

Information on Sales Arrangements
銷售安排資料

Name of the development: 發展項目名稱:	The Astro 悅雅
Date of the sale: 出售日期:	From 28 April 2018 由 2018 年 4 月 28 日起
Time of the sale: 出售時間:	<u>On 28 April 2018 (the “First Date of Sale”):</u> From 12:00 noon to 6:00 p.m. <u>On 29 April 2018 and thereafter:</u> From 11:00 a.m. to 8:00 p.m. <u>2018 年 4 月 28 日(「出售首天」):</u> 由正午 12 時正至下午 6 時正 <u>2018 年 4 月 29 日及其後:</u> 由上午 11 時正至晚上 8 時正
Place(s) where the sale will take place: 出售地點:	<u>Applicable to the First Date of Sale only:</u> <u>只適用於出售首天:</u> 8 /F, The Wave, 4 Hing Yip Street, Kwun Tong, Kowloon (the “Sales Office 1”) 九龍觀塘興業街4號The Wave 8樓(「售樓處1」) <u>Applicable to 29 April 2018 and thereafter:</u> <u>適用於 2018 年 4 月 29 日及其後:</u> Shops Nos. 3 & 4, G/F, Kincheng Commercial Centre, Nos. 412-420 Castle Peak Road, Cheung Sha Wan, Kowloon (the “Sales Office 2”) 九龍長沙灣青山道 412-420 號金城商業中心地下 3 及 4 號舖(「售樓處 2」)
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:	25
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: 11A, 11B, 11C, 11D, 11E, 11F, 15A, 15B, 15C, 15D, 15E, 15F, 20A, 20B, 20C, 20E, 20F, 22A, 22B, 22C, 22E, 22F, 23A, 23B, 23F	
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: 1. <u>General provisions:</u> <u>一般規定:</u> 1.1 Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each of such specified residential properties shall comprise the same person or the same group of persons. 如同一份臨時買賣合約包括多於一個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。 1.2 In case of any dispute, the Vendor reserves its 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。 1.3 The Vendor will not entertain any request for addition, removal or modification of purchaser(s) once a Preliminary	

Agreement for Sale and Purchase has been signed.
臨時買賣合約一經簽署，賣方不接受任何加入、減去或改動買方之要求。

2. On the First Date of Sale:

於出售首天：

2.1 Balloting will be used to determine the order of priority in which the persons interested in purchasing the specified residential properties (the “registrants”) may select and purchase the specified residential properties. Details are as follows.

有意購買指明住宅物業的人士(「登記人」)的選購指明住宅物業的優先次序將以抽籤方式決定。詳情如下。

2.2 To participate in the balloting, each registrant must first submit a Registration of Intent. The form of Registration of Intent is available for collection at Sales Office 2. The manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent for details. The order of the submission of a Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. Notwithstanding anything as may be specified in the Registration of Intent:

每名登記人須先遞交購樓意向登記。購樓意向登記表格可於售樓處2索取。遞交購樓意向登記之方式及所需文件及材料等於該表格中有所說明。詳情請參閱購樓意向登記表格。遞交購樓意向登記次序不會影響揀選指明住宅物業的優先次序。即使購樓意向登記內可能指定任何其他安排：

(a) In addition to copies of specified identification document(s), each Registration of Intent shall be submitted together with such number of cashiers’ order(s) equal to the number of specified residential property(ies) the registrant intends to purchase as indicated in the Registration of Intent. The amount of each cashiers’ order shall be HK\$100,000. Each cashiers’ order shall be made payable to “Mayer Brown JSM”.

除指明的身份證明文件副本外，每份購樓意向登記須連同本票遞交，本票數目相等於登記人於購樓意向登記內填寫的擬購買的住宅物業數量。每張本票金額為港幣\$100,000。每張本票抬頭人為「孖士打律師行」。

(b) A completed Registration of Intent shall be submitted to Sales Office 2 during the period from 28 March 2018 to 26 April 2018 (from 11:00 a.m. to 8:00 p.m.). An official receipt will be issued to the registrant in respect of a validly submitted Registration of Intent.

填妥之購樓意向登記須於2018年3月28日至2018年4月26日（每日上午11時至晚上8時）遞交到售樓處2。有效地遞交購樓意向登記後登記人將獲發正式收據。

(c) Each person or company (whether alone or jointly with others) shall only be registered under not more than two (2) valid Registrations of Intent. If a person or company is registered under two Registrations of Intent, the name(s) of the registrant under the two Registrations of Intent must be the identical, and the two Registrations of Intent are referred as “**Related Registrations of Intent**” or “**Related Registration of Intent**”. Registration under more than (2) valid Registrations of Intent will not be accepted. Late submission will not be accepted. The Registration of Intent is personal to the registrant and shall not be transferable.

每人或公司（不論單獨或與他方聯名）只可登記於不多於兩份有效的購樓意向登記。如一個個人或公司登記於兩份購樓意向登記，該兩份購樓意向登記下的登記人的名字必須相同，該兩份購樓意向登記稱為「**關連購樓意向登記**」。重複的登記將不會被接受。逾期恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。

2.3 A registrant shall (personally or through a duly authorized attorney of that registrant who shall produce the original Power of Attorney duly signed by the registrant and the original identification document of that attorney (the “Attorney”) to the Vendor’s satisfaction and the Vendor reserves the right to accept or reject any Attorney and the Vendor’s decision shall be final) report attendance at Sales Office 1 during the period from 12:00 noon to 1:00 p.m. on the First Date of Sale (“**check-in period**”). The following must be produced for attendance registration: (i) (for individual registrant) the original official receipt for Registration of Intent and original identification document(s) of the registrant; OR (ii) (for corporate registrant) the original official receipt for Registration of Intent, a copy of Business Registration Certificate, Certificate of Incorporation and the most updated annual return of the company and the company chop. Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for the balloting. Registrant who arrives at Sales Office 1 beyond the check-in period shall not be eligible for balloting.

登記人須（親身或透過其妥為授權之獲授權人（「獲授權人」）（獲授權人須出示登記人妥為簽署之授權文件正本及該受權人之身份證明文件正本達致賣方滿意程度，賣方保留權利接納或拒絕任何獲授權人，而該決定為終局。））於出售首天正午 12 時正至下午 1 時正（「**報到時段**」）於售樓處 1 報到登記。進行報到登記需出示 (i)（如登記人為個人）購樓意向登記之正式收據正本及登記人身份證明文件正本；或 (ii)（如登記人為公司）購樓意向登記之正式收據正本、公司的商業登記證、公司註冊證明書及最近的周年申報表副本及公司印章。登記人經賣方確認並核實身份後方可享有抽籤資格。登記人於報到時段以外的時間到達售樓處 1 將不獲抽籤資格。

2.4 After the verification of identities of the registrants, balloting will be carried out at **Sales Office 1** (or if such venue is not available at such other venue arranged by the Vendor) (“**Balloting Venue**”). The Vendor reserves the right at any time, for the purposes of maintaining order at the Balloting Venue and/or facilitating smooth sale of the specified residential properties, to adjust the time of the balloting. Each Registration of Intent shall be allotted with one lot. The balloting

results will be announced and/or posted by means as the Vendor considers appropriate at the Balloting Venue and/or Sales Office 1. Registrants will not be separately notified of the balloting results.

賣方核實登記人身份後，抽籤將於售樓處1進行（或如該會場未能使用，將於其他賣方安排的會場進行抽籤）（「抽籤會場」）。為了維持抽籤會場秩序及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整抽籤程序的時間。每張購樓意向登記可獲分配一個籌。抽籤結果將會以賣方認為合適之方式於抽籤會場及／或售樓處1公布及／或將貼。登記人將不獲另行通知抽籤結果。

- 2.5 After the end of the balloting, the selection of the specified residential properties will take place at Sales Office 1. Registrants shall proceed to select the specified residential properties which are still available at the time of selection in the order of priority according to the result of balloting, provided that if a registrant holds two Related Registrations of Intent, the order of priority of the Related Registration of Intent having a later order of priority will be promoted to the same as the Related Registration of Intent having an earlier order of priority and the original order of priority of the Related Registration of Intent having a later order of priority will become void and null. A registrant must in respect of a Registration of Intent select one or two (and not more) specified residential property(ies) in an orderly manner and within reasonable time. Where a registrant is, for whatever reason, not able to select any one or two specified residential property(ies) in an orderly manner and within reasonable time as prescribed by the Vendor, the Vendor reserves the right to disqualify the registrant from selecting any specified residential property.

抽籤結束後將於售樓處1進行揀選指明住宅物業。登記人根據抽籤結果之順序揀選當時仍可供選擇的指明住宅物業，惟如登記人持有兩份關連購樓意向登記，獲得較後優先次序的關連購樓意向登記的優先次序將提前至與獲得較前優先次序的關連購樓意向登記一樣，而獲得較後優先次序的關連購樓意向登記的原有優先次序將變成無效。登記人必須就一份購樓意向登記有秩序地及於合理時間內揀選一個或兩個（亦只限最多兩個）指明住宅物業。若登記人因任何原因未能有秩序地及於賣方規定的合理時間內揀選任何一個或兩個指明住宅物業，賣方保留權利取消登記人揀選任何指明住宅物業之資格。

- 2.6 The following provisions apply to selection and purchase of specified residential properties:

以下條款適用於選購指明住宅物業：

- (a) The applicable number of cashiers' order(s) submitted with the Registration of Intent will be encashed to settle part of the preliminary deposit(s) of the specified residential property(ies) purchased (the balance to be paid by cheque(s) - please bring along blank cheque(s)). If the number of specified residential properties a registrant purchases is more than the number of cashiers' order(s) submitted, the registrant shall submit on spot one cashiers' order (of the same payee and amount as a cashiers' order submitted with the Registration of Intent) in respect of each such extra specified residential property to settle part of the preliminary deposit of that extra specified residential property (the balance to be paid by cheque(s) - please bring along blank cheque(s)).

隨購樓意向登記附上適用數量的銀行本票將兌現以支付所購入指明住宅物業的部份臨時訂金（餘款以支票支付－請備空白支票）。倘登記人購入的指明住宅物業數目多於其所遞交之銀行本票數目，登記人須就每一超出之指明住宅物業即場補交一張銀行本票（抬頭人及金額與隨「購樓意向登記」附上之本票相同）以支付該超出之指明住宅物業的部份臨時訂金（餘款以支票支付－請備空白支票）。

- (b) Where a registrant selects one specified residential property only, the purchaser of that specified residential property shall only be:

如登記人只揀選一個指明住宅物業，該指明住宅物業之買方只可以為以下人士：

- (i) if that registrant comprises one person, that person, together with or without one or more relatives of that registrant; or

如登記人由一名人士組成，該名人士，連同或不連同該登記人之一位或多位親屬；或

- (ii) if that registrant comprises more than one person, all such persons, together with or without one or more relatives of any individual comprising that registrant.

如登記人由多於一名人士組成，所有該等人士，連同或不連同組成該登記人之任何個人之一位或多位親屬。

- (c) Where a registrant selects more than one specified residential property:

如登記人揀選多於一個指明住宅物業：

- (i) the purchaser of at least one such specified residential property shall be:

最少一個該等指明住宅物業之買方須為以下人士：

- (1) if that registrant comprises one person, that person, together with or without one or more "relatives" (see below) of that registrant; or

如登記人由一名人士組成，該名人士，連同或不連同該登記人之一位或多位「親屬」（見後文）；或

(2) if that registrant comprises more than one person, all such persons, together with or without one or more relatives of any individual comprising that registrant; and
如登記人由多於一名人士組成，所有該等人士，連同或不連同組成該登記人之任何個人之一位或多位親屬；及

(ii) the purchaser of any other such specified residential property shall only be:
任何其他該等指明住宅物業之買方只可以為以下人士：

(1) if that registrant comprises one person:
如登記人由一名人士組成：

(A) that person, together with or without one or more relatives of that registrant; or
該名人士，連同或不連同該登記人之一位或多位親屬；或

(B) one or more relatives of that registrant; or
該登記人之一位或多位親屬；或

(2) if that registrant comprises more than one person:
如登記人由多於一名人士組成：

(A) all such persons, together with or without one or more relatives of any individual comprising that registrant; or
所有該等人士，連同或不連同組成該登記人之任何個人之一位或多位親屬；或

(B) all such persons less any one or more “Permitted Outgoing Persons” (see below), together with or without one or more relatives of any individual comprising that registrant. An individual comprising that registrant is a Permitted Outgoing Person if that person is a relative of any individual comprising that registrant and who remains as an individual comprising the purchaser.
所有該等人士減去一名或多名「可減名人士」（見後文），連同或不連同組成該登記人之任何個人之一位或多位親屬。如任何組成該登記人之個人為餘下成為組成買方之任何個人之親屬，即屬「可減名人士」。

(d) All the purchasers shall sign the Preliminary Agreement(s) for Sale and Purchase of the selected specified residential properties.
所有買方必須簽署一份或多份已揀選之指明住宅物業的臨時買賣合約。

(e) In this paragraph 2.6, “relative” of a registrant shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent’s sibling, nephew or niece of the registrant or any person comprising the registrant provided that the registrant 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.

於本第2.6段中，登記人之「親屬」指該登記人或組成該登記人之任何個人的配偶、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、兄弟姊妹、伯叔父、舅父、姑母、姨母、姪、甥、姪女或甥女，惟該登記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。

2.7 After the selection and purchase of specified residential properties by the registrant(s) as aforesaid has been completed, the sale of any remaining specified residential properties will be on a first come first served basis. The Vendor does not accept any person interested in purchasing having queued up before the commencement of such sale.

完成上述登記人選購指明住宅物業程序後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受該發售開始前在場輪候之人士。

2.8 The Vendor also reserves its right to adjust the time of the check-in period, any balloting or selection of residential properties in accordance with the progress of confirmation and verification of identities of registrants or carrying out other procedures.

賣方保留最終決定權因應確認和核實登記人身份和其他程序之進度調整報到時段、任何抽籤或揀選住宅物業時間。

2.9 The Vendor reserves its right to shorten or extend the closing time of Sales Office 1 upon the sales progress and condition on the First Date of Sale. Registrants will not be notified separately of the arrangement.

賣方有權因應出售首天的銷售進度及情況下，於任何時間提早或延遲關閉售樓處1。登記人將不獲另行通知。

2.10 The Vendor shall not be responsible to any registrant for any negligent act, omission, delay and the like error(s) in any parts of sales process (including but not limited to matters relating to registration, balloting, properties selection,

agreement signing and so on). The Vendor reserves the absolute right of resolution and determination concerning matters referred under this paragraph.

如賣方在出售的程序中(就包括但不限於登記、抽籤、揀樓、簽約有關事宜等等)，有何錯誤、遺漏或延遲等問題，賣方無須向任何登記人承擔任何責任。賣方就本段提及之事宜保留最終處理及決定權。

- 2.11 If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date on which the Registration of Intent may be submitted and/or the First Date of Sale, then, for the safety of the registrants and the maintenance of order at Sales Office 1 and/or Sales Office 2, the Vendor reserves its absolute right to change the date(s) and/or time (including the closing date and/or time) for submission of Registration of Intent and/or the check-in period and/or the balloting and/or the First Date of Sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close Sales Office 1 and/or Sales Office 2. Details of the arrangement will be posted by the Vendor on the website (www.theastro.com.hk). Registrants will not be notified separately of the arrangement.

如在可遞交購樓意向登記的任何一天／或出售首天的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持售樓處1及／或售樓處2的秩序，賣方保留絕對權力更改遞交購樓意向登記的日期及／或時間(包括截止日期及／或時間) 及／或報到時段及／或抽籤的日期及／或時間，及／或出售首天至賣方認為合適的其他日期及／或時間及／或關閉售樓處1及／或售樓處2。賣方會將安排的詳情於互聯網網站的網址(www.theastro.com.hk)公布。登記人將不獲另行通知。

3. On the day following the First Date of Sale and thereafter:

出售首天翌日及之後：

- 3.1 After the selection and purchase of specified residential properties by the registrant(s) as aforesaid has been completed, the sale of any remaining specified residential properties will be on a first come first served basis. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person interested in purchasing by any method (including balloting).

完成上述登記人選購指明住宅物業程序後，尚餘之指明住宅物業將以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。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。

- 3.2 The Vendor reserves the right to close Sales Office 2 at any time if all the specified residential properties 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2。

- 3.3 If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date of sale (other than the First Date of Sale), for the safety of the purchasers and the maintenance of order at Sales Office 2, the Vendor reserves its absolute right to close Sales Office 2. Details of the arrangement will be posted by the Vendor on the website (www.theastro.com.hk).

如在任何出售日期（除出售首天）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，為保障買方的安全及維持售樓處2的秩序，賣方保留絕對權力關閉售樓處2。賣方會將安排的詳情於互聯網網站的網址(www.theastro.com.hk)公布。

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 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：

- (a) The sale of the specified residential properties is subject to availability. Please note that the completion of the 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 Sales Office 1 and/or Sales Office 2 or a waiting queue does not guarantee that that registrant / 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。登記人獲確認和核實身份、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1及／或售樓處2或獲賣方接受輪候，均不保證該登記人／人士能購得任何指明住宅物業，敬希注意。

(b) Collection of cashiers' order –any unused cashiers' order concerned will be available for collection at Sales Office 2 during the period from 30 April 2018 to 6 May 2018 between the hours of 11:00 a.m. and 8:00 p.m. The registrant (or his/her/their/its authorized person) shall bring along the original official receipt for Registration of Intent, original identification document(s) of the registrant (or a copy of the identification document(s) of the registrant if unused cashier order(s) is/are collected by authorized person) or (if applicable) the copy of Business Registration Certificate and the company chop and (if applicable) a valid authorization letter and original identification document of the authorized person for the collection procedures.

本票取回辦法 – 任何未使用之本票，登記人可於2018年4月30日至2018年5月6日上午11時至晚上8時於售樓處2取回。登記人須攜同購樓意向登記表格收據正本、其身份證明文件正本（如以授權人士取回未使用的本票，則須攜同登記人身份證明文件副本）或（如適用）公司商業登記證副本及公司印章及（如適用）有效的授權書及授權人士之身份證明文件副本。

(c) The Vendor shall not be responsible to any registrant for any error or omission in any balloting or ballot results announced.
如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

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：

Shop Nos. 3 & 4, G/F, Kincheng Commercial Centre, Nos. 412-420 Castle Peak Road, Cheung Sha Wan, Kowloon
九龍長沙灣青山道 412-420 號金城商業中心地下 3 及 4 號舖

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