

Information on Sales Arrangements

Sales Arrangements No. 1B  
銷售安排第 1B 號

銷售安排資料

Name of the development: 發展項目名稱：	Bal Residence								
Date of the sale: 出售日期：	From 11 March 2023 由 2023 年 3 月 11 日起								
Time of the sale: 出售時間：	<p><u>On 11 March 2023 (“First Date of Sale”):</u> From 11:00 a.m. to 7:00 p.m.</p> <p><del>On</del> <u>From 12 March 2023 to 17 September 2023 and thereafter:</u> From 10:00 a.m. to 7:00 p.m. (daily)</p> <p><del>On</del> <u>From 18 September 2023 to 11 November 2023 and thereafter :</u></p> <table border="1"> <tr> <td><u>Mondays to Thursdays</u> <u>(except Public Holidays):</u></td> <td>From 10:00 a.m. to 6:00 p.m. (daily)</td> </tr> <tr> <td><u>Fridays to Sundays and</u> <u>Public Holidays:</u></td> <td>From 10:00 a.m. to 7:00 p.m. (daily)</td> </tr> </table> <p><u>On 12 November 2023 and thereafter:</u> From 10:00 a.m. to 7:00 p.m. (daily)</p> <p>於 2023 年 3 月 11 日（「出售首日」）： 上午 11 時至下午 7 時</p> <p><u>於由 2023 年 3 月 12 日至 2023 年 9 月 17 日及其後：</u> 每日上午 10 時至下午 7 時</p> <p><u>於由 2023 年 9 月 18 日至 2023 年 11 月 11 日及其後：</u></p> <table border="1"> <tr> <td><u>星期一至星期四（公眾</u> <u>假期除外）:</u></td> <td>每日上午 10 時至下午 6 時</td> </tr> <tr> <td><u>星期五至星期日及公眾</u> <u>假期:</u></td> <td>每日上午 10 時至下午 7 時</td> </tr> </table> <p><u>於 2023 年 11 月 12 日及其後:</u> 每日上午 10 時至下午 7 時</p>	<u>Mondays to Thursdays</u> <u>(except Public Holidays):</u>	From 10:00 a.m. to 6:00 p.m. (daily)	<u>Fridays to Sundays and</u> <u>Public Holidays:</u>	From 10:00 a.m. to 7:00 p.m. (daily)	<u>星期一至星期四（公眾</u> <u>假期除外）:</u>	每日上午 10 時至下午 6 時	<u>星期五至星期日及公眾</u> <u>假期:</u>	每日上午 10 時至下午 7 時
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<u>星期五至星期日及公眾</u> <u>假期:</u>	每日上午 10 時至下午 7 時								
Place(s) where the sale will take place: 出售地點：	<p><u>From 11 March 2023 to 17 September 2023:</u> <u>由 2023 年 3 月 11 日至 2023 年 9 月 17 日:</u> Shop on Ground Floor, No. 6 Shung Shun Street, Yau Tong, Kowloon, Hong Kong (“Sales Office”) 香港九龍油塘崇信街 6 號地舖（「售樓處」）</p> <p><del>On</del> <u>From 18 September 2023 to 11 November 2023 and thereafter:</u> <u>於由 2023 年 9 月 18 日至 2023 年 11 月 11 日及其後:</u></p> <table border="1"> <tr> <td><u>Mondays to Thursdays</u> <u>(except Public</u> <u>Holidays):</u></td> <td>11/F, Lai Sun Commercial Centre, 680 Cheung Sha Wan Road, Kowloon (“Sales Office 2”)</td> </tr> </table>	<u>Mondays to Thursdays</u> <u>(except Public</u> <u>Holidays):</u>	11/F, Lai Sun Commercial Centre, 680 Cheung Sha Wan Road, Kowloon (“Sales Office 2”)						
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	<p><u>星期一至星期四(公眾假期除外):</u></p>	<p>九龍長沙灣道 680 號麗新商業中心 11 樓(「售樓處 2」)</p>
	<p><u>Fridays to Sundays and Public Holidays:</u></p> <p><u>星期五至星期日及公眾假期:</u></p>	<p>Sales Office 售樓處</p>
<p>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：</p>	<p><i>On 12 November 2023 and thereafter:</i> <i>於 2023 年 11 月 12 日及其後:</i> <i>Shop 1 on First Floor, Crocodile Centre, No. 79 Hoi Yuen Road, Kwun Tong, Kowloon, Hong Kong ("Sales Office 3"); and 香港九龍觀塘開源道 79 號鱷魚恤中心 1 樓 1 號舖 (「售樓處 3」)</i></p> <p>56</p>	
<p>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> <p>The following flats: 以下單位：</p> <p>5A, 6A, 9A, 10A, 12A, 15A, 21A, 22A, 5B, 6B, 9B, 10B, 12B, 15B, 21B, 22B, 5C, 6C, 9C, 10C, 12C, 15C, 21C, 22C, 5D, 6D, 9D, 10D, 12D, 15D, 21D, 22D, 5E, 6E, 9E, 10E, 12E, 15E, 21E, 22E, 5F, 6F, 9F, 10F, 12F, 15F, 21F, 22F, 5G, 6G, 9G, 10G, 12G, 15G, 21G, 22G</p>		
<p>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次序：</p>		
<p><b>(A) <u>On the First Date of Sale</u> 於出售首日</b></p>		
<p>1. Any interested person(s) must attend the Sales Office <b>personally</b> between 11:00 a.m. and 11:30 a.m. on the First Date of Sale and must bring along the following documents when attending the Sales Office to register for eligibility to the balloting to take place on the First Date of Sale:-</p> <ol style="list-style-type: none"> <li>i. H.K.I.D. Card(s) or Passport(s)</li> <li>ii. Registration(s) for Ballot duly completed and personally signed by the interested person(s). Note: the prescribed form of Registration for Ballot will be distributed on the First Date of Sale at the Sales Office.</li> <li>iii. Blank cheque(s) for payment of the balance of preliminary deposit(s)</li> <li>iv. Cashier's order in the sum of HK\$100,000 payable to "Mayer Brown" being part of the preliminary deposit(s)</li> </ol>		

有意欲購買的人士須於出售首日上午 11 時至 11 時 30 分期間親臨售樓處並攜同下列文件，以登記取得參加出售首日抽籤的資格:-

- i. 香港身份證或護照
- ii. 已填妥並由有意人士親自簽妥之抽籤登記表格。註:指定格式之抽籤登記表格將於出售首日於售樓處派發
- iii. 空白支票以備支付臨時訂金餘額
- iv. 港幣\$100,000 之本票作為部份臨時訂金，抬頭人為「孖士打律師行」

2. Any person who arrives at the Sales Office at any time later than 11:30 a.m. on the First Date of Sale shall not be eligible for the balloting. The Registration for Ballot is personal and is not transferrable.

出售首日上午 11 時 30 分後任何時間才到達售樓處的任何人士，將不獲予抽籤的資格。抽籤登記只適用於參與者本人，及不能轉讓。

3. Balloting shall be used to determine the order of priority. Balloting will take place at the Sales Office immediately after the registration for ballot on the First Date of Sale is completed. All interested parties are welcome to view the balloting. The ballot result shall be posted at the Sales Office immediately after the balloting.

揀選住宅物業優先次序將以抽籤方式決定。抽籤將於出售首日的登記抽籤程序完成後立即在售樓處進行。歡迎所有有興趣人士到場參觀。抽籤結果將於抽籤完結後立即在售樓處張貼。

4. Regarding the balloting, in case of dispute, the Vendor has the absolute discretion to decide and the Vendor's decision shall be final and binding. The Vendor shall not be responsible for any error or omission contained in the ballot results.

關於抽籤，如有爭議，賣方保留絕對決定權及賣方的決定為最終及有效用。如抽籤結果有任何錯誤或遺漏，賣方無須承擔任何責任。

5. The registrant of each Registration for Ballot shall personally proceed to select a maximum of two (2) specified residential property(ies) which is still available in order of priority according to the ballot result. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential property which is still available at the time of selection to any interested person by any method.

每份抽籤登記表格的登記人可根據抽籤結果的順序，親身揀選最多兩(2)個在當時仍然可被揀選的指明住宅物業。如有任何爭議，賣方保留絕對權力以任何方式分配當時仍然可被揀選的任何指明住宅物業予任何有意購買的人士。

6. If a person has successfully selected the specified residential property, the person shall forthwith personally enter into a Preliminary Agreement for Sale and Purchase of all the selected specified residential property(ies) at the Sales Office. If the person shall fail to enter into a Preliminary Agreement for Sale and Purchase for all the selected specified residential property(ies), he/she shall be immediately disqualified from selecting and purchasing the specified residential property(ies) and the selection made (if any) shall be cancelled.

成功選擇指明住宅物業者，須即時於售樓處親身簽署臨時買賣合約購買所有其選擇的指明住宅物業。如未能成功為所有其選擇的指明住宅物業簽署臨時買賣合約，他/她即失去資格選購有關指明住宅物業，而其所作出的選擇（如有）即會被取消。

7. Before entering into the Preliminary Agreement for Sale and Purchase in respect of any specified residential property, a person may request the Vendor on the spot to add the immediate family member(s) (i.e. parent, spouse and children) of such person as joint purchaser(s) provided that such person must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s), and that all the aforesaid persons shall sign the Preliminary Agreement(s) for Sale and Purchase as purchasers personally. The Vendor reserves its absolute discretion to allow or reject the adding of any person(s) to sign the Preliminary Agreement(s) for Sale and Purchase.

在簽署臨時買賣合約購入任何指明住宅物業前，該人士可即場通知賣方加入其任何個人之直系親屬（即父母、配偶及子女）作為聯名買方，惟該人士須提供令賣方滿意的有關證明文件證明親屬關係；及所有前述人士須以買家身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕加入任何人士簽署臨時買賣合約。

8. The Vendor reserves the right at any time, for the purposes of maintaining order at the Sales Office and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of any of the procedures above. Any changes to the time and date will be announced at the Sales Office and posted at the Sales Office. Interested persons will not be notified separately of such changes. The Vendor also reserves the right to close the Sales Office at any time if all the specified residential properties have been sold out.

為了維持售樓處秩序及/或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整上述任何程序的時間和日期。任何時間和日期的修改會於售樓處公佈並張貼於售樓處。有意欲購買的人士將不獲另行通知該等修改。賣方亦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。

9. If Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time the First Date of Sale, then, for the safety of visitors and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to change the date and/or time (including the closing date and/or time) for the above activities to such other date and/or time as the Vendor may consider appropriate and/or to close the Sales Office. Details of the arrangement will be posted by the Vendor on the website designated by the Vendor for the Development ([www.balresidence.com.hk](http://www.balresidence.com.hk)).

如在出售首日日期間，天文台發出八號或更高之熱帶氣旋警告信號或黑色暴雨警告，為保障訪客的安全及維持售樓處的秩序，賣方保留絕對權力更改上述活動的日期及 / 或時間（包括截止日期及 / 或時間）至賣方認為合適的其他日期及/或時間及/或關閉售樓處，並於賣方就發展項目指定的互聯網網站的網址 ([www.balresidence.com.hk](http://www.balresidence.com.hk)) 公布有關安排及詳情。

10. Subject to the completion of the selecting and purchasing of the specified residential properties by 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 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.

在根據上述程序完成合資格人士選購指明住宅物業的前提下，餘下的指明住宅物業(如有)將以先到先得形式向任何有意欲購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式分配任何指明住宅物業予任何有意欲購買的人士。

**(B) On 12 March 2023 and thereafter 於 2023 年 3 月 12 日或以後**

Specified residential properties will be sold at the Sales Office *or Sales Office 2 or Sales Office 3 (as the case may be)* on a first come first served basis. The Vendor does not accept any person interested in purchasing having queued up before the office hours of the Sales Office *or Sales Office 2 or Sales Office 3 (as the case may be)*. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any interested person by any method (including balloting).

指明住宅物業以先到先得形式於售樓處或售樓處 2 或售樓處 3(視情況而定)發售。賣方不接受於售樓處或售樓處 2 或售樓處 3 (視情況而定的辦公時間之前到場輪候之人士。如有任何爭議，賣方保留絕對權利以任何方式（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。

If Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any of the date of sale, then, for the safety of visitors and the maintenance of order at the Sales Office or Sales Office 2 or Sales Office 3 (as the case may be), the Vendor reserves its absolute right to change the date and/or time (including the closing date and/or time) for the above activities to such other date and/or time as the Vendor may consider appropriate and/or to close the Sales Office or Sales Office 2 or Sales Office 3 (as the case may be). Details of the arrangement will be posted by the Vendor on the website designated by the Vendor for the Development ([www.balresidence.com.hk](http://www.balresidence.com.hk)).

如在出售日期的任何一天期間，天文台發出八號或更高之熱帶氣旋警告信號或黑色暴雨警告，為保障訪客的安全及維持售樓處或售樓處 2或售樓處3(視情況而定)的秩序，賣方保留絕對權力更改上述活動的日期及 / 或時間（包括截止日期及 / 或時間）至賣方認為合適的其他日期及/或時間及/或關閉售樓處或售樓處 2或售樓處3(視情況而定)，並於賣方就發展項目指定的互聯網網站的網址 ([www.balresidence.com.hk](http://www.balresidence.com.hk)) 公布有關安排及詳情。

**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，賣方保留最終決定權而自行分配任何該指明住宅物業予任何有意欲購買的人士。

**Other matters 其他事項：**

The following restrictions apply to the First Date of Sale and thereafter:-

- (a) All specified residential properties are offered for sale to individuals only.
- (b) A purchaser shall only be allowed to purchase not more than two (2) residential properties in the Development (whether or not the residential properties purchased are included in these Sales Arrangements). Purchasers comprising different combination of individual(s) are not regarded as the same Purchaser.
- (c) Prospective purchaser which is company shall not be entitled to submit registration or purchase any of the specified residential properties listed in these Sales Arrangements.

以下限制適用於出售首日及其後：

- (a) 所有指明住宅物業僅出售予個人。
- (b) 每位買方只可購買不多於兩個發展項目內的住宅物業（不論購買的住宅物業是否列於本銷售安排資料內）。由不同組合的個人組成的買方不視為同一買方。
- (c) 準買方不可以公司名義登記或購買本銷售安排所列之任何指明住宅物業。

1. The total number of residential properties in the Development that will be sold to corporate purchasers shall not exceed 16.

整個發展項目出售予公司買家的住宅物業數目將不會多於 16 個。

2. The sale of the residential properties is subject to availability. Also, the Vendor reserves the right to suspend sales or reduce the number of properties to be offered for sale at any time without further notice. Please note that the completion of the verification of a registrant's identity, any order of priority in respect of the selection of residential properties according to the result of the balloting, or the Vendor's admittance of any person to the waiting queue does not guarantee that the registrant / person will be able to purchase any residential property.

將提供出售的住宅物業售完即止。另外，賣方亦保留最終決定權於任何時候暫停出售或減少要約出售物業數目，無需任何通知。登記人獲確認和核實身份、登記人根據抽籤結果獲得之任何揀選住宅物業優先次序或任何人士獲賣方接受輪候均不保證該登記人／人士能購得任何住宅物業，敬希注意。

**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影印本可於以下地點供公眾免費領取:-

From 11 March 2023 to 17 September 2023:

Shop on Ground Floor, No. 6 Shung Shun Street, Yau Tong, Kowloon

On From 18 September 2023 to 11 November 2023 and thereafter:

<u>Mondays to Thursdays</u> (except Public Holidays):	11/F, Lai Sun Commercial Centre, 680 Cheung Sha Wan Road, Kowloon
<u>Fridays to Sundays and</u> <u>Public Holidays:</u>	Shop on Ground Floor, No. 6 Shung Shun Street, Yau Tong, Kowloon

On 12 November 2023 and thereafter:

Shop 1 on First Floor, Crocodile Centre, No. 79 Hoi Yuen Road, Kwun Tong, Kowloon, Hong Kong

由 2023 年 3 月 11 日至 2023 年 9 月 17 日:

九龍油塘崇信街 6 號地舖

於由 2023 年 9 月 18 日至 2023 年 11 月 11 日及其後:

<u>星期一至星期四(公眾假期</u> <u>除外):</u>	九龍長沙灣道 680 號麗新商業中心 11 樓
<u>星期五至星期日及公眾假</u> <u>期:</u>	九龍油塘崇信街 6 號地舖

於 2023 年 11 月 12 日及其後:

香港九龍觀塘開源道 79 號鱷魚恤中心 1 樓 1 號舖

Date of issue: 發出日期:	7 March 2023 2023 年 3 月 7 日
Date of 1st revision : 第一次修改日期:	13 September 2023 2023 年 9 月 13 日
Date of 2 <sup>nd</sup> revision: 第二次修改日期:	8 November 2023 2023 年 11 月 8 日