

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.29B
銷售安排第 29B 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 31 May 2017 由 2017 年 5 月 31 日起
Time of the Sale : 出售時間 :	<u>On 31 May 2017:</u> From 7:00 p.m. – 10:00 p.m. <u>From 1 June 2017 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>2017 年 5 月 31 日 :</u> 由晚上 7 時至晚上 10 時 <u>由 2017 年 6 月 1 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 (“ ICC Venue ”) 香港九龍柯士甸道西 1 號環球貿易廣場 11 樓(下稱「 ICC 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 :	43 17
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): 以下在第 6 座的單位(樓層/單位) :</u> 10A, 16A, 8C*, 11C, 7D, 10D, 11D, 15D, 21D <u>The following units in Tower 7 (Floor / Unit): 以下在第 7 座的單位(樓層/單位) :</u> 7B, 10B, 15B, 6C*, 9C, 27&28C (Duplex) (複式), 8D, 11D * 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 31 May 2017 (“the first date of the sale”)</u> <u>Section (I) - Abstract</u> 1. Any person interested in purchasing any of the specified residential properties (the “ registrant ”) must follow the procedures specified in Sections (I), (II), (III) and (IV). <u>Section (II) - Submission of Registration of Intent</u> 2. Balloting will be used to determine the order of priority in selecting the specified residential properties. Registrants must follow the procedures below.

3. 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\$1,000,000 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. A registrant may only indicate to purchase a maximum of two (2) specified residential properties in the Registration of Intent;
 - (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 ICC Venue after the relevant price list(s) of the specified residential properties are made available till 31 May 2017 (both dates inclusive) during office hours (from 11:00 a.m. to 6:00 p.m. daily). The closing time for submission of Registration of Intent will be 6:00 p.m. on 31 May 2017. Late submission or submission outside the office hours will not be accepted. Upon completion of the procedures stated in this paragraph, the registrant will be given a receipt of Registration of Intent.

Section (III) - Procedures for balloting and selection and purchase of specified residential properties

4. 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 of Registration of Intent and **personally** attend the ICC Venue during 7:00 p.m. and 7:30 p.m. (“**the check-in timeslot**”) on the first date of sale. The Vendor may, for the purpose of logistics, efficiency, convenience, safety and/or other reasons to facilitate the balloting, make use of the lobby on 3/F and/or 10/F and/or 21/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the “**Additional Venues**”) to accommodate some of the registrants by making announcement and/or posting notice(s) at the ICC Venue and the Additional Venues. Registrants who arrive at the ICC Venue or (if directed by the Vendor) the Additional Venues beyond the check-in timeslot shall not be eligible to participate in the balloting.
5. A registrant who leaves the ICC Venue and/or (if applicable) the Additional Venues while his/her/their/its group is in sessions for selecting and purchasing specified residential properties may be disqualified for participating in the selection and purchase of specified residential properties and his/her/their/its order of priority shall lapse immediately.
6. The selection and purchase of the specified residential properties by the registrants will be proceeded in 2 parts, namely Part 1 and Part 2, one after one:-
- (a) Part 1
 - (i) After verification of the identity of the registrants, a registrant who on spot indicates to the Vendor that he/she/it intends to purchase **at least two (2) but not more than four (4)** specified residential properties will be eligible to participate in Part 1. Registrants shall use their original receipts of Registration of Intent to register with the Vendor for participating in Part 1.
 - (ii) The order of priority of the registrants for selection and purchase of the specified residential properties in Part 1 will be determined according to the balloting.
 - (iii) The Vendor reserves the right at any time, for the purposes of maintaining order at the ICC Venue and (if applicable) the Additional Venues and/or facilitating smooth sale of the specified residential properties, to adjust the time of the balloting.
 - (iv) Each registrant shall be entitled to only one ballot drawing.
 - (v) The ballot result, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the ICC Venue and (if applicable) 10/F and/or 21/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. Registrants will not be separately notified of the ballot results.

- (vi) A registrant (if the registrant is a corporation, then **all of its directors**) shall **personally** select only the specified residential properties set out below and 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 and in compliance with the criteria set out below:-

Criteria for selecting and purchasing specified residential properties in Part 1

A registrant (whether comprising individual(s) or corporation) must purchase **at least two (2) but not more than four (4)** specified residential properties.

Otherwise,

- (1) such registrant’s order of priority shall lapse automatically and he/she/it will no longer be eligible to participate in Part 1; and
- (2) such registrant may still participate in Part 2.
- (vii) If the number of specified residential properties selected by a registrant exceeds the number of specified residential properties which he/she/it intends to purchase as indicated in the Registrant of Intent, the registrant shall provide to the Vendor additional cashier order(s) which shall be equal to the number of additional specified residential property(ies), otherwise his/her/its order of priority in Part 1 shall lapse automatically and he/she/it will no longer be entitled to participate in Part 1. Each cashier order shall be in the sum of HK\$1,000,000 and made payable to “**WOO KWAN LEE & LO**”.
- (viii) If a registrant has not purchased any specified residential property in Part 1, the registrant shall still be entitled to participate in Part 2.
- (ix) If a registrant has successfully purchased specified residential properties in Part 1 in accordance with sub-paragraph (vi) above, his/her/its order of priority in Part 2 shall lapse automatically and he/she/it will **not** be entitled to participate in Part 2.

(b) **Part 2:**

- (i) Registrant who has not participated in Part 1 and registrant who has not purchased any specified residential property in Part 1 will be eligible to participate in Part 2.
- (ii) After the end of Part 1, the Vendor shall conduct the balloting for the registrants in Part 2.
- (iii) Each registrant shall be entitled to only one ballot drawing.
- (iv) The ballot result, including “registration number” and “ballot result sequence” will be announced and/or posted by the Vendor at the ICC Venue and (if applicable) 10/F and/or 21/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. Registrants will not be separately notified of the ballot results.
- (v) 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 **not more than two (2)** specified residential properties.
- (vi) If the number of specified residential properties selected by a registrant exceeds the number of specified residential properties which he/she/it intends to purchase as indicated in the Registrant of Intent, the registrant shall provide to the Vendor additional cashier order(s) which shall be equal to the number of additional specified residential property(ies). Each cashier order shall be in the sum of HK\$1,000,000 and made payable to “**WOO KWAN LEE & LO**”.

(c) Rules applicable to both Part 1 and Part 2:

After a registrant has successfully selected specified residential property(ies), he/she/it shall **personally** enter into preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant 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), a registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 10(a) below) as joint purchasers and/or delete the registrant's name from the preliminary agreement(s) for sale and purchase in accordance with the requirements specified under paragraph 10 below.

Section (IV) - General Provisions

7. 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 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 will not have any impact on the order of priority for selecting the specified residential properties.
- (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 registrant is eligible to participate in any balloting and whether a Registration of Intent is valid and should be included in any balloting.

8. Arrangement on cashier order(s):-

- (a) The cashier order(s) submitted will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). 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 ICC Venue on **1 June 2017 and 2 June 2017 during office hours (from 11:00 a.m. to 6:00 p.m.)**. 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(s) of Registration of Intent and (if applicable) a valid authorization letter and a copy of the H.K.I.D. Card/Passport of the authorized person.

9. The Vendor shall not be responsible to the registrants for any error or omission contained in the ballot results.

10. 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) or more** 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) or more** 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 **subsequent** specified residential property(ies), a registrant may request the Vendor on spot to:-
- (1) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as joint purchasers; or
- (2) add the name(s) of individual(s) to sign the preliminary agreement(s) for sale and purchase as purchaser(s), and delete the registrant's name from the preliminary agreement(s) 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).

11. 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 (whether individual or corporation) 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 and there is no restriction on choosing payment plan (R3) "70% AVD & BSD Flexible Payment Plan" under the relevant price list(s) for the Phase for the selected specified residential property(ies).
12. The Vendor reserves the right to close the ICC 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 9:00 a.m. and 6:00 p.m. on any date on which the Registration of Intent may be submitted and/or at any time between the hours 5:00 p.m. and 10:00 p.m. on the first date of the sale, then, for the safety of the registrants and the maintenance of order at the ICC 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 the balloting and/or check-in timeslot 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 ICC 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/p1) designated by the Vendor for the Phase. Registrants will not be notified separately of the arrangement.

On 1 June 2017 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 (whether individual or corporation) 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 and there is no restriction on choosing payment plan (R3) "70% AVD & BSD Flexible Payment Plan" under the relevant price list(s) for the Phase for the selected specified residential property(ies).

15. The Vendor reserves the right to close the ICC Venue at any time if all the specified residential properties have been sold out, provided that the ICC Venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 8(b) 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 ICC Venue, the Vendor reserves its absolute right to close the ICC Venue. Details of the arrangement will be posted by the Vendor on the website (www.ultima.com.hk/p1) designated by the Vendor for the Phase.

2017年5月31日(下稱「出售首天」):

第(I)部分 - 摘要

1. 有意購買任何指明住宅物業的人士(下稱「登記人」)須遵從本銷售安排第(I)、(II)、(III)及(IV)部分的指定程序。

第(II)部分 - 遞交購樓意向登記

2. 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。
3. 登記人須從指明住宅物業的相關價單提供的日期起至 2017 年 5 月 31 日(包括首尾兩日)於辦公時間內(即每日上午 11 時至下午 6 時)親身到 ICC 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\$1,000,000 及抬頭人須為「胡關李羅律師行」。本票的數目須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。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的數目最多為兩個；
 - (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 2017 年 5 月 31 日下午 6 時。逾期遞交或在辦公時間以外遞交的恕不受理。登記人在完成本段的程序後將會獲得一張購樓意向登記的收據。

第(III)部分 - 抽籤及選購指明住宅物業的程序

4. 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**)須於出售首天晚上 7 時至晚上 7 時 30 分內(「**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及購樓意向登記的收據正本到達 ICC 會場。賣方可基於流程、效率、方便、安全及／或其他便利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 21 樓(以下統稱「**外加會場**」)以容納部份登記人，並於 ICC 會場及外加會場作出公布及／或貼出告示。於報到時段以外的時間才到達 ICC 會場或(如賣方指示)外加會場的登記人將不享有參與抽籤的資格。
5. 在其組別進行揀選指明住宅物業之時離開 ICC 會場及/或(如適用)外加會場之登記人可被取消參與選購指明住宅物業及其優先次序將立即失效。

6. 登記人選購指明住宅物業的程序將分為 2 部份(即第 1 部份及第 2 部份)一個接著一個進行：

(a) 第 1 部份：

- (i) 賣方核實登記人身份後，如登記人即場向賣方通知其意欲購買**最少 2 個但不多於 4 個**指明住宅物業，該登記人將享有參與第 1 部份的資格。登記人須使用其購樓意向登記的收據正本向賣方登記參與第 1 部份。
- (ii) 登記人於第 1 部份揀選指明住宅物業的優先次序將以抽籤方式決定。
- (iii) 為了維持 ICC 會場及(如適用)外加會場秩序及/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抽籤程序的時間。
- (iv) 每位登記人只可獲分配一個籌號進行一次抽籤。
- (v) 賣方會將抽籤結果，包括「登記號碼」及「抽籤結果順序」於 ICC 會場及(如適用)香港九龍柯士甸道西 1 號環球貿易廣場 10 樓及/或 21 樓公布及/或張貼。登記人將不獲另行通知抽籤結果。
- (vi) 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及遵守以下列出的準則**親身**揀選於當時仍可供揀選的以下列出的指明住宅物業：

在第 1 部份選購指明住宅物業的準則

登記人(不論由個人或公司組成)必須購買 最少 2 個但不多於 4 個 指明住宅物業
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否則，

- (1) 該登記人的優先次序將自動失效，亦不再享有參與第 1 部份的資格；及
- (2) 該登記人仍可參與第 2 部份。
- (vii) 如登記人揀選的指明住宅物業數目多於其購樓意向登記內表明意欲購買的指明住宅物業數目，登記人須向賣方提供額外的本票，本票數目須與額外的指明住宅物業的數目相同，否則該登記人的優先次序將自動失效，亦不再享有參與第 1 部份的資格。每張本票金額為港幣\$1,000,000 及抬頭人須為「**胡關李羅律師行**」。
- (viii) 如登記人沒有在第 1 部份購入任何指明住宅物業，該登記人仍可參與第 2 部份。
- (ix) 如登記人已成功於第 1 部份按照以上第(vi)分段購買指明住宅物業，該登記人於第 2 部份的優先次序將自動失效，亦**不再**享有參與第 2 部份的資格。

(b) 第 2 部份：

- (i) 沒有參與第 1 部份的登記人及沒有於第 1 部份購入任何指明住宅物業的登記人將享有參與第 2 部份的資格。
- (ii) 第 1 部份完結後，賣方將為第 2 部份中的登記人進行抽籤。
- (iii) 每位登記人只可獲分配一個籌號進行一次抽籤。
- (iv) 賣方會將抽籤結果，包括「登記號碼」及「抽籤結果順序」於 ICC 會場及(如適用)香港九龍柯士甸道西 1 號環球貿易廣場 10 樓及/或 21 樓公布及/或張貼。登記人將不獲另行通知抽籤結果。
- (v) 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。登記人須選購不多於 2 個指明住宅物業。

(vi) 如登記人揀選的指明住宅物業數目多於其購樓意向登記內表明意欲購買的指明住宅物業數目，登記人須向賣方提供額外的本票，本票數目須與額外的指明住宅物業的數目相同。每張本票金額為港幣\$1,000,000 及抬頭人須為「胡關李羅律師行」。

(c) 適用於第 1 部份及第 2 部份的規則：

登記人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 10 段的規定即時向賣方要求加入其近親(按下述第 10(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。

第(IV)部分 - 一般程序

7. 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。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不會影響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，賣方保留權利決定登記人是否有資格參與任何抽籤及購樓意向登記是否有效及是否應被納入任何抽籤。

8. 關於本票的安排：

- (a) 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。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 2017 年 6 月 1 日及 2017 年 6 月 2 日辦公時間內(即上午 11 時至下午 6 時)親臨 ICC 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、購樓意向登記的收據正本及(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。

9. 如抽籤結果有任何錯誤或遺漏，賣方毋須向登記人承擔任何責任。

10. 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 個或以上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個或以上** 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 **其後的** 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。

11. 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(不論個人或公司)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，亦沒有限制買方為其已揀選的指明住宅物業選擇期數的相關價單中的「(R3) 70% AVD & BSD 靈活付款計劃」。
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 ICC 會場及(如適用)外加會場。
13. 如在可遞交購樓意向登記的任何一天上午 9 時至下午 6 時／或出售首天下午 5 時至晚上 10 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 ICC 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的日期及／或時間(包括截止日期及／或時間) 及／或抽籤的日期及／或時間及／或報到時段，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 ICC 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/p1)公布。登記人將不獲另行通知。

2017 年 6 月 1 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(不論個人或公司)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，亦沒有限制買方為其已揀選的指明住宅物業選擇期數的相關價單中的「(R3) 70% AVD & BSD 靈活付款計劃」。
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 ICC 會場，惟 ICC 會場會於上述第 8(b)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 ICC 會場的秩序，賣方保留絕對權力關閉 ICC 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/p1)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

Other Matters:
其他事項：

During the period between 19 May 2017 and 31 May 2017 (both days inclusive) (10:00 a.m. to 6:00 p.m. daily), registrants may view the specified residential property(ies) which he/she/it intends to purchase (the residential properties that are made available for viewing are collectively referred to as "**Properties for Viewing**"). Registrants are reminded that **the Properties for Viewing will not be made available for viewing during the time of sale on the first date of sale**. In order to maintain order at the ICC Venue and (if applicable) the Additional Venues and ensure the smoothness of the selection and purchase procedures, after a registrant has selected a specified residential property, the registrant will be required to proceed with the signing of Preliminary Agreement for Sale and Purchase of that specified residential property, and that specified residential property will not be held for the registrant's viewing of any of the Properties for Viewing prior to the signing of the Preliminary Agreement for Sale and Purchase. All registrants are therefore advised to make prior arrangements to view the Properties for Viewing. To view the Properties for Viewing, the registrant must be present and holding a valid receipt for the Registration of Intent, who may be accompanied with such number of relatives, friends and estate agents as may be allowed by the Vendor. The Vendor reserves its rights to adjust the above arrangement without prior notice. For details of the viewing arrangements, please refer to the "Arrangements for Viewing of Specified Residential Property(ies) or Comparable Property(ies)" applicable for this Sales Arrangements issued by the Vendor (as may be amended by the Vendor from time to time).

由 2017 年 5 月 19 日至 2017 年 5 月 31 日期間(包括首尾兩日) (每日上午 10 時至下午 6 時)，登記人可參觀其意欲購買的指明住宅物業(在出售首天之前可供參觀的住宅物業統稱為「**供參觀物業**」)。登記人請注意，**供參觀物業於出售首天的出售時間內將不會開放供參觀**。為維持 ICC 會場及(如適用)外加會場的秩序及確保選購住宅物業的程序順暢，登記人揀選指明住宅物業後即進入簽署該指明住宅物業的臨時買賣合約的程序，賣方不會為登記人保留該指明住宅物業以待其於簽署臨時買賣合約之前參觀任何供參觀物業。故特此建議所有登記人事先安排參觀供參觀物業。登記人本人須憑有效的購樓意向登記收據方可參觀供參觀物業，登記人可帶同賣方所準許數目之親友及地產經紀進場參觀。賣方保留最終決定權更改上述安排而不作通知。有關參觀供參觀物業的安排的詳情，敬請參閱賣方發出的適用於本銷售安排的「參觀指明住宅物業或相若住宅物業的安排」(經賣方不時修改)。

Date of Issue

~~26 May 2017~~ ~~27 May 2017~~ 14 July 2017

Revision:

~~2017 年 5 月 26 日~~ ~~2017 年 5 月 27 日~~ 2017 年 7 月 14 日

發出修改日期：

^ 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」。