

Information on Sales Arrangements (No. 31)

銷售安排資料 (第 31 號)

Name of the Phase of the Development: 發展項日期數名稱：	The Spectra 朗屏 8 號
Date of the Sale: 出售日期：	From 6 November 2016 (the “ First Date of Sale ”) 由 2016 年 11 月 6 日 (「 出售首日 」)起
Time of the Sale: 出售時間：	On the First Date of Sale From 11:00 a.m. – 8:00 p.m. From 7 November 2016 and thereafter: From 1 p.m. – 8:00 p.m. (Monday to Friday) From 11:00 a.m. – 8:00 p.m. (Saturday, Sunday or Public Holiday) 出售首日： 由 上午 11 時至晚上 8 時 由 2016 年 11 月 7 日起： 由 下午 1 時至晚上 8 時 (星期一至五) 由 上午 11 時至晚上 8 時 (星期六日及公眾假期)
Place where the sale will take place: 出售地點：	20/F, The Octagon, 6 Sha Tsui Road, Tsuen Wan, Hong Kong (the “ Designated Venue ”) 香港荃灣沙咀道 6 號嘉達環球中心 20 樓 (下稱「 指定會場 」)
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：	12
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 units in the Phase of the Development 發展項目的期數的以下單位：	
The following units in Tower 1 以下在第 1 座的單位： 9J, 12J	
The following units in Tower 3 以下在第 3 座的單位： 6A, 11A, 23A, 20G, 23H	
The following units in Tower 5 以下在第 5 座的單位： 10F, 2J, 3J, 6J, 8J	
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. General provisions:

一般規定：

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 residential property 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 absolute right to allocate any specified residential properties to any interested 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。

2. Balloting will be used to determine the order of priority for selection of specified residential properties on the First Date of Sale. On the First Date of Sale and thereafter, there will be a Public Sale. Details are as follows.

於出售首日，揀選指明住宅物業的優先次序將以抽籤方式決定。出售首日及之後將進行公開認購。詳情請參看下文內容。

3. To participate in the balloting, interested persons must first submit a registration of intent (“**Registration of Intent**”) on the First Date of Sale in accordance with the time stated paragraph 3.3 below. Interested persons may call 2880 8268 (Hotline for the Phase of the Development (“**Phase**”)) for details of obtaining the form of Registration of Intent, which said form is also available for collection from 3 November 2016 at the Designated Venue. The manner for the submission of a Registration of Intent and the documents and materials required, etc. are specified in such form of Registration of Intent. Please refer to such 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. In general:

有意參與抽籤的人士須於出售首日依照下文第3.3段所述的時間遞交購樓意向登記(「**購樓意向登記**」)。有意認購的人士可致電發展項目期數(「**期數**」)熱線2880 8268查詢有關索取購樓意向登記的表格之詳情，該購樓意向登記的表格亦於2016年11月3日起可在指定會場索取。遞交購樓意向登記之方式及所需文件及材料等於該購樓意向登記的表格中有所說明。詳情請參閱相關購樓意向登記表格。遞交購樓意向登記的次序並不會影響揀選指明住宅物業的優先次序。概括而言：

3.1 Based on the selection made under the Registration(s) of Intent by the registrant(s) (“**Registrant(s)**”), each Registration of Intent may be used for showing of interest to purchase either:-

- i. 1 specified residential property in the Phase (the Registration of Intent of this type is referred to as “**Group B Registration of Intent**”) (*for the avoidance of doubt, a company Registrant can only purchase 1 specified residential property and its Registration of Intent shall be classified as a Group B Registration of Intent*); or
- ii. 2 or more specified residential properties in the Phase (the Registration of Intent of this type is referred to as “**Group A Registration of Intent**”)

Provided that:-

- a. each individual Registrant submitting a Group A Registration of Intent shall purchase not less than 2 specified residential properties in the Phase by using such submitted Group A Registration of Intent. Purchasing less than 2 specified residential properties under a Group A Registration of Intent by the individual

- Registrant will render such Group A Registration of Intent void and disqualified;
- b. each individual Registrant submitting a Group A Registration of Intent shall purchase at least 1(one) 3-bedroom unit or 1(one) 4-bedroom unit (defined below), and not more than 1 studio unit (defined below).
 - c. each individual Registrant submitting a Group B Registration of Intent shall only purchase 1 specified residential property in the Phase by using such submitted Group B Registration of Intent; and
 - d. each company Registrant may only purchase 1 specified residential property in the Phase by using such submitted Group B Registration of Intent.

按照登記人(「登記人」)於購樓意向登記中所作出的選擇，每張「購樓意向登記」可用以下其中一種方式表達有意認購:-

- i. 1個期數中的指明住宅物業(此等購樓意向登記下稱為「**B組購樓意向登記**」)(為免疑問，公司登記人只可認購1個指明住宅物業而其購樓意向登記將被歸類為**B組購樓意向登記**); 或
- ii. 2個或以上期數中的指明住宅物業(此等購樓意向登記下稱為「**A組購樓意向登記**」)，

惟須符合以下規定:

- a. 每遞交一份**A組購樓意向登記**，每位個人登記人於使用該份已遞交的**A組購樓意向登記**時必須購買不少於2個期數中的指明住宅物業。如個人登記人就一份**A組購樓意向登記**購買少於2個指明住宅物業，該份**A組購樓意向登記**將會失效並被廢除資格;
- b. 每遞交一份**A組購樓意向登記**，每位個人登記人使用該份已遞交的**A組購樓意向登記**時必須購買最少1個三房單位或1個四房單位(見下文定義)，及不多於1個開放式單位(見下文定義)。
- c. 每位遞交了1份**B組購樓意向登記**之個人登記人只可使用該份已遞交的**B組購樓意向登記**購買1個期數中的指明住宅物業; 及
- d. 每位公司登記人只可使用已遞交的**B組購樓意向登記**購買不多於1個期數中的指明住宅物業。

In addition to copies of specified identification documents, appropriate number of cashiers' order(s) must be submitted together with a Registration of Intent. Details of the arrangements are as follows:-

除指明的身份證明文件的影印本外，遞交每一份購樓意向登記時必須同時遞交適當數量的銀行本票。該安排的細節如下:-

Each Group A Registration of Intent shall be submitted together with 2 cashiers' orders, each in the sum of HK\$100,000 made payable to "Deacons". Should the Registrant eventually purchase more than 2 specified residential properties in the Phase, the Registrant shall submit the extra cashiers' order(s) drawn in the above manner to the intent that 1 cashiers' order shall be made available for part payment of preliminary deposit of each of the specified residential properties so purchased by the Registrant. Each Group B Registration of Intent shall be submitted together with 1 cashiers' order in the sum of HK\$100,000 made payable to "Deacons".

每份**A組購樓意向登記**須連同2張本票遞交，每張本票金額為港幣\$100,000，抬頭人為「的近律師行」或“Deacons”。如登記人最終購買多於2個期數中的指明住宅物業，登記人須遞交根據上述方法開出的額外本票以達至就每1個所購買的指明住宅物業出具1張本票用以支付該指明住宅物的部份臨時訂金的要求。每份**B組購樓意向登記**須連同1張本票遞交，該張本票金額為港幣\$100,000，抬頭人為「的近律師行」或“Deacons”。

3.2 On the First Date of Sale, Registrants (if the Registrant is a company, then any one of its

directors) shall personally attend the Designated Venue at the time specified in paragraph 3.3 below for submission of Registrations of Intent and for attending the balloting. A Registrant must bring along his/her original H.K.I.D. Card(s)/Passport(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 together with the original of the completed and signed Registration(s) of Intent for Registration to be submitted. A Registrant who arrives at the Designated Venue beyond the time specified in paragraph 3.3 below will not be eligible to submit the Registration(s) of Intent or participate in the balloting.

於出售首日，登記人（如登記人為公司，則該公司任何一位董事）須按賣方根據第3.3段所指明的時間內親身到達指定會場，並攜同其香港身份證／護照正本及（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及將遞交的已填妥及簽署的購樓意向登記正本。於第3.3段所指明的時間以外才到達指定會場的登記人將不享有遞交購樓意向登記或參與抽籤的資格。

- 3.3 Notwithstanding anything as may be specified in the Registration of Intent, a completed Registration of Intent shall be submitted to the Designated Venue from 11a.m.to 12p.m. on 6 November 2016 (i.e. the First Date of Sale).

即使購樓意向登記內可能指定任何其他安排，填妥之購樓意向登記須於 2016年11月6日(即出售首日)當日上午11時至中午12時遞交至指定會場。

- 3.4 Each individual Registrant can submit 1 Group A Registration of Intent and 1 Group B Registration of Intent, in his/her sole name or in joint names with other Registrant(s). For Registrant comprising 2 or more individual Registrants under a Registration of Intent, each of such individual Registrants shall be regarded as having submitted 1 Registration of Intent; and

Each corporate Registrant (which must be a company incorporated in Hong Kong) can submit only 1 Group B Registration of Intent. Exceeding submitted Registration of Intent will not be accepted.

每位個人登記者可以個人或聯同其他登記人的名義遞交1份A組購樓意向登記及1份B組購樓意向登記。就一份由2位或以上個人登記人組成登記人的購樓意向登記而言，每一位個人登記者將被視為已遞交一份購樓意向登記；及

每位公司登記人(必須為於香港註冊成立的公司)只可遞交1份B組購樓意向登記。額外遞交的購樓意向登記將不被接受。

- 3.5 Higher priority of selection of specified residential properties will be given to Group A Registrations of Intent in accordance with the provisions set out in paragraph 4 below. Balloting will be used to determine the order of priority amongst Group A Registrations of Intent as a separate group. Balloting will be used to determine the order of priority of Group B Registrations of Intent as another separate group in a lower priority than Group A Registrations of Intent.

A組購樓意向登記將根據以下第4段之條文獲較優先揀選指明住宅物業的次序。A組購樓意向登記揀選指明住宅物業的先後次序將以獨立組別抽籤方式決定。B組購樓意向登記揀選指明住宅物業的先後次序將以優先次序低於A組購樓意向登記的方式在另一獨立組別中以抽籤方式決定。

4. First Date of Sale:

出售首日：

- 4.1 The balloting to determine the priority of Group A Registration of Intent for selection of specified residential properties (“Group A Balloting”) on the First Date of Sale will take place on the same day at or after 12:15p.m. at the Designated Venue. When Group A

Balloting is finished or the designated 3-bedroom units or 4-bedroom units (defined below) are all sold out, the balloting to determine the priority of Group B Registration of Intent for selection of specified residential properties shall follow thereafter. The Vendor reserves the right at any time, for the purposes of maintaining order and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be posted on the Designated Venue and announced on the website of the Phase. Registrants will not be notified separately of such changes.

決定出售首日A組購樓意向登記揀選指明住宅物業之優先次序的抽籤程序（「A組抽籤程序」）將於出售首日下午12時15分或其後於指定會場進行。當A組抽籤程序完成後或指定之三房單位或四房單位（見下文定義）已經售罄，決定出售首日B組購樓意向登記揀選指明住宅物業之優先次序的抽籤程序將跟隨其後。為了維持秩序及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和日期。任何抽籤程序的時間和日期的修改會於指定會場及於期數的互聯網網站內公布。登記人將不獲另行通知該等修改。

4.2 Each Registration of Intent submitted will be allotted with only one lot.

每份遞交的購樓意向登記可獲分配一個籌。

4.3 The balloting results, including “registration number” stated on the Registration of Intent and “balloting result sequence” will be shown at the Designated Venue. Registrants will not be separately notified of the balloting results. The Registrants whose identities have been confirmed and verified by the Vendor shall personally select and purchase the specified residential properties which are still available at the time of selection in the order of priority according to the “ballot result sequence”

抽籤結果（包括購樓意向登記上的「登記號碼」及「抽籤結果順序」）將會顯示於指定會場。登記人將不獲另行通知抽籤結果。登記人經賣方確認並核實身份後須根據「抽籤結果順序」的優先次序親身揀選於當時仍可供揀選的指明住宅物業。

4.4 The Vendor shall not be responsible to the Registrants for any error or omission contained in the ballot results.

如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。

5. The following provisions apply to the First Date of Sale:

以下條款適用於出售首日：

5.1 If Registrant(s) of a Group A Registration of Intent, for whatever reasons, select(s) less than 2 specified residential properties or select(s) the types of specified residential properties not consistent with those specified in paragraph 3.1 which have to be selected, or if Registrant(s) of a Group B Registration of Intent is, for whatever reasons, unable to select 1 specified residential property, the relevant Registration of Intent shall become void and shall be disqualified and such Registrant will cease to be eligible to select any specified residential properties in respect of such void and disqualified Registration of Intent.

如一份A組購樓意向登記的登記人因任何原因揀選少於2個指明住宅物業或揀選的指明住宅物業與第3.1條所指的所須揀選指明住宅物業的類別不符，或如一份B組購樓意向登記的登記人因任何原因未能揀選到1個指明住宅物業，該份購樓意向登記將會失效並被廢除資格，而該登記人將沒有資格就該失效及廢除的購樓意向登記揀選任何指明住宅物業。

5.2 The cashiers' order submitted with the Registration of Intent will be encashed to settle part of the preliminary deposit of each of the specified residential properties purchased (the balance of which shall be paid by cheque(s) and/or cashiers' order(s)) if the Registrant shall successfully purchase a specified residential property. Should a Registrant of a Group A Registration of Intent eventually purchase more than 2 specified residential properties in the Phase under a Group A Registration of Intent, the Registrant shall submit the extra cashiers' order(s) drawn in the above manner to the intent that 1 cashiers' order shall be made available for part payment of preliminary deposit of 1 specified residential property so purchased by the Registrant.

登記人每成功購入一個指明住宅物業，隨購樓意向登記附上的銀行本票將被兌現以支付所購入的指明住宅物業的部份臨時訂金（臨時訂金餘款以支票及/或銀行本票支付）。如一份A組購樓意向登記之登記人最終購買多於2個期數中的指明住宅物業，登記人須遞交根據上述方法開出的額外本票以達至就每1個所購買的指明住宅物業出具1張本票用以支付該指明住宅物業的部份臨時訂金的要求。

5.3 Where individual Registrant(s) of a Group B Registration of Intent select(s) any specified residential property, the purchaser(s) of that specified residential property shall be the Registrant(s) named in such Group B Registration of Intent subject to the right of such individual Registrant to add in any of his/her/their immediate family member(s) as purchaser(s), according to sub-paragraph 5.5 below.

當一份B組購樓意向登記的個人登記人揀選任何指明住宅物業，只有於該B組購樓意向登記中訂明的個人登記人才可成為該指明住宅物業的買方，但該個人登記人有權按下文第5.5分段加入家人作為買方。

5.4 If two or more Registrants are named in a Group A Registration of Intent, then in so far as the Registrants are the immediate family members of each other, when such Registrants select specified residential properties, the specified residential properties selected under the relevant Group A Registration of Intent may be purchased in the joint names of such Registrants or in their respective own names as purchaser(s) provided that each of such Registrants shall have been respectively named in a preliminary agreement for sale and purchase ("PASP") of 1 specified residential property so purchased. The right of adding family members under paragraph 5.5 below shall apply only to the Registrant(s) named as purchaser(s) in the relevant PASP.

如一份A組購樓意向登記中訂明有2位或以上的登記人，則如該等登記人互相是家人，於該等登記人揀選指明住宅物業時，根據該A組購樓登記所揀選的各指明住宅物業可用該等登記人的聯名方式或各自名下作買方的方式購買，惟每位該等登記人必須分別是其中1個該等購入的指明住宅物業的臨時買賣合約（「臨時合約」）中所訂明的買方。下文第5.5分段所述的加入家人的權利只適用於在相關臨時合約中所訂明為買方的登記人。

5.5 Before entering into the PASP in respect of a specified residential property, the Registrant who is named in the PASP as a purchaser may request the Vendor on the spot to add one or more of his/her immediate family members as joint purchaser(s) provided that the Registrant must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). "Immediate family member" has the same meaning given to that term under the Residential Properties (First-hand Sales) Ordinance (Cap 621), i.e. "immediate family member", in relation to an individual, means a spouse, parent, child, sibling, grandparent or grandchild of the individual.

於簽署臨時合約購入指明住宅物業前，已於臨時合約訂明為買方的登記人可即場要求賣方加入其一位或多位家人作為聯名買方，惟必須出示令賣方滿意之有效證明文件證明親屬關係。「家人」一詞定義與《一手住宅物業銷售條例》(第621章)

所定義者相同，即「家人」就任何個人而言，指其配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女。

6. After the completion of the balloting and the selection of the specified residential properties by the Registrants on the First Date of Sale, the sale of remaining specified residential properties (if any) 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.

完成出售首日登記人抽籤及揀選指明住宅物業後，尚餘之指明住宅物業（如有）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任何有意認購的人士。

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。

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 the Designated Venue or the waiting queue thereof 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的優先次序或任何人士批准進入指定會場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 – If a Registrant has not purchased any specified residential property in respect of a Registration of Intent, the unused cashiers' order concerned will be available for collection at the Designated Venue during the period of 12:30p.m. to 8:00p.m. on 6 November 2016. The Registrant shall bring along a copy of that Registration of Intent, his/her/its H.K.I.D. / other identity documents or the copy of Business Registration Certificate and the company chop for the collection procedures. The Vendor reserves the right to return any unused cashiers' order in such other manner as the Vendor considers appropriate.

本票取回辦法 – 如登記人並無就一份購樓意向向登記購入任何指明住宅物業，可於2016年11月6日當日下午12時30分至晚上8時期間取回相關未使用之本票。登記人須攜同該購樓意向登記副本、其香港身份證／其他身份證明文件或公司商業登記證書副本及公司印章辦理取票手續。賣方保留權利以其認為合適之其他方式退回任何未使用之本票。

- (c) For the safety of the Registrants and the maintenance of order at the Designated Venue, 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 or extend the date, time, period or deadline of the submission of Registrations of Intent or of any balloting or selection of specified residential properties to such other date, time, period or deadline as the Vendor may consider appropriate. Details will be announced on the website of the Phase and Registrants will not be separately notified of the same.

為保障登記人安全及維持指定會場秩序，賣方保留絕對權利當遇上天文台發出八號或更高風球信號或黑色暴雨警告時，延後或延長遞交購樓意向登記或任何抽籤或揀選指明住宅物業之日期、時間、期間或期限至賣方認為合適的其他日期、時間、期間或期限，詳情於期數的互聯網網站公布，登記人將不獲另行通知。

- (d) 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。

- (e) The “Studio unit”, “3-bedroom unit” and “4-bedroom unit” referred in these Information on Sales Arrangements are any one of the following properties:

在此銷售安排資料中所指之「開放式單位」、「三房單位」及「四房單位」為以下其中一個物業：

“Studio unit” 「開放式單位」

Tower 5 第五座

2J, 3J, 6J, 8J

“3-bedroom unit” 「三房單位」

Tower 1 第一座

9J, 12J

Tower 3 第三座

6A, 11A, 23A, 20G, 23H

“4-bedroom unit” 「四房單位」

Tower 5 第五座

10F

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：

20/F(Sales Office) and G/F(Reception), The Octagon, 6 Sha Tsui Road, Tsuen Wan, Hong Kong
香港荃灣沙咀道 6 號嘉達環球中心 20 樓(售樓處)及地下(接待處)

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