

Information on Sales Arrangements

Sales Arrangements No. 2A  
銷售安排第 2A 號

銷售安排資料

<p>Name of the development: 發展項目名稱：</p>	<p>Bal Residence</p>
<p>Date of the sale: 出售日期：</p>	<p>From 26 November 2023 由 2023 年 11 月 26 日起</p>
<p>Time of the sale: 出售時間：</p>	<p><u>On 26 November 2023 (“First Date of Sales”):</u> From 11:00 a.m. to 7:00 p.m. <u>From 27 November 2023 and thereafter (except 22, 24, 25 and 31 December 2023):</u> From 10:00 a.m. to 7:00 p.m. (daily) <u>On 22, 24, 25 and 31 December 2023:</u> From 10:00 a.m. to 5:00 p.m.</p> <p><u>於 2023 年 11 月 26 日（「出售首日」）：</u> 上午 11 時至下午 7 時 <u>由 2023 年 11 月 27 日及其後(2023 年 12 月 22 日、24 日、25 日及 31 日除外):</u> 每日上午 10 時至下午 7 時 <u>於 2023 年 12 月 22 日、24 日、25 日及 31 日:</u> 上午 10 時至下午 5 時</p>
<p>Place(s) where the sale will take place: 出售地點：</p>	<p><u>On the First Date of Sales:</u> Shop 1 &amp; 2, G/F, Bal Residence, No. 18 Hang On Street, Kwun Tong, Kowloon (“Sales Office 2”)</p> <p><u>From 27 November 2023 and thereafter:</u> Shop 1 on First Floor, Crocodile Centre, No. 79 Hoi Yuen Road, Kwun Tong, Kowloon, Hong Kong (“Sales Office”) and the Sales Office 2</p> <p><u>於出售首日：</u> 香港九龍觀塘恆安街 18 號 Bal Residence 1 號及 2 號地舖（「售樓處 2」）</p> <p><u>由 2023 年 11 月 27 日及其後:</u> 香港九龍觀塘開源道 79 號鱷魚恤中心 1 樓 1 號舖（「售樓處」）及售樓處 2</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>75</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, 7A, 9A, 10A, 12A, 15A, 17A, 21A, 22A, 25A, 27A, 5B, 6B, 7B, 9B, 10B, 12B, 15B, 17B, 21B, 22B, 25B, 27B 5C, 6C, 7C, 9C, 10C, 12C, 15C, 17C, 21C, 22C, 25C, 27C, 5D, 6D, 7D, 9D, 10D, 12D, 15D, 17D, 21D, 22D, 25D 5E, 6E, 7E, 9E, 10E, 12E, 15E, 17E, 21E, 22E, 25E, 27E, 5F, 6F, 7F, 12F, 15F, 17F, 21F, 22F, 25F, 27F, 7G, 12G, 17G, 21G, 22G, 25G, 27G</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>Specified residential properties will be sold on a <b>first come first served basis</b> at (i) (on the First Date of Sales only) the Sales Office 2 and (ii) (from 27 November 2023 and thereafter) at the Sales Office and the Sales Office 2. 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 (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).</p> <p>指明住宅物業以<b>先到先得</b>形式於(i) (只於出售首日)於售樓處 2 及(ii) (於 2023 年 11 月 27 日及其後) 於售樓處及售樓處 2 發售。賣方不接受於售樓處或售樓處 2 (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。</p> <p>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 (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 (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 (<a href="http://www.balresidence.com.hk">www.balresidence.com.hk</a>).</p> <p>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 (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 (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 (<a href="http://www.balresidence.com.hk">www.balresidence.com.hk</a>) 公布有關安排及詳情。</p>	

**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:-

- Shop 1 on First Floor, Crocodile Centre, No. 79 Hoi Yuen Road, Kwun Tong, Kowloon, Hong Kong
- Shop 1 and 2, G/F, Bal Residence, No. 18 Hang On Street, Kwun Tong, Kowloon
- 香港九龍觀塘開源道 79 號鱷魚恤中心 1 樓 1 號舖
- 九龍觀塘恆安街 18 號 Bal Residence 1 號地舖及 2 號地舖

Date of issue:

22 November 2023

發出日期：

2023 年 11 月 22 日

*Date of 1st revision :*

*18 December 2023*

第一次修改日期:

2023 年 12 月 18 日