flat in Tower 3 : 以下在第 3 座的單位： A3	
The following flat in Tower 5 : 以下在第 5 座的單位： C3	

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：

The persons or companies 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人士或公司(下稱「認購人」)須遵從下列程序:

On the First Date of Sale:

出售首日:

First come first served, subject to the provisions stipulated in Part A below.

以先到先得形式出售，惟受以下A部分之條款所約束。

Part A

A 部分

General provisions

一般規定

1. The sale of the specified residential properties will be divided into two groups, namely “Group A” and “Group B”. “Group A” refers to (i) the group of Intending Purchasers who are already the existing and/or previous purchaser of residential properties of Vibe Centro and/or their “close relatives” who intend to purchase the above specified residential property(ies) and/or (ii) the group of Intending Purchasers each of whom intends to purchase 2 or more specified residential properties; whereas “Group B” refers to the group of Intending Purchasers who do not belong to “Group A”. The specified residential properties will be selected by Group A Intending Purchasers first, and secondly by Group B Intending Purchasers.

指明住宅物業將會分兩個組別出售：即「A組」及「B組」。「A組」指(i)本身已為或曾經是龍譽的住宅物業的買家及/或其「近親」而欲購買以上指明住宅物業之認購人及/或(ii)欲購買2個或以上指明住宅物業單位之認購人，「B組」則指「A組」以外之認購人。指明住宅物業將由「A組」認購人首先揀選，之後由「B組」認購人揀選。

2. For the purpose of this Sales Arrangements, in relation to an individual, a “close relative” shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild and sibling provided that the Group A Intending Purchaser(s) must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor’s determination as to whether there is such a relationship shall be final.

為本銷售安排的目的，就任何個人而言，「近親」指配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女及兄弟姊妹，惟「A組」認購人須提供令賣方滿意的有關證明文件以茲證明其關係；賣方就是否有該關係的決定為最終決定。

3. All Group A and Group B Intending Purchaser(s) must **personally** attend the Sales Office and bring along: 所有「A組」及「B組」認購人須**親臨**售樓處並攜同：

(a) (i) if the Intending Purchaser(s) is/are individual(s): his/her/their I.D. Card(s) (Hong Kong/ Macau/ PRC) or Passport(s) (not applicable to Hong Kong, Macau or PRC I.D. Card holder); OR

(i) 如認購人為個人：其身份證(香港/澳門/中國)或護照(不適用於香港/澳門/中國身份證持有人)；或

(ii) if the Intending Purchaser(s) is/are individual(s) and close relative(s) of the existing and/or previous purchaser of residential properties of Vibe Centro: his/her/their I.D. Card(s) (Hong Kong/ Macau/ PRC) or Passport(s) (not applicable to Hong Kong, Macau or PRC I.D. Card holder) and documentary proof(s) for his/her/their relationship(s) with the relevant purchaser of residential properties of Vibe Centro; OR

(ii) 如認購人為個人並身為或曾經是龍譽的住宅物業的買家及/或其「近親」：其身份證(香

港/澳門/中國)或護照(不適用於香港/澳門/中國身份證持有人)及其與該有關龍譽的住宅物業的買家及/或其「近親」關係之證明文件；或

(iii) if the Intending Purchaser is a company: copies of the valid Business Registration Certificate, Certificate of Incorporation, the latest Annual Return of the Intending Purchaser and the I.D. Card(s) (Hong Kong/ Macau/ PRC) or Passport(s) (not applicable to Hong Kong, Macau or PRC I.D. Card holder) of the relevant director(s) of the Intending Purchaser who attend the Sales Office in person together with the relevant board resolutions of the Intending Purchaser ;

(iii) 如認購人為公司：認購人之有效商業登記證副本、公司註冊證明書副本、最新的周年申報表副本和親臨售樓處的董事的身份證(香港/澳門/中國)或護照(不適用於香港/澳門/中國身份證持有人)，連同該認購人的相關董事會議記錄；

(b) 1) Applicable to (i) all Units of Tower 1A except Units A of Tower 1A & (ii) all Units of Tower 1B and (insofar as any such unit(s) is/are covered in this Sales Arrangements)

適用於 (i) 第 1A 座 A 單位除外的所有第 1A 座單位及(ii) 第 1B 座的所有單位 (只限涵蓋於本銷售安排之該 / 該等單位)

Such number of cashier's order(s) as equals to the number of specified residential property(ies) the Intending Purchaser (being either Individual or Company) intends to purchase, each in the sum of **HK\$100,000** made payable to "Kao, Lee & Yip" and which will be encashed to settle part of the preliminary deposit of the specified residential property(ies) purchased (subject to the provisions below); and

總數相等於認購人(個人或公司)擬購買指明住宅物業數目之本票，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)，每張本票金額為港幣\$100,000，抬頭人為「高李葉律師行」；及

2) Applicable to (i) Units A of Tower 1A, (ii) all Units of Tower 2B, (iii) all Units of Tower 3 & (iv) all Units of Tower 5 (insofar as any such unit(s) is/are covered in this Sales Arrangements)

適用於 (i) 第 1A 座的 A 單位、(ii) 第 2B 座的所有單位、(iii) 第 3 座的所有單位及 (iv) 第 5 座的所有單位 (只限涵蓋於本銷售安排之該 / 該等單位)

Such number of cashier's order(s) as equals to the number of specified residential property(ies) the Intending Purchaser (being either Individual or Company) intends to purchase, each in the sum of **HK\$500,000** made payable to "Kao, Lee & Yip" and which will be encashed to settle part of the preliminary deposit of the specified residential property(ies) purchased (subject to the provisions below); and

總數相等於認購人(個人或公司)擬購買指明住宅物業數目之本票，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)，每張本票金額為港幣\$500,000，抬頭人為「高李葉律師行」；及

(c) 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。

4. Subject to the provisions below, if the Intending Purchaser 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 any person(s) 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 request of 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，該認購人必須為簽署該指明住宅物業的臨時買賣合約的買方。在就任何指明住宅物業簽署臨時買賣合約前，認購人可即場要求賣方加入任何人士作為聯名買方，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的要求。

5. In the event of any dispute, the Vendor reserves its absolute right to allocate any specified residential

properties to any interested person.

如有任何爭議，賣方保留絕對權力分配任何指明住宅物業予任何有意欲購買的人士。

Procedures

程序

6. The specified residential properties will be selected by Group A Intending Purchasers first, and secondly by Group B Intending Purchasers.

指明住宅物業將會由「A組」認購人首先揀選，之後由「B組」認購人揀選。

Group A

「A組」

- 7(a). Subject to 7(b) below, any Group A Intending Purchaser who attends the Sales Office in person between 11:00 a.m. and 11:30 a.m. on 20 July 2019 (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2019年7月20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的A組認購人，將可於登記時段屆滿時優先選購該指明住宅物業，惟下述7(b)段另有規定除外。

- 7(b). If during the Registration Period, more than one Group A Intending Purchasers express interests to purchase the same specified residential property, drawing lots will be used to determine which Group A Intending Purchaser may purchase that specified residential property.

如於登記時段內有多於一位A組認購人表示意欲購買同一指明住宅物業，將以抽籤決定哪一位A組認購人可購買該指明住宅物業。

8. After verification and confirmation by the Vendor, Group A Intending Purchaser shall submit such number of cashier orders as equals to the number of specified residential properties intended to purchase in the manner as specified in point 3(b) above before such Group A Intending Purchaser may proceed to select specified residential properties.

A組認購人經賣方確認並核實，及遞交按上述第3(b)點所定方法開出而總數相等於擬購買指明住宅物業數目之本票後，方可選購指明住宅物業。

Group B

「B組」

- 9(a). After the selection of specified residential properties by the Group A Intending Purchasers as aforesaid has been completed, the remaining available specified residential properties (if any) will be offered to be sold to the Group B Intending Purchasers.

完成上述A組認購人選擇指明住宅物業程序後，餘下仍可出售之指明住宅物業(如有)將要約出售予B組認購人。

- 9(b). Subject to 9(c) below, any Group B Intending Purchaser who attends the Sales Office in person between 11:00 a.m. and 11:30 a.m. on 20 July 2019 (the “Registration Period”) and expresses an interest to purchase any specified residential property (which is still available for sale after selection of specified residential properties by the Group A Intending Purchasers as aforesaid has been completed) will have the priority to purchase that specified residential property upon the completion of selection of specified residential properties by the Group A Intending Purchasers as aforesaid.

於2019年7月20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的B組認購人(該指明住宅物業為完成上述A組認購人選擇指明住宅物業程序後餘下仍可出售)，將可於完成上述A組認購人選擇指明住宅物業程序後優先選購該指明住宅物業，惟下述9(c)段另有規定除外。

9(c). If more than one Group B Intending Purchasers express interests to purchase the same specified residential property, drawing lots will be used to determine which Group B 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，將以抽籤決定哪一位 B 組認購人可購買該指明住宅物業。

10. After verification and confirmation by the Vendor, Group B Intending Purchaser shall submit such number of cashier order(s) as equals to the number of specified residential property(ies) intended to purchase in the manner as specified in point 3(b) above before such Group B Intending Purchaser may proceed to select specified residential properties.

B 組認購人經賣方確認並核實，及遞交按上述第 3(b)點所定方法開出而總數相等於擬購買指明住宅物業數目之本票後，方可選購指明住宅物業。

11. After sales to Group B Intending Purchasers mentioned in 9(a), (b) and (c) the remaining available specified residential properties, if any, will be offered for sale on a first come first served basis.

在完成 9(a),(b)及(c)所述的 B 組認購人之銷售後，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。

12. 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 or company by any method.

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或公司。

Part B

B 部分

13. The remaining available specified residential properties will be offered for sale on a first come first served basis. In case of any dispute, the Vendor reserves its absolute right to allocate or not to allocate any specified residential properties to any interested person or company.

餘下仍可出售之指明住宅物業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分配或不分配任何指明住宅物業予任何意欲購買的人士或公司。

On 21 July 2019 and thereafter

2019 年 7 月 21 日及其後

14. 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 or company.

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或公司。

Other Matters

其他事項

15. 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，詳情將於發展項目網站公布，認購人將不獲另行通知。

16. From 20 July 2019 and thereafter (11:00 a.m. to 6:00 p.m. each day), Intending Purchasers are offered and are invited to view any specified residential property(ies) that are offered to be sold under this Information on Sales Arrangements or their comparable residential properties if it is not reasonably practicable for the specified residential property(ies) to be viewed by the Intending Purchasers.

由 2019 年 7 月 20 日起(每日上午 11 時至晚上 6 時)，認購人將獲安排及邀請參觀在本銷售安排資料提供出售的任何指明住宅物業，或如開放指明住宅物業供認購人參觀並非合理地切實可行，則認購人將獲安排及邀請參觀與指明住宅物業相若的住宅物業。

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) : 16 July 2019 (2019 年 7 月 16 日)