

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.1
銷售安排第 1 號

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 17 June 2015 由 2015 年 6 月 17 日起
Time of Sale : 出售時間 :	<u>On 17 June 2015:</u> From 10:00 a.m. – 8:00 p.m. <u>From 18 June 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 6 月 17 日 :</u> 由上午 10 時至晚上 8 時 <u>由 2015 年 6 月 18 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 (“ designated venue ”) 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「 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 :	38
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 6 (Floor / Unit):</u> 以下在第 6 座的單位(樓層/單位) : 5C, 6A, 6C, 7A, 7C, 11A*, 11C*, 12A, 12C, 20A*	
<u>The following units in Tower 7 (Floor / Unit):</u> 以下在第 7 座的單位(樓層/單位) : 5D, 6C*, 6D, 7C*, 7D*, 10C, 10D, 11C, 11D*, 12C, 12D*, 17C, 17D, 18C, 18D, 19C, 19D, 21C, 21D, 22C, 22D, 26C, 26D	
<u>The following units in Tower 8 (Floor / Unit):</u> 以下在第 8 座的單位(樓層/單位) : 6B*, 7B*, 11B*, 12B*, 20B	
* Sale of these units are suspended 此單位暫不提供出售	
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 :	
<u>On 17 June 2015 (“the first date of the sale”)</u>	
<u>Section (I) - Abstract</u>	
1. The sale of the specified residential properties will be divided into the following 2 sessions (namely Session A and Session B). Any person interested in purchasing any of the specified residential properties (the “ registrant ”) may participate in both Session A and Session B (save in the circumstances provided in paragraph 7 below), or only in Session B.	

<i>Session</i>	<i>Specified residential properties that will be offered to be sold in that Session</i>	<i>Criteria for selecting specified residential properties in that Session</i>
A	Up to ten (10) specified residential properties, however, if the number of registrants completing the procedures to participate in Session A in accordance with paragraph 4 exceed seven (7), then the Vendor shall have the right to offer up to eighteen (18) specified residential properties in Session A.	Two (2) specified residential properties in the following combination:- EITHER (i) any Unit C in Tower 7 together with any Unit D in Tower 7; OR (ii) any Unit A in Tower 6 together with any other Unit.
B	After the completion of Session A, all remaining specified residential properties which are still available for sale.	(i) For each registrant comprising individual(s) only, a maximum of two (2) specified residential properties; (ii) For each registrant comprising corporation, two (2) specified residential properties, provided that, no matter in situation (i) or (ii) above, if a registrant intends to purchase Unit B in Tower 8, such registrant must also purchase a property in Unit A in Tower 6.

Section (II) - Submission of Registration of Intent

Balloting will be used to determine the order of priority in selecting the specified residential properties. Registrants must follow the procedures below:-

2. A registrant must **personally** submit the following:-

- (a) only one Registration of Intent duly completed and signed by the registrant;
- (b) the Registration of Intent shall be accompanied with cashier order(s) each in the sum of HK\$500,000 and made payable to “**WOO KWAN LEE & LO**”. The number of cashier order(s) shall be equal to the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent:-
 - (i) if the registrant is an individual(s), up to a maximum of two (2) specified residential properties; and
 - (ii) if the registrant is a corporation, two (2) specified residential properties.
- (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 after the relevant price list(s) of the specified residential properties are made available till 16 June 2015 (both dates inclusive) during office hours (from 2:00 p.m. to 8:00 p.m. on each day, except for 16 June 2015 the office hours will be from 11:00 a.m. to 2:00 p.m.). The closing time for submission of Registration of Intent will be 2:00 p.m. on 16 June 2015. Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph 2, the registrant will be given a receipt of Registration of Intent (the “**Receipt**”).

Section (III) - Procedures for Session A

3. Registrants interested in participating in Session A in the manner prescribed in the Abstract in Section (I) above must follow the procedures specified in Sections (I), (II), (III) and (V). If in the end the registrant has not purchased any specified residential property in Session A, that registrant is still eligible to participate in Session B to select and purchase the remaining specified residential properties which are still available for sale.
4. Registrant interested in participating in Session A (or his/her/its authorized person) must attend the designated venue after this Sales Arrangement is made available till 16 June 2015 (both dates inclusive) during office hours (from 2:00 p.m. to 8:00 p.m. on each day, except for 16 June 2015 the office hours will be from 11:00 a.m. to 2:00 p.m.) to complete the following procedures:-
 - (a) register to participate in Session A; and
 - (b) (applicable to registrant who has already submitted a Registration of Intent) since a registrant participating in Session A must purchase 2 specified residential properties, if the registrant indicated in his Registration of Intent that he/she/it only intends to purchase one (1) specified residential property, the registrant shall submit one (1) additional cashier order in the sum of HK\$500,000 and made payable to “**WOO KWAN LEE & LO**”, and the

number of specified residential property the registrant intends to purchase as indicated in his Registration of Intent shall be deemed to have amended to 2. For the avoidance of doubt, if in the end that registrant has not purchased any specified residential property in Session A, that registrant may select and purchase 2 specified residential properties which are still available for sale in Session B.

Registrants may complete the above procedures at the same time when submitting Registration of Intent or after submission of Registration of Intent, but the closing time for completing the procedures will be 2:00 p.m. on 16 June 2015. Late registration will not be accepted. Registrant who has completed the above procedures will be given a receipt (the “**Acknowledgement**”) acknowledging that he/she/it is eligible to participate in Session A. All registrants who have completed the procedures to participate in Session A are referred to as “**Session A Registrants**”.

5. Balloting for Session A will take place in batches:-

(a) First round balloting (for dividing all Session A Registrants into one or more group(s))

- (i) The first round balloting for Session A will take place at or after 4:00 p.m. on 16 June 2015 at the designated venue for the purposes of dividing the Session A Registrants into one or more group(s). The Vendor reserves the right at any time, for the purposes of maintaining order at the designated venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the first round balloting. Any changes to the time and date of the first round balloting will be posted at the designated venue and at the lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. Session A Registrants will not be notified separately of such changes.
- (ii) The results of the first round balloting, including “registration number”, “division of group”, “check-in timeslot for each group” will be posted by the Vendor at the designated venue and at the lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong after completion of the first round balloting. Session A Registrants will not be separately notified of the ballot results.

(b) Second round balloting (for determining the order of priority of Session A Registrants in selecting and purchasing the specified residential properties in Session A)

- (i) The second round balloting for the group(s) of the Session A Registrants will take place on the first date of sale in batches at the designated venue at the beginning of the relevant “check-in timeslot for each group” as posted by the Vendor pursuant to paragraph 5(a)(ii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the designated venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the second round balloting. Any changes to the time and date of the second round balloting will be posted at the designated venue. Session A Registrants will not be notified separately of such changes.
- (ii) Before the second round balloting for each group takes place, the Session A Registrants in that group shall be further divided into two sub-groups: the first sub-group consists of Session A Registrants comprising individual(s) only; and the second sub-group consists of the remaining Session A Registrants. **Session A Registrants in the first sub-group will have priority over Session A Registrants in the second sub-group in the selection of the specified residential properties.** The Vendor shall carry out the second round balloting for the first sub-group and the second sub-group in that group respectively.
- (iii) For the purpose of verification of identity, the Session A Registrants (if the Session A Registrant is a corporation, then **all directors** of that corporation) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary, the original Receipt and the original Acknowledgement and **personally** attend the designated venue according to “check-in timeslot for each group” posted by the Vendor. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the second round balloting, make use of 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 “**Additional Venues**”) to accommodate some of the Session A Registrants by making announcement and/or posting notice(s) at the designated venue and the Additional Venues. Session A Registrants who arrive at the designated venue or (if directed by the Vendor) the Additional Venues beyond their “check-in timeslot for each group” shall not be eligible to participate in Session A.
- (iv) For the purpose of the second round balloting, each Registration of Intent shall be allotted one lot. The results of the second round balloting, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the designated venue. Session A Registrants will not be

separately notified of the ballot results.

6. Immediately after the second round balloting, Session A Registrants shall proceed to select and purchase the specified residential properties in accordance with the rules below:
- (a) Session A Registrants (if the Session A Registrant is a corporation, then **all of its directors**) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority according to the “ballot result sequence” and in an orderly manner and within reasonable time. Session A Registrants shall select and purchase the specified residential properties in compliance with the criteria set out in Section (I) above, otherwise:-
 - (i) such Session A Registrant’s order of priority shall lapse automatically and he/she/they will no longer be eligible to participate in this Session A; and
 - (ii) such Session A Registrant may only participate in Session B according to the procedures as set out in Section (IV) below.
 - (b) After a Session A Registrant has successfully selected two (2) specified residential properties in accordance with the criteria set out in Section (I) above, he/she/it shall **personally** enter into preliminary agreement(s) for sale and purchase of the selected specified residential properties. If the Purchaser is a corporation, all the selected specified residential properties must be covered under the same preliminary agreement for sale and purchase. Before entering into the preliminary agreement(s) for sale and purchase in respect of the selected specified residential properties, a Session A Registrant may request the Vendor on spot to add his/her close relative(s) as joint purchasers and/or delete the Session A Registrant’s name from the preliminary agreement(s) for sale and purchase in accordance with the requirements specified under paragraph 14 below.
7. If a Session A Registrant has successfully purchased two specified residential properties in Session A in accordance with the criteria set out in Section (I) above, his/her/its order of priority in Session B shall lapse automatically and he/she/it will **not** be entitled to participate in Session B.

Section (IV) - Procedures for Session B

8. Registrants interested in purchasing any of the specified residential properties in Session B in the manner prescribed in Section (I) above must follow the procedures specified in Sections (I), (II), (IV) and (V).
9. Balloting for Session B will take place in batches:-
- (a) First round balloting (for dividing all registrants into one or more group(s))
 - (i) The first round balloting will take place at or after 4:15 p.m. on 16 June 2015 at the designated venue for the purposes of dividing the registrants into one or more group(s). All valid Registrations of Intent submitted before the closing time for submission as stated under Section (II) above will be included automatically in the balloting. The Vendor reserves the right at any time, for the purposes of maintaining order at the designated venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the first round balloting. Any changes to the time and date of the first round balloting will be posted at the designated venue and at the lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. Registrants will not be notified separately of such changes.
 - (ii) The results of the first round balloting, including “registration number”, “division of group”, “check-in timeslot for each group” will be posted by the Vendor at the designated venue and at the lobby on 3/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong after completion of the first round balloting. Registrants will not be separately notified of the ballot results.
 - (b) Second round balloting (for determining the order of priority of registrants in selecting and purchasing specified residential properties in Session B)
 - (i) The second round balloting for the group(s) of registrants will take place on the first date of sale in batches at the designated venue at the beginning of the relevant “check-in timeslot for each group” as posted by the Vendor pursuant to paragraph 9(a)(ii) above. The Vendor reserves the right at any time, for the purposes of maintaining order at the designated venue and/or facilitating smooth sale of the specified residential properties, to adjust the time and date of the second round balloting. Any changes to the time and date of the second round balloting will be posted at the designated venue. Registrants will not be notified

separately of such changes.

- (ii) Before the second round balloting for each group takes place, the registrants in that group shall be further divided into two sub-groups: the first sub-group consists of registrants comprising individual(s) only; and the second sub-group consists of the remaining registrants. **Registrants in the first sub-group will have priority over registrants in the second sub-group in the selection of the specified residential properties.** The Vendor shall carry out the second round balloting for the first sub-group and the second sub-group in that group respectively.
- (iii) For the purpose of verification of identity, the registrants (if the registrant is a corporation, then **all directors** of that corporation) must bring along his/her/their original H.K.I.D. Card(s)/Passport(s), (if applicable) copy of Business Registration Certificate and documents filed with the Companies Registry showing the current list of director(s) and secretary and the original Receipt and **personally** attend the designated venue according to “check-in timeslot for each group” posted by the Vendor. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the second round balloting, make use of the Additional Venues to accommodate some of the registrants by making announcement and/or posting notice(s) at the designated venue and the Additional Venues. Registrants who arrive at the designated venue or (if directed by the Vendor) the Additional Venues beyond their “check-in timeslot for each group” shall not be eligible to participate in Session B.
- (iv) For the purpose of the second round balloting, every Registration of Intent shall be allotted such number of lot(s) which equals the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent. Once a lot allocated to a Registration of Intent has been successfully drawn, all other lot(s) (if any) relating to the same Registration of Intent shall be cancelled and treated as null and void in the same balloting. The number of specified residential property(ies) that the registrant of a successfully drawn Registration of Intent is entitled to purchase shall not exceed the number of specified residential property(ies) which such registrant intends to purchase as indicated in the Registration of Intent. The results of the second round balloting, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the designated venue. Registrants will not be separately notified of the ballot results.

10. After the second round balloting, the selection and purchase of the specified residential properties in Session B shall only commence **after** Session A has been completed. The Vendor may postpone the time for selection and purchase of the specified residential properties in Session B pending completion of Session A. Registrants shall proceed to select the specified residential properties in accordance with the rules below:-

- (a) Registrants (if the registrant is a corporation, then **all of its directors**) shall **personally** select the specified residential properties which are still available at the time of selection in the order of priority according to the “ballot result sequence” and in an orderly manner and within reasonable time. Registrants shall select and purchase the specified residential properties in compliance with the criteria set out in Section (I) above.
- (b) If a registrant has successfully selected the specified residential property(ies) in accordance with the criteria set out in Section (I) above, the registrant shall **personally** enter into preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the Purchaser is a corporation, all the selected specified residential properties must be covered under the same preliminary agreement for sale and purchase. 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 joint purchaser(s) and/or delete the registrant’s name from the preliminary agreement(s) for sale and purchase in accordance with the requirements under paragraph 14 below.

Section (V) - General Provisions (applicable to both Session A and Session B)

11. The following apply to registration:-

- (a) Each individual or corporation (whether alone or jointly with others) shall only be registered under one valid Registration of Intent. Duplicated registration in a Session will not be accepted.
- (b) The Registration of Intent is personal to the registrant and shall not be transferable.
- (c) The order of submission of the Registration of Intent and the order of completion of the procedures to participate in Session A will not have any impact on the order of priority for selecting the specified residential properties in Session A and Session B.

- (d) (For corporate registrant) If after the submission of Registration of Intent, there is any change in the composition of the board of directors of the corporation, then the relevant Registration of Intent shall become invalid immediately and the registrant **shall not be eligible to participate in any Session.**
- (e) In case of dispute, the Vendor reserves its right to determine whether a Session A Registrant is eligible to participate in Session A, whether a registrant is eligible to participate in Session B and whether a Registration of Intent is valid and should be included in balloting.
- (f) For the avoidance of doubt, if a registrant has already submitted a Registration of Intent in accordance with Section (II) above, it is not necessary to make any further indication to the Vendor before a registrant is entitled to participate in Session B.

12. Arrangement on cashier order(s):-

- (a) The cashier order(s) submitted in accordance with paragraph 2(b) above or (if applicable) paragraph 4(b) above will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). The registrants (including the Session A Registrants) must also, on the first date of sale, in respect of **each** specified residential property that he/she/it purchases, prepare a cashier order in the sum of HK\$500,000 and made payable to “**WOO KWAN LEE & LO**” as further part payment of the preliminary deposit for the purchase of the specified residential property. The balance of the preliminary deposit for the purchase of the specified residential property(ies) may be paid by personal cheque(s) upon signing of the preliminary agreement for sale and purchase.
- (b) If a registrant has not purchased any specified residential property or the number of specified residential property(ies) being purchased is less than the number of specified residential property(ies) which the registrant intends to purchase as indicated in the Registration of Intent, the **unused cashier order(s)** will be available for collection by the registrant (or his/her/their authorized person) at the designated venue from **18 June 2015 to 19 June 2015** (both dates inclusive) during office hours (from **2:00 p.m. to 8:00 p.m.** on each day). The registrant must bring along his/her/their H.K.I.D. Card(s)/Passport(s) (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 authorized person), (if applicable) copy of Business Registration Certificate, the original Receipt and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

13. The Vendor shall not be responsible to the registrants (including the Session A Registrants) for any error or omission contained in the ballot results.

14. 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, a 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, a 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 purchase

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.

- (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).

15. After the completion of the balloting 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 save and except that if a purchaser intends to purchase Unit B in Tower 8, such purchaser must also purchase a property in Unit A in Tower 6.
16. 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 (except all Units B of Tower 8) have been sold out.
17. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time between the hours of 8:00 a.m. and 8:00 p.m. on any date on which the Registration of Intent may be submitted, on any date on which the procedures to participate in Session A may be processed, the date on which the first round balloting for Session A and/or Session B will take place and/or 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 (including the closing date and/or time) for submission of Registration of Intent and/or for completing the procedures to participate in Session A, the first round balloting for Session A and/or Session B and/or second round balloting for Session A and/or Session B 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. Registrants will not be notified separately of the arrangement.

On 18 June 2015 and thereafter:

18. 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 ~~save and except that if a purchaser intends to purchase Unit B in Tower 8, such purchaser must also purchase a property in Unit A in Tower 6.~~
19. The Vendor reserves the right to close the designated venue at any time if all the specified residential properties (~~except all Units B of Tower 8~~) 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 12(b) above.
20. If the Vendor postpones the first date of the sale to such other date pursuant to paragraph 17 above, the subsequent dates of sale will be postponed accordingly.
21. 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6月17日(下稱「出售首天」):

第(I)部分 - 摘要

1. 指明住宅物業將會分以下兩節出售(即第 A 節及第 B 節)，有意購買任何指明住宅物業的人士(下稱「登記人」)可同時參與第 A 節及第 B 節(以下第 7 段訂明的情況除外)或只參與第 B 節。

節	將在該節提供出售的指明住宅物業	揀選指明住宅物業的準則
A	最多 10 個 指明住宅物業，但如果根據以下第 4 段完成參與第 A 節的手續的登記人人數超過 7 ，賣方有權在第 A 節提供最多 18 個 指明住宅物業。	2 個指明住宅物業，惟須符合以下組合： (i) 任何第 7 座 C 單位 連同 任何第 7 座 D 單位； 或 (ii) 任何第 6 座 A 單位 連同 任何其他單位。
B	在第 A 節完結後，所有剩餘仍可供出售的指明住宅物業。	(i) 如登記人僅由個人組成，最多 2 個 指明住宅物業； (ii) 如登記人由公司組成， 2 個 指明住宅物業，惟不論在上述第(i)或(ii)的情況下，如登記人希望選購第 8 座 B 單位，該登記人亦必須同時選購第 6 座 A 單位。

第(II)部分 - 遞交購樓意向登記

以抽籤方式決定選擇指明住宅物業的次序。登記人須遵從下列程序：

2. 登記人須從指明住宅物業的相關價單提供的日期起至 2015 年 6 月 16 日(包括首尾兩日)於辦公時間內(即每日下午 2 時至晚上 8 時，2015 年 6 月 16 日除外，當日之辦公時間為上午 11 時至下午 2 時)**親身**到指定會場遞交：
- (a) 一份已填妥及登記人簽署的購樓意向登記；
 - (b) 購樓意向登記須附有本票，每張本票金額為港幣\$500,000 及抬頭人須為「**胡關李羅律師行**」。本票的數目需與登記人於購樓意向登記內填寫的意欲購買的指明住宅物業數目相同：
 - (i) 如登記人為個人，最多 2 個指明住宅物業；及
 - (ii) 如登記人為公司，2 個指明住宅物業。
 - (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。

遞交購樓意向登記截止時間為 2015 年 6 月 16 日下午 2 時。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本第 2 段的程序後將會獲得一張購樓意向登記的收據(下稱「**收據**」)。

第(III)部分 - 第 A 節的程序

3. 有意根據上述第(I)部分摘要訂明的方式參與第 A 節的登記人須遵從本銷售安排第(I)、(II)、(III)及(V)部分的指定程序。如登記人最終沒有於第 A 節購買任何指明住宅物業，該登記人仍然有資格參與第 B 節選購剩餘仍可供出售的指明住宅物業。
4. 有意參與第 A 節的登記人(或其授權人)須從本銷售安排提供之日起至 2015 年 6 月 16 日(包括首尾兩日)於辦公時間內(即每日下午 2 時至晚上 8 時，2015 年 6 月 16 日除外，當日之辦公時間為上午 11 時至下午 2 時)到指定會場辦理以下手續：
- (a) 登記參與第 A 節；及
 - (b) (適用於已遞交購樓意向的登記人)由於參與第 A 節的登記人必須購買 2 個指明住宅物業，如登記人在其購樓意向登記內只表明意欲購買 1 個指明住宅物業，登記人須額外遞交一張金額為港幣\$500,000 的本票及抬頭人須為「**胡關李羅律師行**」，其購樓意向登記內填寫的意欲購樓指明住宅數目亦視作已修改為 2 個。為免疑問，如該登記人最終沒有在第 A 節購買任何指明住宅物業，該登記人在參與第 B 節時可選購 2 個仍可供出售的指明住宅物業。

登記人可於遞交購樓意向登記之同時或之後辦理以上手續，但辦理手續的截止時間為 2015 年 6 月 16 日下午 2 時，逾期登記恕不受理。登記人在完成手續後將會獲得一張確認書(下稱「**確認書**」)以確認該登記人有資格參與第 A 節。所有已完成參與第 A 節的手續的登記人以下稱為「**第 A 節登記人**」。

5. 第 A 節的抽籤將分階段進行：

(a) 第一輪抽籤將所有第 A 節登記人分為一個或多個組別

- (i) 第一輪抽籤程序將於 2015 年 6 月 16 日下午 4 時或之後於指定會場進行，以將第 A 節登記人分為一個或多個組別。為了維持指定會場秩序及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整第一輪抽籤程序的時間和日期。任何第一輪抽籤程序的時間和日期的修改會張貼於指定會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓的大堂。第 A 節登記人將不獲另行通知該等修改。
- (ii) 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於指定會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓的大堂。第 A 節登記人將不獲另行通知抽籤結果。

(b) 第二輪抽籤決定第 A 節登記人於第 A 節選購指明住宅物業的優先次序

- (i) 已被分組的第 A 節登記人的第二輪抽籤程序將於出售首天於賣方根據上述第 5(a)(ii)段公布之相關「每組別報到時段」開始時於指定會場分階段進行。為了維持指定會場秩序及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整第二輪抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於指定會場。第 A 節登記人將不獲另行通知該等修改。
- (ii) 在每個組別的第二輪抽籤進行之前，該組別中的第 A 節登記人將再被分成兩個小組：第一小組是僅由個人組成的第 A 節登記人；及第二小組是餘下的第 A 節登記人。**第一小組的第 A 節登記人將會優先於第二小組的第 A 節登記人揀選指明住宅物業。**賣方將會分別為該組別中的第一小組及第二小組進行第二輪抽籤。
- (iii) 為讓賣方核實登記人身份，第 A 節登記人(如第 A 節登記人為公司，則該公司的**所有董事**)須按賣方公布的「每組別報到時段」**親身**攜同其香港身份證／護照正本、(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、收據正本及確認書正本到達指定會場。賣方可基於流程、效率、方便、安全及／或其他便利第二輪抽籤程序的原因使用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**」)以容納部份第 A 節登記人，並於指定會場及外加會場作出公布及／或貼出告示。於其「每組別報到時段」以外的時間才到達指定會場或(如賣方指示)外加會場的第 A 節登記人將不享有參與第 A 節的資格。
- (iv) 為第二輪抽籤的目的，每一份購樓意向登記可獲分配 1 個籌。賣方會將第二輪抽籤結果，包括「登記號碼」及「抽籤結果順序」於指定會場公布及／或貼出告示。第 A 節登記人將不獲另行通知抽籤結果。

6. 第二輪抽籤完結後，第 A 節登記人須根據以下規則選購指明住宅物業：

- (a) 第 A 節登記人(如登記人為公司，則該公司**所有董事**)須根據「抽籤結果順序」有秩序地及於合理時間內**親身**揀選於當時仍可供揀選的指明住宅物業。第 A 節登記人須遵守上述第(I)部分的摘要列出的準則選購指明住宅物業，否則：
 - (i) 該第 A 節登記人的優先次序將自動失效，亦不再享有參與第 A 節的資格。
 - (ii) 該第 A 節登記人只可根據下述第(IV)部分指定的程序參與第 B 節。
- (b) 第 A 節登記人根據上述第(I)部分列出的準則成功選擇 2 個指明住宅物業後，須就已選擇的指明住宅物業**親身**簽署臨時買賣合約。如買方為公司，所有已選擇的指明住宅物業須被同一份臨時買賣合約涵蓋。在簽署指明住宅物業的臨時買賣合約前，第 A 節登記人可根據下述第 14 段的規定即時向賣方要求加入其近親以共同簽署臨時買賣合約及／或從臨時買賣合約刪除第 A 節登記人的名字。

7. 如第 A 節登記人已根據上述第(I)部分列出的準則成功選擇 2 個指明住宅物業，該第 A 節登記人於第 B 節的優先次序將自動失效，亦不再享有參與第 B 節的資格。

第(IV)部分 - 第 B 節的程序

8. 有意根據上述第(I)部分摘要訂明的方式參與第 B 節的登記人須遵從本銷售安排第(I)、(II)、(IV)及(V)部分指定的程序。

9. 第 B 節的抽籤將分階段進行：

(a) 第一輪抽籤(將所有登記人分為一個或多個組別)

- (i) 第一輪抽籤程序將於 2015 年 6 月 16 日下午 4 時 15 分或之後於指定會場進行，以將登記人分為一個或多個組別。所有於上述第(II)部分所述的截止時間前遞交的有效的購樓意向登記會被自動納入是次抽籤。為了維持指定會場秩序及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整第一輪抽籤程序的時間和日期。任何第一輪抽籤程序的時間和日期的修改會張貼於指定會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓的大堂。登記人將不獲另行通知該等修改。

- (ii) 第一輪抽籤完成之後，賣方會將第一輪抽籤結果，包括「登記號碼」、「分組結果」及「每組別報到時段」張貼於指定會場及香港九龍柯士甸道西 1 號環球貿易廣場 3 樓的大堂。登記人將不獲另行通知抽籤結果。

(b) 第二輪抽籤(決定登記人於第 B 節選購指明住宅物業的優先次序)

- (i) 已被分組的登記人的第二輪抽籤程序將於出售首天於賣方根據上述第 9(a)(ii)段公布之相關「每組別報到時段」開始時於指定會場分階段進行。為了維持指定會場秩序及／或流暢地銷售指明住宅物業的目的，賣方保留權利在任何時間調整第二輪抽籤程序的時間和日期。任何抽籤程序的時間和日期的修改會張貼於指定會場。登記人將不獲另行通知該等修改。

- (ii) 在每個組別的第二輪抽籤進行之前，該組別中的登記人將再被分成兩個小組：第一小組是僅由個人組成的登記人；及第二小組是餘下的登記人。**第一小組的登記人將會優先於第二小組的登記人揀選指明住宅物業。**賣方將會分別為該組別中的第一小組及第二小組進行第二輪抽籤。

- (iii) 為讓賣方核實登記人身份，登記人(如登記人為公司，則該公司的**所有董事**)須按賣方公布的「每組別報到時段」**親身**攜同其香港身份證／護照正本及(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及收據正本，到達指定會場。賣方可基於流程、效率、方便、安全及／或其他便利第二輪抽籤程序的原因使用外加會場以容納部份登記人，並於指定會場及外加會場作出公布及／或貼出告示。於其「每組別報到時段」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享有參與第 B 節的資格。

- (iv) 為第二輪抽籤的目的，每一份購樓意向登記可獲分配的籌的數目，相等於登記人於該購樓意向登記內填寫的意欲購買的指明住宅物業數目。當一個籌獲抽中，其相關購樓意向登記的其他籌(如有)於同一次抽籤程序將會取消及作廢。獲中籤的每份購樓意向登記的登記人只可認購不多於購樓意向登記內所填寫的意欲購買的指明住宅物業數目。賣方會將第二輪抽籤結果，包括「登記號碼」及「抽籤結果順序」於指定會場公布及／或貼出告示。登記人將不獲另行通知抽籤結果。

10. 第二輪抽籤完結後，第 B 節的揀選指明住宅物業的時間會於第 A 節完結**之後**才開始。如第 A 節尚未完結，賣方可延遲第 B 節的揀選指明住宅物業的開始時間。登記人須根據以下規則選購指明住宅物業：

- (a) 登記人(如登記人為公司，則該公司**所有董事**)須根據「抽籤結果順序」有秩序地及於合理時間內**親身**揀選於當時仍可供揀選的指明住宅物業。登記人須遵守上述第(I)部分的摘要列出的準則選購指明住宅物業。

- (b) 登記人根據上述第(I)部分列出的準則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。如買方為公司，所有已選擇的指明住宅物業須被同一份臨時買賣合約涵蓋。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 14 段的規定即時向賣方要求加入其近親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。

第(V)部分 - 一般程序(適用於第 A 節及第 B 節)

11. 以下條款適用於登記：

- (a) 每一個人或每一間公司(不論單獨或與他方聯名)只可登記於一份有效的購樓意向登記。在一節中重複的登記將不會被接受。
- (b) 購樓意向登記只適用於登記人本人及不能轉讓。
- (c) 遞交購樓意向登記的次序及辦理參與第 A 節的手續的次序不會影響於第 A 節及第 B 節揀選指明住宅物業的優先次序。
- (d) (如登記人為公司)如果在遞交購樓意向登記後，公司有任何董事會成員的變更，其相關的購樓意向登記將立即變成無效，登記人將不享有參與任何節的資格。
- (e) 如有爭議，賣方保留權利決定第 A 節登記人是否有資格參與第 A 節、登記人是否有資格參與第 B 節及購樓意向登記是否有效及是否應被納入抽籤。
- (f) 為免疑問，如登記人已根據上述第(II)部分遞交購樓意向登記，該登記人即有權參與第 B 節而毋須向賣方再作進一步通知。

12. 關於本票的安排：

- (a) 根據上述第 2(b)段或(如適用)上述第 4(b)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。須於出售首天，登記人(包括第 A 節登記人)亦須就每個其購買的指明住宅物業，準備一張金額為港幣\$500,000 及抬頭人須為「**胡關李羅律師行**」的本票用作支付購買指明住宅物業的進一步部份臨時訂金。購買指明住宅物業的臨時訂金的餘額可於簽署臨時買賣合約時以支票支付。
- (b) 如登記人並無購入任何指明住宅物業或其購入之指明住宅物業數目未達其於購樓意向登記內所填寫意欲購買之數目，可於 **2015 年 6 月 18 日至 2015 年 6 月 19 日**(包括首尾兩日)辦公時間內(即每日下午 **2 時至晚上 8 時**)親臨指定會場辦理取回未使用的本票。登記人必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)、(如適用)商業登記證書副本、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。

13. 如抽籤結果有任何錯誤或遺漏，賣方毋須向登記人(包括第 A 節登記人)承擔任何責任。

14. 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。

15. 當抽籤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，但若買方希望選購第 8 座 B 單位，該買方亦必須同時選購第 6 座 A 單位。
16. 賣方保留權利在所有指明住宅物業(所有第 8 座 B 單位除外)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。
17. 如在可遞交購樓意向登記的任何一天、辦理參與第 A 節手續的任何一天、第 A 節及／或第 B 節的第一輪抽籤程序將會進行的日期及／或出售首天上午 8 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遞交購樓意向登記及／或辦理參與第 A 節手續的日期及／或時間(包括截止日期及／或時間)、第 A 節及／或第 B 節的第一輪抽籤及／或第二輪抽籤的日期及／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)公布。登記人將不獲另行通知。

2015 年 6 月 18 日起：

18. 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，~~但若買方希望選購第 8 座 B 單位，該買方亦必須同時選購第 6 座 A 單位。~~
19. 賣方保留權利在所有指明住宅物業(所有第 8 座 B 單位除外)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 12(b)段指明的時間開放以供辦理取回未使用的本票。
20. 如賣方根據上述第 17 段延遲出售首天至其他日期，其後的出售日期將會順延。
21. 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)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」。