

Information on Sales Arrangements

銷售安排資料

Name of the development: 發展項目名稱：	BOHEMIAN HOUSE 臻璈
Date of the Sale: 出售日期：	From 29 April 2016 由 2016 年 4 月 29 日起
Time of the Sale: 出售時間：	<p><u>On 29 April 2016:</u> From 10:00 a.m. to 8:00 p.m.</p> <p><u>From 30 April 2016 and thereafter:</u> From 11:00 a.m. to 8:00 p.m.</p> <p><u>2016 年 4 月 29 日：</u> 由上午十時至晚上八時</p> <p><u>2016 年 4 月 30 日起：</u> 由上午十一時至晚上八時</p>
Place where the Sale will take place: 出售地點：	<p>Place 1 where the sale will take place 出售地點 1 32/F, Entertainment Building, 30 Queen's Road Central, Central, Hong Kong ("The Sales Office 1") 香港中環皇后大道中30號娛樂行32樓(下稱：“售樓處 1”)</p> <p>Place 2 where the sale will take place 出售地點 2 G/F - 3/F, Cosco Tower, Grand Millennium Plaza, 183 Queen's Road Central, Sheung Wan ("The Sales Office 2") 上環皇后大道中 183 號新紀元廣場中遠大廈地下至 3 樓 (下稱：“售樓處 2”)</p>
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：	90
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：	
<p>The following units： 以下單位：</p> <p>17B, 18B, 19B, 20B, 21B, 22B, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 8D, 9D, 10D, 11D, 12D, 15D, 16D, 17D, 18D, 19D, 20D, 21D, 22D, 23D, 8E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 22E, 23E, 8F, 9F, 10F, 11F, 12F, 15F, 16F, 17F, 18F, 19F, 20F, 21F, 22F, 23F, 8G, 9G, 10G, 11G, 12G, 15G, 16G, 17G, 18G, 19G, 20G, 21G, 22G, 23G, 8H, 9H, 10H, 11H, 12H, 15H, 16H, 17H, 18H, 19H, 20H, 21H, 22H, 23H</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：

A. On 29 April 2016:

Persons interested in purchasing any of the specified residential properties (“the registrant”) must follow the procedures below.

1. Each of the registrants must submit :
 - a) the Registration of Intent duly completed and signed by the registrant (individual only) shall submit a maximum of 2 Registrations of Intent. Each Registration of Intent will have an entitlement to purchase at most **2** specified residential properties.
 - b) one cashier order in the sum of HK\$200,000 (or 2 cashier orders each in the sum of HK\$200,000 if the registrant is interested in purchasing 2 specified residential properties, so on and so forth) made payable to “IU, LAI & LI” and
 - c) a copy of each of the registrant’s H.K.I.D. Card(s) or Passport(s) (as the case may be)

to BOHEMIAN HOUSE “The Sales Office 1” at 32/F, Entertainment Building, 30 Queen’s Road Central, Central, Hong Kong from the date on which Price List No. 1 is made available to 27 April 2016 (both days inclusive) (from 11:00 a.m. to 8:00 p.m.) in order to register for eligibility to the balloting to be taken place on 28 April 2016.

2. The cashier order(s) will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).
3. Late submission of registration will not be accepted. The Registration of Intent is personal to the registrant and shall not be transferrable.
4. Balloting will take place in batches:
 - a) First round balloting (for dividing all registrants into group(s))
 - i. The first round balloting will take place at 3:00 p.m. on 28 April 2016 at “The Sales Office 1” for the purposes of dividing the registrants into group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at “The Sales Office 1” and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the first round balloting. Any changes to the time and date of the first round balloting will be posted at “The Sales Office 1”. Registrants will not be separately notified of such changes.
 - ii. After the first round balloting, the registrants will be divided into group(s) and the registrants in each group will be eligible to participate in the second round balloting as detailed in paragraph 4(b) below.
 - iii. The results of the first round balloting, including “registration number”, “division of group”, “check-in timeslot for each group” will be posted by the Vendor at “The Sales Office 1”, after completion of the first round balloting. Registrants will not be separately notified of the ballot results.
 - iv. The Vendor shall not be responsible to the registrants for any error or omission

contained in the ballot results.

b) Second round balloting (for determining the order of priority of registrants in selecting and purchasing specified residential properties)

- i. The second round balloting of the group(s) of registrants will take place on the first date of sale in batches at “The Sales Office 2” at such time(s) as posted by the Vendor pursuant to paragraph 4(a)(iii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at “The Sales Office 2” and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the second round balloting. Any changes to the time and date of the second round balloting will be posted at “The Sales Office 2”. Registrants will not be separately notified of such changes.
 - ii. For the purpose of verification of identity, registrants must bring along his/her original H.K.I.D. Card(s)/Passport(s) and the official receipt of the Registration of Intent and personally attend “The Sales Office 2” according to “check-in timeslot for each group” posted by the Vendor. Registrants who arrive at “The Sales Office 2” beyond “check-in timeslot for each group” shall not be eligible to participate in the second round balloting.
 - iii. For the purpose of the second round balloting, every Registration of Intent shall be allotted one lot. The number of specified residential property(ies) that the registrant of a successfully drawn Registration of Intent is entitled to purchase shall not exceed the number of specified residential property(ies) which such registrant intends to purchase as indicated in that Registration of Intent. The results of the second round balloting, including “registration number” and “ballot result sequence” will be announced by the Vendor at “The Sales Office 2”. Registrants will not be separately notified of the ballot results.
 - iv. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.
5. The balloting will take place on 28 April 2016 and 29 April 2016 and the balloting will be performed by computer.
6. Immediately after the second round balloting, the registrants 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” and in an orderly manner and within reasonable time. If a registrant has successfully selected any of the specified residential properties, the registrant shall personally enter into a Preliminary Agreement for Sale and Purchase of the selected specified residential property(ies).
- a) The registrants of each registration will be entitled to purchase a maximum of 2 specified residential properties.
 - b) Before signing the Preliminary Agreement for Sale and Purchase, the registrant may notify the Vendor on spot to add any person(s) who is/are close relative(s) of the registrant (i.e. spouse, parents, children, brothers and sisters) as joint purchasers (if there is more than one (1) registrant, then such additional purchaser(s) must be the close relative(s) of ANY one of the registrants) subject to the provision of adequate proof of such relationship for the Vendor’s inspection and all the aforesaid persons shall sign the Preliminary Agreement for Sale and Purchase as purchasers personally. The Vendor reserves its absolute discretion to allow or reject the registrant to add any person(s) to sign the Preliminary Agreement for Sale and Purchase.
7. If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies)

which the registrant intends to purchase as designated in the Registration of Intent, his/her unused cashier order(s) will be available for collection by the registrant (or his/her authorized person) at "The Sales Office 1" during the period from 30 April 2016 to 9 May 2016 (from 11:00 a.m. to 8:00 p.m.). The registrant must bring along the H.K.I.D. Card(s)/Passport(s) of the registrant (or a copy of the H.K.I.D. Card(s)/Passport(s) of the registrant if unused cashier order(s) is/are collected by the authorized person), the official receipt of the Registration of Intent, and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

After the completion of the balloting and the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis to any person (including individuals, corporations or otherwise) interested in purchasing the specified residential properties.

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested persons.

B. On 30 April 2016 and thereafter:

First come first served. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person.

Place where the sale will take place will be "The Sales Office 1".

甲. 2016 年 4 月 29 日 :

有意購買該等指明住宅物業的人士(下稱「登記人」)須遵從下列程序。

1. 登記人須從價單編號 1 號提供的日期起至 2016 年 4 月 27 日 (包括首尾兩日) (上午 11 時至晚上 8 時)期間到 "售樓處 1" 香港中環皇后大道中30號娛樂行32樓臻璈售樓處遞交以下文件進行登記以取得參加該 2016 年 4 月 28 日的抽籤資格：
 - a) 已填妥及由登記人簽署的購樓意向登記 (只限個人) 只可遞交最多兩份購樓意向登記，每份購樓意向登記可認購最多兩個指明住宅物業，
 - b) 一張港幣\$200,000 本票 (或如登記人有意認購兩個指明住宅物業，請遞交兩張本票，每張港幣\$200,000，如此類推)，抬頭人為「姚黎李律師行」及；
 - c) 每個登記人的香港身份證或護照(視屬何情況而定)。
2. 已繳交之本票將會作為購買指明住宅物業的部份臨時訂金。
3. 逾期登記恕不受理。購樓意向登記只適用於登記人本人及不能轉讓。
4. 抽籤將分階段進行：
 - a) 第一輪抽籤(將所有登記人分組)
 - i. 第一輪抽籤程序將於 2016 年 4 月 28 日下午 3 時於 "售樓處 1" 進行，以將登記人分組。為了維持"售樓處 1"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第一輪抽籤程序的時間和日期。任何第一輪抽籤程序

的時間和日期的修改會張貼於“售樓處 1”。登記人將不獲另行通知該等修改。

- ii. 經過第一輪抽籤後，登記人會被分組，進行以下第 4(b)段詳述之第二輪抽籤程序。
- iii. 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於“售樓處 1”。登記人將不獲另行通知抽籤結果。
- iv. 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。

b) 第二輪抽籤(決定登記人選購指明住宅物業的優先次序)

- i. 已被分組的登記人的第二輪抽籤程序將於出售首天於賣方根據上述第 4(a)(iii)段公布之時間於“售樓處 2”分階段進行。為了維持“售樓處 2”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第二輪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張貼於“售樓處 2”。登記人將不獲另行通知該等修改。
- ii. 為讓賣方核實登記人身份，登記人須按賣方公布的「每組別報到時段」親身攜同其香港身份證 / 護照正本及有效的購樓意向登記收據正本，到達“售樓處 2”。於其「每組別報到時段」以外的時間才到達“售樓處 2”的登記人將不享有參與第二輪抽籤的資格。
- iii. 為第二輪抽籤的目的，每一份購樓意向登記可獲分配一個籌。獲中籤的每份購樓意向登記的登記人只可認購不多於購樓意向登記內所填寫的意欲購買的指明住宅物業數目。賣方會將第二輪抽籤結果，包括「登記號碼」及「抽籤結果順序」於“售樓處 2”公布。登記人將不獲另行通知抽籤結果。
- iv. 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. 抽籤程序將於該 2016 年 4 月 28 日及 2016 年 4 月 29 日當天進行，抽籤以電腦操作。

6. 第二輪抽籤後，登記人須根據「抽籤結果順序」有秩序地及於合理時間內親身選購於當時仍可供選擇的指明住宅物業。成功選擇指明住宅物業的登記人須親身簽署臨時買賣合約購買其選擇的指明住宅物業。

- a) 每份購樓意向登記可認購最多兩個指明住宅物業。
- b) 在簽署臨時買賣合約前，登記人可即時通知賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為登記人的近親(即配偶、父母、子女、兄弟及姊妹)(如超過一位登記人，則新加入之買家必須為**其中一位**登記人的近親)，並須提供該近親關係的證明以

供賣方查証，及所有前述人士須以買家身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人增加簽署臨時買賣合約的人數。

7. 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目未達其於購樓意向登記內所填寫意欲購買之數目，申請人(或其獲授權人士)須於 2016 年 4 月 30 日至 2016 年 5 月 9 日期間(上午 11 時至晚上 8 時內)於“售樓處 1”辦理取回未使用的本票。登記人須攜同登記人香港身份證 / 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 / 護照副本)、有效的購樓意向登記收據正本、及(如適用)有效的授權書及獲授權人士之香港身份證 / 護照副本。

抽籤認購完畢後，餘下仍可出售之指明住宅物業將以先到先得形式發售。

如有任何爭議，賣方保留最終決定權自行分配任何指明住宅物業予任何有意欲購買的人士。

乙. 2016 年 4 月 30 日起：

以先到先得形式發售。如有任何爭議，賣方保留最終決定權自行分配任何指明住宅物業予任何有意欲購買的人士。

出售地點將定為“售樓處 1”。

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:

載有上述銷售安排的資料的文件印本可供公眾免費領取於：

32/F, Entertainment Building, 30 Queen's Road Central, Central, Hong Kong

香港中環皇后大道中 30 號娛樂行 32 樓

Issuing Date (發出日期): 25-4-2016