

Information on Sales Arrangements

銷售安排資料

Sales Arrangements No. 10A
銷售安排第 10A 號

Name of the Development: 發展項目名稱：	Montego Bay 蔚藍東岸	
Date of the Sale: 出售日期：	Batch A 第 A 批次 From 8 August 2023 由 2023 年 8 月 8 日起	Batch B 第 B 批次 See Schedule 見附表
Time of the Sale: 出售時間：	<p><u>From 8 August 2023 to 3 November 2023:</u> From 10 a.m. to 7 p.m. daily</p> <p><u>2023 年 8 月 8 日起至 2023 年 11 月 3 日:</u> 每日由上午 10 時至晚上 7 時</p> <p><u>From 6 November 2023 (excluding Saturdays, Sundays and public holidays)</u> From 3 p.m. to 5 p.m. <u>2023 年 11 月 6 日起 (星期六、星期日及公眾假期除外):</u> 由下午 3 時至下午 5 時</p>	
Place where the sale will take place: 出售地點：	<p><u>From 8 August 2023 to 3 November 2023</u> <u>2023 年 8 月 8 日起至 2023 年 11 月 3 日:</u></p> <p>31/F, One Pacific Centre, No. 414 Kwun Tong Road, Kwun Tong, Kowloon (referred to as “the designated venue” below) 九龍觀塘觀塘道 414 號 1 亞太中心 31 樓 (下文稱作「指定會場」)</p> <p><u>From 6 November 2023</u> <u>2023 年 11 月 6 日起:</u></p> <p>15/F, China Minmetals Tower, 79 Chatham Road South, Tsim</p>	<p><u>From 8 August 2023 to 3 November 2023</u> <u>2023 年 8 月 8 日起至 2023 年 11 月 3 日:</u></p> <p>31/F, One Pacific Centre, No. 414 Kwun Tong Road, Kwun Tong, Kowloon (referred to as “the designated venue” below) 九龍觀塘觀塘道 414 號 1 亞太中心 31 樓 (下文稱作「指定會場」)</p> <p><u>From 6 November 2023</u> <u>2023 年 11 月 6 日起:</u></p> <p>15/F, China Minmetals Tower, 79 Chatham Road South, Tsim</p>

	Sha Tsui, Kowloon (referred to as “the additional venue” below) 九龍尖沙咀漆咸道南 79 號 中國五礦大廈 15 樓 (下文稱作「外加會場」)	Sha Tsui, Kowloon (referred to as “the additional venue” below) 九龍尖沙咀漆咸道南 79 號 中國五礦大廈 15 樓 (下文稱作「外加會場」)
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:	154	
	107 (Batch A, 第 A 批次)	47 (Batch B, 第 B 批次)
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:		
<u>Batch A, 第 A 批次</u>		
<p>The following units in Tower 1: 以下在第 1 座的單位： 3C, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 19C, 20C, 21C, 22C, 3D.</p> <p>The following units in Tower 2: 以下在第 2 座的單位： 3C, 5C, 6C, 7C, 8C, 9C, 10C, 11C, 12C, 15C, 16C, 17C, 19C, 20C, 21C, 22C, 23C, 3D, 5D, 7D, 8D, 9D, 10D, 11D, 12D, 3E, 5E, 6E, 7E, 8E, 9E, 15E, 16E, 17E, 19E, 20E, 21E, 22E, 23E.</p> <p>The following units in Tower 3: 以下在第 3 座的單位： 22A, 23A, 25A, 26A, 28A, 29A, 26B, 27B, 30C, 31C, 21D, 22D, 23D, 25D, 26D, 27D, 28D, 29D, 30J, 31J.</p> <p>The following units in Tower 5: 以下在第 5 座的單位： 21C, 22C, 25C, 27C, 28C, 29C, 30C, 31C, 18D, 21D, 22D, 23D, 25D, 26D, 27D, 28D, 29D, 30D, 31D, 21E, 22E, 23E, 25E, 26E, 27E, 28E, 29E, 30E, 31E, 30F, 31F.</p>		
<u>Batch B, 第 B 批次</u>		
<p>The following units in Tower 1: 以下在第 1 座的單位： 2A, 3A, 5A, 6A, 7A, 12A, 19A, 3B, 5B, 6B, 7B, 12B, 19B, 2C, 2D, 19D, 2E, 2F, 3F, 5F, 11F, 19F, 20F.</p> <p>The following units in Tower 2: 以下在第 2 座的單位： 20A, 21A, 22A, 23A, 3B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 15B, 16B, 17B, 19B, 20B,</p>		

21B, 22B, 23B, 2C, 2D, 2E.

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。

1.2 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。

2. Batch A, 第 A 批次

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。

3. Batch B, 第 B 批次

Subject to “Other matters” below, different tender sales will be carried out on different Dates of the Sale. Please see Schedule for details. Please also see details and particulars in the tender notice. The tender notice and other relevant tender documents of the specified residential property(ies) will be made available for collection free of charge at the following venue/period :

31/F, One Pacific Centre, No. 414 Kwun Tong Road, Kwun Tong, Kowloon
5 August 2023– 3 November 2023: 3 p.m. to 4 p.m.

15/F, China Minmetals Tower, 79 Chatham Road South, Tsim Sha Tsui, Kowloon
6 November 2023– 31 December 2023: 3 p.m. to 4 p.m. (excluding Saturdays, Sundays and public holidays).

受制於下文「其他事項」，於不同出售日期進行不同招標出售。詳情請參閱附表。請參閱招標公告的細節和詳情。招標公告及其他有關招標文件可於可於下列地點/時段免費領取：

九龍觀塘觀塘道 414 號 1 亞太中心 31 樓

由 2023 年 8 月 5 日至 2023 年 11 月 3 日：由下午 3 時正至下午 4 時正。

九龍尖沙咀漆咸道南 79 號中國五礦大廈 15 樓

由 2023 年 11 月 6 日至 2023 年 12 月 31 日：由下午 3 時正至下午 4 時正（星期六、星期日及

公眾假期除外)。

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 for both Batch A and Batch B.

請參照上述第A批次及第B批次方法。

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：

1. Batch A, 第 A 批次

- 1.1 The sale of the specified residential properties is subject to availability. Please note that the Vendor's admittance of any person to the designated venue/additional venue or the waiting queue thereof does not guarantee that the 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指定會場/外加會場或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。

- 1.2 If (i) Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the designated venue/additional venue and/or the vicinity of any of foregoing at any time on a Date of Sale, then, for safety and the maintenance of order at the designated venue, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period, deadline and/or place of the selection of specified residential properties and/or the Date of Sale to such other date, time, period, deadline or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the Designated Website. Interested persons will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into the designated venue/additional venue. The Vendor's decision in this regard shall be final and binding on all persons.

如在某出售日期當日的任何時間：(i)八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效或(ii)賣方認為發生影響指定會場/外加會場及/或其附近之安全、秩序或公共衛生之事件時，為保障安全及維持指定會場秩序，賣方保留絕對權力改變、延後、延長或改動揀選指明住宅物業及/或出售日期的日期、時間、期間、期限及/或地點至賣方認為合適的日期、時間、期間、期限或地點。賣方會將安排的詳情於指定網站公布，有興趣認購人士將不獲另行通知。賣方保留權利拒絕任何人士進入指定會場/外加會場。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

2. Batch B, 第 B 批次

2.1 The Vendor has the absolute right to accept or reject any offer for the purchase of any specified residential property. Although a specified residential property may be available for tender on a Date of the Sale, it may become unavailable during that Date of the Sale because the Vendor may accept a previous tender for that specified residential property after the close of such previous tender exercise. In such event, the Vendor will reject other offer(s) for that specified residential property.

賣方有絕對權利接受或拒絕任何認購任何指明住宅物業之要約。雖然某一指明住宅物業可能在某一出售日期仍然進行招標，由於賣方可能會在先前的招標程序完結後接納該指明住宅物業先前的投標書，使該指明住宅物業於該出售日期內變為不再可供出售。在此情況下，賣方會拒絕認購該指明住宅物業之其他要約。

2.2 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 the absolute right to change the closing date and/or time of the tender from time to time by amending the 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。賣方有絕對權利透過修改銷售安排不時更改招標截止日期及/或時間。

2.3 The tender sale of a specified residential property is subject to availability. Where the Vendor has accepted the tender for a specified residential property, no tender sale of that specified residential property will be carried out on the subsequent Date(s) of the Sale. Persons interested in submitting tenders for the specified residential properties are reminded to read the latest register of transactions so as to ascertain whether a particular specified residential property is still available for tender on a Date of Sale. Please note also that the register of transactions of the Development may not be updated immediately after the Vendor accepts a tender.

招標出售的指明住宅物業售完即止。當賣方已接納一指明住宅物業之投標書，其後之出售日期該指明住宅物業將不再進行招標。有意遞交指明住宅物業的投標書的人士敬請檢視成交紀錄冊，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。另請亦注意發展項目的成交紀錄冊未必一定於賣方接納投標後立即更新。

3. The Vendor reserves the right not to admit any person who fails to pass the normal body temperature check on-site or who fails to properly wear a mask to the designated venue/additional venue or any part thereof. The Vendor's decision in this regard shall be final and binding.

賣方保留權利拒絕任何未能通過現場正常體溫測試或未有妥為戴上口罩之人士進入指定會場/外加會場或其任何部分。賣方此方面所作的決定為最終決定並具約束力。

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：

From 8 August 2023 to 3 November 2023

2023年8月8日起至2023年11月3日：

31/F, One Pacific Centre, No. 414 Kwun Tong Road, Kwun Tong, Kowloon

九龍觀塘觀塘道414號1亞太中心31樓

From 6 November 2023(excluding Saturdays, Sundays and public holidays)
2023 年 11 月 6 日起 (星期六、星期日及公眾假期除外) :

15/F, China Minmetals Tower, 79 Chatham Road South, Tsim Sha Tsui, Kowloon
九龍尖沙咀漆咸道南 79 號中國五礦大廈 15 樓

Date of Issue (發出日期): 4/8/2023

Revision Date(修訂日期): 2/11/2023

Schedule
附表

Tender No. 招標號碼	Date of the Sale 出售日期	Commencement time of tender 招標開始時間	Closing time of tender 招標截止時間
SA10-1	8/8/2023	3 p.m. on the relevant Date of the Sale 相關出售日期 下午 3 時	4 p.m. on the relevant Date of the Sale 相關出售日期 下午 4 時
SA10-2	9/8/2023		
SA10-3	10/8/2023		
SA10-4	11/8/2023		
SA10-5	12/8/2023		
SA10-6	13/8/2023		
SA10-7	14/8/2023		
SA10-8	15/8/2023		
SA10-9	16/8/2023		
SA10-10	17/8/2023		
SA10-11	18/8/2023		
SA10-12	19/8/2023		
SA10-13	20/8/2023		
SA10-14	21/8/2023		
SA10-15	22/8/2023		
SA10-16	23/8/2023		
SA10-17	24/8/2023		
SA10-18	25/8/2023		
SA10-19	26/8/2023		
SA10-20	27/8/2023		
SA10-21	28/8/2023		
SA10-22	29/8/2023		
SA10-23	30/8/2023		
SA10-24	31/8/2023		
SA10-25	1/9/2023		
SA10-26	2/9/2023		
SA10-27	3/9/2023		

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Tender No. 招標號碼	Date of the Sale 出售日期	Commencement time of tender 招標開始時間	Closing time of tender 招標截止時間
SA10-28	4/9/2023	3 p.m. on the relevant Date of the Sale 相關出售日期 下午 3 時	4 p.m. on the relevant Date of the Sale 相關出售日期 下午 4 時
SA10-29	5/9/2023		
SA10-30	6/9/2023		
SA10-31	7/9/2023		
SA10-32	8/9/2023		
SA10-33	9/9/2023		
SA10-34	10/9/2023		
SA10-35	11/9/2023		
SA10-36	12/9/2023		
SA10-37	13/9/2023		
SA10-38	14/9/2023		
SA10-39	15/9/2023		
SA10-40	16/9/2023		
SA10-41	17/9/2023		
SA10-42	18/9/2023		
SA10-43	19/9/2023		
SA10-44	20/9/2023		
SA10-45	21/9/2023		
SA10-46	22/9/2023		
SA10-47	23/9/2023		
SA10-48	24/9/2023		
SA10-49	25/9/2023		
SA10-50	26/9/2023		
SA10-51	27/9/2023		
SA10-52	28/9/2023		
SA10-53	29/9/2023		
SA10-54	30/9/2023		

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Tender No. 招標號碼	Date of the Sale 出售日期	Commencement time of tender 招標開始時間	Closing time of tender 招標截止時間
SA10-55	1/10/2023	3 p.m. on the relevant Date of the Sale 相關出售日期 下午 3 時	4 p.m. on the relevant Date of the Sale 相關出售日期 下午 4 時
SA10-56	2/10/2023		
SA10-57	3/10/2023		
SA10-58	4/10/2023		
SA10-59	5/10/2023		
SA10-60	6/10/2023		
SA10-61	7/10/2023		
SA10-62	8/10/2023		
SA10-63	9/10/2023		
SA10-64	10/10/2023		
SA10-65	11/10/2023		
SA10-66	12/10/2023		
SA10-67	13/10/2023		
SA10-68	14/10/2023		
SA10-69	15/10/2023		
SA10-70	16/10/2023		
SA10-71	17/10/2023		
SA10-72	18/10/2023		
SA10-73	19/10/2023		
SA10-74	20/10/2023		
SA10-75	21/10/2023		
SA10-76	22/10/2023		
SA10-77	23/10/2023		
SA10-78	24/10/2023		
SA10-79	25/10/2023		
SA10-80	26/10/2023		
SA10-81	27/10/2023		

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Tender No. 招標號碼	Date of the Sale 出售日期	Commencement time of tender 招標開始時間	Closing time of tender 招標截止時間
SA10-82	28/10/2023	3 p.m. on the relevant Date of the Sale 相關出售日期 下午 3 時	4 p.m. on the relevant Date of the Sale 相關出售日期 下午 4 時
SA10-83	29/10/2023		
SA10-84	30/10/2023		
SA10-85	31/10/2023		
SA10-86	1/11/2023		
SA10-87	2/11/2023		
SA10-88	3/11/2023		
SA10-89	4/11/2023		
SA10-90	5/11/2023		
SA10-91	6/11/2023		
SA10-92	7/11/2023		
SA10-93	8/11/2023		
SA10-94	9/11/2023		
SA10-95	10/11/2023		
SA10-96	11/11/2023		
SA10-97	12/11/2023		
SA10-98	13/11/2023		
SA10-99	14/11/2023		
SA10-100	15/11/2023		
SA10-101	16/11/2023		
SA10-102	17/11/2023		
SA10-103	18/11/2023		
SA10-104	19/11/2023		
SA10-105	20/11/2023		
SA10-106	21/11/2023		
SA10-107	22/11/2023		
SA10-108	23/11/2023		

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Tender No. 招標號碼	Date of the Sale 出售日期	Commencement time of tender 招標開始時間	Closing time of tender 招標截止時間
SA10-109	24/11/2023	3 p.m. on the relevant Date of the Sale 相關出售日期 下午 3 時	4 p.m. on the relevant Date of the Sale 相關出售日期 下午 4 時
SA10-110	25/11/2023		
SA10-111	26/11/2023		
SA10-112	27/11/2023		
SA10-113	28/11/2023		
SA10-114	29/11/2023		
SA10-115	30/11/2023		
SA10-116	1/12/2023		
SA10-117	2/12/2023		
SA10-118	3/12/2023		
SA10-119	4/12/2023		
SA10-120	5/12/2023		
SA10-121	6/12/2023		
SA10-122	7/12/2023		
SA10-123	8/12/2023		
SA10-124	9/12/2023		
SA10-125	10/12/2023		
SA10-126	11/12/2023		
SA10-127	12/12/2023		
SA10-128	13/12/2023		
SA10-129	14/12/2023		
SA10-130	15/12/2023		
SA10-131	16/12/2023		
SA10-132	17/12/2023		
SA10-133	18/12/2023		
SA10-134	19/12/2023		
SA10-135	20/12/2023		

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Tender No. 招標號碼	Date of the Sale 出售日期	Commencement time of tender 招標開始時間	Closing time of tender 招標截止時間
SA10-136	21/12/2023	3 p.m. on the relevant Date of the Sale 相關出售日期 下午 3 時	4 p.m. on the relevant Date of the Sale 相關出售日期 下午 4 時
SA10-137	22/12/2023		
SA10-138	23/12/2023		
SA10-139	24/12/2023		
SA10-140	25/12/2023		
SA10-141	26/12/2023		
SA10-142	27/12/2023		
SA10-143	28/12/2023		
SA10-144	29/12/2023		
SA10-145	30/12/2023		
SA10-146	31/12/2023		