

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
5 February 2025	5

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
14 April 2025	5A	無 Nil
19 May 2025	5B	無 Nil
20 June 2025	5C	✓
25 August 2025	5D	✓

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	26	A	31.374(338) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	7,573,000 7,195,000 6,740,000	241,378 (22,405) 229,330 (21,287) 214,828 (19,941)	-	-	-	-	-	-	-	-	-	-
	28	A	31.374(338) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	7,706,000 7,283,000 6,782,000	245,617 (22,799) 232,135 (21,547) 216,166 (20,065)	-	-	-	-	-	-	-	-	-	-
	29	A	35.425(381) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	8,750,000 8,269,000 7,683,000	247,001 (22,966) 233,423 (21,703) 216,881 (20,165)	-	-	-	-	-	-	-	-	-	-
	23	B	32.051(345) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	7,156,000 6,349,000	223,269 (20,742) 198,091 (18,403)	-	-	-	-	-	-	-	-	-	-
	26	B	32.051(345) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	7,476,000 6,529,000	233,253 (21,670) 203,707 (18,925)	-	-	-	-	-	-	-	-	-	-

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	28	B	32.051(345) 露台 Balcony: 1.999(22); 工作平台 Utility Platform: 1.500(16)	7,437,000 6,529,000	232,036 (21,557) 203,707 (18,925)	-	-	-	-	-	-	-	-	-	-
	23	C	31.664(341) 露台 Balcony: 2.000(22); 工作平台 Utility Platform: 1.500(16)	6,915,000 6,604,000	218,387 (20,279) 208,565 (19,367)	-	-	-	-	-	-	-	-	-	-
	26	C	31.664(341) 露台 Balcony: 2.000(22); 工作平台 Utility Platform: 1.500(16)	7,156,000 6,763,000	225,998 (20,985) 213,586 (19,833)	-	-	-	-	-	-	-	-	-	-
	28	C	45.395(489) 露台 Balcony: 2.000(22); 工作平台 Utility Platform: 1.500(16)	10,563,000 9,402,000	232,691 (21,601) 207,115 (19,227)	-	-	-	-	-	-	-	-	-	-
	23	D	31.702(341) 露台 Balcony: 2.000(22); 工作平台 Utility Platform: 1.500(16)	6,867,000 6,490,000	216,611 (20,138) 204,719 (19,032)	-	-	-	-	-	-	-	-	-	-
	26	D	31.702(341) 露台 Balcony: 2.000(22); 工作平台 Utility Platform: 1.500(16)	7,058,000 6,706,000	222,636 (20,698) 211,532 (19,666)	-	-	-	-	-	-	-	-	-	-

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	23	E	31.589(340) 露台 Balcony: 2.000(22); 工作平台 Utility Platform:1.500(16)	6,982,000 6,633,000	221,026 (20,535) 209,978 (19,509)	-	-	-	-	-	-	-	-	-	-
	26	E	31.589(340) 露台 Balcony: 2.000(22); 工作平台 Utility Platform:1.500(16)	7,054,000 6,716,000	223,306 (20,747) 212,606 (19,753)	-	-	-	-	-	-	-	-	-	-
	28	E	45.444(489) 露台 Balcony: 2.000(22); 工作平台 Utility Platform:1.500(16)	10,562,000 9,401,000	232,418 (21,599) 206,870 (19,225)	-	-	-	-	-	-	-	-	-	-
	23	F	32.382(349) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	7,105,000 6,349,000	219,412 (20,358) 196,066 (18,192)	-	-	-	-	-	-	-	-	-	-
	26	F	32.382(349) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	7,258,000 6,460,000	224,137 (20,797) 199,494 (18,510)	-	-	-	-	-	-	-	-	-	-
	28	F	32.382(349) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	7,403,000 6,529,000	228,615 (21,212) 201,624 (18,708)	-	-	-	-	-	-	-	-	-	-

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	26	G	31.539(339) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	7,197,000 7,090,000 6,758,000	228,194 (21,230) 224,801 (20,914) 214,274 (19,935)	-	-	-	-	-	-	-	-	-	-
	28	G	31.539(339) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	7,402,000 7,180,000 6,796,000	234,694 (21,835) 227,655 (21,180) 215,479 (20,047)	-	-	-	-	-	-	-	-	-	-
	29	G	35.408(381) 露台 Balcony: 1.999(22); 工作平台 Utility Platform:1.500(16)	8,380,000 8,146,000 7,677,000	236,670 (21,995) 230,061 (21,381) 216,815 (20,150)	-	-	-	-	-	-	-	-	-	-

- (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 “Johnson Stokes & Master”.

(F) 120 天靈活現金優惠付款計劃
120 Days Flexible Cash Payment Plan

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 30 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 30 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 120 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 120 days after signing of the PASP.

(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.

(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
(F) 120 天靈活現金優惠付款計劃	120 Days Flexible Cash Payment Plan	14%
(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%

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. 送贈傢俱優惠 Free Furniture Offer

購買26樓A單位、B單位、C單位、D單位或F單位或28樓C單位之買方可免費獲贈以下相關列表所述之裝飾、傢俱和物件(『該傢俱』)。

The Purchaser of Flat A, Flat B, Flat C, Flat D or Flat F on 26/F or Flat C on 28/F will be provided with the decoration, furniture and chattels as set out in the following respective table hereto free of charge.

購買 Bal Residence 26 樓 A 單位之買方可免費贈該傢俱如下：

The Purchaser of Flat A on 26/F will be provided with the Furniture as below free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量
Living/Dining Room 客/飯廳					
TV Cabinet 電視櫃	1	Sofa & Cushion 梳化連咕啞	1	Rug 地毯	1
Dining Table 餐桌	1	Dining Chair 餐椅	2	Coffee Table 茶几	1
Accessories & Decorations 配件及裝飾	1	Ceiling Lamp 天花燈	2	Floor Lamp 地燈	1
Curtain 窗簾	1	Shelf 層架	1	Wall Art 掛畫	1
Bedroom 睡房					
Double Bed & Mattress with Bed Linen 雙人床連床褥及寢具	1	Bedside Table 床頭几	1	Wall Art 掛畫	1
Curtain 窗簾	1	Table Lamp 座枱燈	1	Ceiling Lamp 天花燈	1
Wardrobe 衣櫃	1				

購買 Bal Residence 26 樓 B 單位之買方可免費贈該傢俱如下：

The Purchaser of Flat B on 26/F will be provided with the Furniture as below free of charge:

描述 Description	數量	描述 Description	數量	描述 Description	數量
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Living/Dining Room 客/飯廳					
Children Climbing Wall 兒童特色牆	1	Puzzle Pegboard Wall 插珠遊戲牆	1	Single Sofa 休閒單人梳化	1
Coffee Table 茶几	1	Kids Tent 兒童帳幕	1	Curtain 窗簾	1
Truck Light 射燈	1	Ceiling Lamp 天花燈	1	Black Board Wall 黑板特色牆	1
Student Desk & Accessories 小書桌及配件	1	Kids Bed & Mattress 兒童床連床褥及寢具	1	Floor Lamp 地燈	1
Rug 地毯	2				
Bedroom 睡房					
Double Bed & Mattress with Bed Linen 雙人床連床褥及寢具	1	Curtain 窗簾	1	Bedside Table 床頭几	1
Ceiling Lamp 天花燈	1	Wardrobe 衣櫃	1		

購買 Bal Residence 26 樓 C 單位之買方可免費贈該家俱如下：

The Purchaser of Flat C on 26/F will be provided with the Furniture as below free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量
Living/Dining Room 客/飯廳					
TV Cabinet 電視櫃	1	Coffee Table 茶几	1	Rug 地毯	1
Ceiling Lamp 天花燈	1	Sofa & Cushion 梳化連咕啞	1	Dining Table 餐桌	1
Dining Chair 餐椅	2	Wall Mirror 掛牆鏡	1	Curtain 窗簾	1
Truck Light 射燈	1	Wall Art 掛畫	1		
Bedroom 睡房					
Double Bed & Mattress with Bed Linen 雙人床連床褥及寢具	1	Curtain 窗簾	1	Bedside Table 床頭几	2

Wall Art 掛畫	1	Wall-mounted TV 掛牆電視	1	Wardrobe 衣櫃	1
Coat Stand 掛衣架	1				

購買 Bal Residence 26 樓 D 單位之買方可免費贈該家俱如下：

The Purchaser of Flat D on 26/F will be provided with the Furniture as below free of charge:

描述 Description	數量	描述 Description	數量 Quantity	描述 Description	數量
Living/Dining Room 客/飯廳					
TV Cabinet 電視櫃	1	Sofa & Cushion 梳化及咕咂	1	Rug 地毯	1
Cabinet 櫃	1	Wall Art 掛畫	3	Shelf 掛架	1
Drawer 收納櫃	3	Dining Table 餐桌	1	Dining Chair 餐椅	2
Ceiling Lamp 天花燈	2	Track Light 射燈	1	Curtain 窗簾	1
Floor Lamp 地燈	1				
Balcony and Utility Platform 露台及工作平台					
Outdoor Foldable Table with Chair 戶外摺椅連椅	1				
Bedroom 睡房					
Double Bed & Mattress with Bed Linen 雙人床連床褥及寢具	1	Bedside Table 床頭几	1	Cabinet 櫃	1
Study Table 書枱	1	Bench 長櫈	1	Wall Art 掛畫	3
Pegboard Shelf 多孔插板層架	3	Ceiling Lamp 天花燈	1	Curtain 窗簾	1
Rug 地毯	2	Table Lamp 座枱燈	1		

購買 Bal Residence 26 樓 F 單位之買方可免費贈該家俱如下：

The Purchaser of Flat F on 26/F will be provided with the Furniture as below free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量
Living/Dining Room 客/飯廳					
Track Light 射燈	1	Bookshelf 書櫃	2	Style Single Sofa 造型單人梳化	1
Kids Bed & Mattress 兒童床連床褥及寢具	1	Feature wall 特色牆	1	Paint 油畫	1
Ceiling Lamp 天花燈	1	Rug 地毯	2	Curtain 窗簾	1
Bedroom 睡房					
Double Bed & Mattress with Bed Linen 雙人床連床褥及寢具	1	Bedside Table 床頭几	1	Paint 油畫	1
Cabinet 櫃	1	Table Lamp 座枱燈	1	Ceiling Lamp 天花燈	1
Rug 地毯	1	Curtain 窗簾	1		

購買 Bal Residence 28 樓 C 單位之買方可免費贈該家俱如下：

The Purchaser of Flat C on 28/F will be provided with the Furniture as below free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量
Living/Dining Room 客/飯廳					
TV Cabinet 電視櫃	1	Sofa 梳化	1	Dinner Table with Chairs 餐桌連椅子	1
Shelf 層架	2	Curtain 窗簾	1	Rug 地毯	1
Ceiling Lamp 天花燈	2	Floor Lamp 座地燈	1	Wall Light 掛牆燈	1
Coffee Tea 茶几	1	Wall Clock 掛牆鐘	1	Umbrella Stand 雨傘架	1
Outdoor Table with Chairs 戶外餐桌連椅子	1				

Bedroom 1 睡房 1					
Double Bed & Mattress with Bed Linen 雙人床連床褥及寢具	1	Shelving Unit 層架組合櫃	1	Stand 掛勾	3
Cabinet 櫃	1	Table Lamp 座枱燈	1	Ceiling Lamp 天花燈	1
Curtain 窗簾	1				
Bedroom 2 睡房 2					
Study Table with Gaming Chair 書枱連椅子	1	Pegboard 洞洞板	1	Shelf 層架	1
Bench 長凳	1				

附註: 賣方將保留一切權利, 按實際情況及需要以品質相若的傢俱代替上述所列之該傢俱。

Note: The Vendor reserves the right to substitute the Furniture as stated in the table above with furniture of comparable quality according to actual circumstances and whenever necessary.

賣方或其代表不會就該傢俱作出任何保證、保養或陳述, 更不會就其狀況、狀態、品質及性能, 及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下, 買方不得就該傢俱提出任何異議或質詢。為免疑問, 樓書內所註明有關指明住宅單位及其內裝置、裝修物料及設備之『欠妥之處的保養責任期』將不適用於該傢俱。本優惠受其他條款及條件約束。

No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the abovementioned decoration, furniture and chattels (the “Furniture”). In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the Defect Liability Warranty Period for the specified residential property and the fitting, finishes and appliance as set out in the sales brochure does not apply to the Furniture. This offer is subject to other terms and conditions.

3. 12個月管理費優惠

12 Months Management Fee Benefit

(只適用於購買 23 樓 B 單位, 23 樓 C 單位, 23 樓 D 單位或 23 樓 E 單位(各為「該物業」)的各買方)

(only applicable to each Purchaser of Unit B on 23/F, Unit C on 23/F, Unit D on 23/F or Unit E on 23/F (each a “Property”))

買方凡於 2025 年 5 月 23 日至 2025 年 7 月 31 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 23 May 2025 and 31 July 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.~~

4. 「提前成交優惠」現金回贈
“Early Completion Benefit” Cash Rebate

(只適用於選擇 (F) 120 天靈活現金優惠付款計劃之買方)

(Only applicable for a purchaser who chooses (F) 120 Days Flexible Cash Payment Plan)

- (1) 如買方於簽署臨時買賣合約的日期後 80 日內繳付樓價全數及完成買賣交易及在所有方面履行和遵守住宅物業之臨時買賣合約及買賣合約內的條款及條件（必須嚴格遵行所有時間限制），可獲賣方送出「提前成交優惠」現金回贈（金額相等於住宅物業樓價的 4%並以向上捨入方式換算至整數），惟買方須不少於擬提前成交日的 30 日前以書面通知賣方。賣方會於收到申請並證實有關資料無誤後將「提前成交優惠」現金回贈直接用於支付部份樓價餘額。

Where the Purchaser fully pays the purchase price and completes the sale and purchase of the residential property within 80 days after the date of signing of the preliminary agreement for sale and purchase and comply in all respects with the terms and conditions of the preliminary agreement for sale and purchase and the agreement for sale and purchase (in respect of which time shall be of the essence), the Purchaser shall be entitled to the "Early Completion Benefit" Cash Rebate offered by the Vendor (which shall be equal to 4% of the purchase price of the residential property and rounded up to the nearest integer), provided that the Purchaser shall give prior written notice to the Vendor at least 30 days before the proposed completion date. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the "Early Completion Benefit" Cash Rebate directly for payment of part of the balance of the purchase price.

- (2) 為免生疑問，買方須於簽署住宅物業之買賣合約後方可申請「提前成交優惠」現金回贈。

For the avoidance of doubt, the Purchaser shall only apply for the "Early Completion Benefit" Cash Rebate after signing the agreement for sale and purchase of the residential property.

- (3) 「提前成交優惠」現金回贈為買方個人專有，買方無權轉讓或轉移「提前成交優惠」現金回贈或其任何部分予任何第三方。如買方於成交前轉售所購住宅物業予第三方，賣方即時終止取消或撤回「提前成交優惠」現金回贈。

The “Early Completion Benefit” Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the “Early Completion Benefit” Cash Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the property purchased to any third party before completion, the Vendor shall forthwith cancel or revoke the “Early Completion Benefit” Cash Rebate.

- (4) 付清樓價日期以賣方代表律師收到扣除「提前成交優惠」現金回贈後的所有樓價款項的日期為準。如上述第(1)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price (after deducting the “Early Completion Benefit” Cash Rebate) is received by the Vendor's solicitors. If the last day of the period as set out in paragraph (1) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

- (5) 此優惠受其他條款及細則約束。

This benefit is subject to other terms and conditions

(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>