

**Information on Sales Arrangements**  
銷售安排資料

<b>Name of the Development:</b> 發展項目名稱：	煥然壹居
<b>Date of the Sale:</b> 出售日期：	<p><i>The sale of the unsold specified residential properties under this Sales Arrangements is suspended from 3 November 2023 with immediate effect until further notice.</i></p> <p>本銷售安排資料內的未被出售的指明住宅物業的出售由 2023 年 11 月 3 日起即時暫停，直至另行通知。</p> <p>26 October 2023 to 9 November 2023 2023 年 10 月 26 日至 2023 年 11 月 9 日</p>
<b>Time of the Sale:</b> 出售時間：	<p><i>The sale of the unsold specified residential properties under this Sales Arrangements is suspended from 3 November 2023 with immediate effect until further notice.</i></p> <p>本銷售安排資料內的未被出售的指明住宅物業的出售由 2023 年 11 月 3 日起即時暫停，直至另行通知。</p> <p><u>On 26 October 2023 (“First Date of the Sale”):</u> From 10 a.m. to 6 p.m.</p> <p><u>On 27 October 2023 to 9 November 2023:</u> From 10 a.m. to 7 p.m.</p> <p><u>2023 年 10 月 26 日（「出售首日」）:</u> 由上午 10 時至下午 6 時</p> <p><u>2023 年 10 月 27 日至 2023 年 11 月 9 日:</u> 由上午 10 時至下午 7 時</p>
<b>Place where the sale will take place:</b> 出售地點：	<p>1st Floor, Commercial Accommodation, 煥然壹居, 3 Muk Chui Street, Kowloon (“Sales Office”)</p> <p>九龍沐翠街 3 號煥然壹居商用大樓一樓（「售樓處」）</p>
<b>Number of specified residential properties that will be offered to be sold</b> 將提供出售的指明住宅物業的數目	28
<b>Description of the specified residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的描述：	
<p>The following flats in Tower H1 以下在H1座的單位： 1A, 1G, 12A, 12G, 13A, 13G, 20A, 20C, 21A, 21C, 21F, 21G, 22A</p> <p>The following flats in Tower H3 以下在H3座的單位： 1E, 3G, 4G, 5G, 6G, 12E, 13G, 15A, 16A, 17A, 17C, 17G, 18E, 20E, 21G</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：

- Balloting in the manner as described below will be used to determine the order of priority for selection of specified residential properties on the First Date of the Sale.  
於出售首日揀選指明住宅物業的優先次序將以下列抽籤方式決定。

**1. General provisions:**

一般規定：

- 1.1 Specified residential properties are offered for sale to individuals only. Corporate purchaser(s) shall not be entitled to purchase any of the specified residential properties listed in this Sales Arrangements.  
指明住宅物業僅出售予個人。以公司名義登記之買方不可購買本銷售安排所列之任何指明住宅物業。
- 1.2 A person may only purchase one (1) specified residential property in the Development. If a person is not the sole purchaser of but is one of the persons comprising the purchaser of a specified residential property, that person will also be deemed to be the purchaser of that specified residential property for the purpose of this paragraph 1.2.  
一名人士只可購買發展項目內一(1)個指明住宅物業。如一名人士並非一個指明住宅物業之唯一買方而僅為組成該指明住宅物業買方之其中一人，該名人士亦會就本第 1.2 段目的而言被視作該指明住宅物業之買方。
- 1.3 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。
- 1.4 The Vendor will make available show flat(s) at the Development for viewing by the interested parties from 2:00 p.m. to 7:00 p.m. on 19 October 2023 and from 10:00 a.m. to 1:00 p.m. and 2:00 p.m. to 7 p.m. from 20 October 2023 to 23 October 2023 (including Saturday, Sunday and Public Holidays). One clear day advanced booking before the viewing is required. Interested parties can call hotline 94811535 on and from 18 October 2023 during office hours (Monday to Sunday from 10:00 a.m. to 7:00 p.m.) of the Vendor for a viewing appointment. The Vendor reserves the right at any time, for the purposes of maintaining order and/or facilitating a smooth viewing experience, to adjust the opening hours and viewing arrangements.  
賣方將於 2023 年 10 月 19 日下午 2 時至 7 時及 2023 年 10 月 20 日至 2023 年 10 月 23 日由上午 10 時至下午 1 時及下午 2 時至下午 7 時（包括星期六、星期日及公眾假期），於發展項目開放示範單位供有興趣者參觀，並需要於參觀日前一天事先預約。有興趣者可於 2023 年 10 月 18 日（包括當日）起於賣方的辦公時間（星期一至日上午 10 時至下午 7 時）內致電 94811535 預約參觀時間。為維持現場秩序及/或參觀流暢的目的，賣方保留權利在任何時間更改開放時段及安排。

## 2. Submission of Registration of Intent:

### 提交購樓意向登記：

2.1 The registrant(s) or his/her/their authorised representative must submit the following personally to the Sales Office at or before 7 p.m. on 23 October 2023:-

登記人或其授權人須於 2023 年 10 月 23 日下午 7 時或之前親臨售樓處遞交 :-

(a) the Registration of Intent duly completed and signed by the registrant(s) (Registration of Intent Forms are available for collection at the Sales Office before the aforesaid deadline of submission);

已填妥及由登記人簽署的購樓意向登記(購樓意向登記表格可於上述遞交截止時間前於售樓處領取)；

(b) the Registration of Intent shall be accompanied with cashier's order:

Registrants must submit one (1) cashier's order. Each cashier's order shall be in the amount of HK\$100,000 and made payable to "DEACONS"; and

購樓意向登記表須附有本票：

登記人必須遞交一(1)張本票。每張本票金額為港幣\$100,000 及抬頭人為「的近律師行」；及

(c) copy(ies) of the Hong Kong Identity (H.K.I.D.) Card(s) or Passport(s) (as the case may be) of (each of) the registrant(s).

(每個)登記人的香港身份證或護照副本(視屬何種情況而定)。

2.2 Each registrant(s) (whether in his/her own name or in joint names with any other party(ies)) can submit ONE (1) Registration of Intent Form. That is to say, the name of a person may only appear in ONE (1) Registration of Intent Form. More than one Registration of Intent (whether in his/her own name or in joint names with other parties) submitted from the same registrant will not be accepted.

每個登記人(無論以其自己名義或與他方聯名)可遞交一(1)份購樓意向登記表格,即是說:一名人士之名稱僅可出現於一(1)份購樓意向登記表格。賣方不會接受同一登記人(無論以其自己名義或與他方聯名)遞交多於一份的購樓意向登記。

2.3 If the registrant has successfully purchased any specified residential property, the cashier's order submitted with the Registration of Intent Form will be used in full as part payment of the preliminary deposit for the purchase of the specified residential property and the balance shall be paid by cheque(s). Please bring along blank cheque(s) for payment of balance of preliminary deposit on the First Date of the Sale.

若登記人成功購買任何指明住宅物業,已繳交附於購樓意向登記表格之本票將會全數作為購買指明住宅物業的部份臨時訂金,而餘額則以支票支付。請於出售首日攜同空白支票以備支付臨時訂金餘額。

2.4 The order of submission of Registration of Intent Form will not have any impact on the order of priority for selection of the specified residential property. Late submission will not be accepted. The Registration of Intent is personal to the registrant(s) and shall not be transferable.

遞交購樓意向登記表格的次序不會影響揀選指明住宅物業的優先次序。逾期遞交恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。

**3. Balloting:**  
**抽籤：**

- 3.1 Balloting will be used to determine the order of priority in selection of the specified residential properties. Details are as follows.  
揀選指明住宅物業優先次序將以抽籤方式決定。詳情如下。

Balloting by a computer random assignment will take place on 24 October 2023. The ballot results, including “Registration Number of Registration of Intent”, “Priority Number”, “Registration Time Slots” for registrants and “Group” will be made available at the Vendor’s designated website for the Development ([www.urakaitak.hk](http://www.urakaitak.hk)) at or before 2:00 p.m. on 24 October 2023 for viewing. The registrant(s) will not be separately notified of the ballot results.

抽籤將於 2023 年 10 月 24 日以電腦隨機排序方式進行。抽籤結果，包括「購樓意向登記的登記號碼」、「優先次序號碼」、登記人的「登記時段」及「組別」將於 2023 年 10 月 24 日下午 2 時或之前於賣方就發展項目指定的互聯網網站([www.urakaitak.hk](http://www.urakaitak.hk)) 內公布並供查閱。登記人將不獲另行通知抽籤結果。

**4. Registration:**  
**辦理登記：**

- 4.1 On the First Date of the Sale, the registrant(s) shall personally or by an appointed attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor attend the Sales Office according to “Registration Time Slots” in the ballot results as mentioned in Paragraph 3.1 above. The registrant(s) must bring along: -

於出售首日，登記人須按照上述第 3.1 段抽籤結果中所指示的「登記時段」親臨或由其按賣方規定的格式並有效地簽署的授權書所委任的受權人到臨售樓處，並攜同：

- (a) his/her/their H.K.I.D. Card(s) or Passport(s) (as the case may be);  
其香港身份證或護照（視屬何種情況而定）；
- (b) blank cheque(s) for payment of balance of preliminary deposit(s); and  
空白支票以備支付臨時訂金餘額；及
- (c) the original receipt for the Registration of Intent.  
購樓意向登記收據正本。

The registrant(s) whose identity(ies) has/have been verified by the Vendor shall proceed to select the specified residential properties. The registrant(s) who arrive at the Sales Office at any time later than “Registration Time Slots” assigned in the ballot results shall not be eligible for flat selection. 經賣方確認並核實身份後，登記人方可享有資格揀選指明住宅物業。於抽籤結果中所指示其所屬「登記時段」後才到達售樓處的登記人，將不符合揀選單位的資格。

## 5. Flat Selection on the First Date of the Sale:

### 出售首日揀選單位：

- 5.1 After completion of the registration as mentioned in Paragraph 4.1 above, a registrant under the same Group shall proceed to select one specified residential property which is still available at the time of selection in the order of priority according to his/her respective Priority Number. If by the time of completion of registration and verification of identities procedures for all the registrants of a Group, the registrants of the previous Group(s) have not yet finished the selection of specified residential properties, the selection and sale of specified residential properties for that Group shall not commence until the registrants of the previous Group(s) have finished the selection of specified residential properties. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office and/or facilitating smooth sale of the specified residential properties, to adjust the time of flat selection. Any changes to the time of flat selection will be announced at the Sales Office. Registrants will not be notified separately of such changes.

在完成上述第 4.1 段所述的登記手續後，屬同一組別的登記人將根據其各自的優先次序編號順序揀選一個當時仍可供揀選的指明住宅物業。如某組別之所有登記人在完成登記及核實身份的手續後，之前的組別仍有登記人尚未完成揀選指明住宅物業的程序，則該組別揀選及出售指明住宅物業的程序將不會開始，直至之前的組別的登記人完成揀選指明住宅物業的程序為止。為了維持售樓處秩序及／或流暢地銷售指明住宅物業，賣方保留權利在任何時間調整揀樓的時間。任何揀樓的時間的修改會於售樓處公布。登記人將不獲另行通知該等修改。

- 5.2 Each registrant shall only purchase one (1) specified residential property.

每位登記人只可購買一(1)個指明住宅物業。

- 5.3 If a registrant has successfully selected any specified residential property, the registrant will be offered to view the selected specified residential property prior to entering into the Preliminary Agreement for Sale and Purchase.

成功選擇任何指明住宅物業的登記人將獲安排於簽署臨時買賣合約前參觀其所選擇的指明住宅物業。

- 5.4 If a registrant has successfully selected a specified residential property, after the viewing of the selected specified residential property referred to in Paragraph 5.3 (or after the registrant decides not to view the selected specified residential property), the registrant shall personally enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property with the Vendor forthwith. If the registrant shall fail to enter into a Preliminary Agreement for Sale and Purchase for the selected specified residential property on the same date of flat selection before close of the Sales Office, the registrant shall be immediately disqualified from selecting and purchasing any specified residential property and the selection of specified residential property made by them shall be cancelled.

如登記人成功揀選指明住宅物業，在按上述第 5.3 段所述完成參觀其選擇的指明住宅物業後(或在登記人決定不參觀其選擇的指明住宅物業後)，該登記人須即時親身與賣方簽署臨時買賣合約購買其選擇的指明住宅物業。如登記人於揀選單位當日售樓處關閉前未能成功為其選擇的指明住宅物業簽署臨時買賣合約，該名登記人即失去資格選購任何指明住宅物業，而其所作出的指明住宅物業選擇即會被取消。

- 5.5 Before entering into the Preliminary Agreement for Sale and Purchase in respect of the selected specified residential property, the registrant(s) may request the Vendor on spot to add one or more close relative(s) (as hereinafter defined) of any individual comprising that registrant as joint purchaser(s). The Vendor reserves its absolute discretion to allow or reject the registrant to add any person(s) for signing the Preliminary Agreement for Sale and Purchase. Such person(s) shall bring along his/her/their H.K.I.D. Card(s) or Passport(s) (as the case may be) and personally attend the Sales Office and, upon acceptance by the Vendor, sign the relevant Preliminary Agreement for Sale and Purchase together with the registrant(s). Registrants are not allowed to remove any name which appeared in the Registration of Intent.

“Close relative” of a registrant means a spouse, parent, child, brother and sister of that registrant or any individual comprising that registrant provided that the registrant has provided valid supporting documents on spot to prove the relationship to the satisfaction of the Vendor. Whether such spouse, parent, child, brother and sister is a “close relative” of the registrant shall be subject to the final decision of the Vendor which shall be binding on any person.

在簽署臨時買賣合約購入其選擇的指明住宅物業前，登記人可即場通知賣方加入登記人或組成登記人之任何個人之近親（見定義如下）作為聯名買方。賣方保留其絕對酌情權允許或拒絕登記人加入任何人士簽署臨時買賣合約。該等人士須攜同其香港身份證或護照（視屬何情況而定）親臨售樓處並在賣方允許加入後與登記人一同簽署有關臨時買賣合約。惟登記人不可以刪除認購單位意向登記已登記的任何登記人的名字。

一名登記人之「近親」指該登記人或組成該登記人之任何個人之配偶、父母、子女、兄弟及姊妹，惟該登記人必須已即場出示令賣方滿意之有效證明文件證明親屬關係。賣方對該配偶、父母、子女、兄弟及姊妹是否登記人之「近親」擁有最終決定權，其決定對任何人士具約束力。

- 5.6 The sale of specified residential properties is subject to availability. Registrants should note and acknowledge that the completion of the confirmation and verification of a registrant’s identity or any order of priority by ballot in respect of the selection of specified residential properties does not guarantee that registrant will be able to purchase any specified residential property in the Development.

將提供出售的指明住宅物業售完即止。登記人應注意及承認登記人獲確認和核實身份或登記人根據抽籤結果獲得之任何揀選住宅物業次序均不保證該登記人能購得發展項目內之任何指明住宅物業。

- 5.7 If all the specified residential properties set out in the above have been selected and purchased before the commencement of the Registration Time Slot for a particular Group on the First Date of the Sale, the registrants within that Group and all subsequent Groups shall no longer need to attend the Sales Office for selection and purchase of specified residential properties at their Registration Time Slots assigned in the ballot results. A consumption table relating to the availability of the specified residential properties for selection by registrants will be posted by the Vendor at the Sales Office. Registrants will not be notified separately of the progress of sale of the specified residential properties.

如在出售首日及某組別的登記時段開始前，所有上述的指明住宅物業已被揀選及購買，該組別及其後所有組別的登記人將不再需要按抽籤結果指定的登記時段到售樓處進行揀選及購買指明住宅物業。賣方將於售樓處張貼有關指明住宅物業的供應量的消耗表。登記人將不獲另行通知指明住宅物業的銷售的進度。

- 5.8 After completing the selection of the specified residential property as aforesaid, the remaining specified residential property, if any, will be sold on a first come first served basis on the First Date of the Sale. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the First Date of the Sale.

按上文進行之指明住宅物業揀選完成後，尚餘之指明住宅物業(如有)以先到先得形式於出售日期發售。賣方不接受於出售首日的出售時間前已在場輪候有意購買之人士。

- 5.9 If a registrant has not purchased any specified residential property, his/her/its unused cashier's order(s) will be available for collection without interest by the registrant (or his/her/its authorized person) at the Sales Office during 27 October 2023 to 29 October 2023 (from 10:00 a.m. to 1:00 p.m. and 2:00 p.m. to 7 p.m.). The registrant must bring along the H.K.I.D. Card(s) or Passport(s) (or a copy of the H.K.I.D. Card(s) or Passport(s) of the registrant if unused cashier's order(s) is/are to be collected by the authorized person) of the registrant, the original Receipt for Registration of Intent, and (if applicable) a valid letter of authorization (in the form prescribed by the Vendor) and a copy of the H.K.I.D. Card or Passport of the authorized person.

如登記人並無購入任何指明住宅物業，登記人（或其獲授權人士）可於 2023 年 10 月 27 日至 2023 年 10 月 29 日上午 10 時至下午 1 時及下午 2 時至下午 7 時內於售樓處辦理取回無利息未被使用的本票。登記人須攜同登記人香港身份證或護照正本（如以獲授權人士取回未使用的本票，則須攜同登記人香港身份證或護照副本）、購樓意向登記表收據正本及（如適用）有效的授權函（其格式由賣方指定）及獲授權人士之香港身份證或護照副本。

**6. On the day following the First Date of the Sale and thereafter:  
出售首日翌日及之後：**

First come first served. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

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。

7. In case of disputes regarding the eligibility and the order of priority for selection of the specified residential properties, the decision of the Vendor shall be final and conclusive. For the avoidance of doubt, the Vendor shall have the right to amend these sales arrangements and/or issue new sales arrangements from time to time to offer such specified residential property(ies) for sale to any person at such time and by such method as the Vendor sees fit or to suspend the flat sale.

選購單位資格及次序如有任何爭議，賣方保留最終決定權。為免生疑問，賣方可透過不時修改本銷售安排及/或發出新銷售安排，在其認為合適的時間及以其認為合適的方式提供出售該等指明住宅物業予任何人士或停止銷售單位。

8. If (i) Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is in effect in Hong Kong at any time between the hours of 8:00 a.m. and 7:00 p.m. on the Date of the Sale; or (ii) where the Vendor considers that there being an event affecting the public safety or social order in or the accessibility to the Sales Office and/or the vicinity of any of foregoing on the Date of the Sale, then, for the safety of the registrants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period, deadline and/or place of the Registration Time Slots and/or selection of specified residential properties and/or the Date of the Sale to such other date, time, period, deadline and/or place as the Vendor may consider appropriate and/or to close the Sales Office. The arrangements will be uploaded by the Vendor to the website ([www.urakaitak.hk](http://www.urakaitak.hk)) designated by the Vendor for the Development. Registrants will not be notified separately of the arrangements.

如在出售日期當日：(i) 上午 8 時至下午 7 時期間，八號或更高之熱帶氣旋警告信號在懸掛或黑色暴雨警告在香港生效；或(ii) 賣方認為發生影響售樓處及/或其附近之公眾安全或社會秩序或可達性之事件時，為保障登記人的安全及維持售樓處的秩序，賣方保留絕對權力更改、延後、延長或改動登記時段及/或揀選指明住宅物業及/或出售日期的日期、時間、期間、期限及/或地點至賣方認為合適的日期、時間、期間、期限及/或地點及/或關閉售樓處，並於賣方就發展項目指定的互聯網網站 ([www.urakaitak.hk](http://www.urakaitak.hk)) 公布有關安排及詳情。登記人將不獲另行通知。

9. The Vendor reserves the right to close the Sales Office 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。

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

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。

**Other matters:**

其他事項：

**Advance Booking Arrangement for Viewing Specified Residential Properties**

預約參觀指明住宅物業的安排

Notwithstanding the viewing arrangement of the selected specified residential property referred to in Paragraph 5.3 above, the Vendor will make available specified residential properties at the Development for viewing on 25 October 2023 from 10:00 a.m. to 1:00 p.m. and 2:00 p.m. to 7 p.m. by registrants who have been assigned with Priority Numbers of 1 to 120 according to the ballot results ("First 120 Registrants"). Advance booking is required. Interested registrants can call hotline 94811535 on and from 24 October 2023 during the office hours from 2:00 p.m. to 7:00 p.m. of the Vendor for flat viewing appointment. Each of First 120 Registrants can only view no more than two (2) specified residential properties. Only registrants who have registered at Sales Office according to the reservation timeslot and whose identities have been confirmed and verified by the Vendor's staff may view specified residential properties. The Vendor reserves the right at any time, for the purposes of maintaining order and/or facilitating smooth viewing of specified residential properties, to adjust the opening hours and viewing arrangement of specified residential properties. The Vendor does not guarantee that the viewing of specified residential properties by all First 120 Registrants will be arranged on 25 October 2023. The Vendor reserves its absolute right to make the viewing arrangement of specified residential property(ies) for any registrants at such time and by such method as the Vendor sees fit.

除上述第 5.3 段所述參觀所選擇的指明住宅物業的安排外，賣方將於 2023 年 10 月 25 日由上午 10 時至下午 1 時及下午 2 時至下午 7 時，於發展項目開放指明住宅物業供抽籤結果中獲分配優先次序號碼為 1 至 120 號的登記人（「首 120 籌號登記人」）參觀（必須事先預約）。感興趣的首 120 籌號登記人可於 2023 年 10 月 24 日起賣方的辦公時間下午 2 時至下午 7 時內致電 94811535 預約參觀時間。每個首 120 籌號登記人只可參觀不多於兩(2)個指明住宅物業。參觀指明住宅物業的登記人須按照預約時段前往售樓處進行登記手續並得到賣方職員確認及核實其身份後方可參觀指明住宅物業。為維持參觀指明住宅物業現場秩序及/或參觀流暢的目的，賣方保留權利在任何時間更改開放指明住宅物業時段及參觀安排。賣方並不保證所有首 120 籌號登記人均會獲安排於 2023 年 10 月 25 日參觀指明住宅物業。賣方保留絕對權力在其認為合適的時間及以其認為合適的方式提供參觀指明住宅物業安排予任何登記人。

**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：

1st Floor, Commercial Accommodation, 煥然壹居, 3 Muk Chui Street, Kowloon

九龍沐翠街 3 號煥然壹居商用大樓一樓

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