

**Information on Sales Arrangements**

Sales Arrangements No. 4 銷售安排第 4 號
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銷售安排資料

<b>Name of the development:</b> 發展項目名稱：	Bal Residence	
<b>Date of the Sale:</b> 出售日期：	Tender Period from 9 July 2024 to 31 July 2024 (both days inclusive) 招標期由 2024 年 7 月 9 日起至 2024 年 7 月 31 日(包括首尾兩天)	
<b>Time of the Sale:</b> 出售時間：	Commencement date and time of tender 招標開始日期及時間	Closing date and time of tender 招標截止日期及時間
	10:00 a.m. on 9 July 2024 2024 年 7 月 9 日上午 10 時	5:00 p.m. on 31 July 2024 2024 年 7 月 31 日下午 5 時
	Note: Please refer to the section "Other Matters" below. 備註：請參閱下面「其他事項」。	
<b>Place where the sale will take place:</b> 出售地點：	Shop 1 & 2, G/F, Bal Residence, No. 18 Hang On Street, Kwun Tong, Kowloon ("Sales Office 2") 九龍觀塘恆安街 18 號 Bal Residence 1 號及 2 號地舖(「售樓處 2」)	
<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：	1	
<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：	29C	
<b>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:</b> 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：	Sale by Tender	

Please refer to the tender notice for details and particulars of the tender. The tender notice and other relevant tender documents will be made available for collection free of charge during the following period(s) at the Sales Office 2. The venue for submission of tender is Sales Office 2.

### 以招標方式出售

招標的細節和詳情請參閱招標公告。招標公告及其他相關招標文件可於以下時段於售樓處 2 免費領取。投標地點的地址為售樓處 2。

10:00 a.m. to 5:00 p.m. of every day from 9 July 2024 to 31 July 2024 (both days inclusive)

2024 年 7 月 9 日起至 2024 年 7 月 31 日(包括首尾兩天) 的上午 10 時至下午 5 時。

### **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：**

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 the absolute right to accept any offer at or before the closing time of the tender. The Vendor has absolute right to change the closing date and/or time of the tender in respect of any of the specified residential properties from time to time by amending and/or issuing Information on 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。賣方有絕對權利於招標截止時間或之前接受任何要約。賣方有權透過修改及/或發出銷售安排資料不時更改任何指明住宅物業的招標截止日期及/或時間。

2. Persons interested in submitting tenders of the specified residential properties are reminded to read 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。

3. Prospective corporate purchasers interested in submitting tenders of the specified residential properties shall only be limited companies incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s).

以公司名義遞交指明住宅物業的投標書的準買方必須為在香港註冊成立的公司及其所有股東及董事均為個人。

4. 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.

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。

5. 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。

6. 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.

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。

7. Notwithstanding anything herein provided, if Typhoon Signal No.8 or above is hoisted, or black rainstorm warning is in effect in Hong Kong, or an announcement on “extreme conditions” is made by

the Government of Hong Kong at any time from 4:00 p.m. to 5:00 p.m. on the day on which the closing time of the tender falls, the closing time of the tender will automatically be postponed to 5:00 p.m. on the next succeeding day in respect of which no Typhoon Signal No.8 or above is hoisted, or black rainstorm warning is in effect in Hong Kong, or no announcement on extreme conditions is made by the Government of Hong Kong at any time from 4:00 p.m. to 5:00 p.m.. For safety and maintenance of order at Sales Office 2, the Vendor reserves its absolute right to, in the case where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in Sales Office 2 and/or its vicinity, postpone, extend or modify the date, time, period, place of sale or selection of specified residential properties or other procedures to such other date, time, period or place as the Vendor may consider appropriate. Details will be announced on the website of the Development and persons interested in purchasing the specified residential properties will not be separately notified of the same. The Vendor reserves the right to reject the entry of any person into Sales Office 2. The Vendor's decision in this regard shall be final and binding on all persons.

即使本銷售安排資料另有規定，如在招標截止時間當日下午 4 時至 5 時內的任何時間，懸掛 8 號或以上颱風訊號，或黑色暴雨警告在香港生效，或香港政府發出「極端情況」的公布，招標截止時間將自動順延至下一個緊接該日並在下午 4 時至 5 時之間並無懸掛 8 號或以上颱風訊號，或無發出黑色暴雨警告訊號，或沒有香港政府發出「極端情況」的公布之日子之下午 5 時。為保障安全及維持售樓處的秩序，賣方保留絕對權利當賣方認為出現任何影響或可能影響售樓處 2 及／或其附近之安全、秩序、或公共衛生之事件或情況時，延後、延長或改動發售或揀選指明住宅物業或其他程序之日期、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，詳情於發展項目網站公布，意欲購買指明住宅物業之人士將不獲另行通知。賣方保留權利拒絕任何人士進入售樓處 2。賣方就此方面所作的決定為最終決定，對所有人士具有約束力。

**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影印本可於以下地點供公眾免費領取:-**

Shop 1 & 2, G/F, Bal Residence, No. 18 Hang On Street, Kwun Tong, Kowloon, Hong Kong  
香港九龍觀塘恆安街 18 號 Bal Residence 1 號及 2 號地舖

Date of issue:

5 July 2024

發出日期：

2024 年 7 月 5 日