

Information on Sales Arrangements  
銷售安排資料

Sales Arrangements No. 32B  
銷售安排第 32B 號

<b>Name of the Phase :</b> 期數名稱 :	128 WATERLOO	
<b>Date of the Sale :</b> 出售日期 :	Batch A 第A批次  From 23 October 2023 由 2023 年 10 月 23 日起	Batch B 第B批次  From 9 January 2024 until 31 March 2024 (both days inclusive) 由 2024 年 1 月 9 日起至 2024 年 3 月 31 日 (包括首尾兩天)
<b>Time of the Sale :</b> 出售時間 :	From 11:00 a.m. to 7:00 p.m. daily 每日由上午 11 時 至 下午 7 時	<b><u>Commencement date and time of Tender:</u></b> The following time from 9 January 2024 until 31 March 2024 (both days inclusive):- - 11:00 a.m. on each day  <b><u>Closing date and time of Tender:</u></b> The following time from 9 January 2024 until 31 March 2024 (both days inclusive):- - 4:00 p.m. on each day  <b><u>招標開始日期及時間 :</u></b> 由 2024 年 1 月 9 日起至 2024 年 3 月 31 日 (包括首尾兩天)的以下時間:- - 每日上午11時正  <b><u>招標截止日期及時間 :</u></b> 由 2024 年 1 月 9 日起至 2024 年 3 月 31 日 (包括首尾兩天)的以下時間:- - 每日下午4時正  Note: Please refer to the following section entitled "Other matters" 備註：請參閱下項「其他事項」
<b>Place where the sale will take place :</b> 出售地點 :	Rooms 04 -12, 26/F, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong ("the Sales Office") 香港灣仔港灣道6-8號瑞安中心26樓04-12室(「售樓處」)	
<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 :	12	
	Batch A 第A批次  6	Batch B 第B批次  6

**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>Batch A 第A批次</p> <p>The following flats in the Phase: 以下在期數的單位： 7A, 8A, 12B, 5D, 8F, 11F</p>	<p>Batch B 第B批次</p> <p>The following flats in the Phase: 以下在期數的單位： 16A, 16B, 17D, 16F, 16G, 16H</p>
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**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：

**Batch A  
第A批次**

- (a) First come first served. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.  
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人士。
- (b) 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.  
如同一份臨時買賣合約包括多於一個指明住宅物業，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。
- (c) In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).  
如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。
- (d) The Vendor will not entertain any request for addition, removal or modification of purchaser(s) once a Preliminary Agreement for Sale and Purchase has been executed.  
臨時買賣合約一經簽署，賣方不接受任何加入、減去或改動買方之要求。

**Batch B  
第B批次**

**Sale by Tender**

See details and particulars in the tender notice. The tender notice and other relevant tender documents will be made available for collection free of charge from 11:00 a.m. to 4:00 p.m. between 8 January 2024 and 31 March 2024 (both days inclusive) at the Sales Office. Please also refer to “Other Matters” below.

**以招標方式出售**

請參閱招標公告的細節和詳情。招標公告及其他相關招標文件可於 2024 年 1 月 8 日至 2024 年 3 月 31 日 (包括首尾兩天) 上午 11 時至下午 4 時於「售樓處」免費領取。另請參閱下文「其他事項」。

**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：

**Batch A**  
第A批次

First come first served.  
先到先得。

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

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

**Batch B**  
第B批次

Please refer to the above.  
請參照上文。

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

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）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：

**Batch A**  
第A批次

1. The sale of the specified residential properties is subject to availability. Please note that the completion of the confirmation and verification of a prospective purchaser's identity, any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the Sales Office or a waiting queue do not guarantee that that prospective purchaser 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。準買家獲確認和核實身份、任何揀選指明住宅物業次序或任何人士獲賣方批准進入售樓處或獲賣方接受輪候，均不保證該準買家能購得任何指明住宅物業，敬希注意。
2. For the safety of the prospective purchaser and the 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 is hoisted or Black Rainstorm Warning is issued, postpone, extend or modify the date, time, period, deadline or place of the selection of specified residential properties to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details will be announced on the website of the Phase ([www.128waterloo.com.hk](http://www.128waterloo.com.hk)) and prospective purchaser will not be separately notified of the same.  
為保障準買家安全及維持售樓處秩序，賣方保留絕對權力當遇上天文台發出八號或更高風球信號或黑色暴雨警告時，延後、延長或改動揀選指明住宅物業之日期、時間、期間、期限或地點至賣方認為合適的其他日期、時間、期間、期限或地點，詳情於期數網站（[www.128waterloo.com.hk](http://www.128waterloo.com.hk)）公布，準買家將不獲另行通知。
3. 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。

**Batch B**  
**第B批次**

- 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。
- 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 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。
- The tender of the specified residential properties on any date of sale will be suspended during the time at which Typhoon Signal No.8 or above or Black Rainstorm Warning Signal is in effect.  
於任何出售日期進行的指明住宅物業的招標，會於8號或以上颱風訊號或黑色暴雨警告訊號生效期間暫時停止。
- Persons interested in submitting tenders of the specified residential properties are reminded to read the latest register of transactions of the Phase 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 7 working days 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期數的成交紀錄冊，以知悉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 7 個工作天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。
- In the event that any of the specified residential properties offered to be sold under this Sales Arrangements is sold pursuant to other sales arrangements prior to the first date of sale hereunder, the said property will cease to be available for sale under this Sales Arrangements.  
如本銷售安排下提供出售的任何指明住宅物業已於本銷售安排下的出售日期首天前依據其他銷售安排出售，該物業將不會於本銷售安排下提供出售。

**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：**

Rooms 04 -12, 26/F, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong  
香港灣仔港灣道6-8號瑞安中心26樓04-12室

Date of Issue: 19 October 2023

發出日期： 2023 年 10 月 19 日

Date of 1<sup>st</sup> Revision: 28 December 2023

第一次修改日期： 2023 年 12 月 28 日

Date of 2<sup>nd</sup> Revision: 5 January 2024

第二次修改日期： 2024 年 1 月 5 日