

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	Bal Residence	期數 (如有) Phase No. (if any)	-- --
發展項目的位置 Location of Development	恆安街 18 號 18 Hang On Street		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development )	156		

印製日期 Date of Printing	價單編號 Number of Price List
17 September 2024	4

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use “✓” to indicate changes to prices of residential properties
		價錢 Price
24 October 2024	4A	✓
3 December 2024	4B	無 Nil
5 February 2025	4C	✓
14 April 2025	4D	無 Nil

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Bal Residence	19	A	31.374 (338) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	<del>6,889,000</del> 6,545,000	<del>219,577</del> (20,382) 208,612 (19,364)	-	-	-	-	-	-	-	-	-	
	20	A	31.374 (338) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	<del>6,956,000</del> 6,609,000	<del>221,712</del> (20,580) 210,652 (19,553)	-	-	-	-	-	-	-	-	-	
	23	A	31.374 (338) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	7,078,000	225,601 (20,941)	-	-	-	-	-	-	-	-	-	
	19	B	32.051 (345) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	<del>6,706,000</del> 6,371,000	<del>209,229</del> (19,438) 198,777 (18,467)	-	-	-	-	-	-	-	-	-	
	20	B	32.051 (345) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	<del>6,768,000</del> 6,430,000	<del>211,163</del> (19,617) 200,618 (18,638)	-	-	-	-	-	-	-	-	-	
	19	C	31.664 (341) 露台 Balcony: 2.000(22); 工作平台 Utility Platform:1.500 (16)	<del>6,498,000</del> 6,174,000	<del>205,217</del> (19,056) 194,985 (18,106)	-	-	-	-	-	-	-	-	-	
	20	C	31.664 (341) 露台 Balcony: 2.000(22); 工作平台 Utility Platform:1.500 (16)	<del>6,555,000</del> 6,228,000	<del>207,017</del> (19,223) 196,690 (18,264)	-	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Bal Residence	19	D	31.702 (341) 露台 Balcony: 2.000(22); 工作平台 Utility Platform:1.500 (16)	<del>6,493,000</del> 6,169,000	<del>204,814</del> (19,041) 194,593 (18,091)	-	-	-	-	-	-	-	-	-	-
	20	D	31.702 (341) 露台 Balcony: 2.000(22); 工作平台 Utility Platform:1.500 (16)	<del>6,549,000</del> 6,222,000	<del>206,580</del> (19,205) 196,265 (18,246)	-	-	-	-	-	-	-	-	-	-
	19	E	31.589 (340) 露台 Balcony: 2.000(22); 工作平台 Utility Platform:1.500 (16)	6,549,000	207,319 (19,262)	-	-	-	-	-	-	-	-	-	-
	20	E	31.589 (340) 露台 Balcony: 2.000(22); 工作平台 Utility Platform:1.500 (16)	6,604,000	209,060 (19,424)	-	-	-	-	-	-	-	-	-	-
	19	F	32.382 (349) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	6,680,000	206,287 (19,140)	-	-	-	-	-	-	-	-	-	-
	20	F	32.382 (349) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	<del>6,736,000</del> 6,635,000	<del>208,017</del> (19,301) 204,898 (19,011)	-	-	-	-	-	-	-	-	-	-
	19	G	31.539 (339) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	<del>6,848,000</del> 6,506,000	<del>217,128</del> (20,201) 206,284 (19,192)	-	-	-	-	-	-	-	-	-	-
	20	G	31.539 (339) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	<del>6,947,000</del> 6,600,000	<del>220,267</del> (20,493) 209,265 (19,469)	-	-	-	-	-	-	-	-	-	-
	23	G	31.539 (339) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500 (16)	7,080,000	224,484 (20,885)	-	-	-	-	-	-	-	-	-	-

Bal Residence

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價單第 4D 號  
Price List No. 4D

- (1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時買賣合約即告終止; (ii) 有關的臨時訂金即予沒收; 及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement for sale and purchase is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

- (3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- (4) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向上捨入方式算至百位數作為樓價，買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “Price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded up to the nearest hundred to determine the purchase price. The Purchaser(s) must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) **支付條款 Terms of Payment**

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部份臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “孖士打律師行”。

**(A5) 90 天現金優惠付款計劃 B**

**90 Days Cash Payment Plan B**

1. 相等於樓價 5%之臨時訂金須於簽署臨時買賣合約時由買方繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase (“PASP”). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 樓價 95%即樓價餘款須於簽署臨時買賣合約後 90 日內由買方付清。  
95% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

**(E2) 180 天靈活現金優惠付款計劃 B**

**180 Days Flexible Cash Payment Plan B**

1. 相等於樓價 5%之臨時訂金須於簽署臨時買賣合約時由買方繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase (“PASP”). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5%之加付訂金須於簽署臨時買賣合約後 90 日內由買方繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
3. 樓價 90%即樓價餘款須於簽署臨時買賣合約後 180 日內由買方付清。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.

**(D2) 360 天靈活現金優惠付款計劃 B**

**360 Days Flexible Cash Payment Plan B**

1. 相等於樓價 5%之臨時訂金須於簽署臨時買賣合約時由買方繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
~~A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase (“PASP”). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.~~
2. 相等於樓價 5%之加付訂金須於簽署臨時買賣合約後 90 日內由買方繳付。  
~~A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.~~
3. 樓價 90%即樓價餘款須於簽署臨時買賣合約後 360 日內由買方付清。  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 360 days after signing of the PASP.

(ii) **售價獲得折扣的基礎**

**The basis on which any discount on the Price is available**

1. 「付款計劃折扣」 Payment Plan Discount

第(i)段所列的付款計劃 Payment plan referred to in paragraph (i)		售價折扣 Discount on Price
(A5) 90 天現金優惠付款計劃 B	90 Days Cash Payment Plan B	15%
(E2) 180 天靈活現金優惠付款計劃 B	180 Days Flexible Cash Payment Plan B	12%
<del>(D2) 360 天靈活現金優惠付款計劃 B</del>	<del>360 Days Flexible Cash Payment Plan B</del>	<del>11%</del>

2. 「從價印花稅」津貼優惠 "Ad Valorem Stamp Duty" Benefit

購買本價單中所列之住宅物業可獲售價額外 3.75%折扣(固定的)作為「從價印花稅」津貼優惠(不論按照適用之印花稅率計算得出的應付印花稅款項)。

An extra 3.75% discount (fixed) would be offered on the Price for purchase of residential property set out in this price list as "Ad Valorem Stamp Duty" Benefit (regardless of the amount of stamp duty chargeable in accordance with the applicable rates).

3. 「觀塘 BAL BAL 優惠」 Kwun Tong BAL BAL Benefit

購買本價單中所列之住宅物業可獲售價額外 1%折扣作為「觀塘 BAL BAL 優惠」。

An extra 1% discount would be offered on the Price for purchase of residential property in this price list as Kwun Tong BAL BAL Benefit.

4. 「LS Club 會員售價折扣」 Price Discount for LS Club Member

如簽署臨時買賣合約購買本價單中所列之住宅物業之買方為 LS Club 會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為 LS Club 會員)，買方可獲售價額外 1%折扣作為「LS Club 會員售價折扣優惠」。

If the Purchaser is a LS Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) on or before the date of signing the PASP) and signs the PASP of any residential property set out in this price list, the Purchaser will be offered an extra 1% discount on the Price as Price Discount for LS Club Member.

(iii) **可就購買發展項目的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益**

**Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development**

1. 備用第一按揭貸款

Standby First Mortgage Loan

買方可向由潤澤有限公司指定財務公司「麗新財務有限公司」(「承按人」)申請備用第一按揭貸款(「一按貸款」),申請受以下基本條款及條件規限:  
The Purchaser(s) can apply for a standby first mortgage loan (“first mortgage loan”) through the finance company designated by Gainplace Limited, "Lai Sun Finance Limited" (“Mortgagee”), and the key terms and conditions are as follows:

- i) 一按貸款最高金額不可超過樓價的 85%。  
The maximum amount of the first mortgage loan shall not exceed 85% of the purchase price.
- ii) 一按貸款年期最長不可超過 30 年。  
The tenor of the first mortgage loan shall not exceed 30 years.
- iii) 買方於提款日起息分期供款,首 36 個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(P)減 1% p.a. (P-1%),其後之按揭利率為港元最優惠利率(P)+1.5%。P 為浮動利率,於本價單日期 P 為每年 5.25%。一按貸款額、年期及利率以承按人最終審批決定為準。賣方並無就其作出,亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。  
The Purchaser(s) will have to pay monthly instalments, and interest will be accrued starting from the day of drawdown. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 1%p.a. (P-1%), thereafter at Hong Kong Dollar Best Lending Rate (P)+1.5%. P is subject to fluctuation. The P as at the date of this price list is 5.25% per annum. First mortgage loan amount, tenor and interest rate shall be subject to final approval by the Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
- iv) 買方及其擔保人(如有)須提供足夠文件證明其還款能力,包括但不限於提供足夠文件證明每月還款(即一按貸款還款及其他借貸的總還款)不超過買方及其擔保人(如有)的每月總入息之一半。  
The Purchaser(s) and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including but not limited to, providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser(s) and his/her guarantor(s) (if any).
- v) 買方申請一按貸款時,須支付行政費用,金額相等於一按貸款總額之 0.25%。若有關申請未被批准,所有支付之行政費用將全數免息歸還。  
An administration fee will be payable by the Purchaser(s) in the amount which is equivalent to 0.25% of the first mortgage loan amount when the Purchaser(s) apply for first mortgage loan. The administration fee will be fully refunded without interest if the application is not approved.
- vi) 買方須先向承按人查詢清楚一按貸款之條款、批核條件及申請手續。以上所有均受承按人最後批出有關按揭安排之條款及條件所規限。  
The Purchaser(s) is/are advised to enquire with the Mortgagee on details of terms, conditions for approval and application procedures of the first mortgage loan. All the above are subject to final terms and conditions as approved by the Mortgagee.
- vii) 所有一按貸款之法律文件必須由承按人指定之律師行辦理,買方須支付所有相關之律師費及雜費。  
All legal documents of the first mortgage loan shall be prepared by the solicitors designated by the Mortgagee and all legal costs and disbursements relating thereto shall be borne by the Purchaser(s).
- viii) 買方可於任何時候償還全部貸款並獲豁免提早還款罰息及行政費用,但須於預先給予承按人一個月書面通知。  
The Purchaser(s) may at any time repay the outstanding loan in full by giving the Mortgagee one month's prior notice in writing without levy of early repayment penalty and administration fee.
- ix) 承按人保留決定批核一按貸款之權利。一按貸款批出與否,承按人擁有最終決定權,與市區重建局及潤澤有限公司無關,且於任何情況下市區重建局及潤澤有限公司均無需為此負責。不論一按按揭貸款獲批與否,買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。  
The Mortgagee reserves the right to decide whether or not to approve the first mortgage loan. The approval or disapproval of the first mortgage loan is subject to

the final decision of the Mortgagee and is not related to the Urban Renewal Authority and Gainplace Limited (both of which shall under no circumstances be responsible therefor). The Purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the first mortgage loan is approved or not.

~~2. 家電禮券優惠~~

~~Home Appliance Coupon Benefit~~

~~由 2023 年 11 月 26 日起簽署臨時買賣合約購買本價單所列之住宅物業之買方，可獲麗新地產代理有限公司(「麗新地產代理」)提供總面值為港幣\$8,000 之家電禮券作為家電禮券優惠。上述禮券之使用(包括使用期限等)受零售商所訂之條款及條件限制。受限於相關交易文件的條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一筆樓價部份款項及餘款)，禮券會於住宅物業之買賣成交時或之後交付予買方。如有任何爭議，麗新地產代理的決定須為最終及對買方具有約束力。~~

~~Purchaser who signs the PASP to purchase any residential property on or after 26 November 2023 set out in this Price List will be offered with home appliance coupon(s) with a total face value of HK\$8,000.00 from Lai Sun Real Estate Agency Limited ("LSREAL") as Home Appliance Coupon Benefit. The use of the aforesaid coupon(s) (including validity period, etc) is subject to the terms and conditions prescribed by the retailer. Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the purchase price according to the respective dates stipulated in the agreement for sale and purchase), the coupon(s) will be delivered to the Purchaser on or after completion of the sale and purchase of the residential property. In case of dispute, LSREAL's decision shall be final and binding on the Purchasers.~~

~~3. LAI SUN DINING 米芝蓮星級餐飲禮券優惠~~

~~LAI SUN DINING (MICHELIN stars dining venues) Coupon Benefit~~

~~由 2023 年 11 月 26 日起簽署臨時買賣合約購買單位之買方，可獲麗新地產代理有限公司(「麗新地產代理」)提供總面值港幣\$8,000 之 Lai Sun Dining 禮券。上述禮券之使用(包括使用期限、適用的相關餐飲場所及餐單等)受商品提供者所訂之條款及條件限制。獲米芝蓮星級獎的餐飲場所名單可能會不時發生變化。建議買方不時參閱 [laisundining.com](http://laisundining.com) 上 LAI SUN DINING 的最新餐飲場所名單及由米芝蓮集團發布於 [guide.michelin.com](http://guide.michelin.com) 上或其他刊物的官方的米芝蓮指南。賣方及麗新地產代理並不就獲米芝蓮星級獎的餐飲場所名單或上述禮券之使用作出任何方面的陳述或保證。受限於相關交易文件的條款及細則(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款)，禮券會於住宅物業之買賣成交時或之後交付予買方。如有任何爭議，麗新地產代理的決定須為最終及對買方具有約束力。~~

~~Purchaser who signs PASP to purchase any residential property on or after 26 November 2023 will be offered with coupon(s) of "LAI SUN DINING" with a total face value of HK\$8,000.00 from Lai Sun Real Estate Agency Limited ("LSREAL"). The use of the aforesaid coupon(s) (including validity period, applicability to the relevant dining venues and menus, etc) is subject to the terms and conditions prescribed by the supplier. The list of dining venues awarded with MICHELIN stars award is subject to change from time to time. The Purchasers are advised to refer to the updated list of dining venues of "LAI SUN DINING" on [laisundining.com](http://laisundining.com) and the official MICHELIN Guide published by the MICHELIN Group on [guide.michelin.com](http://guide.michelin.com) or its other publications for details from time to time. The Vendor and LSREAL do not make any representation or warranty as to the list of dining venues awarded with MICHELIN stars award or the use of the aforesaid coupon(s) in any respect. Subject to the terms and conditions of the~~



~~relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the purchase price according to the respective dates stipulated in the agreement for sale and purchase), the coupon(s) will be delivered to the Purchaser on or after completion of the sale and purchase of the residential property. In case of dispute, LSREAL's decision shall be final and binding on the Purchasers.—~~

4. 12 個月管理費優惠

12 Months Management Fee Benefit

(只適用於購買 20 樓 B 單位(「該物業」)的買方)

(only applicable to the Purchaser of Unit B on 20/F (the “Property”))

買方凡於 2025 年 4 月 18 日至 2025 年 5 月 18 日(包括首尾兩天)簽署臨時買賣合約購買該物業、按正式買賣合約規定付清樓價全數及完成該物業買賣後，可享豁免繳付成交後的首 12 個月之管理費。

A Purchaser who, between 18 April 2025 and 18 May 2025 (both days inclusive), signs the preliminary agreement for sale and purchase to purchase the Property, has settled the full amount of the purchase price and completed the sale and purchase of the Property in accordance with the agreement for sale and purchase shall be entitled to enjoy exemption from payment of management fees of the Property for the first 12 months after completion.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

**Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development**

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭契及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師為買方之代表律師處理其買賣合約、按揭契及/或轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all of agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his/her own solicitors to act for him/her in respect of any of agreement for sale and purchase, mortgage and/or assignment, the Vendor and the Purchaser shall each pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

All stamp duty (including without limitation any stamp duty on, if any, nomination or sub-sale agreement and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

**Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development**

擬備、登記及完成大廈公契及管理合約(「公契」)費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件認證副本之費用、所購住宅物業的買賣合約及轉讓契之圖則費、所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用及其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (“DMC”) and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property purchased, all plan fees for plans to be annexed to agreement for sale and purchase and the assignment of the residential property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agent to act in the sale of any specified residential property in the development:

麗新地產代理有限公司

Lai Sun Real Estate Agency Limited

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目指定的互聯網網站的網址為：

The address of the website designated by the Vendor for the development is:

<http://www.balresidence.com.hk>