

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.1
銷售安排第 1 號

<p>Name of the Phase of the Development: 發展項目的期數名稱：</p>	<p>Phase XIIC of LOHAS Park (“GRAND SEASONS”) 日出康城的第 XIIC 期 (“GRAND SEASONS”)</p> <p>* The residential portion of Phase XIIC of LOHAS Park is intended to be known as “GRAND SEASONS” 日出康城第 XIIC 期之住宅部份將被稱為 “GRAND SEASONS”</p>
<p>Date of the Sale: 出售日期：</p>	<p>From 15 January 2025 由 2025 年 1 月 15 日起</p>
<p>Time of the Sale: 出售時間：</p>	<p>On 15 January 2025 (“First Date of Sale”): From 6:00 p.m. to 10:00 p.m.</p> <p>From 16 January 2025 and thereafter: From 11:00 a.m. to 8:00 p.m. daily</p> <p>2025 年 1 月 15 日 (「出售首日」): 由下午 6 時正至晚上 10 時正</p> <p>2025 年 1 月 16 日及其後: 每日由上午 11 時正至晚上 8 時正</p>
<p>Place where the sale will take place: 出售地點：</p>	<p>10/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui, Kowloon, Hong Kong (“Sales Office”) 香港九龍尖沙咀海港城港威大廈第二座 10 樓 (「售樓處」)</p>
<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：</p>	<p align="center">138</p>
<p>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> <p>The following units in Tower 1(1A) :- 以下在第 1 座 (1A) 的單位： 46B, 45B, 42B, 41B, 38B, 37B, 36B, 35B, 33B, 32B, 29B, 28B, 25B, 23B, 19B, 18B, 16B, 15B, 12B, 9B, 46C, 45C, 42C, 41C, 38C, 37C, 36C, 35C, 33C, 32C, 31C, 30C, 29C, 28C, 27C, 26C, 25C, 23C, 19C, 18C, 16C, 15C, 12C, 9C, 8C, 46E, 45E, 42E, 41E, 38E, 37E, 36E, 35E, 33E, 32E, 29E, 28E, 25E, 23E, 19E, 18E, 16E, 15E, 12E, 9E, 8E</p> <p>The following units in Tower 1(1B) :- 以下在第 1 座 (1B) 的單位： 29A, 28A, 25A, 23A, 19A, 18A, 16A, 15A, 9A, 8A, 46B, 45B, 42B, 41B, 38B, 37B, 36B, 33B, 32B, 31B, 29B, 28B, 25B, 23B, 19B, 18B, 16B, 15B, 12B, 9B, 46D, 45D, 42D, 41D, 38D, 37D, 36D, 35D, 33D, 32D, 31D, 29D, 28D, 25D, 23D, 19D, 18D, 16D, 15D, 12D, 9D, 46E, 45E, 42E, 41E, 38E, 37E, 36E, 35E, 33E, 32E, 31E, 29E, 28E, 25E, 23E, 19E, 18E, 16E, 15E, 12E, 9E</p>	
<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：</p>	

First Date of Sale
出售首日

Part (I) : Abstract
第 (I) 部分 : 摘要

The sale of the specified residential properties will be divided into the following groups (namely Group A and Group B). The individuals or companies interested in purchasing any of the specified residential properties are referred to below as “the **interested party(ties)**”.

指明住宅物業將會分以下組別出售 (即 A 組別及 B 組別)。有意購買任何指明住宅物業的個人或公司於下文中稱「意向人士」。

Group 組別	Eligible Interested Parties 合資格意向人士	Specified residential properties that will be offered to be sold in that Group 於該組別將提供出售的指明住宅物業	Criteria for selecting specified residential properties in that Group 於該組別揀選指明住宅物業的準則
A	All interested parties intend to purchase at least three (3) and no more than six (6) specified residential properties. 所有意欲購買最少 3 個及最多 6 個指明住宅物業的意向人士。	All specified residential properties 所有指明住宅物業	Each interested party must select at least three (3) and no more than six (6) specified residential properties. 每個意向人士須揀選 最少 3 個及最多 6 個 指明住宅物業。 If all specified residential properties have been selected, or if there are less than three specified residential properties left available, or if there is no further Group A Interested Party (as defined below) selecting specified residential properties as aforesaid after a reasonable time as determined by the Vendor at its discretion, whichever is the earlier, Group A will end and the remaining specified residential properties will be offered for sale in Group B. 當所有指明住宅物業已被揀選，或當可供揀選之指明住宅物業少於 3 個，或於賣方酌情決定的合理時間內沒有 A 組別意向人士 (見下文定義) 揀選指明住宅物業，以較早發生者為準，A 組別將會完結，餘下的指明住宅物業將會在 B 組別出售。
B	All interested parties who are not Group A Interested Party 所有非 A 組別的意向人士	All remaining specified residential properties which are still available for sale after Group A Unit Selection 所有在 A 組別揀樓完結後剩餘仍可出售的指明住宅物業。	Each interested party must select at least one (1) and no more than two (2) specified residential properties. 每名意向人士須揀選 最少 1 個及最多 2 個 指明住宅物業。

Part (II) : Selection of specified residential properties
第 (II) 部分 : 揀選指明住宅物業

1. The interested parties will be divided into the following groups to determine the order of priority for selection of the specified residential properties on the First Date of Sale respectively.
意向人士會被分成以下組別以作為於出售首日揀選指明住宅物業的優先順序。

A. Procedures for Group A

A 組別的程序

- (a) Among Group A Interested Parties, higher priorities of selection of specified residential properties will be given to a Group A Interested Party having indicated to purchase more specified residential properties. Where the number of specified residential properties indicated to purchase by two or more Group A Interested Parties are the same, balloting will be used to determine the order of priority of selection of specified residential properties among such Group A Interested Parties. The balloting will be carried out after the selection of specified residential properties by Group A Interested Parties having higher Indicated Number, if any. In any circumstances where the procedure herein is not adhered to and in case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

於 A 組別意向人士之間，欲購指明住宅物業數目較多之 A 組別意向人士將獲較優先之揀選指明住宅物業次序。若兩個或以上之 A 組別意向人士之欲購指明住宅物業數目相同，該等 A 組別意向人士之間揀選指明住宅物業之優先次序將以抽籤方式決定。該抽籤將於完成欲購指明住宅物業數目較高之 A 組別意向人士之指明住宅物業揀選後進行（如有的話）。在任何情況下沒有遵守所載於此的程序及如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）分配任何指明住宅物業予任何意欲購買的人士。

- (b) Unit Selection will commence at or after 6:00 p.m. at the Sales Office on the First Date of Sale. 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 the Group A Unit Selection. Any changes to the time of the Group A Unit Selection will be announced at the Sales Office. Interested parties will not be notified separately of such changes.

A 組別揀樓將於出售首日下午 6 時正或之後在售楼處進行。為了維持售楼處秩序及／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 A 組別揀樓的時間。任何 A 組別揀樓的時間的修改會於售楼處公布。意向人士將不獲另行通知該等修改。

- (c) A Group A Interested Party shall select and purchase not less than the number of specified residential properties indicated to purchase in accordance with the “Criteria for selecting specified residential properties in that Group” for Group A under Part (I). Where it is the turn of a Group A Interested Party to select specified residential properties and that Group A Interested Party fails to make a selection as aforesaid for whatever reasons (whether or not it is due to the insufficient number of remaining specified residential properties available for selection that can fulfil the said criteria), the Vendor shall have the right to arrange such Interested Party to participate again in the balloting with other Group A Interested Parties having a lower Indicated Number, or revoke the eligibility of such Interested Party for selection of any specified residential properties in the Group A Unit Selection (the Vendor shall have the absolute discretion in this respect and its decision shall be final and binding on the Interested Parties).

A 組別意向人士須依照第 (I) 部分所列的 A 組別的「於該組別揀選指明住宅物業的準則」揀選不少於欲購數目的指明住宅物業。如在 A 組別意向人士揀選指明住宅物業時因任何原因未能作出上文所述之揀選（不論是否因為剩下可供揀選的指明住宅物業數目不足以符合該等準則），則賣方有權安排該意向人士重新參與欲購物業數目較低的 A 組別意向人士的抽籤及揀樓，或取消該意向人士於 A 組別揀樓時段內揀選任何指明住宅物業之資格（賣方就此有絕對酌情權，其決定為最終決定並對意向人士有約束力）。

B. Procedures for Group B

B 組別的程序

- (a) First come first served will be used to determine the order of priority in unit selection. In any circumstances where the procedure herein is not adhered to and in case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

以先到先得形式發售。在任何情況下沒有遵守所載於此的程序及如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）分配任何指明住宅物業予任何意欲購買的人士。

- (b) Unit Selection will commence at or after 6:10 p.m. at the Sales Office on the First Date of Sale. 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 the Group B Unit Selection. Any changes to the time of the Group B Unit Selection will be announced at the Sales Office. Interested parties will not be notified separately of such changes.

B 組別揀樓將於出售首日下午 6 時 10 分或之後在售樓處進行。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 B 組別揀樓的時間。任何 B 組別揀樓的時間的修改會於售樓處公布。意向人士將不獲另行通知該等修改。

- (c) Group B Interested Party(ties) shall select and purchase specified residential properties in accordance with the “Criteria for selecting specified residential properties” for Group B under Part (I).

B 組別意向人士須依照第 (I) 部分所列的 B 組別的「於該組別揀選指明住宅物業的準則」揀選指明住宅物業。

2. The following apply to addition of “**family member(s)**” of the interested party(ties) as purchaser :-

以下條款適用於增加意向人士的「親屬」作為買方：

- (a) “**family member**” of the interested party means a spouse, parent, child, parent-in-law, child-in-law, brother-in-law, sister-in-law, grandparent, grandchild, sibling, parent’s sibling, cousin, nephew or niece of that person.

意向人士之「親屬」指該人士之配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、姊夫、妹夫、大舅、小舅、兄嫂、弟媳、大姨、小姨、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、堂兄弟、堂姊妹、表兄弟、表姊妹、侄、甥、侄女或甥女。

- (b) If the interested party comprises individual(s) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, the interested party may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the family member(s) of **ONE OF** the individual(s) comprised in the interested party and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.

如意向人士僅由個人組成及購買 **1 個**指明住宅物業：在簽署臨時買賣合約前，意向人士可即時要求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組成意向人士的**其中一位**個人的親屬，並須提供令賣方滿意的充分證明以證明該親屬關係。賣方的決定為最終決定。

- (c) If the interested party comprises individual(s) and purchases **two (2) or more** specified residential properties :-
如意向人士僅由個人組成及購買 **2 個或以上**指明住宅物業：

- (i) Before signing the preliminary agreement for sale and purchase in respect of the first specified residential property, the interested party may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the family member(s) of **ONE OF** the individual(s) comprised in the interested party and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.

在簽署第 1 個指明住宅物業的臨時買賣合約前，意向人士可即時要求賣方增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成意向人士的**其中一位**個人的親屬，並須提供令賣方滿意的充分證明以證明該親屬關係。賣方的決定為最終決定。

- (ii) Before signing the preliminary agreement for sale and purchase in respect of the **subsequent** specified residential property(ies), the interested party may request the Vendor on spot to :-
在簽署**其後**的指明住宅物業的臨時買賣合約前，意向人士可即時要求賣方：

1. add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers; or
增加簽署該臨時買賣合約的人數；或

2. add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as purchaser(s), and delete the interested party’s name from the preliminary agreement(s) for sale and purchase
增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除意向人士的名字

provided that the additional individual(s) must be the family member(s) of **ALL** the individual(s) comprised in the interested party and adequate proof of such relationship must be provided to the Vendor's satisfaction whose determination shall be final.

惟新加入之買家必須為組成意向人士的**所有**個人的親屬，並須提供令賣方滿意的充分證明以證明該親屬關係。賣方的決定為最終決定。

For avoidance of doubt, if the interested party does not enter into preliminary agreement(s) for sale and purchase of at least 1 of the selected specified residential properties, he/she/they would be deemed to have given up all those specified residential properties, and his/her/their family member(s) shall not be eligible to enter into any preliminary agreements for sale and purchase.

為免疑問，如意向人士沒有簽署最少任何 1 個其揀選的指明住宅物業的臨時買賣合約，則被視為放棄所有該等指明住宅物業，而其親屬亦沒有資格簽署任何指明住宅物業的臨時買賣合約。

All the person(s) signing the preliminary agreement for sale and purchase must sign personally (or by attorney of such individual(s) pursuant to a validly executed power of attorney in a form prescribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the interested party's request to add and/or delete any individual(s).

所有人須以買家身份親身（或意向人士按賣方所規定的格式並有效地簽署的授權書所委任的授權人）簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕意向人士增加及／或刪除任何人的名字的要求。

3. If an interested party who has selected any one or more specified residential property(ies) on the First Date of Sale, but for whatever reason is/are unable or refuse to sign preliminary agreement for sale and purchase of any one of the selected specified residential properties, it will be deemed that the said interested party has given up the right to select and purchase any specified residential property(ies). In such event, such interested party will not be eligible to select any of the specified residential properties in the relevant time for Unit Selection on the First Date of Sale.

如意向人士在出售首日揀選了一個或多個指明住宅物業，但因任何理由下未能或拒絕就任何一個已揀選之指明住宅物業簽署臨時買賣合約，該意向人士將被視作放棄揀樓時段內揀選及購買任何指明住宅物業的權利。在這種情況下，該意向人士將不能繼續於出售首日相關揀樓時段內揀選任何指明住宅物業。

4. The Vendor reserves its absolute right to adjust the time of selection of specified residential properties in accordance with the progress of confirmation and verification of identities of interested parties and the carrying out of other procedures.

賣方保留最終決定權因應確認和核實意向人士身份和其他程序之進度調整揀選指明住宅物業之時間。

5. After the selection of specified residential properties by the interested party(ies) as aforesaid have been completed, the remaining available specified residential properties will be offered to be sold at the Sales Office on a first come first served basis. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up before the Time of the Sale on the date concerned.

上述意向人士揀選指明住宅物業程序完成後，餘下仍可出售之指明住宅物業將以先到先得形式於售樓處發售。賣方不接受相關日期出售時間前在場輪候之意欲購買指明住宅物業之人士。

6. In any circumstances where the procedure herein is not adhered to and in case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

在任何情況下沒有遵守所載於此的程序及如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）分配任何指明住宅物業予任何意欲購買的人士。

The day after First Date of Sale and afterwards

出售首日翌日及其後

First come first served. In any circumstances where the procedure herein is not adhered to and in case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

以先到先得形式發售。在任何情況下沒有遵守所載於此的程序及如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）分配任何指明住宅物業予任何意欲購買的人士。

Please refer to “Time of the Sale” in this document for the opening hours of the Sales Office. The Vendor does not accept any person interested in purchasing the specified residential properties having queued up before the Time of the Sale on the date concerned.

售樓處的開放時間請參閱本文件中「出售時間」。賣方不接受相關日期出售時間前在場輪候之意欲購買指明住宅物業之人士。

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：

For safety and maintenance of order at the Sales Office, the Vendor reserves its absolute right to, in the case where a Typhoon Signal No.8 or above or Black Rainstorm Warning is in effect in Hong Kong, or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity, postpone, extend or modify the date, time, period or place of sale to such other date, time, period or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase of the Development and persons interested in purchasing specified residential properties will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor’s decision in this regard shall be final and binding on all persons.

為保障安全及維持售樓處的秩序，賣方保留絕對權利當八號或更高風球訊號或黑色暴雨警告在香港生效，或賣方認為出現任何影響或可能影響售樓處及／或其附近之安全、秩序或公共衛生之事件或情況時，延後、延長或改動出售之日期、時間、期間或地點至賣方認為合適的其他日期、時間、期間或地點，詳情於發展項日期數網站公布，意欲購買指明住宅物業之人士將不獲另行通知。賣方保留權利拒絕任何人士進入售樓處。賣方就此方面所作的決定為最終決定，並對所有人士具有約束力。

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下列地址可供公眾免費領取：

10/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui, Kowloon, Hong Kong

香港九龍尖沙咀海港城港威大廈第二座 10 樓

Date of issue (發出日期): 10 January 2025 (2025 年 1 月 10 日)