

Information on Sales Arrangements

Sales Arrangements No.2A
銷售安排第 2A 號

銷售安排資料

<p>Name of the Development: 發展項目名稱：</p>	<p>Novi 逸新</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 20 August 2017 由 2017 年 8 月 20 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p><u>On 20 August 2017 (“First Date of Sale”):</u> From 9:00 a.m. to 7:00 p.m. <u>From 21 August 2017 and thereafter to 30 September 2017</u> From 10:00 a.m. to 7:00 p.m. <u>From 1 October 2017 and thereafter Monday to Friday (except public holiday)</u> From 9:00 a.m. to 6:00 p.m.</p> <p><u>於 2017 年 8 月 20 日（「出售首日」）：</u> 上午 9 時至下午 7 時 <u>由 2017 年 8 月 21 日及其後至 2017 年 9 月 30 日</u> 上午 10 時至下午 7 時 <u>由 2017 年 10 月 1 日起</u> <u>星期一至星期五（公眾假期除外）</u> 上午 9 時至下午 6 時</p>
<p>Place(s) where the sale will take place: 出售地點：</p>	<p><u>Applicable to the First Date of Sale only:</u> Unit 707, 7/F, Tower 2, Cheung Sha Wan Plaza, No.833 Cheung Sha Wan Road , Kowloon (“Designated Venue”)</p> <p><u>From 21 August 2017 and thereafter to 30 September 2017 (Not applicable to the First Date of Sale):</u> G/F, 58 Ki Lung Street, Mong kok, Kowloon (“Sales Office ”)</p> <p><u>From 1 October 2017 and thereafter Monday to Friday (except public holiday)</u> 11/F, Lai Sun Commercial Centre, 680 Cheung Sha Wan Road, Kowloon (“Sales Office ”)</p> <p><u>只適用於出售首日：</u> 九龍長沙灣道 833 號長沙灣廣場 2 期 7 樓 707 室(「指定場地」)</p>

	<p>由 <u>2017 年 8 月 21 日及其後至 2017 年 9 月 30 日</u> (不適用於出售首日)： 九龍旺角基隆街 58 號地舖 (「售樓處」)</p> <p>由 <u>2017 年 10 月 1 日起</u> <u>星期一至星期五</u> (公眾假期除外) 九龍長沙灣道 680 號麗新商業中心 11 樓 (「售樓處」)</p>
<p>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：</p>	<p>40</p>
<p>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> <p>The following flats: 以下單位：</p> <p>2A, 5A, 6A, 12A, 15A, 17A, 22A, 25A, 28A, 12B, 15B, 17B, 22B, 25B, 28B, 12C, 15C, 17C, 22C, 25C, 28C, 12D, 15D, 17D, 22D, 25D, 27D, 12E, 15E, 17E, 22E, 25E, 27E, 2F, 12F, 15F, 17F, 22F, 25F, 27F</p>	
<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>(A) Registration 登記</u></p> <p>1. Each registrant(s) (whether in his/her sole name or jointly with others or each company registrant(s) (only companies incorporated in Hong Kong will be accepted for registration)) can submit not more than TWO (2) Registration(s) of Intent. Submission exceeding TWO (2) Registrations of Intent will NOT be accepted. Each Registration of Intent may be used for registering the intent to purchase not more than TWO (2) specified residential properties. The Registration(s) of Intent is/are personal to the registrant(s) and shall not be transferable. 每個登記人(不論以個人名義或聯同他人或以公司名義(只接受在香港註冊成立的公司))可遞交不多於兩份購樓意向登記，遞交多於兩份「購樓意向登記」將不獲接受。每份購樓意向登記可登記認購不多於兩(2)個指明住宅物業。購樓意向登記只適用於登記人本人及不能轉讓。</p> <p>2. Registrations of Intent will be distributed at the Sales Office. A registrant must submit the followings:-</p> <ul style="list-style-type: none"> (a) the Registration of Intent duly completed and signed by the registrant; (b) for each Registration of Intent, one cashier order in the sum of HK\$100,000 (or 2 cashier orders each in the sum of HK\$100,000 if the person or company is interested in purchasing 2 specified residential properties) made payable to “Vincent T.K. Cheung, Yap & Co.”; and (c) (if the registrant(s) is/are individual(s)) copy(ies) of the H.K.I.D. Card(s) or Passport(s) of the registrant (as the case may be) or (if the registrant is a company) a copy of the valid Business Registration Certificate, Certificate of Incorporation and the latest Annual Return of 	

the registrant and the H.K.I.D. Card(s) or passport(s) (as the case may be) of the relevant director(s) of the registrant(s) who attend the registration, to the Sales Office on or before 18 August 2017 (from 10:00 a.m. to 7:00 p.m. every day). The closing time for submission of Registration of Intent is 7:00 p.m. on 18 August 2017. Late submission of registration will not be accepted. An Acknowledgement of Registration of Intent will be issued to the registrant in respect of a validly submitted Registration of Intent.

購樓意向登記於售樓處派發。登記人須於 2017 年 8 月 18 日或之前(每日上午 10 時至晚上 7 時) 遞交以下文件：

- (a) 已填妥及由登記人簽署的購樓意向登記；
- (b) 每份購樓意向登記書須連同一張本票面額為港幣\$100,000 (或如登記人有意認購兩個指明住宅物業，請遞交兩張本票，每張面額為港幣\$100,000)，及抬頭人為「張葉司徒陳律師事務所」；
- (c) (如登記人為個人) 每個登記人的香港身份證或護照(視屬何種情況而定)或(如登記人為公司)有效商業登記證書、公司註冊證書、最新的周年申報表和到場登記董事的香港身份證或護照副本(視屬何種情況而定)，

到售樓處。截止遞交購樓意向登記的時間為 2017 年 8 月 18 日晚上 7 時。逾期登記恕不受理。有效地遞交購樓意向登記人將獲發購樓意向登記收據。

(B) Balloting 抽籤

Balloting will be used to determine the check-in time slot and the order of priority for selecting the specified residential properties by the Registrants.

Balloting will take place on 19 August 2017 and the ballot results, including the “Registration Number” and “the Check-in Time Slot for Registrants” shall be posted at the Sales Office after 3:00 p.m. on the same date. The Registrants will not be separately notified of the ballot results. The opening hours of the Sales Office on 19 August 2017 are from 2:00 p.m. to 7:00 p.m.

Balloting of the order of priority of Registrants in selection of the specified residential properties within each round of selection will take place 15 minutes after each Check-in Time Slot on the First Date of Sale.

抽籤將會用作決定報到時段及登記人之揀選指明住宅物業的優先次序。

登記人之抽籤會於 2017 年 8 月 19 日舉行，抽籤結果包括登記號碼及登記人報到時段會於當天下午 3 時後張貼於售樓處。登記人不會個別被通知抽籤結果。2017 年 8 月 19 日售樓處的開放時間由下午 2 時至下午 7 時。

登記人每一棟樓輪次之揀選指明住宅物業的優先次序抽籤分別於出售首日每節報到時段開始 15 分鐘後舉行。

(C) Selection and Purchase 選擇及購買

On 20 August 2017 (“First Date of Sale”)

2017 年 8 月 20 日 (“出售首日”)

1. Registrants (if the registrant is a company, then any one of its directors) shall personally attend the

Designated Venue on the First Date of Sale according to “the Check-in Time Slot for Registrants” listed in the ballot results. Registrant who arrives at the Designated Venue later than the relevant Check-In Time Slot shall not be eligible to participate in the balloting and selection and purchase of the specified residential properties.

登記人須於出售首日根據抽籤結果內列出之報到時段親自(如登記人是公司，即其中一位董事)到指定會場報到。如任何登記人於報到時段後才抵達指定會場，其選購指明住宅物業之資格將會被取消。

2. Registrants shall bring along the followings :

- (a) Original Acknowledgement of Registration of Intent;
- (b) (if the registrant(s) is/are individual(s)) his/her/their original H.K.I.D. Card(s) or Passport(s) (as the case may be) OR (if the registrant(s) is a company) copies of the valid Business Registration Certificate, Certificate of Incorporation, the latest Annual Return of each of the registrant and the original H.K.I.D. Card(s) or Passport(s) (as the case may be) of the relevant director(s) of each of the registrant who attend the registration; and
- (c) blank cheque(s) for payment of balance of preliminary deposit(s),

and attend the Designated Venue at the relevant Check-In Time Slot for the Vendor’s verification on the First Date of Sale. Registrant(s) who arrives at the Designated Venue later than the relevant Check-In Time Slot shall not be eligible to participate in the balloting and selection of the specified residential properties.

登記人須攜同下列文件:

- (a) 購樓意向登記表格的正式收據;
- (b) (如登記人為個人) 登記人的香港身份證或護照正本(視屬何種情況而定)或(如登記人為公司) 有效商業登記證書、公司註冊證書、最新的周年申報表副本和到場登記的董事的香港身份證或護照正本(視屬何種情況而定);
- (c) 空白支票作以備支付臨時訂金餘額，

於出售首日在指明報到時段到指定會場報到及遞交予賣方核實。任何登記人於報到時段後才抵達售樓處，其抽籤及選購指明住宅物業之資格將會被取消。

3. After confirmation and verification of the identities of the Registrants, the order of priority of Registrants for selection and purchase of the specified residential properties within each round of selection will be determined by balloting which will take place at the Designated Venue.

登記人經賣方確認並核實身份後，該揀樓輪次之登記人揀選指明住宅物業的優先次序會根據即場舉行之抽籤結果決定。

4. Each Registrant shall be eligible to select and purchase not more than FOUR (4) specified residential properties out of the residential properties that will be available at the time of selection. Before entering into the preliminary agreement for sale and purchase in respect of any specified residential property, the Registrant(s) may request the Vendor on the spot (i) to add individual(s) to sign the preliminary agreement for sale and purchase in respect of the selected residential property(ies). The additional individual(s) must be either the parent(s), spouse or child/children of that Registrant and subject to the provision of adequate proof of such relationship to the Vendor’s satisfaction whose decision shall be

final and the said individual(s) shall sign the preliminary agreement for sale and purchase personally as purchaser(s); or (ii) to enter into separate preliminary agreement for sale and purchase for each of the selected units. The Vendor reserves its absolute discretion to allow or reject the Registrant(s) to add any person(s) to or to enter into separate preliminary agreements for sale and purchase.

每位登記人只可選購不多於四(4)個當時仍可出售之指明住宅物業。登記人在簽署臨時買賣合約前，可即場要求賣方(i) 加入其他人士就揀選的指明住宅物業簽署臨時買賣合約。該加入的其他人士須為登記人的父母、配偶或子女，該登記人並須出示令賣方滿意之有效文件以證明該等關係，以賣方的決定作為最終決定，惟所有前述人士須以買家身份親身簽署臨時買賣合約；或(ii) 根據每個選購單位獨立簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人加入任何人士或獨立簽署臨時買賣合約。

5. After the signing of the preliminary agreement for sale and purchase by the Registrant(s) (“hereinafter referred as the “Purchaser”), the cashier order(s) submitted by that Purchaser(s) shall be used for part payment of the preliminary deposit payable pursuant to the preliminary agreement for sale and purchase. That Purchaser(s) shall on spot pay the balance of the preliminary deposit by cheque(s). Failure to pay the balance of the preliminary deposit by that Purchaser(s) shall be deemed as that Purchaser(s) failing to enter into the preliminary agreement for sale and purchase for the selected specified residential property, the Vendor shall have no obligation to enter into any preliminary agreement for sale and purchase with that Purchaser(s).

簽署臨時買賣合約後，該登記人(在下文中稱「買方」)提交的本票將用作根據臨時買賣合約應支付的部份臨時訂金。該買方須即場以支票支付臨時訂金的餘額。如該買方未能支付臨時訂金的餘額，將視為該買方未能簽署臨時買賣合約，賣方將沒有責任與該買方簽署任何臨時買賣合約。

On 21 August 2017 and thereafter

於 2017 年 8 月 21 日及其後

Subject to the completion of the selecting and purchasing of the specified residential properties by the registrant(s) 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 interested in purchasing. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing.

在根據上述程序完成上述登記人選購指明住宅物業後，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發售。如有任何爭議，賣方保留絕對權力以任何方式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

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.

如有任何爭議，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

Other matters:

其他事項：

1. The Vendor shall not be held liable for any error or omission contained in any results of balloting.
賣方無需就抽籤結果的任何錯誤或遺漏承擔任何責任。
2. The sale of the specified residential properties is subject to availability. Please note that the completion of confirmation and verification of a registrant's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the waiting queue does not guarantee that the registrant will be able to purchase any specified residential property
將提供出售的指明住宅物業售完即止。登記人獲確認和核實身份後，任何揀選指明住宅物業的優先次序或任何人士獲賣方接受輪候均不保證該登記人能購得任何指明住宅物業，敬希注意。
3. The Vendor reserves the right to close the Sales Office and (if applicable) the Designated Venue at any time if all the specified residential properties shall have been sold out.
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售樓處及（如適用）指定會場。
4. If Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date on which Registration of Intent may be submitted pursuant to Item (B) above or on the First Date of Sale, the closing date for submission of Registration of Intent, or the First Date of Sale, then, for the safety of the registrants and the maintenance of order at the Sales Office/Designated Venue, the Vendor reserves its absolute right to change the date and/or time (including the closing date and/or time) for the above activities to such other date and/or time as the Vendor may consider appropriate and/or to close the Sales Office and/or (if applicable) the Designated Venue. Details of the arrangement will be posted by the Vendor on the website (www.novi.hk) designated by the Vendor for the Development. Registrants will not be notified

separately of the arrangement.

如在根據上述(B) 項可遞交購樓意向登記的時間任何一天或在出售首日，天文台發出八號或更高之熱帶氣旋警告信號或黑色暴雨警告，為保障登記人的安全及維持售樓處/指定場地的秩序，賣方保留絕對權力更改上述活動的日期及/或時間（包括截止日期及/或時間）至賣方認為合適的其他日期及/或時間及/或關閉售樓處及/或(如適用) 指定場地，並於賣方就發展項目指定的互聯網網站的網址 (www.novi.hk) 公布有關安排及詳情。登記人將不獲另行通知。

5. If the registrant(s) has not purchased any specified residential property, the unused cashier order(s) will be available for collection by the registrant(s) at the Sales Office during the period from 10:00 a.m. to 7:00 p.m. from 21 August 2017 to 31 August 2017. The Vendor reserves the right to return any unused cashier order(s) in such other manner as the Vendor considers appropriate.

如登記人並無購入任何指明住宅物業，可於 2017 年 8 月 21 日至 2017 年 8 月 31 日上午 10 時至下午 7 時到售樓處取回未使用的本票。賣方保留權力以其認為合適之其他方式退回任何未使用之本票。

6. For collection of cashers' order, the registrant(s) must bring along (i) his/her/their original H.K.I.D. Card(s) or Passport(s) (as the case may be) or (if the registrant is a company) together with copy of Business Registration Certificate and the company chop; and (ii) the original Acknowledgement of Registration of Intent. If the unused cashier order(s) is/are to be collected by the authorized person of the registrant(s), the authorized person must bring along (i) copy(ies) of the H.K.I.D Card(s) or Passport(s) (as the case may be) or copy of Business Registration Certificate of the registrant(s); and (ii) a valid authorization letter; (iii) the original H.K.I.D. Card or Passport (as the case may be) of the authorized person; and (iv) the original Acknowledgement of Registration of Intent.

登記人在取回未使用的本票時，須攜同(i)其身份證或護照正本（視屬何情況而定）或（如登記人為公司）連同公司商業登記證副本及公司印章；及(ii) 購樓意向登記收據正本。如登記人授權他人代其取回未使用的本票，獲授權人士須攜同 (i) 登記人身份證或護照副本（視屬何情況而定）或公司商業登記證副本；及(ii) 有效的授權書；(iii) 授權人士之身份證或護照（視屬何情況而定）；及(iv) 購樓意向登記收據正本。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at the Sales Office.

載有上述銷售安排的資料的文件印本可於售樓處供公眾免費領取。

Date of issue:

發出日期：

11 August 2017

2017 年 8 月 11 日

Date of revision :

修改日期:

26 September 2017

2017 年 9 月 26 日