

Information on Sales Arrangements

銷售安排資料

Name of the Development: 發展項目名稱：	The Long Beach 浪澄灣
Date of the Sale: 出售日期：	From 14 January 2017 由 2017 年 1 月 14 日起
Time of the Sale: 出售時間：	From 10 a.m. to 7 p.m. 由上午 10 時至下午 7 時
Place where the sale will take place: 出售地點：	Unit 3, Level 2, The Long Beach, No. 8 Hoi Fai Road, Kowloon, Hong Kong (the "Sales Office"). 香港九龍海輝道 8 號浪澄灣 L2 層單位 3 (「售樓處」)
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	24
<p>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：</p> <p>The following flats in Tower 1: 23A, 23E, 28B, 28E, 31A, 31E, 33A, 33E, 35E, 37A, 37B, 37E, 39A, 39E, 41A, 41E, 42B, 43B, 43E, 45A, 45E, 47A, 47B, 47E</p> <p>(collectively, the "Offered Properties")</p> <p>以下在第一座的單位: 23A, 23E, 28B, 28E, 31A, 31E, 33A, 33E, 35E, 37A, 37B, 37E, 39A, 39E, 41A, 41E, 42B, 43B, 43E, 45A, 45E, 47A, 47B, 47E</p> <p>(統稱「提供出售物業」)</p>	
<p>The Sale of the unsold Offered Properties under this sales arrangement will be temporarily suspended for the period between 28 January 2017 (Saturday) and 3 February 2017 (Friday) (both days inclusive). 本銷售安排中尚未出售的提供出售物業的銷售將於 2017 年 1 月 28 日 (星期六) 至 2017 年 2 月 3 日 (星期五) (包括該兩天) 期間暫時停止。</p>	

Information on Sales Arrangements

銷售安排資料

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：

(A) Sale on 14 January 2017 (By Balloting):-

1. Any person(s) (who must be at least 18 years old) or company(ies) (which must be a limited company incorporated in Hong Kong or non-Hong Kong company registered under Part 16 of the Companies Ordinance) interested in purchasing any of the Offered Properties shall submit an Application Form (in the form prescribed by the Vendor) duly completed and signed by such person(s) or company(ies) (the "Applicant"). Each Application Form must be accompanied by the following items:

- (a) one cashier order in the sum of HK\$100,000 made payable to "Mayer Brown JSM" ;
- (b) a copy of the Applicant's H.K.I.D. Card(s) or Passport(s) (in case the Applicant is a natural person) or a copy of the Applicant's Business Registration Certificate (in case the Applicant is a company) ;
- (c) a copy of the most recent Annual Return (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1) or, in case of corporate applicant registered under part 16 of the Companies Ordinance, a copy of the most recent Annual Return of Registered Non-Hong Kong Company (Form NN3) or Application for Registration as Registered Non-Hong Kong Company (Form NN1) (in case the Applicant is a company).

The Application Form together with the above items shall be submitted to the Sales Office by the Applicant in person (or by his/her/its/their authorized representative(s)) from 10 January 2017 to 12 January 2017 (both days inclusive, from 10:00 a.m. to 6:00 p.m. except that on 12 January 2017 from 10:00 a.m. to 4:00 p.m. only).

2. The number of Application Forms that any person or company can submit is subject to the following limitations:

- (a) A person or company is only allowed to submit a maximum of 2 Application Form(s) irrespective of whether the application(s) is/are made by that person or company alone or jointly with any other person or company.
- (b) if a person or a company submits more than 2 Application Form(s), only the first 2 valid Application Forms submitted by that person or that company will be eligible for balloting and any other Application Form submitted by that person or that company will be disregarded. Each individual Applicant shall use consistent identification document for all its Application Forms submitted. The Vendor reserves the right to request for production of any further identification document from any Applicant for the purpose of verifying the identity of the Applicant.

Information on Sales Arrangements

銷售安排資料

3. Each Application Form must be attached with items set out under paragraphs 1. (a), (b) and (if applicable) 1(c). Each application under an Application Form, if successful, will be eligible for purchasing a maximum of one Offered Property. If the Applicant is successful in its/ his/ her/ their application for the purchase, the cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the residential property(ies).
4. Each valid Application Form will be assigned one application number. All valid Application Forms will be included in the balloting. Notwithstanding anything herein contained, the Vendor reserves its absolute and final right to determine whether an Application Form is valid and is included in the balloting in case of any dispute.
5. The balloting will take place at or after 3:00 p.m. on 13 January 2017 at the Sales Office. After the balloting has been completed, the results of the balloting, including "Application Number", "Ballot Result Sequence" and "Check-in Timeslot", will be placed by the Vendor at the Sales Office and uploaded to the Vendor's designated website for the Development at or before 6:00 p.m. on 13 January 2017. Applicants will not be notified of the results of the balloting separately.
6. Applicants shall attend the Sales Office personally according to the "Check-in Timeslot" and bring along the original receipt of the Application Form. Applicant who arrives at the Sales Office at a time later than the "Check-in Timeslot" shall not be eligible to select and/or purchase any of the Offered Properties.
7. After verification of the identities of the Applicants, the Applicants shall proceed to select the Offered Properties which are available at the time of selection in the order of priority according to the "Ballot Result Sequence" and the Vendor's determination on the availability of Offered Properties for selection is final. The order of submission of the Application Forms does not have any impact on the order of priority for selecting the Offered Properties.
8. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. on 13 January 2017 to 7:00 p.m. on 14 January 2017, for the safety of the Applicants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to suspend the sale of any of the Offered Properties, to close the Sales Office, to postpone the date and/or time of balloting and/or to postpone the "Check-in Timeslot" of the affected Applicants to such other time and date as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor at the Sales Office and the website designated by the Vendor for the Development and the Applicants will not be notified separately.
9. If an Applicant has successfully selected any of the Offered Properties, the Applicant will be offered to view the selected Offered Property prior to entering into the preliminary agreement for sale and purchase. If the Applicant decides to purchase the selected Offered Property, the Applicant will enter into a preliminary

Information on Sales Arrangements

銷售安排資料

agreement for sale and purchase of the selected Offered Property. Purchaser(s) in the preliminary agreement for sale and purchase of the selected Offered Property should be the same as the Applicant(s) stated in the relevant Application Form. The Vendor may, at its absolute discretion, accept addition of "close relative(s)" of any Applicant(s) as purchaser under the relevant preliminary agreement for sale and purchase, subject to the following:-

- (i) the Applicant(s) must supply documentary proof of such relationship to the Vendor's satisfaction;
- (ii) the Applicant(s) must sign a declaration in the form and substance prescribed by the Vendor to declare his or her relationship with the close relative(s); and
- (iii) the decision of the Vendor shall be final.

For this purpose, "close relative(s)" means spouse, parents, children, brothers or sisters of an Applicant. The Vendor gives no warranty that any "close relative(s)" relationship approved by the Vendor will also be accepted by the stamp office.

10. In case of dispute, the Vendor reserves its absolute right to allow or disallow the selection and purchase of any of those Offered Property(ies) to any person.

11. If an Applicant has not purchased any Offered Property, the unused cashier order submitted will be available for collection at the Sales Office by the Applicant from 16 January 2017 to 18 January 2017 (both days inclusive, from 10:00 a.m. to 6:00 p.m.). If an Applicant authorizes a person to collect the cashier order on his behalf, he shall provide an authorization signed by the Applicant together with copy of the Applicant's H.K.I.D. Card or Passport (in case the Applicant is a natural person) or copy of the Applicant's Business Registration Certificate (in case the Applicant is a company) to the Vendor and the Vendor shall not be responsible for any loss or damage that may occur by such arrangement. The Applicant or the authorized person should bring along the original receipt of the Application Form for collection of the unused cashier order(s).

(B) Sale on 14 January 2017 (First come first served):-

After the completion of the balloting and selection of the Offered Properties by the Applicants under Section (A) above, the sale of the remaining Offered Properties, if any, will be on a first come first served basis.

Details of the first come first served method are as follows:-

1. Persons interested in purchasing must personally attend the Sales Office to select and purchase the Offered Properties.
2. The Vendor reserves its absolute right to allocate any of the remaining Offered Properties to any interested person by any method.

Information on Sales Arrangements

銷售安排資料

3. If the Vendor postpones the first date of sale to such other date due to the reason mentioned in Paragraph 8 of Section (A) above, the dates on which the remaining Offered Properties will be offered to be sold on a first come first served basis will be postponed accordingly.
4. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 7:00 p.m. on 14 January 2017 on which the remaining Offered Properties will be offered to be sold on a first come first served basis, for the safety of the prospective purchasers and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to suspend the sale of any of the Offered Properties and/or to close the Sales Office. Details of the arrangement will be posted by the Vendor at the Sales Office and the website designated by the Vendor for the Development and the prospective purchasers will not be notified separately.

(C) Sale on 15 January 2017 and thereafter (First come first served):-

The sale of the remaining Offered Properties, if any, will be on a first come first served basis. Details of the first come first served method are as follows:-

1. Persons interested in purchasing must personally attend the Sales Office to select and purchase the Offered Properties.
2. The Vendor reserves its absolute right to allocate any of the remaining Offered Properties to any interested person by any method.
3. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 7:00 p.m. on 15 January 2017 and thereafter on which the remaining Offered Properties will be offered to be sold on a first come first served basis, for the safety of the prospective purchasers and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to suspend the sale of any of the Offered Properties and/or to close the Sales Office. Details of the arrangement will be posted by the Vendor at the Sales Office and the website designated by the Vendor for the Development and the prospective purchasers will not be notified separately.

Information on Sales Arrangements

銷售安排資料

(A) 於 2017 年 1 月 14 日透過抽籤形式進行銷售

1. 有意認購任何提供出售物業的人士 (必須為年滿 18 歲之個人) 或公司 (必須為香港註冊有限公司或根據公司條例第 16 部註冊之非香港公司) 應於 2017 年 1 月 10 日至 2017 年 1 月 12 日期間 (包括該兩日, 由上午 10 時 至下午 6 時 (惟於 2017 年 1 月 12 日, 由上午 10 時 至下午 4 時)) 親身 (或透過其獲授權人士) 前往售樓處遞交由該等人士或公司 (「申請人」) 填妥及簽署的一張認購申請表 (根據賣方所訂明的格式)。每張申請表須夾附以下文件:
 - (a) 一張港幣\$100,000銀行本票, 抬頭人須為「孖士打律師行」;及
 - (b) 申請人的香港身份證或護照副本(如申請人為自然人)或申請人的公司商業登記證副本(如申請人為公司); 及
 - (c) 最新近的公司周年申報表副本 (表格NAR1) 或法團成立表格 (股份有限公司) 副本 (表格NNC1) 或 (就根據公司條例第16部註冊之非香港公司而言) 最新近的註冊非香港公司周年申報表 (表格NN3) 或註冊非香港公司的註冊申請書 (表格 NN1) (如申請人為公司)
2. 每名人士或公司所能夠遞交的認購申請表受以下條件所限制:
 - (a) 不論有關申請是該人士或公司單獨地或聯同其他任何人士或公司共同地提出, 每名人士或公司最多只能遞交兩份認購申請表;
 - (b) 如任何人士或公司遞交多於兩份認購申請表, 則只有該人士或公司所提交的首兩份有效認購申請表可獲安排參與抽籤, 其餘由該人士或公司所遞交的任何其他認購申請表將一概不獲受理。每一位申請人須於其所遞交的所有申請表使用統一的身份證明文件。賣方保留權利要求任何申請人提供任何其他身份證明文件以核實該申請人的身份。
3. 每份認購申請表均須夾附第(A)節第一段(a)、(b)及(如適用)(c)項所載的文件。每份申請表的申請 (如申請成功) 只作認購一個提供出售物業之用。成功認購提供出售物業的申請人所遞交的銀行本票將被用以支付部份認購提供出售物業的臨時訂金。
4. 每份有效的認購申請表將獲分配一個申請編號。抽籤將包括所有有效的認購申請表。即使本銷售安排資料另有規定, 如有任何爭議, 賣方保留絕對及最終權力決定認購申請表是否有效及抽籤是否包括該認購申請表。
5. 抽籤程序將於 2017 年 1 月 13 日下午 3 時或之後於售樓處進行。完成抽籤程序後, 賣方將於 2017 年 1 月 13 日下午 6 時或之前將抽籤結果, 包括「申請號碼」、「抽籤結果順序」及「報到時段」放置於售樓處及上載於賣方為發展項目指定的網站。申請人將不獲另行通知抽籤結果。
6. 申請人須於「報到時段」攜同認購申請表收據正本親臨售樓處。於報到時段後到達售樓處的申請人將不享有選擇及/或認購任何提供出售物業的資格。

Information on Sales Arrangements

銷售安排資料

7. 經賣方核實申請人的身份後，申請人應根據「抽籤結果順序」選擇當時可供選擇的提供出售物業。賣方對當時可供選擇的提供出售物業有最終決定權。遞交認購申請表的次序不會影響揀選提供出售物業的優先次序。
8. 如在 2017 年 1 月 13 日上午 10 時至 2017 年 1 月 14 日下午 7 時期間的任何時間天文台發出八號或以上風球信號或黑色暴雨警告，為保障申請人的安全及維持售樓處的秩序，賣方保留絕對權暫停銷售任何提供出售物業、關閉售樓處、將抽籤日期及/或時間延後及/或將受影響的申請人的「報到時段」延後至另一個賣方認為合適的時間及日期。賣方將會將有關安排的詳情於售樓處及賣方為發展項目指定的網站公布，申請人將不獲另行通知。
9. 成功選擇任何提供出售物業的申請人將獲安排於簽署臨時買賣合約前參觀其所選擇的提供出售物業。如申請人決定認購其所選擇的提供出售物業，申請人將簽署就該提供出售物業的臨時買賣合約。臨時買賣合約的買方將與有關認購申請表所顯示的申請人相同。賣方可行使其絕對的酌情決定權受制於以下條款容許增加任何申請人的「近親」作為買方：
 - (i) 買方須提供令賣方滿意的充分證明以證明該「近親」關係；
 - (ii) 買方須簽署一份形式及內容均為賣方指定的聲明，申報其於有關「近親」的關係；
 - (iii) 賣方的決定為最終決定。就此而言，「近親」指申請人的配偶、父母、子女、兄弟或姊妹。賣方不保證任何賣方批核的「近親」關係將同為印花稅署所接受。
10. 如有任何衝突，賣方保留絕對的權利允許或不允許任何人選購任何提供出售物業予任何人士。
11. 如申請人並無購入任何提供出售物業，可於 2017 年 1 月 16 日至 2017 年 1 月 18 日期間（包括該兩日，由上午 10 時 至下午 6 時）親臨售樓處取回已遞交未使用的銀行本票。如申請人授權任何人士代其取回已遞交的銀行本票，該人士應向賣方提供申請人簽署的授權書及香港身份證或護照副本（如申請人為自然人）或公司商業登記證副本（如申請人為公司），而賣方將不會就任何有關安排所引起的損失負上任何責任。申請人或獲授權人士應攜同申請表收據正本取回未使用的銀行本票。

(B) 於 2017 年 1 月 14 日以先到先得形式的發售

於第(A)節所述的抽籤及申請人選擇提供出售物業的程序完成後，餘下的提供出售物業(如有)將以先到先得形式發售。先到先得發售形式的詳情如下：

1. 有意認購的買家須親臨售樓處選擇及認購提供出售物業。
2. 賣方保留絕對權以任何方式分配任何餘下的提供出售物業予任何有意認購的人士。
3. 如賣方按以上第(A)節第 8 段將出售日期首日延後，則以先到先得形式出售餘下的提供出售物業的日

Information on Sales Arrangements

銷售安排資料

期亦將同樣順延。

4. 如在以先到先得形式出售餘下的提供出售物業的 2017 年 1 月 14 日上午 10 時至下午 7 時期間的任何時間天文台發出八號或以上風球信號或黑色暴雨警告，為保障準買家的安全及維持售樓處的秩序，賣方保留絕對權暫停銷售任何提供出售物業及/或關閉售樓處。賣方將會將有關安排的詳情於售樓處及賣方為發展項目指定的網站公布，準買家將不獲另行通知。

(C) 於 2017 年 1 月 15 日及其後以先到先得形式的發售

餘下的提供出售物業(如有)將以先到先得形式發售。先到先得發售形式的詳情如下:

1. 有意認購的買家須親臨售樓處選擇及認購提供出售物業。
2. 賣方保留絕對權以任何方式分配任何餘下的提供出售物業予任何有意認購的人士。
3. 如在以先到先得形式出售餘下的提供出售物業的 2017 年 1 月 15 日及其後上午 10 時至下午 7 時期間的任何時間天文台發出八號或以上風球信號或黑色暴雨警告，為保障準買家的安全及維持售樓處的秩序，賣方保留絕對權暫停銷售任何提供出售物業及/或關閉售樓處。賣方將會將有關安排的詳情於售樓處及賣方為發展項目指定的網站公布，準買家將不獲另行通知。

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。

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 following venue:

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:

Level 1 Commercial Arcade (next to glass door of commercial portion connecting to footbridge), The Long Beach, No. 8 Hoi Fai Road, Kowloon, Hong Kong.

香港九龍海輝道 8 號浪澄灣 L1 層商場(接駁行人橋的商場部份玻璃門側)

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Date of revision (修改日期): 27 January 2017 (2017 年 1 月 27 日)