

Information on Sales Arrangements
銷售安排資料

Sales Arrangement No. 4
銷售安排第 4 號

Name of the Development: 發展項目名稱:	ORIA 傲華
Date of the Sale: 出售日期:	12 April 2025 2025 年 4 月 12 日
Time of the Sale: 出售時間:	Commencement date and time of Tender 11:00 a.m. on 12 April 2025 Closing date and time of Tender 12:00 noon on 12 April 2025 招標開始日期及時間： 2025 年 4 月 12 日上午 11 時正 招標截止日期及時間： 2025 年 4 月 12 日中午 12 時正
Place where the sale will take place: 出售地點:	Shop 02, G/F, ORIA, 121 Shau Kei Wan Main Street East, Shau Kei Wan, Hong Kong (the “Sales Office”) 香港筲箕灣筲箕灣東大街 121 號 傲華地下 02 號鋪 (下稱「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:	1
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:	
The following unit (Floor/Unit): 以下的單位(樓層/單位)： 3H	
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： Sale by Tender - See details and particulars in the tender notice. During the following periods, the tender notice and other relevant tender documents will be made available for collection free of charge at Shop 02, G/F, ORIA, 121 Shau Kei Wan Main Street East, Shau Kei Wan, Hong Kong. 以招標方式出售 - 請參閱招標公告的細節和詳情。於以下時段，招標公告及其他招標文件可於香港筲箕灣筲箕灣東大街 121 號 傲華地下 02 號鋪免費領取。	

	Tender notice and other relevant tender documents will be made available for collection during the following periods 於以下時段，招標公告及其他相關招標文件可供領取	
All the specified residential propertie(s) set out in this Sales Arrangements 所有於本銷售安排中列出的 指明住宅物業	Date and Time 日期及時間	
	9 April 2025 to 11 April 2025 2025 年 4 月 9 日 至 2025 年 4 月 11 日	From 11:00 a.m. to 8:00 p.m. 上午 11 時至下午 8 時
	12 April 2025 2025 年 4 月 12 日	From 11:00 a.m. to 12:00 p.m. 上午 11 時至中午 12 時
In this Information on Sales Arrangements, the masculine gender shall include the feminine and neuter and the singular number shall include the plural and vice versa. 本銷售安排資料中，用詞如指男性，包括女性在內，用詞如屬單數字眼，包括複數在內，反之亦然。		
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 tender notices and other relevant tender documents. 請參照招標公告及其他相關招標文件。		
Other matters: 其他事項： The Vendor reserves the right to adjust the time of selection of specified residential properties in accordance with the progress of selection and purchase or the carrying out of other procedures. 賣方保留權利因應揀選及購買之進度和進行其他程序所需之時間調整揀選指明住宅物業之時間。 1. The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of any specified residential property. The Vendor has the absolute right to withdraw from the sale of any specified residential property at any time before the acceptance of any offer. The Vendor has absolute right to change the closing date and/or time of the tender in respect of all or any of the specified residential properties from time to time by amending and/or issuing Sales Arrangements. 賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售任何指明住宅物業。賣方有全權透過修改及/或發出銷售安排不時更改全部或任何指明住宅物業的招標日期及/或時間。 2. Notwithstanding anything herein provided, if typhoon signal no. 8 or above is hoisted or black rainstorm warning is in effect in Hong Kong or where the Vendor considers that there being an event affecting the safety, order or public health at the venue where the Tender Box is located and/or its vicinity at any time from 8:00 a.m. to 11:00 a.m. on the day on which the Tender Closing Time falls, the Tender Closing Time will automatically be postponed to 11:00 a.m. on the next succeeding working day. 如在招標截止時間當日上午 8 時至 11 時的任何時間，八號或以上颱風信號或黑色暴雨警告在香港生效 或賣方認為發		

生影響擺放投標箱之地點及/或其附近之安全、秩序或公共衛生之事件時，招標截止時間將自動順延至緊接的下一個工作日上午 11 時。

3. Tenderers will be offered to review the selected specified residential property(ies), or comparable residential property(ies) if it is not reasonably practicable for such specified residential property(ies) to be viewed by the tenderers, before submission of tender offer. Tenderers are invited and advised to view the specified residential property(ies) or comparable residential property(ies) before submission of tender offer. For the safety of the tenderers, the Vendor reserves its absolute right to modify viewing arrangement of the specified residential property(ies) or comparable residential property(ies).
投標者在入標前，將獲安排參觀所揀選的指明住宅物業。如開放所揀選的指明住宅物業供投標者參觀 並非合理地切實可行，則投標者在入標前，將獲安排參觀與揀選的指明住宅物業相若的住宅物業。特此邀請並建議投標者在入標前參觀指明住宅物業或相若的住宅物業，惟為保障投標者安全，賣方保留絕對權力改動投標者參觀指明住宅物業或指明住宅物業相若的住宅物業之安排。
4. Persons interested in submitting tenders of the specified residential properties are reminded to examine the latest register of transactions of the Development so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise. 有意遞交指明住宅物業的投標書的人士敬請檢視發展項目的最新成交紀錄冊，以確定某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。
5. The Vendor may from time to time impose health and security related precautionary measures and crowd control at the Sales Office. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the Sales Office.
賣方可能不時於售樓處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。
6. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.
倘若本銷售安排中英文版本有異，以英文版本為準。

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的印本於下列地址可供公眾免費領取：

Shop 02, G/F, ORIA, 121 Shau Kei Wan Main Street East, Shau Kei Wan, Hong Kong
香港筲箕灣筲箕灣東大街 121 號 傲華地下 02 號鋪

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