

Name of the Phase : 期數名稱 :	Phase 1 of Ultima Development ^ 天鑄發展項目第一期 ^
Date of the Sale : 出售日期 :	From 24 July 2015 由 2015 年 7 月 24 日起
Time of Sale : 出售時間 :	<u>On 24 July 2015:</u> From 2:00 p.m. – 8:00 p.m.  <u>From 25 July 2015 and thereafter:</u> From 2:00 p.m. – 8:00 p.m. (Monday to Friday) From 12:00 noon – 8:00 p.m. (Saturday, Sunday and Public Holiday)  <u>2015 年 7 月 24 日 :</u> 由下午 2 時至晚上 8 時  <u>由 2015 年 7 月 25 日起 :</u> 由下午 2 時至晚上 8 時(星期一至五) 由中午 12 時至晚上 8 時(星期六、日及公眾假期)
Place where the sale will take place : 出售地點 :	11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (“ <b>designated venue</b> ”)  香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「 <b>指定會場</b> 」)
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 :	2
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 :	
<u>The following units in Tower 7 (Floor / Unit):</u> 以下在第 7 座的單位(樓層/單位) : 9A, 19A	
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 :	
<b><u>On 24 July 2015 (“the first date of the sale”)</u></b>	
Persons interested in purchasing any of the specified residential properties (“ <b>the registrant</b> ”) must follow the procedures below:-	
1. For the avoidance of doubt, all Registrations of Intent and registration slips previously submitted to the Vendor under any other Sales Arrangements prior to the first date of sale will <b>not</b> be applicable in this Sales Arrangement.	
2. Registration slips will be distributed at the designated venue on the first date of sale from <b>2:00 p.m. to 2:15 p.m</b> (“ <b>check-in timeslot</b> ”). A registrant (if the registrant is a corporation, then <b>all directors</b> of that corporation) must <b>personally</b> attend the designated venue and submit	
(a) only one registration slip duly completed and signed by the registrant;	
(b) one or more cashier order(s) in the total sum of HK\$1,000,000 and made payable to “ <b>WOO KWAN LEE &amp; LO</b> ” for each specified residential property that the registrant intends to purchase; and	
(c) a copy of the registrant’s H.K.I.D. Card(s)/Passport(s) and (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary	
to the designated venue on the first date of sale within the check-in timeslot. In case the designated venue shall become insufficient to accommodate all the registrants, the Vendor may for safety reason direct the registrants to attend the lobby on 3/F and/or 10/F and/or 86/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the “ <b>Additional Venues</b> ”) by making announcement at the designated venue and the Additional Venues.	

Registrant who arrives at the designated venue or (if directed by the Vendor) Additional Venues beyond the check-in timeslot shall not be eligible for participating in the selection and purchase of specified residential properties, except when the specified residential properties (if any) are offered to be sold on a first come first serve basis in accordance with paragraph 11 below.

3. The following requirements apply to the registration slips :-
- (a) Each registrant shall only submit **one (1)** registration slip, which when accepted by the Vendor, will only be valid on the first date of sale. Duplicated registration of registrant will not be accepted. Late submission will not be accepted. The registration slip is personal to the registrant and shall not be transferable.
  - (b) The registrant shall indicate on the registration slip the specified residential property(ies) that he/she/it intends to purchase provided that each registrant shall only be entitled to indicate to purchase a maximum of **two (2)** specified residential properties on the registration slip.

4. The cashier order(s) submitted in accordance with paragraph 2 above will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies).

5. After verification of the identity of the registrants, the order of priority for selection and purchase of the specified residential properties will be determined as follows :-

Order of Priority	Registrants
1 <sup>st</sup>	Registrant(s) indicating interest to purchase any <b>two (2)</b> of the specified residential properties (“ <b>1<sup>st</sup> Priority Registrants</b> ”)
2 <sup>nd</sup>	Registrant(s) indicating interest to purchase <b>only one (1)</b> of the specified residential properties (“ <b>2<sup>nd</sup> Priority Registrants</b> ”)

6. A registrant shall select and purchase the specified residential property(ies) according to his/her/its interest as indicated on the registration slip, subject to the following requirements :-

- (a) Balloting will be used to determine the order of priority for selection and purchase of the specified residential property(ies) in the following situations :-
  - (i) For the 1<sup>st</sup> priority in paragraph 5 above, there are two (2) or more 1<sup>st</sup> Priority Registrants. Each 1<sup>st</sup> Priority Registrant shall be entitled to one ballot drawing.
  - (ii) For the 2<sup>nd</sup> priority in paragraph 5 above, in respect of any specified residential property, there are two (2) or more 2<sup>nd</sup> Priority Registrants who have expressed interest in their registration slips to purchase such specified residential property, in which event balloting for such specified residential property shall take place amongst those 2<sup>nd</sup> Priority Registrants who have indicated interest in their registration slips to purchase such specified residential property. Each 2<sup>nd</sup> Priority Registrant shall be entitled to one ballot drawing.
- (b) For the avoidance of doubt, if all the specified residential properties are sold out to a 1<sup>st</sup> Priority Registrant, there will not be any specified residential property available for sale to the 2<sup>nd</sup> Priority Registrants.
- (c) For any specified residential property which no registrant has expressed interest in purchasing in his/her/its registration slip, such specified residential property will be offered to be sold on a first come first served basis to the registrants who are unable to select and purchase any specified residential property in accordance with the procedures above.

7. In case of dispute, the Vendor reserves its absolute right to allow or disallow the selection and purchase of any specified residential property(ies) by any person and to allocate any of those specified residential property(ies) to any person interested in purchasing by any method (including balloting). The Vendor shall not be responsible to the registrant(s) for any error or omission contained in the ballot results.

8. After a registrant has successfully selected the specified residential property(ies) in accordance with the above procedures, the registrant shall **personally** enter into preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant comprises individual(s) and before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential property(ies), the registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 9(a) below) as joint purchaser(s) and/or delete the registrant’s name from the preliminary agreement(s) for sale and purchase in accordance with the requirements specified under paragraph 9 below.

9. The following apply to addition of “close relative(s)” of the registrant(s) as purchaser :-
- (a) “**close relative(s)**” means spouse, parents, children, brothers and sisters of the registrant.
  - (b) If the registrant comprises individual(s) and purchases **one (1)** specified residential property: before signing the preliminary agreement for sale and purchase, such registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.
  - (c) If the registrant comprises individual(s) and purchases **two (2)** specified residential properties and the registrants requests to have **one (1) preliminary agreement for sale and purchase** for all those properties: before signing the preliminary agreement for sale and purchase, the registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.
  - (d) If the registrant comprises individual(s) and purchases **two (2)** specified residential properties and the registrants requests to have **more than one (1) preliminary agreement for sale and purchase** for those properties :-
    - (i) Before signing the preliminary agreement for sale and purchase in respect of the **first** specified residential property, the registrant may request the Vendor on spot to add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers, provided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.
    - (ii) Before signing the preliminary agreement for sale and purchase in respect of the **second** specified residential property, the registrant may request the Vendor on spot to :-
      - (1) add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as joint purchasers; or
      - (2) add the name(s) of individual(s) to sign the preliminary agreement for sale and purchase as purchaser(s), and delete the registrant’s name from the preliminary agreement for sale and purchaseprovided that the additional individual(s) must be the close relative(s) of **ALL** the individual(s) comprised in the registrant and adequate proof of such relationship must be provided to the Vendor’s satisfaction whose determination shall be final.
  - (e) All the person(s) signing the preliminary agreement for sale and purchase must sign personally as purchaser. The Vendor reserves its absolute discretion to allow or reject the registrant’s request to add and/or delete any individual(s).
10. If a registrant has not purchased any specified residential property, his/her unused cashier order(s) will be available for collection by the registrant (or his/her authorized person) at the designated venue immediately after the sale mentioned above **till 8:00 p.m. on the first date of sale and on 25 July 2015 (from 2:00 p.m. to 8:00 p.m.)**. The registrant must bring along the H.K.I.D. Card(s)/Passport(s) of the registrant (or a copy of the H.K.I.D Card(s)/Passport(s) of the registrant if unused cashier order(s) is/are collected by the authorized person) and (if applicable) copy of Business Registration Certificate of the registrant, the original receipt of the registration slip, and (if applicable) a valid authorization letter and a copy of the H.K.I.D Card/Passport of the authorized person.
11. After the completion of the balloting (if any) and selection of the specified residential properties by the eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis to any person interested in purchasing. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential properties to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.
12. The Vendor reserves the right to close the designated venue and (if applicable) the Additional Venues at any time if all the specified residential properties have been sold out.

13. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 8:00 p.m. on the first date of the sale, then, for the safety of the registrants and the maintenance of order at the designated venue and/or (if applicable) the Additional Venues, the Vendor reserves its absolute right to change the date(s) and/or time of the check-in timeslot and/or the balloting and/or the first date of the sale to such other date(s) and/or time as the Vendor may consider appropriate and/or to close the designated venue and/or (if applicable) the Additional Venues. Details of the arrangement will be posted by the Vendor on the website (www.ultima.com.hk) designated by the Vendor for the Phase.

**On 25 July 2015 and thereafter:**

14. Subject to the completion of the selecting and purchasing of the specified residential properties by eligible persons in accordance with the above procedures, the remaining specified residential properties (if any) will be sold on a first come first served basis to any person interested in purchasing the remaining specified residential properties. In case of any dispute, the Vendor reserves its absolute right to allocate any remaining specified residential properties to any person interested in purchasing by any method (including balloting). For the avoidance of doubt, there is no restriction on the number of specified residential properties that a purchaser (whether individual or corporation) may purchase on a first come first served basis.
15. The Vendor reserves the right to close the designated venue at any time if all the specified residential properties have been sold out, provided that the designated venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 10 above.
16. If the Vendor postpones the first date of the sale to such other date pursuant to paragraph 13 above, the subsequent dates of sale will be postponed accordingly.
17. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 10:00 a.m. and 8:00 p.m. on any date of sale (other than the first date of the sale), for the safety of the purchasers and the maintenance of order at the designated venue, the Vendor reserves its absolute right to close the designated venue. Details of the arrangement will be posted by the Vendor on the website (www.ultima.com.hk) designated by the Vendor for the Phase.

**2015年7月24日(下稱「出售首天」):**

有意購買任何指明住宅物業的人士(下稱「登記人」)須遵從下列程序：

1. 為免存疑，所有於出售首天之前根據其他銷售安排遞交予賣方的購樓意向登記及登記表格將不適用於本銷售安排。
2. 登記表格將於出售首天下午 2 時至下午 2 時 15 分內(下稱「報到時段」)於指定會場派發。登記人(如登記人為公司，則該公司**所有董事**)須於出售首天報到時段內**親自**到指定會場，
  - (a) 遞交一份已填妥及由登記人簽署的登記表格；
  - (b) 就登記人有意購買之每一個指明住宅物業遞交一張或多張金額合共為港幣\$1,000,000 的本票，本票抬頭人須為「**胡關李羅律師行**」；及
  - (c) 登記人的香港身份證／護照及(如適用)商業登記證書副本及已於公司註冊處登記之文件以顯示當時的董事及秘書的名單。

如指定會場不足以容納所有登記人，賣方可基於安全理由在指定會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂及／或 10 樓及／或 86 樓(以下統稱「**外加會場**」)作出公布，指示登記人前往外加會場。於報到時段以外的時間才到達指定會場或(如賣方指示)外加會場的登記人將不能參與選購指明住宅物業，按下述第 11 段以先到先得方式提供出售的指明住宅物業(如有)除外。

3. 登記表格須符合下列規定 :-
  - (a) 每名登記人只可遞交 **1 份**登記表格，如獲賣方接納，登記只在出售首天有效。重複的登記人登記將不會被接受，逾期恕不受理。登記表格只適用於登記人本人及不能轉讓。
  - (b) 登記人須於登記表格上表示其有興趣購買的指明住宅物業，但每名登記人於登記表格上表示有興趣購買的指明住宅物業的數目最多為 **2 個**。
4. 根據上述第 2 段遞交的本票將會用作支付購買指明住宅物業的部份臨時訂金。

5. 賣方核實登記人身份後，登記人將根據以下先後次序選購指明住宅物業:-

次序	登記人
1	表示有興趣購買任何 <b>2 個</b> 指明住宅物業的登記人(下稱「第 1 次序登記人」)
2	表示有興趣購買 <b>1 個</b> 指明住宅物業的登記人(下稱「第 2 次序登記人」)

6. 每位登記人將按其在登記表格上所表達的意願選購指明住宅物業，惟受制於以下規定：

- (a) 如遇以下情況，將以抽籤方式決定選購指明住宅物業的次序：
- (i) 兩個或以上第 1 次序登記人出現於上述第 5 段之第 1 次序時段。每位第 1 次序登記人只可獲分配一個籌號進行一次抽籤。
- (ii) 在上述第 5 段之第 2 次序時段，就任何一個指明住宅物業而言，兩個或以上第 2 次序登記人於其登記表格上表示有興趣購買該指明住宅物業，在此情況下，有興趣購買該指明住宅物業的第 2 次序登記人將進行抽籤以決定誰可購買該指明住宅物業。每位第 2 次序登記人只可獲分配一個籌號進行一次抽籤。
- (b) 為免存疑，如所有指明住宅物業已被第 1 次序登記人選購，將沒有任何指明住宅物業可出售予第 2 次序登記人。
- (c) 對於任何沒有登記人在登記表格上表示有興趣購買的指明住宅物業，該指明住宅物業將以先到先得方式出售予未能根據以上程序選購任何指明住宅物業的登記人。

7. 賣方保留絕對權利允許或不允許任何人選購任何指明住宅物業及以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。如抽籤結果有任何錯誤或遺漏，賣方無須向登記人承擔任何責任。

8. 登記人根據上述程序成功選擇指明住宅物業後，須就已選擇的指明住宅物業**親身**簽署臨時買賣合約。如登記人以個人名義登記，在簽署指明住宅物業的臨時買賣合約前，登記人可根據下述第 9 段的規定即時向賣方要求加入其**近親**(按下述第 9(a)段之定義)以共同簽署臨時買賣合約及／或從臨時買賣合約刪除登記人的名字。

9. 以下條款適用於增加登記人的近親作為買方：-

- (a) 「**近親**」指登記人的配偶、父母、子女、兄弟及姊妹。
- (b) 如登記人僅由個人組成及購買 **1 個**指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (c) 如登記人僅由個人組成及購買 **2 個**指明住宅物業及登記人要求以 **1 份臨時買賣合約**涵蓋所有指明住宅物業：在簽署臨時買賣合約前，登記人可即時要求賣方增加簽署臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (d) 如登記人僅由個人組成及購買 **2 個**指明住宅物業及登記人要求就該些指明住宅物業簽署**多於 1 份臨時買賣合約**：
- (i) 在簽署**第 1 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方增加簽署該臨時買賣合約的人數，惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。
- (ii) 在簽署**第 2 個**指明住宅物業的臨時買賣合約前，登記人可即時要求賣方：
- (1) 增加簽署該臨時買賣合約的人數；或
- (2) 增加簽署該臨時買賣合約的人數，及從臨時買賣合約刪除登記人的名字

惟新加入之買家必須為組成登記人的**所有**個人的近親，並須提供令賣方滿意的充分證明以證明該近親關係。賣方的決定為最終決定。

(e) 所有人須以買家身份親身簽署臨時買賣合約。賣方保留其絕對酌情權允許或拒絕登記人增加及／或刪除任何人的名字的要求。

10. 如登記人並無購入任何指明住宅物業，登記人(或其獲授權人士)可於上述提及的程序完結後直至**出售首天的晚上 8 時**及於 **2015 年 7 月 25 日(下午 2 時至晚上 8 時)**內於指定會場辦理取回未使用的本票。登記人須攜同登記人香港身份證/護照正本(如以獲授權人士取回未使用的本票，則須攜同登記人香港身份證/護照副本)及(如適用)登記人之商業登記證書副本、登記表格收據正本、及(如適用)有效的授權書及獲授權人士之香港身份證/護照副本。
11. 當抽籤(如有)及合資格人士根據上述程序選購指明住宅物業完畢後，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。
12. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉指定會場及(如適用)外加會場。
13. 如在出售首天上午 10 時至晚上 8 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障登記人的安全及維持指定會場及／或(如適用)外加會場的秩序，賣方保留絕對權力更改報到時段的日期及／或時間、抽籤的日期及／或時間及／或出售首天至賣方認為合適的其他日期及／或時間及／或關閉指定會場及／或(如適用)外加會場。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址([www.ultima.com.hk](http://www.ultima.com.hk))公布。

**2015 年 7 月 25 日起：**

14. 在根據上述程序完成合資格人士選購指明住宅物業的前提下，餘下的指明住宅物業(如有)將以先到先得形式向任何有意購買的人士發售。如有任何爭議，賣方保留絕對權力以任何方式(包括抽籤)分配任何指明住宅物業予任何有意購買的人士。為免疑問，賣方並沒有限制買方(不論個人或公司)以先到先得形式購買的指明住宅物業的數目。
15. 賣方保留權利在所有指明住宅物業已售出的情況下於任何時間關閉指定會場，惟指定會場會於上述第 10 段指明的時間開放以供辦理取回未使用的本票。
16. 如賣方根據上述第 13 段延遲出售首天至其他日期，其後的出售日期將會順延。
17. 如在任何出售日期(除出售首天)的上午 10 時至晚上 8 時的任何時間內天文台發出八號或更高風球信號或黑色暴雨警告，為保障買方的安全及維持指定會場的秩序，賣方保留絕對權力關閉指定會場。賣方會將安排的詳情於賣方為期數指定的互聯網網站的網址([www.ultima.com.hk](http://www.ultima.com.hk))公布。

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

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下列地點可供公眾免費領取：

From 11:00 a.m. to 8:00 p.m. (daily)

11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

After 8:00 p.m. to 11:00 a.m. of the next day (daily)

3/F Lobby, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong

由上午 11 時至晚上 8 時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 11 樓

由晚上 8 時後至翌日上午 11 時(每日)

香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂

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^ Remarks: Towers 6, 7 and 8 and Houses 1 to 8 (with House 4 omitted) of the residential development in the Phase are called "Ultima"

^ 備註： 期數中住宅發展項目的第六、七及八座及第一至八號獨立屋(不設四號獨立屋)稱為「天鑄」。