

## Information on Sales Arrangements (No.6)

### 銷售安排資料 (第 6 號)

<b>Name of the Development:</b> 發展項目名稱：	Kabitat · Tin Hau 嘉居 · 天后
<b>Date of the Sale:</b> 出售日期：	From 27 January 2026 由 2026 年 1 月 27 日起
<b>Time of the Sale:</b> 出售時間：	<b><u>On 27 January 2026 (“First Date of Sale”)</u></b> From 11:00 a.m. to 7:00 p.m. <b><u>2026 年 1 月 27 日 (「出售首日」)</u></b> 由上午 11 時至下午 7 時  <b><u>From 28 January 2026 and thereafter</u></b> From 12:00 noon to 7:00 p.m. (Monday to Sunday and Public Holiday) <b><u>由 2026 年 1 月 28 日起</u></b> 由中午 12 時至下午 7 時 (星期一至日及公眾假期)
<b>Place where the sale will take place:</b> 出售地點：	Unit 604 – 605, 6/F, K. Wah Centre, 191 Java Road, North Point, Hong Kong (“Venue 1”) 香港北角渣華道 191 號嘉華國際中心 6 樓 604 – 605 室 (「地點 1」)
<b>Number of specified residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的數目：	9
<b>Description of the residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的描述：	
The following units in the Development 發展項目以下單位：  25A, 28A, 29A, 25B, 28B, 29B, 25C, 28C, 29C	
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：	
1. General provisions: 一般規定：	
1.1 Where more than one specified residential property is covered in one preliminary agreement for sale and purchase, the purchaser of each such specified residential property shall comprise the same person or the same group of persons. 如同 1 份臨時買賣合約包括多於 1 個指明住宅物業，每一該等指明住宅物業之買方須由同一人士或同一組人士構成。	
1.2 In case of any dispute, the Vendor reserves its absolute right to or not to allocate any specified residential properties to any interested person. 如有任何爭議，賣方保留分配或不分配任何指明住宅物業予任何有意欲購買的人士之最終決定權。	
2. Submission of Registration of Intent:	

遞交購樓意向登記：

2.1 Balloting will be used to determine the order of priority for selection of the specified residential properties on the First Date of Sale. To participate in the balloting, interested persons must first submit a duly completed Registration of Intent and his/her/their/its Identification Documents to Venue 1 on the First Date of Sale from 11:00 a.m. to 12:00 noon. Registration of Intent can be obtained from Venue 1.

出售首日揀選指明住宅物業的優先次序將以抽籤方式決定。有意參與抽籤的人士須將已填妥之購樓意向登記及其身份證明文件於出售首日上午11時至中午12時遞交至地點1。購樓意向登記可於地點1索取。

2.2 Each Registration of Intent shall be submitted together with 1 cashier's order in the sum of HK\$100,000 made payable to "Grandall Zimmern Law Firm".

每份購樓意向登記須連同1張本票遞交，每張本票金額為港幣\$100,000，抬頭人為「國浩律師（香港）事務所」或“Grandall Zimmern Law Firm”。

3. First Date of Sale:

出售首日：

3.1 The balloting to determine the priority for the selection of specified residential properties will take place on the First Date of Sale at Venue 1 at or after 12:00 noon. The Vendor reserves the right at any time, for the purposes of maintaining order and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the balloting. Any changes to the time and date of the balloting will be announced on the website designated for the Development at [www.kabitat-tinhau.hk](http://www.kabitat-tinhau.hk) ("**Designated Website**"). Registrants will not be notified separately of such changes.

決定揀選指明住宅物業之優先次序的抽籤程序將於出售首日中午12時或其後於地點1進行。為了維持秩序及／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於發展項目的指定網站[www.kabitat-tinhau.hk](http://www.kabitat-tinhau.hk)（「**指定網站**」）內公布。登記人將不獲另行通知該等修改。

3.2 In the balloting, each Registration of Intent will be allotted with one lot. The results of the balloting, including "registration number" and "ballot result sequence" of each Registration of Intent will be announced by the Vendor on the First Date of Sale at the designated waiting areas. Registrants will not be separately notified of the results of balloting. Registrants shall select and purchase specified residential properties which are still available at the time of selection according to the "ballot result sequence". There is no restriction as to how many specified residential properties may be selected and purchased for each Registration of Intent.

於抽籤中，每份購樓意向登記可獲分配一個籌。賣方會將抽籤結果，包括每份購樓意向的「登記號碼」及「抽籤結果順序」在出售首日於指定等候區公布。登記人將不獲另外通知抽籤結果。登記人需根據「抽籤結果順序」選購當時仍可供選擇的指明住宅物業。每份購樓意向登記可選購的指明住宅物業數目並沒有限制。

4. The following provisions apply to the selection of specified residential properties on the First Date of Sale:

以下條款適用於出售首日揀選指明住宅物業程序：

4.1 The Vendor shall not be responsible to any Registrant for any error or omission contained in any balloting or results of balloting announced.

如抽籤或所公布之抽籤結果有任何錯誤或遺漏，賣方無須向任何登記人承擔任何責任。

4.2 For each specified residential property purchased by the Registrant, in addition to cashing the cashier's order(s) submitted with the Registration of Intent for settle part of the preliminary deposit, the balance of which shall be paid by cashier's order(s) and/or cheque(s). If the number of specified

residential properties so purchased by the Registrant is greater than the number of cashier's order(s) submitted with the Registration of Intent, for each additional specified residential property so purchased, the Registrant shall on spot submit to the Vendor additional cashier's order(s) for payment of the preliminary deposit (provided that the aggregate sum of the cashier's order(s) submitted for each specified residential property purchased must not less than \$100,000). All the cashier's orders and cheques shall be made payable to "Grandall Zimmern Law Firm".

就每一個登記人選購的指明住宅物業，除兌現隨購樓意向登記附上的本票以支付所購入的指明住宅物業的部份臨時訂金外，臨時訂金餘款以本票及／或支票支付。如登記人所購的指明住宅物業的數目多於其遞交購樓意向登記時附上的本票數目，就其每一個其額外所購買的指明住宅物業，登記人須即場向賣方遞交額外本票以支付臨時訂金（惟就所購的每個指明住宅物業所遞交的本票的總金額不得少於港幣\$100,000）。所有本票／支票的抬頭人為「國浩律師（香港）事務所」或“Grandall Zimmern Law Firm”。

- 4.3 For any individual Registrant who has purchased only one specified residential property, before entering into the preliminary agreement(s) for sale and purchase in respect of such specified residential property(ies) (“PASP”), such registrant may request the Vendor on spot to add one or more relative(s) of any individual comprising such registrant as joint purchaser(s) provided that the relevant supporting documents must be provided to the satisfaction of the Vendor to prove the relationship(s) with such relative(s).

任何只選購1個指明住宅物業的個人登記人，於簽署該指明住宅物業的臨時買賣合約(下稱「臨時合約」)前，該登記人可即場要求賣方加入組成該登記人之任何個人之一位或多位親屬作為聯名買方，惟必須出示令賣方滿意之有效證明文件證明與該親屬關係。

- 4.4 If an individual Registrant purchases 2 or more specified residential properties:

- (i) the purchaser of at least one of such specified residential properties so purchased shall be that Registrant who may request the Vendor on spot to add one or more relative(s) of any individual comprising such Registrant as joint purchaser(s) provided that the relevant supporting documents must be provided to the satisfaction of the Vendor to prove the relationship(s) with such relative(s);
- (ii) in respect of each other specified residential property so purchased, such Registrant may request the Vendor on spot to:
  - a. add one or more relative(s) of any individual comprising such Registrant as joint purchaser(s); or
  - b. put one or more relative(s) of any individual comprising such Registrant in the PASP(s) as purchaser(s), and omit the name(s) of any individual comprising such Registrant from the PASP(s) as purchaser(s).

provided that the relevant supporting documents must be provided to the satisfaction of the Vendor to prove the relationship(s) with such relative(s).

如一個人登記人購買2個或以上指明住宅物業:

- (i) 最少一個所購買的指明住宅物業之買方須為該登記人，而該登記人可即場要求賣方加入組成該登記人之任何個人之一位或多位親屬作為聯名買方，惟必須出示令賣方滿意之有效證明文件證明與該親屬關係；
- (ii) 就其他所購買的指明住宅物業，該登記人可即場要求賣方：
  - a. 加入組成該登記人之任何個人之一位或多位親屬作為聯名買方；或
  - b. 以組成該登記人之任何個人之一位或多位親屬作為臨時合約的買方，並且不將組成該登記人之任何個人作為臨時合約的買方，惟必須出示令賣方滿意之有效證明文件證明與該親屬關係。

- 4.5 If a company Registrant purchases 2 or more specified residential properties:

- (i) the purchaser of at least one of such specified residential properties so purchased shall be that Registrant;
- (ii) in respect of each other specified residential property so purchased, such Registrant may request the Vendor on spot to add a company who has the same shareholder as such Registrant

in the PASP(s) as purchaser(s) and delete the name of such Registrant from the PASP(s) as purchaser(s) provided that the relevant supporting documents must be provided to the satisfaction of the Vendor to prove the relationship(s) between such company(ies) and the Registrant.

如一公司登記人購買2個或以上指明住宅物業:

- (i) 最少一個所購買的指明住宅物業之買方須為該登記人;
- (ii) 就其他所購買的指明住宅物業, 該登記人可即場要求賣方加入另一間與該登記人股東成員相同之公司作為臨時合約的買方, 並且不將該登記人作為臨時合約的買方; 惟必須出示令賣方滿意之有效證明文件證明該公司與登記人之關係。

4.6 Notwithstanding anything contained in this Information on Sales Arrangements, a Registrant may at any time before selection of specified residential property(ies) request the Vendor on spot to allow another individual or company to select the specified residential property(ies) and sign PASP(s) in substitution for that Registrant, as if such individual or company is the Registrant under the relevant Registration of Intent Provided That the Vendor shall have the absolute right to accept or reject such request from that Registrant, and the right to request such Registrant to provide documentary proof to show his/her/its relationship with that person or company.

即使本銷售安排資料另有規定, 一登記人可於揀選指明住宅物業前即場要求賣方准許另一人士或公司取代該登記人揀選指明住宅物業及簽署臨時合約, 猶如該人士或公司為有關購樓意向登記下之登記人, 惟賣方有絕對權利接受或拒絕該登記人要求, 並有權要求該登記人提供文件證明其與該人士或公司之關係。

4.7 “Relative” means a spouse, parent, child, child-in-law, brother, sister, grandparent, grandchild, parent of spouse, uncle, aunt, nephew, niece or cousin, of the Registrant or the individual comprising that Registrant.

「親屬」一詞是指登記人或組成該登記人的個人登記者之配偶、父母、子女、媳婦、女婿、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫、外孫女、配偶之父或母、伯父母、叔父母、舅父母、姑丈、姑母、姨丈、姨母、姪、姪女、姨甥、姨甥女、堂兄弟姊妹、表兄弟姊妹。

5. After the completion of the selection of the specified residential properties by all Registrants, the sale of any remaining specified residential properties (if any) will be on a first come first served basis during the remaining Time of the Sale on the First Date of Sale and from the day following the First Date of Sale. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

在所有登記人完成揀選住宅物業後, 尚餘之指明住宅物業(如有)將在出售首日餘下之出售時間及在出售首日翌日起以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之任何有意認購的人士。

6. In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person (including balloting).

如有任何爭議, 賣方保留自行分配任何指明住宅物業予任何有意欲購買的人士之最終決定權(包括抽籤)。

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，賣方保留自行分配任何指明住宅物業予任何有意欲購買的人士之最終決定權。

**Other matters:**

其他事項：

(a) **“Identification Documents”** means valid identification documents as set out in below table:

「身份證明文件」指下表有效的身份證明文件：

Type of Registrant 登記人類別	Valid Identification Documents 有效的身份證明文件
Individual 個人	H.K.I.D. Card / People’s Republic of China Resident Identity Card / Passport 香港身份證/中華人民共和國居民身份證/護照
Company 公司	Valid Business Registration Certificate, Certificate of Incorporation and documents filed with the Companies Registry showing the current list of director(s) and secretary of the Registrant and the Identification Documents of the relevant director 商業登記證書、公司註冊證書及已於公司註冊處登記並顯示當時的董事及秘書名單之文件副本及相關董事的身份證明文件

(a) The sale of the specified residential properties is subject to availability. Please note that the Vendor’s admittance of any person to the place(s) where the sale will take place or the waiting queue thereof does not guarantee that such person will be able to purchase any specified residential property.

將提供出售的指明住宅物業售完即止。任何人士獲賣方批准進入出售地點或接受輪候均不保證該人士能購得任何指明住宅物業，敬希注意。

(b) Person interested in purchasing must personally attend the place(s) where the sale will take place to select the specified residential property(ies) that the person wishes to purchase. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on any Date of the Sale.

有意認購的人士必須親臨出售地點揀選其意欲購買的指明住宅物業。賣方不接受於任何出售日期出售時間前在場輪候之任何有意認購的人士。

(c) For the safety of the persons interested in purchasing the specified residential properties and the maintenance of order at the place(s) where the sale will take place, the Vendor reserves its absolute right to, in the case (i) where a Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning or Extreme Conditions Warning is issued; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the place(s) where the sale will take place and/or the vicinity, postpone, extend or modify the date, time, period or place of sale of specified residential properties to such other date, time, period or place as the Vendor may consider appropriate. Persons interested in purchasing the specified residential properties will not be separately notified of the same.

為保障意欲購買指明住宅物業之人士安全及維持出售地點秩序，賣方保留絕對權力當 (i) 發出八號或更高熱帶氣旋警告信號、黑色暴雨警告或極端情況警告時；或 (ii) 賣方認為發生影響出售地點及/或其附近之安全、秩序或公共衛生之事件時，延後、延長或改動指明住宅物業發售之日期、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，意欲購買指明住宅物業之人士將不獲另行通知。

**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：

Unit 604 – 605, 6/F, K. Wah Centre, 191 Java Road, North Point, Hong Kong  
香港北角渣華道 191 號 6 樓 604 – 605 室

**Date of Issue (發出日期): 23/1/2026**