

銷售安排資料

Name of the Development: 發展項目名稱：	The ARLES 星凱·堤岸	
Date of the Sale: 出售日期：	Batch A 第 A 批次 From 9 February 2023 由 2023 年 2 月 9 日起	Batch B 第 B 批次 See Schedule 見附表 (Note: Please refer to “Other matters” – Batch B below) (注意：請參閱下文 「其他事項」- 第 B 批 次)
Time of the Sale: 出售時間：	On 9 February 2023 and thereafter : From 10 a.m. to 7 p.m. 2023 年 2 月 9 日及之 後： 由上午 10 時至晚上 7 時	See Schedule 見附表 (Note: Please refer to “Other matters” – Batch B below) (注意：請參閱下文 「其他事項」- 第 B 批 次)
Place where the sale will take place: 出售地點：	G/F, The Arles, 1 Au Pui Wan Street, Fo Tan, New Territories (referred to as the “ designated venue ” below) 新界火炭坳背灣街 1 號星凱·堤岸地下（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：	389 306 (Batch A) (第 A 批次) 83 (Batch B) (第 B 批次)	
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：		
<p>Batch A 第 A 批次</p> <p>The following unit(s) in Tower 1: 以下在第 1 座的單位：</p> <p>19A, 21A, 22A, 23A, 27A, 28A, 29A, 31A, 32A, 33A, 35A, 36A, 37A, 38A, 39A, 41A, 43A, 41B, 43B, 36C, 37C, 38C, 39C, 40C, 45D, 47D, 42E, 43E, 45E, 47E, 48E, 45F, 46F, 47F,</p>	<p>Batch B 第 B 批次</p> <p>The following unit(s) in Tower 1: 以下在第 1 座的單位：</p> <p>49A, 49B, 49C, 5H</p> <p>The following unit(s) in Tower 2: 以下在第 2 座的單位：</p>	

48F, 47G, 48H

The following unit(s) in Tower 2:
以下在第 2 座的單位：

33A, 35A, 37A, 39A, 40A, 41A, 42A, 43A,
45A, 46A, 47A, 48A, 31B, 32B, 33B, 35B, 37B,
38B, 39B, 40B, 41B, 42B, 43B, 45B, 46B, 47B,
48B, 6C, 7C, 9C, 10C, 11C, 15C, 17C, 18C,
19C, 20C, 21C, 22C, 23C, 27C, 28C, 29C, 30C,
31C, 32C, 33C, 35C, 35D, 37D, 38D, 39D,
40D, 41D, 42D, 43D, 45D, 46D, 47D, 37E,
38E, 39E, 6F, 7F, 8F, 9F, 10F, 11F, 12F, 15F,
18F, 20F, 21F, 26F, 27F, 29F, 30F, 31F, 32F,
33F, 35F, 21G, 22G, 26G, 27G, 29G, 30G,
31G, 32G, 33G, 35G, 37G, 38G, 39G, 40G,
41G, 42G, 43G, 45G, 46G, 47G, 48G, 9H,
10H, 11H, 19H, 20H, 21H, 22H, 23H, 26H,
27H, 28H, 29H, 30H, 31H, 32H, 33H, 35H,
37H, 39H, 40H

The following unit(s) in Tower 3:
以下在第 3 座的單位：

42A, 43A, 45A, 46A, 47A, 48A, 49A, 45B,
47B, 49B, 6C, 7C, 10C, 15C, 18C, 20C, 28C,
29C, 30C, 32C, 35C, 37C, 38C, 40C, 41C, 42C,
43C, 42D, 43D, 45D, 46D, 47D, 48D, 49D,
32E, 33E, 40E, 41E, 42E, 43E, 36F, 39F, 40F,
41F, 42F, 43F, 37G, 38G, 39G, 40G, 41G, 42G,
43G, 35H, 36H, 37H, 40H, 41H, 42H, 43H,
47J, 48J, 49J

The following unit(s) in Tower 5:
以下在第 5 座的單位：

5A, 27A, 29A, 31A, 32A, 33A, 35A, 36A, 37A,
38A, 39A, 40A, 41A, 42A, 43A, 45A, 46A,
47A, 48A, 49A, 39B, 40B, 41B, 42B, 43B, 45B,
46B, 47B, 48B, 49B, 6C, 9C, 10C, 12C, 16C,
17C, 20C, 23C, 27C, 29C, 31C, 33C, 36C, 37C,
20D, 21D, 26D, 29D, 30D, 31D, 32D, 33D,
35D, 36D, 37D, 38D, 40D, 41D, 42D, 43D,
45D, 46D, 47D, 48D, 49D, 36E, 37E, 38E,
35F, 36F, 37F, 38F, 39F, 35G, 36G, 37G, 38G,
39G, 45H, 47H, 48H, 46J, 48J, 49J

49A, 49B, 37C, 38C, 39C, 40C, 41C, 42C, 43C,
45C, 46C, 47C, 48C, 48D, 48E, 37F, 38F, 39F,
40F, 41F, 42F, 43F, 45F, 46F, 47F, 48F, 5H

The following unit(s) in Tower 3:
以下在第 3 座的單位：

50 & 51A, 50 & 51B, 5C, 45C, 46C, 47C, 48C,
49C, 50C, 51C, 51D, 50E, 51E, 51F, 5G, 5H,
45H, 46H, 47H, 48H, 49H,

The following unit(s) in Tower 5:
以下在第 5 座的單位：

50 & 51A, 50 & 51B, 5C, 7C, 8C, 11C, 15C,
19C, 21C, 22C, 26C, 28C, 30C, 32C, 35C, 38C,
39C, 40C, 41C, 42C, 43C, 45C, 46C, 47C, 48C,
49C, 51C, 51D, 50E, 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：

General provisions:

一般規定：

1. 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。
2. 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 A

第 A 批次

First come First served. The Vendor does not accept any person interested in purchasing having queued up before the Time of the Sale on the date concerned.

以先到先得形式發售。賣方不接受相關日期出售時間前在場輪候之人士。

Batch B

第 B 批次

Sale by Tender

Subject to “Other matters” below, different tender sales will be carried out on different Dates of the Sale. Please see Schedule for details. Please also see details and particulars in the tender notice. The tender notice and other relevant tender documents will be made available for collection free of charge at the designated venue during the following period:

9 February 2023 – ~~30 April 2023~~ 30 June 2023:

From 3 p.m. to 5 p.m.

以招標方式出售

受制於下文「其他事項」，於不同出售日期進行不同招標出售。詳情請參閱附表。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下列時段於指定會場免費領取：

2023年2月9日至~~2023年4月30日~~2023年6月30日：

由下午3時正至下午5時正

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：

Batch A

第 A 批次

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 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

Please refer to the tender notice and other relevant tender documents.
請參照招標公告及其他相關招標文件。

Other matters:
其他事項：

Batch A
第 A 批次

1. The sale of the specified residential properties is subject to availability. Please note that any order of priority in respect of the selection of specified residential properties, or the Vendor's admittance of any person to the designated venue or the waiting queue thereof, does not guarantee that that 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。任何揀選指明住宅物業次序或任何人士獲賣方批准進入指定會場或獲賣方接受輪候，均不保證該人士能購得任何指明住宅物業，敬希注意。
2. If (i) Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong; or (ii) where the Vendor considers that there being an event affecting the safety, order or public health in the designated venue and/or its vicinity on any day on a Date of Sale, then, for the safety of persons and the maintenance of order at the designated venue, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time and/or place of sale to such other date, time or place as the Vendor may consider appropriate. Details of the arrangement will be posted by the Vendor on the website of the Development: <www.thearles.com.hk>. The Vendor reserves the right to reject the entry of any person into the designated venue. The Vendor's decision in this regard shall be final and binding on all persons.
如在任何出售日期：(i)八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效或(ii)賣方認為發生影響指定會場及/或其附近之安全、秩序或公共衛生之事件時，為保障人身安全及維持指定會場秩序，賣方保留絕對權力改變、延後、延長或改動出售日期、時間及/或地點至賣方認為合適的日期、時間或地點。賣方會將安排的詳情於發展項目網站<www.thearles.com.hk>公布。賣方保留權利拒絕任何人士進入指定會場。賣方此方面所作的決定為最終決定，對所有人士具有約束力。
3. The Vendor reserves the right not to admit any person who fails to pass the normal body temperature check on-site or who fails to properly wear a mask to the designated venue or any part thereof. The Vendor's decision in this regard shall be final and binding.
賣方保留權利拒絕任何未能通過現場正常體溫測試或未有妥為戴上口罩之人士進入指定會場或其任何部分。賣方此方面所作的決定為最終決定並具約束力。

Batch B
第 B 批次

4. The Vendor has the absolute right to accept or reject any offer for the purchase of any specified residential property. 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(ies). The Vendor has the absolute right to withdraw from the sale of any specified residential property(ies) at any time before the acceptance of any offer. The Vendor has the absolute right to change the closing date(s) and/or time of the tender(s) from time to time by amending the Sales Arrangements.

賣方有絕對權利接受或拒絕任何認購任何指明住宅物業之要約。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。賣方有絕對權利透過修改銷售安排不時更改招標截止日期及/或時間。

5. The tender sale of a specified residential property is subject to availability. Where the Vendor has accepted the tender for a specified residential property, no tender sale of that specified residential property will be carried out on the subsequent Date(s) of the Sale. Although a specified residential property may be available for tender on a Date of the Sale, it may become unavailable during that Date of the Sale because the Vendor may accept a previous tender for that specified residential property within 5 working days after the close of such previous tender exercise. In such event, the Vendor will reject other offer(s) for that specified residential property. Persons interested in submitting tenders for the specified residential property(ies) are reminded to read the latest register of transactions so as to ascertain whether a particular specified residential property is still available for tender on a Date of the Sale. Please note also that the register of transactions of the Development may not be updated immediately after the Vendor accepts a tender.

招標出售的指明住宅物業售完即止。當賣方已接納一指明住宅物業之投標書，其後之出售日期該指明住宅物業將不再進行招標。雖然某一指明住宅物業可能在某一出售日期仍然進行招標，由於賣方可能會在先前的招標程序完結後的 5 個工作日內接納該指明住宅物業先前的投標書，使該指明住宅物業於該出售日期內變為不再可供出售。在此情況下，賣方會拒絕認購該指明住宅物業之其他要約。有意遞交指明住宅物業的投標書的人士敬請檢視成交紀錄冊，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。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。

6. If Tropical Cyclone Warning Signal No. 8 or above or Black Rainstorm Warning Signal is in effect in Hong Kong or where the Vendor considers that there being an event affecting the safety, order or public health in the designated venue and/or its vicinity at any time from the commencement time of tender to closing time of tender on a Date of the Sale, no submission of tender shall be made on that date (and any tender submitted on that date will be disregarded), and the closing date and time of the tender will automatically be extended until the same time on the next working day. The Vendor reserves the right to reject the entry of any person into the designated venue. The Vendor's decision in this regard shall be final and binding on all persons.

如在某一出售日期當日招標開始時間至招標截止時間期間的任何時間，八號或更高熱帶氣旋警告信號或黑色暴雨警告信號在香港生效或賣方認為發生影響指定會場及/或其附近之安全、秩序或公共衛生之事件時，當日將不設遞交投標書（及任何於當日所遞交之投標書均不作受理），招標截止日期及時間將自動順延至下一工作日的同一時間。賣方保留權利拒絕任何人士進入指定會場。賣方此方面所作的決定為最終決定，對所有人士具有約束力。

7. The Vendor reserves the right not to admit any person who fails to pass the normal body temperature check on-site or who fails to properly wear a mask to the designated venue or any part thereof. The Vendor's decision in this regard shall be final and binding.

賣方保留權利拒絕任何未能通過現場正常體溫測試或未有妥為戴上口罩之人士進入指定會場或其任何部分。賣方此方面所作的決定為最終決定並具約束力。

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): 5 February 2023

2023年2月5日

Date of Revision (修改日期): 28 April 2023

2023年4月28日

Schedule
附表

Tender No. 招標號碼	Date of the Sale 出售日期	Tender commencement time 招標開始時間	Tender closing time 招標截止時間
SA5-1	9/02/2023		
SA5-2	10/02/2023		
SA5-3	11/02/2023		
SA5-4	12/02/2023		
SA5-5	13/02/2023		
SA5-6	14/02/2023		
SA5-7	15/02/2023		
SA5-8	16/02/2023		
SA5-9	17/02/2023		
SA5-10	18/02/2023		
SA5-11	19/02/2023		
SA5-12	20/02/2023		
SA5-13	21/02/2023		
SA5-14	22/02/2023		
SA5-15	23/02/2023		
SA5-16	24/02/2023	3 p.m. on the relevant Date of the Sale	5 p.m. on the relevant Date of the Sale
SA5-17	25/02/2023	相關出售日期下午 3 時	相關出售日期下午 5 時
SA5-18	26/02/2023		
SA5-19	27/02/2023		
SA5-20	28/02/2023		
SA5-21	1/03/2023		
SA5-22	2/03/2023		
SA5-23	3/03/2023		
SA5-24	4/03/2023		
SA5-25	5/03/2023		
SA5-26	6/03/2023		
SA5-27	7/03/2023		
SA5-28	8/03/2023		
SA5-29	9/03/2023		
SA5-30	10/03/2023		
SA5-31	11/03/2023		
SA5-32	12/03/2023		
SA5-33	13/03/2023		
SA5-34	14/03/2023		
SA5-35	15/03/2023		
SA5-36	16/03/2023		
SA5-37	17/03/2023		
SA5-38	18/03/2023		
SA5-39	19/03/2023		
SA5-40	20/03/2023		
SA5-41	21/03/2023		
SA5-42	22/03/2023		
SA5-43	23/03/2023		
SA5-44	24/03/2023		
SA5-45	25/03/2023		
SA5-46	26/03/2023		
SA5-47	27/03/2023		

SA5-48	28/03/2023		
SA5-49	29/03/2023		
SA5-50	30/03/2023		
SA5-51	31/03/2023		
SA5-52	1/04/2023		
SA5-53	2/04/2023		
SA5-54	3/04/2023		
SA5-55	4/04/2023		
SA5-56	5/04/2023		
SA5-57	6/04/2023		
SA5-58	7/04/2023		
SA5-59	8/04/2023		
SA5-60	9/04/2023		
SA5-61	10/04/2023		
SA5-62	11/04/2023		
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SA5-65	14/04/2023		
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SA5-67	16/04/2023		
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SA5-69	18/04/2023		
SA5-70	19/04/2023		
SA5-71	20/04/2023		
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SA5-73	22/04/2023		
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SA5-75	24/04/2023		
SA5-76	25/04/2023		
SA5-77	26/04/2023		
SA5-78	27/04/2023		
SA5-79	28/04/2023		
SA5-80	02/05/2023		
SA5-81	03/05/2023		
SA5-82	04/05/2023		
SA5-83	05/05/2023		
SA5-84	06/05/2023		
SA5-85	07/05/2023		
SA5-86	08/05/2023		
SA5-87	09/05/2023		
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SA5-93	15/05/2023		
SA5-94	16/05/2023		
SA5-95	17/05/2023		
SA5-96	18/05/2023		
SA5-97	19/05/2023		
SA5-98	20/05/2023		
SA5-99	21/05/2023		
SA5-100	22/05/2023		

SA5-101	23/05/2023		
SA5-102	24/05/2023		
SA5-103	25/05/2023		
SA5-104	26/05/2023		
SA5-105	27/05/2023		
SA5-106	28/05/2023		
SA5-107	29/05/2023		
SA5-108	30/05/2023		
SA5-109	31/05/2023		
SA5-110	01/06/2023		
SA5-111	02/06/2023		
SA5-112	03/06/2023		
SA5-113	04/06/2023		
SA5-114	05/06/2023		
SA5-115	06/06/2023		
SA5-116	07/06/2023		
SA5-117	08/06/2023		
SA5-118	09/06/2023		
SA5-119	10/06/2023		
SA5-120	11/06/2023		
SA5-121	12/06/2023		
SA5-122	13/06/2023		
SA5-123	14/06/2023		
SA5-124	15/06/2023		
SA5-125	16/06/2023		
SA5-126	17/06/2023		
SA5-127	18/06/2023		
SA5-128	19/06/2023		
SA5-129	20/06/2023		
SA5-130	21/06/2023		
SA5-131	22/06/2023		
SA5-132	23/06/2023		
SA5-133	24/06/2023		
SA5-134	25/06/2023		
SA5-135	26/06/2023		
SA5-136	27/06/2023		
SA5-137	28/06/2023		
SA5-138	29/06/2023		
SA5-139	30/06/2023		