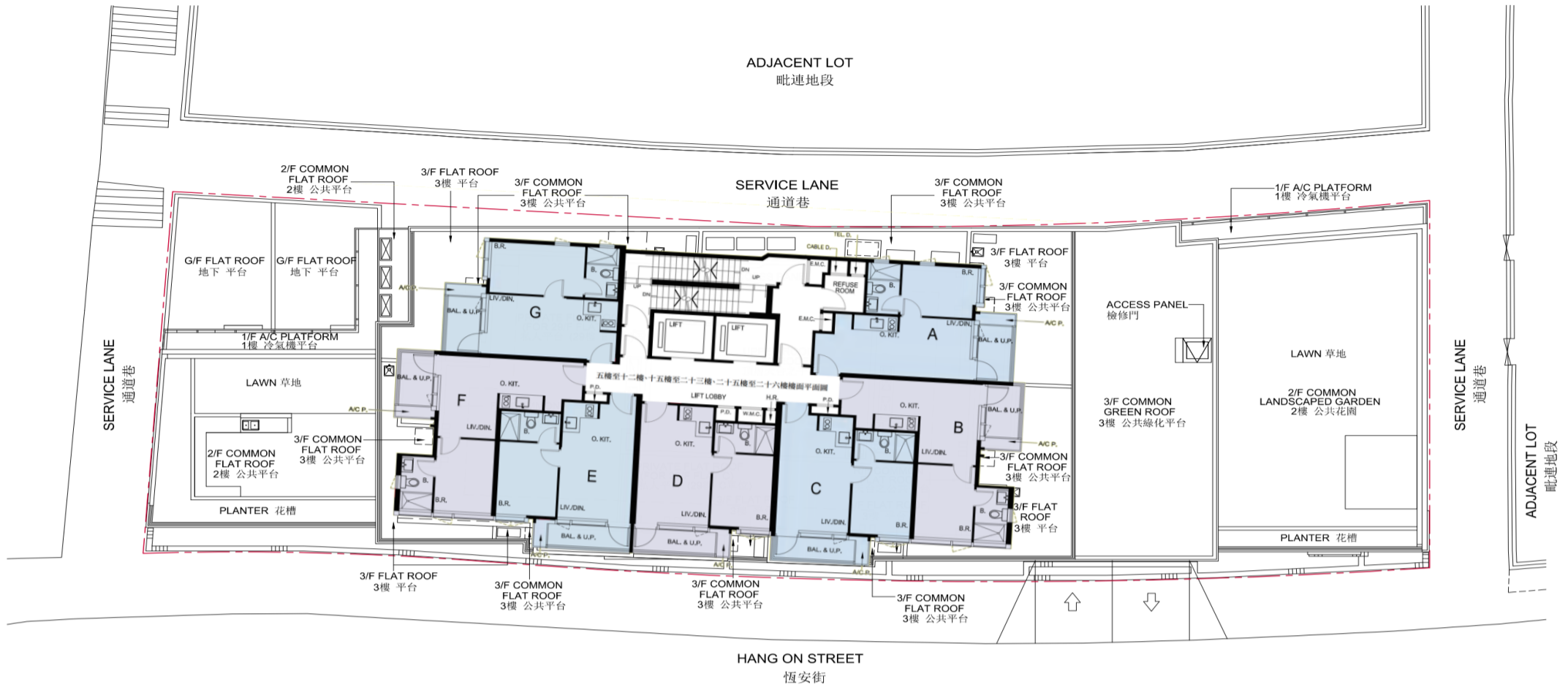
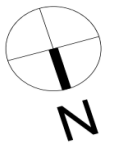


| 更新時間：2023/02/23 13:27 · 生效日期：2023/02/23 |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
|---|--|---|-------|-------------------|---|----------|-------------------|---|-------|-------------------|---|-------|-------------------|---|-------|-------------------|---|-------|-------------------|---|-------|
| 樓層                                      | A  | 1房(開廚)  |       | B                 | C   | 3房主套1儲套廁 |                   | D   | E     | 3房主套1儲套廁          |   | F     | 1房(開廚)            |   | G     |                   |   |       |                   |   |       |
|   |  | 實用  | 高層    |                   |   | 實用       | 高層                |   |       | 實用                | 高層  |       | 實用                | 高層  |       | 實用                | 高層  |       |                   |   |       |
| 29/F                                    |  | 實用 381'   | 高層 1  |                   |   | 實用 793'  | 天台 464'<br>梯屋 43' |   |       | 實用 792'           | 天台 654'<br>梯屋 41'   |       |                   | 實用 381'   | 高層 1  |                   |   |       |                   |   |       |
| 28/F                                    | A  | 1房(開廚)<br>實用 338'   | 高層 2  | B                 | 1房(開廚)<br>實用 345'   | 高層 2     | C                 | 2房主套(開廚)<br>實用 489'   | 高層 2  | E                 | 2房主套(開廚)<br>實用 489'   | 高層 2  | F                 | 1房(開廚)<br>實用 349'   | 高層 2  | G                 | 1房(開廚)<br>實用 339'   | 高層 2  |                   |   |       |
| 27/F                                    |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 26/F                                    | A  | 1房(開廚)<br>實用 338'   | 高層 19 | B                 | 1房(開廚)<br>實用 345'   | 高層 19    | C                 | 1房(開廚)<br>實用 341'   | 高層 19 | D                 | 1房(開廚)<br>實用 341'   | 高層 19 | E                 | 1房(開廚)<br>實用 340'   | 高層 19 | F                 | 1房(開廚)<br>實用 349'   | 高層 19 | G                 | 1房(開廚)<br>實用 339'   | 高層 19 |
| 25/F                                    |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 23/F                                    |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 22/F                                    | [1]<br>[B]<br>[A]                              | 8,592,000 @25,420<br>8,334,300 @24,658<br>7,582,500 @22,433 |       | [1]<br>[B]<br>[A] | 8,803,000 @25,516<br>8,539,000 @24,751<br>7,768,700 @22,518 |          | [1]<br>[B]<br>[A] | 8,517,000 @24,977<br>8,261,500 @24,227<br>7,516,300 @22,042 |       | [1]<br>[B]<br>[A] | 8,458,000 @24,804<br>8,204,300 @24,060<br>7,464,200 @21,889 |       | [1]<br>[B]<br>[A] | 8,578,000 @25,229<br>8,320,700 @24,473<br>7,570,100 @22,265 |       | [1]<br>[B]<br>[A] | 8,752,000 @25,077<br>8,489,500 @24,325<br>7,723,700 @22,131 |       | [1]<br>[B]<br>[A] | 8,544,000 @25,204<br>8,287,700 @24,447<br>7,540,100 @22,242 |       |
| 21/F                                    | [1]<br>[B]<br>[A]                              | 8,473,000 @25,068<br>8,218,900 @24,316<br>7,477,500 @22,123 |       | [1]<br>[B]<br>[A] | 8,674,000 @25,142<br>8,413,800 @24,388<br>7,654,900 @22,188 |          | [1]<br>[B]<br>[A] | 8,397,000 @24,625<br>8,145,100 @23,886<br>7,410,400 @21,731 |       | [1]<br>[B]<br>[A] | 8,339,000 @24,455<br>8,088,900 @23,721<br>7,359,200 @21,581 |       | [1]<br>[B]<br>[A] | 8,459,000 @24,879<br>8,205,300 @24,133<br>7,465,100 @21,956 |       | [1]<br>[B]<br>[A] | 8,629,000 @24,725<br>8,370,200 @23,983<br>7,615,100 @21,820 |       | [1]<br>[B]<br>[A] | 8,424,000 @24,850<br>8,171,300 @24,104<br>7,434,200 @21,930 |       |
| 20/F                                    |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 19/F                                    |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 18/F                                    |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 17/F                                    |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 16/F                                    |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 15/F                                    | [1]<br>[B]<br>[A]                              | 7,741,000 @22,902<br>7,508,800 @22,215<br>6,831,500 @20,212 |       | [1]<br>[B]<br>[A] | 7,889,000 @22,867<br>7,652,400 @22,181<br>6,962,100 @20,180 |          | [1]<br>[B]<br>[A] | 7,659,000 @22,460<br>7,429,300 @21,787<br>6,759,100 @19,821 |       | [1]<br>[B]<br>[A] | 7,600,000 @22,287<br>7,372,000 @21,619<br>6,707,000 @19,669 |       | [1]<br>[B]<br>[A] | 7,722,000 @22,712<br>7,490,400 @22,031<br>6,814,700 @20,043 |       | [1]<br>[B]<br>[A] | 7,874,000 @22,562<br>7,637,800 @21,885<br>6,948,900 @19,911 |       | [1]<br>[B]<br>[A] | 7,691,000 @22,687<br>7,460,300 @22,007<br>6,787,400 @20,022 |       |
| 12/F                                    | [1]<br>[B]<br>[A]                              | 7,622,000 @22,550<br>7,393,400 @21,874<br>6,726,500 @19,901 |       | [1]<br>[B]<br>[A] | 7,760,000 @22,493<br>7,527,200 @21,818<br>6,848,200 @19,850 |          | [1]<br>[B]<br>[A] | 7,539,000 @22,109<br>7,312,900 @21,445<br>6,653,200 @19,511 |       | [1]<br>[B]<br>[A] | 7,481,000 @21,938<br>7,256,600 @21,280<br>6,602,000 @19,361 |       | [1]<br>[B]<br>[A] | 7,603,000 @22,362<br>7,375,000 @21,691<br>6,709,700 @19,734 |       | [1]<br>[B]<br>[A] | 7,752,000 @22,212<br>7,519,500 @21,546<br>6,841,200 @19,602 |       | [1]<br>[B]<br>[A] | 7,572,000 @22,336<br>7,344,900 @21,666<br>6,682,300 @19,712 |       |
| 11/F                                    |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 10/F                                    | [1]<br>[B]<br>[A]                              | 7,385,000 @21,849<br>7,163,500 @21,194<br>6,517,300 @19,282 |       | [1]<br>[B]<br>[A] | 7,501,000 @21,742<br>7,276,000 @21,090<br>6,619,700 @19,188 |          | [1]<br>[B]<br>[A] | 7,300,000 @21,408<br>7,081,000 @20,765<br>6,442,300 @18,892 |       | [1]<br>[B]<br>[A] | 7,241,000 @21,235<br>7,023,800 @20,598<br>6,390,200 @18,740 |       | [1]<br>[B]<br>[A] | 7,364,000 @21,659<br>7,143,100 @21,009<br>6,498,800 @19,114 |       | [1]<br>[B]<br>[A] | 7,506,000 @21,507<br>7,280,900 @20,862<br>6,624,100 @18,980 |       | [1]<br>[B]<br>[A] | 7,334,000 @21,634<br>7,114,000 @20,985<br>6,472,300 @19,092 |       |
| 9/F                                     | [1]<br>[B]<br>[A]                              | 7,219,000 @21,358<br>7,002,500 @20,717<br>6,370,800 @18,849 |       | [1]<br>[B]<br>[A] | 7,295,000 @21,145<br>7,076,200 @20,511<br>6,437,900 @18,661 |          | [1]<br>[B]<br>[A] | 7,180,000 @21,056<br>6,964,600 @20,424<br>6,336,400 @18,582 |       | [1]<br>[B]<br>[A] | 7,121,000 @20,883<br>6,907,400 @20,256<br>6,284,300 @18,429 |       | [1]<br>[B]<br>[A] | 7,245,000 @21,309<br>7,027,700 @20,670<br>6,393,800 @18,805 |       | [1]<br>[B]<br>[A] | 7,384,000 @21,158<br>7,162,500 @20,523<br>6,516,400 @18,672 |       | [1]<br>[B]<br>[A] | 7,215,000 @21,283<br>6,998,600 @20,645<br>6,367,300 @18,783 |       |
| 8/F                                     |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 7/F                                     |  |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 6/F                                     | [1]<br>[B]<br>[A]                              | 6,688,000 @19,787<br>6,487,400 @19,193<br>5,902,200 @17,462 |       | [1]<br>[B]<br>[A] | 6,712,000 @19,455<br>6,510,700 @18,872<br>5,923,400 @17,169 |          | [1]<br>[B]<br>[A] | 6,828,000 @20,023<br>6,623,200 @19,423<br>6,025,800 @17,671 |       | [1]<br>[B]<br>[A] | 6,769,000 @19,850<br>6,566,000 @19,255<br>5,973,700 @17,518 |       | [1]<br>[B]<br>[A] | 6,894,000 @20,276<br>6,687,200 @19,668<br>6,084,000 @17,894 |       | [1]<br>[B]<br>[A] | 7,015,000 @20,100<br>6,804,600 @19,497<br>6,190,800 @17,739 |       | [1]<br>[B]<br>[A] | 6,865,000 @20,251<br>6,659,100 @19,643<br>6,058,400 @17,871 |       |
| 5/F                                     | [1]<br>[B]<br>[A]                              | 6,580,000 @19,467<br>6,382,600 @18,883<br>5,806,900 @17,180 |       | [1]<br>[B]<br>[A] | 6,602,000 @19,136<br>6,404,000 @18,562<br>5,826,300 @16,888 |          | [1]<br>[B]<br>[A] | 6,720,000 @19,707<br>6,518,400 @19,116<br>5,930,400 @17,391 |       | [1]<br>[B]<br>[A] | 6,662,000 @19,537<br>6,462,200 @18,951<br>5,879,300 @17,241 |       | [1]<br>[B]<br>[A] | 6,786,000 @19,959<br>6,582,500 @19,360<br>5,988,700 @17,614 |       | [1]<br>[B]<br>[A] | 6,877,000 @19,705<br>6,670,700 @19,114<br>6,069,000 @17,390 |       | [1]<br>[B]<br>[A] | 6,757,000 @19,932<br>6,554,300 @19,334<br>5,963,100 @17,590 |       |
| 3/F                                     | A  | 1房(開廚)<br>實用 300' 平台 272'                                   | 高層 1  | B                 | 1房(開廚)<br>實用 307' 平台 280'                                   | 高層 1     | C                 | 1房(開廚)<br>實用 303' 平台 44'                                    | 高層 1  | D                 | 1房(開廚)<br>實用 304' 平台 49'                                    | 高層 1  | E                 | 1房(開廚)<br>實用 302' 平台 43'                                    | 高層 1  | F                 | 1房(開廚)<br>實用 311' 平台 146'                                   | 高層 1  | G                 | 1房(開廚)<br>實用 302' 平台 255'                                   | 高層 1  |
| 2/F                                     | TRANSFER PLATE 結構轉換層                           |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| 1/F                                     | CLUB HOUSE & RECREATIONAL FACILITIES 住客會所及康樂設施 |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| G/F                                     | DAY CARE CENTRE FOR THE ELDERLY 長者日間護理中心       |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
| B/F                                     | ENTRANCE LOBBY / SHOP 入口大堂 / 商店                |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |
|   | CAR PARKING 停車場                                |   |       |                   |   |          |                   |   |       |                   |   |       |                   |   |       |                   |   |       |                   |   |       |



|  |         |
|--|---------|
|  | 即發      |
|  | 銷安/招標 1 |
|  | 銷安/招標 2 |
|  | 銷安/招標 3 |
|  | 銷安/招標 4 |
|  | 銷安/招標 5 |
|  | 未出銷安    |
|  | 未有資料    |
|  | 停售      |
|  | 已售      |



**物業簡介資料**

物業編號：XGJL\_906118015026724864  
 項目名稱：Bal Residence  
 網址：<https://www.balresidence.com/hk/>  
 物業地址：恆安街 18 號  
 區域：觀塘南部  
 單位總數：156  
 關鍵日期：2024/3/31  
 校網：小學 - 48 區  
           中學 - 觀塘區  
 可售車位：私家車 7 個  
           電單車 1 個  
 發展商：麗新發展 · 市建局  
 展銷地址：九龍油塘崇信街 6 號  
           Ocean One 地下  
 開放時間：10:00 至 19:00  
 律師行：孖士打律師行  
           Mayer Brown  
 本票金額：\$100,000

**付款計劃簡介 (招標單位除外)**

- [A] 120 天付款計劃**
- 5% 臨時買賣合約時支付
  - 5% 臨時買賣合約後 30 天內支付
  - 90% 臨時買賣合約後 120 天內支付
- 付款方式折扣**  
 (照定價 -6%)  
 從價印花稅津貼優惠  
 (照定價 -3.75%)  
 觀塘 BAL BAL 優惠  
 (照定價 -1%)  
 麗新會會員折扣  
 (照定價 -1%)  
 發展商提供備用第一按揭貸款
- [B] 建築期付款計劃**
- 5% 臨時買賣合約時支付
  - 5% 臨時買賣合約後 90 天內支付
  - 90% 發展商發出入伙通知書後 14 天內支付
- 付款方式折扣**  
 (照定價 -3%)  
 從價印花稅津貼優惠  
 (照定價 -3.75%)  
 觀塘 BAL BAL 優惠  
 (照定價 -1%)  
 麗新會會員折扣  
 (照定價 -1%)  
 發展商提供備用第一按揭貸款

**其他優惠 (招標單位除外)**

- [1] 備用第一按揭貸款簡介 (P=匯豐 P)**  
 貸款額、利率及還款期以機構最後審批為準  
 一按上限成交價 85% · 貸款期最長 30 年  
 首 36 個月 P-2% · 其後 P+1%

**價單成交分析：**

| 總計：          | 56 | 0  | 56 |
|--------------|----|----|----|
| 價單 首發日期      | 單位 | 已售 | 可售 |
| [1] 23/02/23 | 56 | 0  | 56 |

**間隔成交分析：**

| 總計：         | 156 | 0   | 156 | 56   | 0    | 56   |
|-------------|-----|-----|-----|------|------|------|
| 間隔          | 總單位 | 總出售 | 總未售 | 已出價單 | 價單已售 | 尚餘單位 |
| 1 房 (開廚)    | 150 | 0   | 150 | 56   | 0    | 56   |
| 2 房主套 (開廚)  | 4   | 0   | 4   | 0    | 0    | 0    |
| 3 房主套 1 儲套廁 | 2   | 0   | 2   | 0    | 0    | 0    |