

Information on Sales Arrangements

銷售安排資料

Name of the development: 發展項目名稱：	Commune Modern 囍逸
Date of the Sale: 出售日期：	From 8 June 2016 由2016年6月8日起
Time of the Sale: 出售時間：	<p>On 8 June 2016: From 2:00 p.m. to 9:00 p.m.</p> <p>From 9 June 2016 and thereafter: From 12:00 noon to 9:00 p.m. (Monday to Friday), and From 10:00 a.m. to 9:00 p.m. (Saturday, Sunday and Public Holidays).</p> <p>2016年6月8日： 下午2時至下午9時</p> <p>2016年6月9日及之後： 中午12時至下午9時(星期一至五)，及 上午10時至下午9時(星期六、星期日及公眾假期)。</p>
Place where the sale will take place: 出售地點：	<p>Commune Modern Sales Office, B1/F, 11-12/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong (the “Sales Office”)</p> <p>香港九龍尖沙咀梳士巴利道尖沙咀中心11-12樓地庫1樓囍逸售樓處(「售樓處」)</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	220 219
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>The following units in Tower 1: 以下在第1座的單位：5A, 6A, 7A, 9A, 10A, 11A, 12A, 15A, 16A, 17A, 18A, 20A, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 18B, 20B, 21B, 25B^{^#*}, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 18C, 20C, 21C, 22C, 25C^{^#*}, 9D, 10D, 11D, 12D, 15D, 16D, 17D, 18D, 19D, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 9F, 10F, 11F, 12F, 15F, 16F, 17F, 18F, 19F, 20F, 21F, 9G, 10G, 11G, 12G, 15G, 16G, 17G, 18G, 19G, 5H, 6H, 7H, 9H, 10H, 11H, 12H, 15H, 16H, 17H, 19H, 20H, 21H, 22H, 23H.</p>	

The following units in Tower 2: 以下在第2座的單位：6A, 7A, 9A, 10A, 11A, 12A, 15A, 16A, 17A, 19A, 20A, 21A, 22A, 23A, 6B, 7B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 19B, 20B, 21B, 22B, 23B, 7C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 19C, 20C, 21C, 22C, 23C, 7D, 9D, 10D, 11D, 12D, 15D, 16D, 17D, 19D, 20D, 21D, 22D, 23D, 7E, 9E, 10E, 11E, 12E, 15E, 16E, 17E, 19E, 20E, 21E, 22E, 23E, 7F, 9F, 10F, 11F, 12F, 15F, 16F, 17F, 19F, 20F, 21F, 22F, 23F, 5G, 6G, 7G, 8G, 9G, 10G, 11G, 15G, 16G, 17G, 18G, 20G, 21G, 22G, 5H, 6H, 7H, 8H, 9H, 10H, 11H, 15H, 16H, 17H, 18H, 20H, 21H, 22H, 5J, 6J, 7J, 8J, 9J, 10J, 11J, 15J, 16J, 17J, 18J, 20J, 21J, 22J.

^Sale of this unit is suspended. 此單位暫不提供出售

Residential property(ies) resumed for sale from 13 July 2018 onwards

2018年7月13日起恢復出售之住宅物業

* Residential property(ies) suspended for sale from 11 March 2019 onwards.

2019年3月11日起暫停出售之住宅物業

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：

On 8 June 2016 (“**First Date of Sale**”):

The order of priority for selection of residential properties on the First Date of Sale among persons who have already submitted a Registration of Intent* (each a “**Registrant**”) will be determined by balloting. Details are as follows.

1. The computer balloting will take place on 7 June 2016 at or after 7:00 p.m. at the Sales Office. Registrants (if the Registrant is a company, then any one of its directors) are welcome to view the computer balloting. Every Registration of Intent shall be allotted such number of registration number(s) which equals the number of specified residential property(ies) which the Registrant(s) intends to purchase as indicated in the Registration of Intent. If there are more than one registration numbers allotted to a Registration of Intent, the registration number(s) allotted with a later position shall be automatically assigned to the last batch of “attending time slot for Registrants”. The ballot results, including “registration number” stated on the Letter of Confirmation for registration, “balloting result priority” and “attending time slot for Registrants” (each such time slot will commence at or after 2:00 p.m. on the First Date of Sale) will be posted at the Sales Office after the computer balloting on 7 June 2016. The ballot results will be posted at www.communemodern.hk.
2. Each Registrant (if the Registrant is a company, then any one of its directors) shall personally attend the Sales Office on the First Date of Sale according to the respective “attending time slot for Registrants” of that Registrant according to the aforesaid ballot results. Registrants must

bring along their H.K.I.D. Card(s) or Passport(s) (as the case may be) (for personal Registrants) or a copy of Business Registration Certificate and Registers of Directors, the director's H.K.I.D. Card(s) or Passport(s) and the company chop (for corporate Registrants) and the Letter of Confirmation for registration bearing the "registration number". Registrants whose identities have been confirmed and verified by the Vendor shall be eligible to select the residential properties which are still available at the time of selection in the order of the aforesaid "balloting result priority". Any Registrant who arrives at the Sales Office at any time later than the respective "attending time slot for Registrants" of that Registrant shall not be eligible to select the residential properties in the order of priority according to the ballot results.

3. Each Registrant will be entitled to purchase a maximum of 2 residential properties which are still available for selection by that Registrant (if that Registrant has indicated in the Registration of Intent concerned the intention to purchase 2 residential properties and has submitted the correct number of cashiers' orders) or a maximum of 1 residential property which is still available for selection by that Registrant (if that Registrant has indicated in the Registration of Intent concerned the intention to purchase 1 residential property and has submitted the correct number of cashiers' orders).
4. Before entering into the preliminary agreement for the sale and purchase in respect of a residential property, the Registrant (in personal name) may request the Vendor on spot to add his/her immediate family member(s) as joint purchaser(s) provided that the Registrant must provide the relevant valid supporting documents to the satisfaction of the Vendor to prove the relationship(s) and such family member must personally attend the Sales Office to sign the preliminary agreement jointly with the Registrant.

After the completion of the selection of the residential properties by the Registrants as aforesaid, the order of priority in the selection of the remaining residential properties will be on a first come first served basis.

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person. The Vendor also reserves its right to revise the time of conducting computer balloting, posting ballot results and selection of residential properties respectively in accordance with the progress of confirmation and verification of identities of Registrants or attending other necessary procedures.

* Please see "Other matters" below.

On 9 June 2016 and thereafter:

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

2016年6月8日（「出售首日」）：

各已遞交購樓意向登記表格*之人士（「登記人」）於出售首日揀選住宅物業的優先次序以抽籤方式決定。詳情如下。

1. 電腦抽籤程序將於 2016 年 6 月 7 日下午 7 時或以後在售樓處進行，歡迎登記人(如登記人為公司，則其任何一位董事)到場參觀電腦抽籤。每一份購樓意向登記表格可獲分配的登記號碼的數目，相等於登記人於該購樓意向登記表格內填寫的意欲購買的指明住宅物業數目。如一份購樓意向登記表格獲分配多於一個登記號碼，其相關購樓意向登記表格內獲分配較後的位置的登記號碼(如有)將自動被編入最後一個「登記人報到時段」。抽籤結果包括登記確認函上的「登記號碼」、「抽籤結果次序」、及「登記人報到時段」（每一個該等時段均於出售首日下午 2 時或以後開始），將於 2016 年 6 月 7 日電腦抽籤後張貼於售樓處。抽籤結果將於 www.communemodern.hk 公佈。
2. 登記人(如登記人為公司，則其任何一位董事)須於出售首日按照上述抽籤結果中所指示的相關「登記人報到時段」攜同（如登記人屬個人）其香港身份證或護照（視屬何情況而定）或（如登記人屬公司）其商業登記證副本、董事名冊副本、董事身份證或護照及公司印章，及載有「登記號碼」之登記確認函親臨售樓處，經賣方確認並核實身份後方可有資格根據上述「抽籤結果次序」揀選於當時仍可供揀選的住宅物業。登記人如於其相關上述「登記人報到時段」後才到達售樓處，將被取消根據抽籤結果次序揀選住宅物業的資格。
3. 每個登記人可認購最多兩個當時仍可供該登記人揀選的住宅物業（如登記人於其購樓意向登記表格表示意欲購買兩個住宅物業並已遞交正確數目之銀行本票）或認購最多一個當時仍可供該登記人揀選的住宅物業（如登記人於其購樓意向登記表格表示意欲購買一個住宅物業並已遞交正確數目之銀行本票）。
4. 於簽署臨時買賣合約購入住宅物業前，個人名義之登記人可即場要求賣方加入登記人的直系親屬作為聯名買方，惟必須出示令賣方滿意之有效證明文件證明其親屬關係及該等直系親屬必須親臨售樓處與登記人一同簽署臨時買賣合約。

登記人以上述形式認購完畢後，尚餘之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而自行分配任何指明住宅物業予任何有意欲購買的人士。賣方保留最終決定權因應確認和核實登記人身份和其他程序之進度而調整電腦抽籤時間、抽籤結果公布時間及揀選住宅物業時間。

*請參閱下文「其他事項」。

2016年6月9日及之後：

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

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。

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，賣方保留最終決定權而自行分配任何指明住宅物業予任何有意欲購買的人士。

Other matters

其他事項

(a) The form of Registration of Intent can be obtained at the Sales Office. The time and manner for the submission of the Registration of Intent and the documents and materials required, etc. are specified in that form. Please refer to the form of the Registration of Intent for details. Generally: 「購樓意向登記」表格可在售樓處索取。遞交購樓意向登記表格之時間和方式及所需文件材料等均於該表格中有所說明。詳情請參閱購樓意向登記表格。概括而言：

- (i) In addition to copies of specified identification documents, cashiers' order(s) must be submitted together with the Registration of Intent. The number of cashiers' order(s) that a Registrant shall submit is the same as the number of residential property(ies) that the Registrant intends to purchase. The amount of each such cashiers' order shall be HK\$100,000. Each such cashiers' order shall be payable to “胡關李羅律師行” or “Woo Kwan Lee & Lo”.

除指明的身份證明文件副本外，遞交購樓意向登記表格時必須同時遞交銀行本票。須遞交之銀行本票的數目須與登記人意欲購買之住宅物業的數目相同。每張銀行本票金額須為港幣\$100,000。銀行本票抬頭人為「胡關李羅律師行」或“Woo Kwan Lee & Lo”。

- (ii) The completed Registration of Intent shall be submitted to the Sales Office during the period between 29 May 2016 and 7 June 2016 (both dates inclusive) (Time for registration: from 12:00 noon to 8:00 p.m.; 12:00 noon to 6:00 p.m. on the day before the “First Date of Sale”).

填妥之購樓意向登記表格須於2016年5月29日至2016年6月7日內(包括首尾兩日)到售樓處遞交(登記時間:中午12時至下午8時;「出售首日」前一天至下午6時止)。

(b) The sale of the residential properties is subject to availability. Please note that the completion of

the verification of a Registrant's identity, any order of priority in respect of the selection of residential properties according to the result of the balloting, or the Vendor's admittance of any person to the waiting queue does not constitute a guarantee by the Vendor that any Registrant / person will be able to purchase any residential property.

將提供出售的住宅物業售完即止。登記人獲確認和核實身份、登記人根據抽籤結果獲得之任何揀選住宅物業次序或任何人士獲賣方接受輪候均不構成賣方就任何登記人／人士能購得任何住宅物業的保證，敬希注意。

- (c) If the Registrant has not purchased any residential property or if the number of residential property purchased by the Registrant is less than the number of residential properties that Registrant intends to purchase as indicated in the Registration of Intent, the cashiers' order(s) which have not been used to effect part payment of the preliminary deposit will be available for collection by Registrant in person at the Sales Office from 9 June 2016 to 13 June 2016 between the hours of 12:00 noon and 8:00 p.m..

如登記人並無購入任何住宅物業或其實際購入之住宅物業的數目少於其於購樓意向登記表格所填寫的意欲購買的住宅物業數目，可於2016年6月9日至2016年6月13日期間中午12時至下午8時內親臨售樓處取回未用於支付部份臨時訂金之銀行本票。

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：

~~Commune Modern Sales Office, B1/F, 11-12/F, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong~~

香港九龍尖沙咀梳士巴利道尖沙咀中心11-12樓地庫1樓囍逸售樓處

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