

Name of the Development : 發展項目名稱 :	After The Rain 雨後
Date of the Sale : 出售日期 :	From 24 March 2023 由 2023 年 3 月 24 日起
Time of the Sale : 出售時間 :	<u>On 24 March 2023 (the first date of the sale):</u> From 4:30pm to 11:59p.m. <u>From 25 March 2023 and thereafter:</u> From 2:00 p.m. to 8:00 p.m. <u>2023 年 3 月 24 日(出售首天) :</u> 由下午 4 時 30 分至晚上 11 時 59 分 <u>由 2023 年 3 月 25 日起 :</u> 由下午 2 時正至晚上 8 時正
Place where the sale will take place : 出售地點 :	11/F, TG Place, 10 Shing Yip Street, Kwun Tong, Kowloon (“the Sales Office”) 九龍觀塘成業街 10 號電訊一代廣場十一樓 (「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 :	97
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 :	
3D, 3H, 3K, 3L, 3M, 3N, 9F, 9G, 9H, 9K, 9L, 9M, 9N, 9P, 10A, 10B, 10C, 10D, 10Q, 10R, 11A, 11B, 11C, 11D, 11Q, 11R, 12A, 12B, 12C, 12D, 12Q, 12R, 15B, 15C, 15D, 15G, 15H, 15K, 15L, 15M, 15N, 15P, 15Q, 15R, 17B, 17C, 17R, 18B, 18C, 18D, 18F, 18G, 18H, 18K, 18L, 18M, 18N, 18P, 18Q, 18R, 19B, 19C, 19D, 20A, 20B, 20C, 20D, 20G, 20H, 20K, 20L, 20M, 20N, 20P, 21C, 21D, 21G, 21H, 21K, 21L, 21M, 21N, 21P, 22C, 22D, 22G, 22H, 22K, 22L, 22M, 22N, 22P, 23K, 23L, 23M, 23N, 23P	
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 :	
<u>On 24 March 2023 (“the first date of the sale”)</u>	
Balloting	
Balloting will be used to determine the order of priority. Eligible persons interested in purchasing any of the specified residential properties must follow the rules set out in the procedures specified in Sections (I), (II) and (III) of this Sales Arrangements.	
(I) Registration	
1A. Group S (Qualified Person of Star Properties) “Qualified Person of Star Properties” means any director or employee and his/her close family member (a spouse, parent,	

grant parent, child, grand child or sibling of a person is a “close family member” of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists) of any of the following companies or any of its subsidiaries incorporated in Hong Kong :

- (i) Star Group Company Limited
- (ii) Main Contractor, its subcontractors and suppliers for this project, “After The Rain”.

Registrant must submit the following to the Sales Office after the relevant price lists of the specified residential properties are made available till 8:00pm on 23rd March 2023 during its office hours, which are from 2:00 p.m. to 8:00 p.m. on weekdays, and from 11:00am to 8:00pm on weekends. The closing time for submission of Form S (Group S Registration of Intent Form) will be 8:00pm on 23rd March 2023. Late submission or submission outside the office hours will not be accepted.

- (a) only one Form S duly completed and signed by the Registrant;
- (b) each Form S shall be accompanied with one (1) or two (2) cheques or cashier orders. Each cheque or cashier order shall be in the sum of HK\$50,000 and made payable to “Lo & Lo”. Every valid Form S shall be allotted such number of lot(s) which equals to the number of cheque(s) or cashier order(s) which the Registrant submitted with the Registration of Intent; and
- (c) (if the Registrant is an individual) a copy of the Registrant’s H.K.I.D. Card(s)/Passport(s) (or in case of attending by lawful attorney, his/her/their original H.K.I.D. Card(s)/Passport(s) and a copy of the H.K.I.D. Card(s)/Passport(s) of the Registrant) or (if the Registrant is a corporation) a copy of Business Registration Certificate, Certificate of Incorporation, latest Annual Return and documents filed with the Companies Registry showing the current list of directors and the H.K.I.D. Card(s)/Passport(s) of the director(s).

1B. Group B

Registrant must submit the following to the Sales Office after the relevant price lists of the specified residential properties are made available till 8:00pm on 23rd March 2023 during its office hours, which are from 2:00 p.m. to 8:00 p.m. on weekdays, and from 11:00am to 8:00pm on weekends. The closing time for submission of Registration of Intent Form (“Registration of Intent”) will be 8:00pm on 23rd March 2023. Late submission or submission outside the office hours will not be accepted.

- (a) only one Registration of Intent duly completed and signed by the Registrant;
- (b) each Registration of Intent shall be accompanied with one (1) or two (2) cheques or cashier orders. Each cheque or cashier order shall be in the sum of HK\$50,000 and made payable to “Lo & Lo”. Every valid Registration of Intent shall be allotted such number of lot(s) which equals to the number of cheque(s) or cashier order(s) which the Registrant submitted with the Registration of Intent; and
- (c) (if the Registrant is an individual) a copy of the Registrant’s H.K.I.D. Card(s)/Passport(s) (or in case of attending by lawful attorney, his/her/their original H.K.I.D. Card(s)/Passport(s) and a copy of the H.K.I.D. Card(s)/Passport(s) of the Registrant) or (if the Registrant is a corporation) a copy of Business Registration Certificate, Certificate of Incorporation, latest Annual Return and documents filed with the Companies Registry showing the current list of directors and the H.K.I.D. Card(s)/Passport(s) of the director(s).
- (d) "If a registrant's registration of intent remains unused in the Sales Arrangement No.1 and the cheque or cashier orders has not been collected by 8:00 pm on 23rd March 2023, it will be automatically applied to Group B in this sales arrangement."

(II) Attendance, balloting and selection on the first date of the sale

Group S

- 2. (a) On the first date of the sale, the Registrant who holds a valid Form S (if the Registrant is a corporation, then at least one of its duly appointed directors of that corporation) shall attend Super Star Chinese Cuisine, 1/F Yen Sheng Centre, 64 Hoi Yuen Road, Kwun Tong, Kowloon (“the Additional Designated Venue”) in person or by lawful attorney pursuant to a validly executed power of attorney in the form prescribed by the Vendor between 3:45pm and 4:00pm to carry out attendance registration. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the balloting, make use of one or more other designated venue(s) constituting the Additional Designated Venue to accommodate some of the Registrants by making announcement at the Sales Office and the Additional Designated Venue.
- (b) For the purpose of verification of identity, the person must bring along the original receipt of the valid Registration of Intent and (if the Registrant is an individual) his/her/their original H.K.I.D. Card(s)/Passport(s) (or in case of attending by lawful attorney, his/her/their original H.K.I.D. Card(s)/Passport(s) and a copy of the H.K.I.D.

Card(s)/Passport(s) of the Registrant) or (if the Registrant is a corporation) a copy of Business Registration Certificate, Certificate of Incorporation, latest Annual Return and documents filed with the Companies Registry showing the current list of directors, the company chop and the original H.K.I.D. Card(s)/Passport(s) of the director(s) of the Registrant who attend(s) the Additional Designated Venue. Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for participating in the balloting. Persons who arrive at the Additional Designated Venue beyond 4:00 pm on the first date of the sale shall not be eligible for participating in the balloting and the selection of specified residential properties.

Group B

- (c) On the first date of the sale, the Registrant who holds a valid Registration of Intent (if the Registrant is a corporation, then at least one of its duly appointed directors of that corporation) shall attend Super Star Chinese Cuisine, 1/F Yen Sheng Centre, 64 Hoi Yuen Road, Kwun Tong, Kowloon (“the Additional Designated Venue”) in person or by lawful attorney pursuant to a validly executed power of attorney in the form prescribed by the Vendor between 5:15pm and 5:45pm to carry out attendance registration. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the balloting, make use of one or more other designated venue(s) constituting the Additional Designated Venue to accommodate some of the Registrants by making announcement at the Sales Office and the Additional Designated Venue.
- (d) For the purpose of verification of identity, the person must bring along the original receipt of the valid Registration of Intent and (if the Registrant is an individual) his/her/their original H.K.I.D. Card(s)/Passport(s) (or in case of attending by lawful attorney, his/her/their original H.K.I.D. Card(s)/Passport(s) and a copy of the H.K.I.D. Card(s)/Passport(s) of the Registrant) or (if the Registrant is a corporation) a copy of Business Registration Certificate, Certificate of Incorporation, latest Annual Return and documents filed with the Companies Registry showing the current list of directors, the company chop and the original H.K.I.D. Card(s)/Passport(s) of the director(s) of the Registrant who attend(s) the Additional Designated Venue. Registrants whose identities have been confirmed and verified by the Vendor shall be eligible for participating in the balloting. Persons who arrive at the Additional Designated Venue beyond 5:45pm on the first date of the sale shall not be eligible for participating in the balloting and the selection of specified residential properties.

3. Balloting and selection of specified residential properties

Group S

- (a) Balloting for Group S will take place after verification of the identity of the Registrants by the Vendor, the order of priority for selection of the specified residential properties will be determined by balloting via a computer network which will take place at the Sales Office. The results of the balloting, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the Sales Office and the Additional Designated Venue. The Registrants will not be separately notified of the ballot results.
- (b) Immediately after the balloting, Registrants shall personally or by lawful attorney select 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.
- (c) The Registrants shall select and purchase at least one (1) but at most two (2) specified residential properties which are still available at the time of selection, otherwise his/her/their order of priority shall lapse automatically and he/she/they will cease to be eligible to select any specified residential property in respect of that Registration of Intent.
- (d) Where a Registrant purchases a specified residential property, unless the Vendor agrees otherwise, part of the preliminary deposit of that specified residential property in the sum of HK\$100,000 (“CO Payment Portion”) shall be paid by cashier’s order(s). Subject to paragraph (e) below, if the Registrant has successfully purchased any specified residential property(ies), the cashier’s order(s) submitted along with the Registration of Intent will all be used to settle part of the CO Payment Portion and the balance of the CO Payment Portion shall be paid by additional cashier’s order(s) (which could be additional cashier’s order(s) submitted on spot). If the number of specified residential properties a Registrant purchases is more than the number of cashier’s order(s) submitted, the Registrant shall submit on spot cashier’s order(s) in respect of each such extra specified residential property to settle the CO Payment Portion of the preliminary deposit of that extra specified residential property. Please bring along blank cheque(s) for payment of balance of preliminary deposit(s). All cashier’s order(s) and cheque(s) mentioned above shall be payable to “Lo & Lo”.

(e) If a Registrant has submitted a cheque with the Registration of Intent, and in the event that such Registrant has successfully purchased any specified residential property(ies), such Registrant shall on spot provide cashier's order(s) payable to "Lo & Lo" to settle the CO Payment Portion in full. The said cashier's order(s) shall be used as part payment of the preliminary deposit(s) for the purchase of the specified residential property(ies) and the balance of the preliminary deposit(s) shall be paid by another cheque(s).

4. A Registrant who leaves the Sales Office and/or the Additional Designated Venue (if applicable) while his/her/its/their turn for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchasing of the specified residential properties and his/her/its/their order of priority shall lapse immediately.

5. If the Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in clause 3.(c) the Registrant shall personally (or by attorney pursuant to a validly executed power of attorney in a form prescribed by the Vendor) enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).

6. (a) Where a Registrant selects only one (1) specified residential property in respect of a Registration of Intent, the purchaser(s) of that specified residential property shall only be:

- (1) That Registrant; or
- (2) That Registrant together with one or more "Immediate Family Members" of that Registrant whom that Registrant requests the Vendor on spot to add as joint purchaser(s); or
- (3) That corporate Registrant.

(b) Where a Registrant selects more than one (1) specified residential property in respect of a Registration of Intent:

- (1) The purchaser(s) of at least one (1) so selected specified residential property shall only be:
 - (i) That Registrant; or
 - (ii) That Registrant together with one or more "Immediate Family Members" of that Registrant whom that Registrant requests the Vendor on spot to add as joint purchaser(s); or
 - (iii) That corporate Registrant; and
- (2) The purchaser(s) of other so selected specified residential property shall only be:
 - (i) That Registrant (or any individual constituting that Registrant); or
 - (ii) One or more "Immediate Family Members" of that Registrant whom that Registrant requests the Vendor on spot to be the purchaser(s); or
 - (iii) That Registrant (or any individual constituting that Registrant) together with one or more "Immediate Family Members" of that Registrant whom that Registrant requests the Vendor on spot to add as joint purchaser(s); or
 - (iv) That corporate Registrant.

(c) "Immediate Family Member" of the Registrant means a spouse, parent, child, sibling, grandparent or grandchild of that Registrant. Purchasers have to bring along with the relevant valid supporting document(s) as a proof to the satisfaction of the Vendor.

(d) The Vendor reserves its absolute right to determine whether or not a participant is a qualified "Immediate Family Members"

7. All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally (or by attorney pursuant to a validly executed power of attorney in a form Subscribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the Registrant's request to add and/or delete any individual(s).

8. Balloting and selection of specified residential properties

Group B

(a) Balloting for Group B will take place after verification of the identity of the Registrants by the Vendor, the order of priority for selection of the specified residential properties will be determined by balloting via a computer network which will take place at the Sales Office. The results of the balloting, including "registration number" and "ballot result sequence" will be announced and/or posted by the Vendor at the Sales Office and the Additional Designated

Venue. The Registrants will not be separately notified of the ballot results.

- (b) Immediately after the balloting, Registrants shall personally or by lawful attorney select 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.
 - (c) The Registrants shall select and purchase at least one (1) but at most two (2) specified residential properties which are still available at the time of selection, otherwise his/her/their order of priority shall lapse automatically and he/she/they will cease to be eligible to select any specified residential property in respect of that Registration of Intent.
 - (d) Where a Registrant purchases a specified residential property, unless the Vendor agrees otherwise, part of the preliminary deposit of that specified residential property in the sum of HK\$100,000 (“CO Payment Portion”) shall be paid by cashier’s order(s). Subject to paragraph (e) below, if the Registrant has successfully purchased any specified residential property(ies), the cashier’s order(s) submitted along with the Registration of Intent will all be used to settle part of the CO Payment Portion and the balance of the CO Payment Portion shall be paid by additional cashier’s order(s) (which could be additional cashier’s order(s) submitted on spot). If the number of specified residential properties a Registrant purchases is more than the number of cashier’s order(s) submitted, the Registrant shall submit on spot cashier’s order(s) in respect of each such extra specified residential property to settle the CO Payment Portion of the preliminary deposit of that extra specified residential property. Please bring along blank cheque(s) for payment of balance of preliminary deposit(s). All cashier’s order(s) and cheque(s) mentioned above shall be payable to “Lo & Lo”.
 - (e) If a Registrant has submitted a cheque with the Registration of Intent, and in the event that such Registrant has successfully purchased any specified residential property(ies), such Registrant shall on spot provide cashier’s order(s) payable to “Lo & Lo” to settle the CO Payment Portion in full. The said cashier’s order(s) shall be used as part payment of the preliminary deposit(s) for the purchase of the specified residential property(ies) and the balance of the preliminary deposit(s) shall be paid by another cheque(s).
9. A Registrant who leaves the Sales Office and/or the Additional Designated Venue (if applicable) while his/her/its/their turn for selecting and purchasing specified residential properties shall be disqualified for participating in the selection and purchasing of the specified residential properties and his/her/its/their order of priority shall lapse immediately.
10. If the Registrant has successfully selected any of the specified residential properties in compliance with the rules set out in clause 8.(c) the Registrant shall personally (or by attorney pursuant to a validly executed power of attorney in a form Subscribed by the Vendor) enter into one or more Preliminary Agreement(s) for Sale and Purchase of the selected specified residential property(ies).
11. (a) Where a Registrant selects only one (1) specified residential property in respect of a Registration of Intent, the purchaser(s) of that specified residential property shall only be:
- (1) That Registrant; or
 - (2) That Registrant together with one or more “Immediate Family Members” of that Registrant whom that Registrant requests the Vendor on spot to add as joint purchaser(s); or
 - (3) That corporate Registrant.
- (b) Where a Registrant selects more than one (1) specified residential property in respect of a Registration of Intent:
- (1) The purchaser(s) of at least one (1) so selected specified residential property shall only be:
 - (i) That Registrant; or
 - (ii) That Registrant together with one or more “Immediate Family Members” of that Registrant whom that Registrant requests the Vendor on spot to add as joint purchaser(s); or
 - (iii) That corporate Registrant; and
 - (2) The purchaser(s) of other so selected specified residential property shall only be:
 - (i) That Registrant (or any individual constituting that Registrant); or
 - (ii) One or more “Immediate Family Members” of that Registrant whom that Registrant requests the Vendor on spot to be the purchaser(s); or
 - (iii) That Registrant (or any individual constituting that Registrant) together with one or more “Immediate Family Members” of that Registrant whom that Registrant requests the Vendor on spot to add as joint purchaser(s); or
 - (iv) That corporate Registrant.

- (c) “Immediate Family Member” of the Registrant means a spouse, parent, child, sibling, grandparent or grandchild of that Registrant. Purchasers have to bring along with the relevant valid supporting document(s) as a proof to the satisfaction of the Vendor.
- (d) The Vendor reserves its absolute right to determine whether or not a participant is a qualified “Immediate Family Members”
12. All the person(s) signing the Preliminary Agreement(s) for Sale and Purchase shall sign personally (or by attorney pursuant to a validly executed power of attorney in a form Subscribed by the Vendor) as purchaser. The Vendor reserves its absolute discretion to allow or reject the Registrant’s request to add and/or delete any individual(s).

First-come-first-served

13. After the completion of the balloting and selection of the specified residential properties by the 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 at the Sales Office to any person interested in purchasing. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting).

(III) General Procedures

14. Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent. Duplicated registration will not be accepted. The Registration of Intent is personal to the Registrant and shall not be transferable. The order of submission of the Registration of Intent will not have any impact on the order of priority for selecting the specified residential properties. A Registrant shall not include both corporation Registrant(s) and individual Registrant(s). In case of dispute, the Vendor reserves its right to determine whether a Registration of Intent is valid and should be included in balloting.
15. (If the Registrant comprises corporation) If after the submission of Registration of Intent there is any change in the directorship of the corporation that Registration of Intent shall become invalid immediately and such Registrant shall be disqualified from participating in the balloting and selecting any specified residential property in respect of that Registration of Intent.
16. The Vendor shall not be responsible to the Registrants for any error or omission contained in the ballot results.
17. If a Registrant has not purchased any specified residential property, his/her/their unused cheque(s) or cashier order(s) will be available for collection without interest by the Registrant (or his/her/their authorized person) at the Sales Office from 27th March, 2023 to 31st March, 2023 during office hours (i.e. from 2:00 p.m. to 8:00 p.m. daily). The Registrant must bring along his/her/their H.K.I.D. Card(s)/Passport(s) (or a copy of the H.K.I.D. Card(s)/Passport(s) of the Registrant if unused cheque or cashier order(s) is/are collected by authorized person), (if applicable) copy of Business Registration Certificate, the original receipt of valid Registration of Intent, and (if applicable) a valid authorization letter and the H.K.I.D. Card/Passport of the authorized person.
18. The Vendor reserves the right to close the Sales Office and/or (if applicable) the Additional Designated Venue at any time if all the specified residential properties have been sold out.
19. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 8:00 p.m. on any date on which Registration of Intent may be submitted and/or at any time between the hours of 7:00 a.m. and 8:00 p.m. on the first date of the sale, then, for the safety of the Registrants and the maintenance of order at the Sales Office and the Additional Designated Venue, the Vendor reserves its absolute right to change the date(s) and/or time (including the closing date and/or time) for submission of Registration of Intent and/or the first date of the sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the Sales Office and Additional Designated Venue. Details of the arrangement will be posted by the Vendor on the Designated Website (that is <www.aftertherain.com.hk> (“Designated Website”). Registrants will not be notified separately of the arrangement.
20. The Vendor reserves the right at any time,
- (a) for the purpose of maintaining security and order at the Sales Office and/or (if applicable) the Additional Designated Venue safety of the Registrants and/or smooth operation of the sales procedures and/or
 - (b) due to disrupted access to the Sales Office and/or (if applicable) the Additional Designated Venue and/or
 - (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the

Sales Office and/or (if applicable) the Additional Designated Venue, to change the date(s) and/or time(s) and/or location(s) of

- (i) submission of Registration of Intent,
- (ii) the registration timeslot,
- (iii) the first date of the sale and/or
- (iv) any sales procedures as the Vendor may consider appropriate and/or to close the Sales Office and/or (if applicable) the Additional Designated Venue. Details of the arrangement will be posted up by the Vendor at the Sales Office and/or on the Designated Website. Registrants will not be notified separately of the arrangement. The Vendor's decision shall be final and binding on all Registrants, and no Registrant shall have any claim against the Vendor in respect thereof.

On 24th March 2023 and thereafter:

21. The order of priority in the selection of the remaining specified residential properties (if any) will be sold on a first come first served basis to any person interested in purchasing the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person interested in purchasing by any method (including balloting).
22. The Vendor reserves the right to close the Sales Office and/or the Additional Designated Venue at any time if all the specified residential properties have been sold out, provided that the Sales Office shall be open for the collection of unused cashier order(s) during the period specified in paragraph 17 above.
23. If the Vendor postpones the first date of the sale to such other date pursuant to this Sales Arrangements, the subsequent dates of sale will be postponed accordingly.
24. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 8:00 a.m. and 8:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the Registrants and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to close the Sales Office. Details of the arrangement will be posted by the Vendor on the Designated Website.
25. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the Sales Office, safety of the Registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the Sales Office and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the Sales Office and/or on the Designated Website. Registrants will not be notified separately of the arrangement. The Vendor's decision shall be final and binding on all Registrants, and no Registrant shall have any claim against the Vendor in respect thereof.
26. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

2023年3月24日(下稱「出售首天」):

抽籤

以抽籤方式決定優先次序。有意購買任何指明住宅物業的合資格人士須遵從本銷售安排第(I)、第(II)及第(III)部份指定的程序。

(I) 登記

1A. 組別 S (星星地產合資格人士)

“星星地產合資格人士”指任何下列公司或其在香港註冊成立之附屬公司之任何董事、員工及其近親(任何個人的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」, 惟須提供令賣方滿意的有關證明文件以茲證明有關關係, 且賣方對是否存在近親關係保留最終決定權):

1. 星星集團有限公司
2. 該項目“雨後”的總承包商、其分包商和供應商。

須從指明住宅物業的相關價單提供後至 2023 年 3 月 23 日下午 8 時於其辦公時間內平日由下午 2 時至下午 8 時，及星期六和星期日由上午 11 時至下午 8 時到售樓處遞交以下文件，截止遞交購樓意向登記表（「購樓意向登記」）時間為 2023 年 3 月 23 日下午 8 時。逾期遞交或在辦公時間以外遞交的恕不受理。

- (a) 一份已填妥及由登記人簽署的購樓意向登記；
- (b) 每一份購樓意向登記須附有一張或二張支票或本票，每張支票或本票金額為港幣\$50,000 及抬頭人須為「羅文錦律師樓」；每一份有效的購樓意向登記可獲分配的籌的數目，相等於登記人遞交購樓意向登記時附有之銀行支票或本票數目；及
- (c) (如為個人登記人)登記人的香港身份證/護照副本(或如以授權人出席，其香港身份證/護照正本及登記人香港身份證/護照副本)或(如為公司登記人)商業登記證書，公司註冊證書，最近期的公司周年申報表及已於公司註冊處登記之文件副本以顯示當時的董事的名單及董事的身份證/護照副本。

1B. 組別 B

登記人須從指明住宅物業的相關價單提供後至 2023 年 3 月 23 日下午 8 時於其辦公時間內平日由下午 2 時至下午 8 時，及星期六和星期日由上午 11 時至下午 8 時到售樓處遞交以下文件，截止遞交購樓意向登記表（「購樓意向登記」）時間為 2023 年 3 月 23 日下午 8 時。逾期遞交或在辦公時間以外遞交的恕不受理。

- (a) 一份已填妥及由登記人簽署的購樓意向登記；
- (b) 每一份購樓意向登記須附有一張或二張支票或本票，每張支票或本票金額為港幣\$50,000 及抬頭人須為「羅文錦律師樓」；每一份有效的購樓意向登記可獲分配的籌的數目，相等於登記人遞交購樓意向登記時附有之銀行支票或本票數目；及
- (c) (如為個人登記人)登記人的香港身份證/護照副本(或如以授權人出席，其香港身份證/護照正本及登記人香港身份證/護照副本)或(如為公司登記人)商業登記證書，公司註冊證書，最近期的公司周年申報表及已於公司註冊處登記之文件副本以顯示當時的董事的名單及董事的身份證/護照副本。
- (d) 如果在銷售安排第一號的購樓意向登記未被使用且支票或本票未於 2023 年 3 月 23 日晚上 8:00 或之前被取回，該購樓意向登記將自動適用於本銷售安排中的組別 B。

(II) 出售首天的出席，抽籤及揀選：

2. 組別 S (星星地產合資格人士)

- (a) 持有有效的表格 S 之登記人 (如登記人由公司組成，則該公司的至少一名正式任命的董事) 須於出售首天下午 3 時 45 分至下午 4 時正內親身或其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到達九龍觀塘開源道 64 號、源成中心一樓鴻星酒家（「額外指定會場」）進行報到登記。賣方可基於流程、效率、方便、安全及 / 或其他便利抽籤程序的原因使用其他一個或多個指定場所組成作額外指定會場以容納部份登記人，並於售樓處及額外指定會場作出的公布。
- (b) 為核實身份，出席人須攜同有效的購樓意向登記收據正本、(如為個人登記人)其香港身份證/護照正本(或如以授權人出席，其香港身份證/護照正本及登記人香港身份證/護照副本) 或 (如為公司登記人)商業登記證書，公司註冊證書，最近期的公司周年申報表及於公司註冊處登記之文件副本以顯示當時的董事的名單，公司印章及到臨額外指定會場的登記人董事的香港身份證/護照正本。登記人經賣方確認並核實身份後方可享有參與抽籤的資格。於出售首天下午 4 時 以外的時間才到達額外指定會場的人士，將不獲任何抽籤與揀選任何指明住宅物

業的資格。

組別 B

- (c) 持有有效的購樓意向登記之登記人 (如登記人由公司組成，則該公司的至少一名正式任命的董事) 須於出售首天下午 5 時 15 分至下午 5 時 45 分內親身或其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到達九龍觀塘開源道 64 號、源成中心一樓鴻星酒家 (「額外指定會場」) 進行報到登記。賣方可基於流程、效率、方便、安全及 / 或其他便利抽籤程序的原因使用其他一個或多個指定場所組成作額外指定會場以容納部份登記人，並於售樓處及額外指定會場作出的公布。
- (d) 為核實身份，出席人須攜同有效的購樓意向登記收據正本、(如為個人登記人)其香港身份證/護照正本(或如以授權人出席，其香港身份證/護照正本及登記人香港身份證/護照副本) 或 (如為公司登記人)商業登記證書，公司註冊證書，最近期的公司周年申報表及於公司註冊處登記之文件副本以顯示當時的董事的名單，公司印章及到臨額外指定會場的登記人董事的香港身份證/護照正本。登記人經賣方確認並核實身份後方可享有參與抽籤的資格。於出售首天下午 5 時 45 分以外的時間才到達額外指定會場的人士，將不獲任何抽籤與揀選任何指明住宅物業的資格。

3. 抽籤及揀選指明住宅物業

組別 S (星星地產合資格人士)

- (a) 抽籤程序於賣方核實表格 S 登記人身份後進行，揀選指明住宅物業的優先次序將於售樓處以電腦操作抽籤方式決定。抽籤結果，包括「登記號碼」及「抽籤結果順序」將於售樓處及額外指定會場作出公佈及/或貼出告示。登記人將不獲另行通知抽籤結果。
- (b) 抽籤完成後，登記人須立即根據「抽籤結果順序」有秩序地及於合理時間內親身或由其授權人揀選於當時仍可供揀選的指明住宅物業。
- (c) 登記人須選購至少 1 個但不多於 2 個當時仍可供揀選的指明住宅物業，否則其優先次序將自動終止，該登記人即失去就該份購樓意向登記揀選任何指明住宅物業的資格。
- (d) 登記人每成功購買一個指明住宅物業，除非賣方另有同意，該指明住宅物業的臨時訂金中的港幣 100,000 元 (「本票支付部分」) 須以本票支付。受限於下文(e) 段，若登記人成功購買任何指明住宅物業，已隨購樓意向登記遞交之本票將會全數作為購買指明住宅物業本票支付部分的一部份，而本票支付部分的餘下部分須以額外銀行本票支付 (額外銀行本票可以是即場補交之額外本票)。倘登記人購入的指明住宅物業數目超出其遞交之銀行本票數目，登記人須就每一超出之指明住宅物業即場補交銀行本票以支付該超出之指明住宅物業的臨時訂金中的本票支付部分。請備空白支票以備支付臨時訂金餘額。上述所有銀行本票和支票抬頭人為「羅文錦律師樓」。
- (e) 如登記人隨購樓意向登記遞交了支票，若該登記人成功購買任何指明住宅物業，登記人須即場向賣方遞交本票以支付本票支付部分之全數 (抬頭人為「羅文錦律師樓」)。」上述之本票將用作購買該指明住宅物業須支付的部份臨時訂金，餘額以另外支票支付。
4. 在其應進行揀選指明住宅物業之時離開售樓處及/或額外指定會場 (如適用) 之登記人須被取消參與選購指明住宅物業及其優先次序將立即失效。
5. 如果登記人遵從本銷售安排第 3.(c)的規則成功揀選指明住宅物業，登記人須親身(或其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)簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。

6. (a) 當登記人就一份(1)購樓意向登記揀選一個(1)指明住宅物業，該指明住宅物業之買方只可以是：
- (1) 該登記人；或
 - (2) 該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」；或
 - (3) 該公司登記人。
- (b) 當登記人就一(1)份購樓意向登記揀選多於一(1)個指明住宅物業：
- (1) 最少一(1)個如此揀選之指明住宅物業之買方只可以是：
 - (i) 該登記人；或
 - (ii) 該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」；或
 - (iii) 該公司登記人；及
 - (2) 其他如此揀選之指明住宅物業之買方只可以是：
 - (i) 該登記人（或組成該登記人之任何人）；或
 - (ii) 該登記人即場向賣方要求作為買方之該登記人之一位或多位「直系親屬」；或
 - (iii) 該登記人（或組成該登記人之任何人）連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」；或
 - (iv) 該公司登記人。
- (c) 「直系親屬」指該登記人之配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女，買方必須帶同已備妥令賣方滿意的有效證明文件以茲證明。
- (d) 賣方保留最終權利決定有關人士是否為合資格的「直系親屬」。
7. 所有人須以買家身份親身(或其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登記人增加及/或減少任何個人的要求。

8. 抽籤及揀選指明住宅物業

組別 B

- (a) 抽籤程序於賣方核實組別 B 登記人身份後進行，揀選指明住宅物業的優先次序將於售樓處以電腦操作抽籤方式決定。抽籤結果，包括「登記號碼」及「抽籤結果順序」將於售樓處及額外指定會場作出公佈及/或貼出告示。登記人將不獲另行通知抽籤結果。
- (b) 抽籤完成後，登記人須立即根據「抽籤結果順序」有秩序地及於合理時間內親身或由其授權人揀選於當時仍可供揀選的指明住宅物業。
- (c) 登記人須選購至少 1 個但不多於 2 個當時仍可供揀選的指明住宅物業，否則其優先次序將自動終止，該登記人即失去就該份購樓意向登記揀選任何指明住宅物業的資格。
- (d) 登記人每成功購買一個指明住宅物業，除非賣方另有同意，該指明住宅物業的臨時訂金中的港幣 100,000 元（「本票支付部分」）須以本票支付。受限於下文(e) 段，若登記人成功購買任何指明住宅物業，已隨購樓意向登記遞交之本票將會全數作為購買指明住宅物業本票支付部分的一部份，而本票支付部分的餘下部分須以額外銀行本票支付（額外銀行本票可以是即場補交之額外本票）。倘登記人購入的指明住宅物業數目超出其遞交之銀行本票數目，登記人須就每一超出之指明住宅物業即場補交銀行本票以支付該超出之指明住宅物業的臨時訂金中的本票支付部分。請備空白支票以備支付臨時訂金餘額。上述所有銀行本票和支票抬頭人為「羅文錦律師樓」。
- (e) 如登記人隨購樓意向登記遞交了支票，若該登記人成功購買任何指明住宅物業，登記人須即場向賣方遞交本票以支付本票支付部分之全數（抬頭人為「羅文錦律師樓」）。上述之本票將用作購買該指明住宅物業須支付的部份臨時訂金，餘額以另外支票支付。

9. 在其應進行揀選指明住宅物業之時離開售樓處及/或額外指定會場 (如適用) 之登記人須被取消參與選購指明住宅物業及其優先次序將立即失效。
10. 如果登記人遵從本銷售安排第 3.(c)的規則成功揀選指明住宅物業，登記人須親身(或其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)簽署一份或多份臨時買賣合約購買其揀選的指明住宅物業。
11. (a) 當登記人就一份(1)購樓意向登記揀選一個(1)指明住宅物業，該指明住宅物業之買方只可以是：
- (1) 該登記人；或
 - (2) 該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」；或
 - (3) 該公司登記人。
- (b) 當登記人就一(1)份購樓意向登記揀選多於一(1)個指明住宅物業：
- (1) 最少一(1)個如此揀選之指明住宅物業之買方只可以是：
 - (i) 該登記人；或
 - (ii) 該登記人連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」；或
 - (iii) 該公司登記人；及
 - (2) 其他如此揀選之指明住宅物業之買方只可以是：
 - (i) 該登記人 (或組成該登記人之任何人)；或
 - (ii) 該登記人即場向賣方要求作為買方之該登記人之一位或多位「直系親屬」；或
 - (iii) 該登記人 (或組成該登記人之任何人) 連同該登記人即場向賣方要求加入作為聯名買方之該登記人之一位或多位「直系親屬」；或
 - (iv) 該公司登記人。
- (c) 「直系親屬」指該登記人之配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女，買方必須帶同已備妥令賣方滿意的有效證明文件以茲證明。
- (d) 賣方保留最終權利決定有關人士是否為合資格的「直系親屬」。
12. 所有人須以買家身份親身(或其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登記人增加及/或減少任何個人的要求。

先到先得

13. 在當抽籤及合資格人士根據上述程序揀選指明住宅物業完畢後，餘下的指明住宅物業 (如有) 將以先到先得形式於售樓處向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式 (包括抽籤) 分配任何指明住宅物業予任何有意購買的人士。

(III) 一般程序

14. 每人或公司(不論單獨或與他方聯名)只可登記於一份有效的購樓意向登記，多於這上限的登記將不會被接受。購樓意向登記只適用於登記人本人及不能轉讓。遞交購樓意向登記次序不會影響揀選指明住宅物業的優先次序。登記人不可同時由公司登記人及個人登記人組成。如有爭議，賣方保留權利決定購樓意向登記是否有效及是否應被納入抽籤。
15. (如登記人由公司組成)如果在遞交購樓意向登記後公司有任何董事會成員的變更，其購樓意向登記將立即變成無效，登記人將不享有就其購樓意向登記參與抽籤及揀選任何指明住宅物業。

16. 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。
17. 如登記人並無購入任何指明住宅物業，可於 2023 年 3 月 27 日至 2023 年 3 月 31 日辦公時間內 (即每日下午 2 時至晚上 8 時) 親臨售樓處辦理無利息取回未使用的支票或本票。登記人必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支票或本票，則須攜同登記人香港身份證/護照副本)、(如適用) 商業登記證書副本、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。
18. 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及 / 或 (如適用) 額外指定會場。
19. 如在可遞交購樓意向登記的任何一天上午 9 時至下午 8 時的任何時間內及 / 或出售首天上午 7 時至晚上 8 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持售樓處及額外指定會場的秩序，賣方保留絕對權力更改遞交購樓意向登記的日期及/或時間 (包括截止日期及/或時間) 及 / 或出售首天至賣方認為合適的其他日期及 / 或時間及 / 或關閉售樓處及額外指定會場。賣方會將安排的詳情於指定網站(即 <www.aftertherain.com.hk> (「指定網站」) 公布。登記人將不獲另行通知。
20. 賣方保留權利隨時，
 - (a) 因維持售樓處及 / 或 (如適用) 額外指定會場的安全及秩序、登記人的安全及 / 或銷售程序的順利運作及 / 或
 - (b) 因售樓處及 / 或 (如適用) 額外指定會場的進出受到阻撓及/或
 - (c) 有任何事件或情況影響或可能影響售樓處及 / 或 (如適用) 額外指定會場的安全、秩序或公共衛生，更改
 - (i) 遞交購樓意向登記，
 - (ii) 登記時段，
 - (iii) 出售首天及 / 或
 - (iv) 任何銷售程序至賣方認為合適及 / 或關閉售樓處及 / 或 (如適用) 額外指定會場。任何銷售程序的修改會於售樓處及 / 或指定網站公布。登記人將不獲另行通知。賣方的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。

2023 年 3 月 24 日起：

21. 揀選餘下的指明住宅物業 (如有) 的次序將以先到先得形式向任何有意購買餘下的指明住宅物業的人士發售。如有任何爭議，賣方保留絕對權力以任何方式 (包括抽籤) 分配任何餘下的指明住宅物業予任何有意購買的人士。
22. 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及 / 或額外指定會場，惟售樓處會於上述第 17 段指明的時間內開放以用作辦理取回未使用的本票。
23. 如賣方根據本銷售安排延遲出售首天至其他日期，其後的出售日期將會順延。
24. 如在任何出售日期 (除出售首天) 的上午 8 時至晚上 8 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持售樓處的秩序，賣方保留絕對權力關閉售樓處會場。賣方會將安排的詳情於指定網站公布。
25. 賣方保留權利隨時(a) 因維持售樓處的安全及秩序、登記人的安全及 / 或銷售程序的順利運作及 / 或(b)因售樓處的進出受到阻撓及/或(c)有任何事件或情況影響或可能影響售樓處的安全、秩序或公共衛生，修改銷售的日期及 / 或時間及 / 或地點至賣方認為合適的日期及 / 或時間及 / 或地點。任何銷售程序的修改會於售樓處及 /或指定網站公布。登記人將不獲另行通知。賣方的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。
26. 倘若本銷售安排中英文版本有異，以英文版本為準。

<p>Other Matters: 其他事項：</p>	<p>The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office and/or (if applicable) the Additional Designated Venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office and/or (if applicable) the Additional Designated Venue.</p> <p>賣方可能不時於售樓處及 / 或 (如適用) 額外指定會場施加與健康及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入售樓處及 / 或 (如適用) 額外指定會場。</p>
<p>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：</p> <p>Please refer to the above method 請參照上述方法</p>	
<p>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點可供公眾免費領取：</p> <p>11/F, TG Place, 10 Shing Yip Street, Kwun Tong, Kowloon (“the Sales Office”) 九龍觀塘成業街 10 號電訊一代廣場十一樓 (「售樓處」)</p>	
<p>Date of Issue: 發出日期：</p>	<p>20 March, 2023 2023 年 3 月 20 日</p>