

Information on Sales Arrangements
銷售安排資料

Name of the development: 發展項目名稱:	Sea Panorama Court 君凱豪庭
Date of the sale: 出售日期:	From 22 November 2021 由 2021 年 11 月 22 日起
Time of the sale: 出售時間:	<u>On 22 November 2021 and thereafter:</u> From 10:30 a.m. to 12:30 p.m. (Monday to Friday) Closed on Saturday, Sunday and Public Holidays <u>2021 年 11 月 22 日及其後:</u> 每日由上午 10 時30分至下午12時 30 分 (星期一至五) 逢星期六、星期日及公眾假期休息
Place where the sale will take place (Sales Office): 出售地點 (售樓處):	Unit B, 4/F, Wing Tat Commercial Building, Nos. 121-125 Wing Lok Street, Sheung Wan, Hong Kong 香港上環永樂街121-125號永達商業大廈4字樓B室
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:	4
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: The following flats in the Development 以下在發展項目單位: 4/F, 7/F, 21-22/F(Duplex 複式), 23-24/F(Duplex 複式).	
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>1. First come first served. Any person interested in purchasing any of the specified residential properties (“Prospective Purchaser”) (if the Prospective Purchaser is a company, then any one of its directors) must:- 先到先得。何有意購買指明住宅物業的人士（下稱「準買方」）（如準買方是公司，則其任何一位董事）須遵從下列程序：</p> <p>(a) personally attend the Sales Office; and 親臨售樓處；及</p> <p>(b) bring along his/her H.K.I.D. Card(s)/Passport(s) and cashier order(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary. The number of cashier order(s) shall be equal to the number of specified residential property(ies) to be purchased by the Prospective Purchaser. Each cashier order shall be in the sum of HK\$300,000 and made payable to “Yip, Tse & Tang Solicitors”. 攜同其香港身份證/護照正本及本票及(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。本票的數目須與準買方將購買的指明住宅物業的數目相同，每張本票金額為港幣 \$300,000及抬頭人須為「葉謝鄧律師行」。</p> <p>2. For the purpose of determining the order of priority, the Vendor does not accept any person having queued up at the Sales Office before the commencement time of sale. 為決定優先次序的目的，賣方不接受出售時間開始前於售樓處排隊輪候的人士。</p> <p>3. In case of any dispute, the Vendor reserves its absolute right to allocate the specified residential properties to any person interested in purchasing by any method (including balloting). 如有任何爭議，賣方保留絕對權力以任何方法（包括抽籤）分配該等指明住宅物業予任何有意購買的人士。</p> <p>4. If the Prospective Purchaser has successfully selected any of the specified residential properties, the Prospective Purchaser (if the Prospective Purchaser is a company, then any one of its directors) shall personally enter into one or more Preliminary Agreement(s) for Sale and Purchase of the specified residential property(ies) successfully selected by him/her/it. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).</p>	

成功選擇指明住宅物業的準買方（如準買方是公司，則其任何一位董事）須親身簽署一份或多份臨時買賣合約購買其成功選擇的指明住宅物業。本票將會用作支付購買指明住宅物業的部份臨時訂金。

5. The Vendor reserves its absolute right to close the Sales Office at any time if all the specified residential properties have been sold out.
賣方保留絕對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。
6. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 6:00 a.m. and 8:00 p.m. on any date of sale or where the Vendor considers that there being an event or circumstances affecting or which may affect the safety, order or public health in the Sales Office and/its vicinity, for the safety of the Prospective Purchasers and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to close the Sales Office.
如在任何出售日期的上午6時至晚上8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時或賣方認為發生影響或可能影響售樓處及/或其附近之安全、秩序或公共衛生之事件或情況時，為保障準買方的安全及維持售樓處的秩序，賣方保留絕對權力關閉售樓處。
7. The specified residential properties offered to be sold in this Information on Sales Arrangements (“this SA”) may be previously offered to be sold in one or more Information on Sales Arrangement issued prior to the date of issue / date of revision of this SA. The sales arrangements in respect of such specified residential properties as set out in this SA shall prevail.
此銷售安排資料（“此銷售安排”）中提供出售的指明住宅物業，可能曾於此銷售安排的發出日期/修改日期以前發出的一份或多份銷售安排資料中提供出售。該等指明住宅物業的銷售安排一切以此銷售安排為準。

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 absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

Other matters:

其他事項：

The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a Prospective Purchaser's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to Sales Office or a waiting queue does not guarantee that that Prospective Purchaser/ person 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。準買方獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入售樓處或獲賣方接受輪候，均不保證該準買方／人士能購得任何指明住宅物業，敬希注意。

In order to maintain order at the Sales Office and ensure the smoothness of the selection and purchase procedures, after a Prospective Purchaser has selected a specified residential property, the Prospective Purchaser will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of that specified residential property, and that specified residential property will not be held for the Prospective Purchaser's viewing thereof prior to the signing of the Preliminary Agreement for Sale and Purchase. All Prospective Purchaser are therefore advised to make prior arrangements to view the specified residential properties before the attending the Sales Office.

為維持售樓處的秩序及確保選購指明住宅物業的程序順暢，準買方揀選指明住宅物業後即進入簽署該指明住宅物業的臨時買賣合約的程序，賣方不會為準買方保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀指明住宅物業。故特此建議所有準買方於親臨售樓處之前事先安排參觀供指明住宅物業。

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以下地點可供公眾免費領取：

Unit B, 4/F, Wing Tat Commercial Building, Nos. 121-125 Wing Lok Street, Sheung Wan, Hong Kong

香港上環永樂街121-125號永達商業大廈4字樓B室

Date of issue: 17 November 2021

發出日期：2021年11月17日