

Name of the development: 發展項目名稱：	L' Wanchai 壹嘉
Date of the Sale: 出售日期：	From 28 November 2024 由 2024 年 11 月 28 日起
Time of the Sale: 出售時間：	<u>Batch A</u> 第 A 批次 From 11:00 a.m. to 6:00 p.m. 上午 11 時至下午 6 時
	<u>Batch B</u> 第 B 批次 <u>Commencement date and time of tender</u> 11:00 a.m. everyday <u>Closing date and time of tender</u> 6:00 p.m. everyday <u>招標開始日期及時間</u> 每日上午 11 時 <u>招標截止日期及時間</u> 每日下午 6 時
Place where the sale will take place: 出售地點：	27/F, Entertainment Building, 30 Queen's Road Central, Hong Kong (the "Sales Office") 香港中環皇后大道中 30 號娛樂行 27 樓(「售樓處」)
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	21
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：	<u>Batch A</u> 第 A 批次 26B*, 26C*, 27B*, 27C*, 28A*, 28B*, 28C*, 29B*, 29C*, 29D*, 30A, 30B*, 31C*, 31D*, 32A*, 32C*, 32D* <u>Batch B</u> 第 B 批次 32B, 33A, 35A, 35B* * means the residential property is offered for sale with existing tenancy * 指住宅物業連現有租約要約出售
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：	This Information on Sales Arrangements supersede all previous Information on Sales Arrangements issued by the Vendor. 本銷售安排資料取代賣方先前發布的所有銷售安排資料。
<u>Batch A</u> 第 A 批次	

Subject to the provisions set out in “Other matters”, first come first served. Persons interested in purchasing must personally attend the Sales Office to select the residential property(ies) that the person wishes to purchase. The Vendor does not accept any person interested in purchasing having queued up before the commencement time on any date of sale.

以先到先得形式發售，惟受「其他事項」所述的規定限制。有意認購的人士必須親臨售樓處揀選其意欲購買的住宅物業。賣方不接受任何出售日期的出售時間前在場輪候之任何有意認購的人士。

If there are 2 or more persons interested in purchasing the same specified residential property(ies) at the commencement time on any day of sale, balloting will be conducted to determine the order of priority of selection of properties. In case of any dispute, the Vendor reserves its absolute right to allocate the above residential property(ies) to any person interested in purchasing by any method (including balloting).

若在任何出售日期的出售時間開始時，有兩位或以上人士有意購買同一個指明住宅物業，將會進行抽籤以決定揀樓次序。如有任何爭議，賣方保留最終決定權以任何方式(包括抽籤)分配上述住宅物業予任何有意欲購買的人士。

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**

Sale by Tender – See details and particulars in the tender notice. During the tender period (Monday to Sunday 11:00 a.m. to 6:00 p.m.) the tender notice and other relevant tender documents will be made available for collection free of charge at the Sales Office.

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招標期間於辦公時間內（星期一至日上午11時至下午6時）於售樓處免費領取。

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. The Vendor reserves its absolute right to allocate the specified residential properties to any interested person by any method.

請參照上述方法。賣方保留絕對權力以任何方式分配任何住宅物業予任何有意購買的人士。

Other matters:

其他事項：

(a) 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。

(b) The sale of the specified residential properties is subject to availability. Please note that the Vendor’s admittance of any person to the Sales Office 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售樓處或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。

(c) If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 9:00 a.m. and 6:00 p.m. on any date of sale, then, for the safety of the interested persons and the maintenance of order at the Sales Office, the Vendor reserves its absolute right to change or postpone the date and time or place of selection of specified residential properties to such other date(s) and time or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the designated website of the Development (www.L-wanchai.com). All interested persons will not be separately notified of the same.

如在任何出售日期上午9時至下午6時的任何時間內，天文台發出八號或更高颱風信號或黑色暴雨警告，為保障安全及維持售樓處的秩序，賣方保留絕對權力改變或延後揀選指明住宅物業的日期及時間或地點至賣方認為合適的日期及時間或地點。賣方會將安排的詳情於賣方為發展項目指定的互聯網網站的網址(www.L-wanchai.com)公布，各有意認購的人士將不獲另行通知。

(d) (Applicable to Batch B) 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.

(適用於第 B 批次)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。

- (e) (Applicable to Batch B) The specified residential properties are available for viewing by tenderers by prior appointment. Tenderers are invited and advised to view the specified residential properties before submission of tender offer. Notwithstanding the aforesaid, the Vendor reserves the absolute right and discretion to adjust the arrangements applicable to any prospective tenderer for viewing the specified residential properties.

(適用於第 B 批次)指明住宅物業現正開放予已預約的投標者參觀，特此邀請並建議投標者在入標前參觀指明住宅物業。

- (f) (Applicable to Batch B) Persons interested in submitting tenders of the specified residential properties are reminded to examine 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.

(適用於第 B 批次)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最新成交紀錄冊，以確定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。

- (g) In the event of any discrepancy between the English and Chinese versions of this Information on Sales Arrangements, the English version shall prevail.

倘若本銷售安排資料中英文版本有異，以英文版本為準。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at the following venue:

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：

27/F, Entertainment Building, 30 Queen's Road Central, Hong Kong

香港中環皇后大道中 30 號娛樂行 27 樓

Date of issue (發出日期): 22 November 2024 (2024 年 11 月 22 日)