

Information on Sales Arrangements

銷售安排資料

Sales Arrangements No. 74A 銷售安排第 74A 號

Name of the Development: 發展項目名稱：	The ARLES 星凱•堤岸
Date of the Sale: 出售日期：	Tender on every day from 2 January 2025 to 30 June 2025 (both dates inclusive) (each a “Date of Tender”) 招標於每日由 2025 年 1 月 2 日起至 2025 年 6 月 30 日(包括首尾兩日)(每一日為「招標日期」) (Note : Please refer to “Other matters” below) (注意: 請參閱下文「其他事項」)
Time of the Sale: 出售時間：	Commencement time of the Tender: 3 p.m. on every Date of Tender 招標開始時間： 每一招標日期下午 3 時 Closing time of the Tender: 招標截止時間： 5 p.m. on the same Date of Tender 同一招標日期下午 5 時 (Note : Please refer to “Other matters” below) (注意: 請參閱下文「其他事項」)
Place where the sale will take place: 出售地點：	G/F, Commercial Portion, The Arles, 1 Au Pui Wan Street, New Territories Shop 220, 2/F, Arles Place, 1 Au Pui Wan Street, Fo Tan, New Territories (referred to as the “designated venue” below) 新界坳背灣街 1 號星凱•堤岸地下商場 新界沙田火炭坳背灣街 1 號星•岸 2 樓 220 號舖 (下文稱作「指定會場」)
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：	11
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：	
The following unit(s) in Tower 2: 以下在第 2 座的單位： 49A, 48D The following unit(s) in Tower 3: 以下在第 3 座的單位： 50&51A, 50&51B, 51C, 51E, 51F	

The following unit(s) in Tower 5:

以下在第 5 座的單位：

50&51B, 51C, 51E, 51F

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：

Sale by Tender

以招標方式出售

Subject to “Other matters” below, sale by Tender - see details and particulars in the tender notice.

From 2 January 2025 to the last Date of Tender (both dates inclusive) (3 p.m. to 5 p.m. each day), the tender notice and other relevant tender documents will be made available for collection free of charge at the designated venue.

受制於其他事項，以招標方式出售 - 請參閱招標公告的細節和詳情。由 2025 年 1 月 2 日起至最後一個招標日期（包括首尾兩日）（每日下午 3 時至下午 5 時），招標公告及其他相關招標文件可於指定會場免費領取。

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.

請參照上述方法。

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 and/or the place where the sale will take place 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。賣方有絕對權利於招標截止時間或之前接受任何要約。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截止招標日期及／或時間及／或出售地點。

2. Persons interested in submitting tenders of the specified residential properties are reminded to read the latest Register of Transactions of the specified residential properties 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 after the close of that previous tender exercise. Please note also that the Register of Transactions of the Development may not be updated immediately after the Vendor accepts a tender.

有意遞交指明住宅物業的投標書的人士敬請檢視指明住宅物業的成交紀錄冊，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。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. Prospective purchasers will be offered to view the selected specified residential property(ies), or comparable residential property(ies) if it is not reasonably practicable for such specified residential property(ies) to be viewed by the prospective purchasers, before entering into the preliminary agreement for sale and purchase.

準買家在簽署臨時買賣合約前，將獲安排參觀所揀選的指明住宅物業。如開放所揀選的指明住宅物業供準買家參觀並非合理地切實可行，則準買家在簽署臨時買賣合約前，將獲安排參觀與揀選的指明住宅物業相若的住宅物業。

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：

The designated venue.

指定會場。

Date of Issue (發出日期): 29 December 2024
2024年12月29日

Date of Revision (修改日期): 28 March 2025
2025年3月28日