

Information on Sales Arrangements
銷售安排資料

Sales Arrangements No.2
銷售安排第 2 號

Name of the Phase : 期數名稱 :	Phase 2 of Ultima Development ^ 天鑄發展項目第二期 ^
Date of the Sale : 出售日期 :	From 26 March 2016 由 2016 年 3 月 26 日起
Time of Sale : 出售時間 :	<u>On 26 March 2016:</u> From 12:00 noon – 8:00 p.m. <u>From 27 March 2016 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>2016 年 3 月 26 日 :</u> 由中午 12 時至晚上 8 時 <u>由 2016 年 3 月 27 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 :	15
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 2 (Floor / Unit):</u> 以下在第 2 座的單位(樓層/單位) : 6B, 8A, 8B, 9C, 9D, 11B, 17A, 17B, 17C, 17D, 20B, 21C, 21D	
<u>The following units in Tower 3 (Floor / Unit):</u> 以下在第 3 座的單位(樓層/單位) : 5C, 5D	
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 26 March 2016 ("the first date of the sale")</u>	
Balloting will be used to determine the order of priority in selecting the specified residential properties.	
1. Only the following persons (the " Eligible Persons ") are entitled to participate in the balloting and selection and purchase of specified residential properties in accordance with paragraphs 2 to 10 of this Sales Arrangements :-	
(a) a person who has submitted a Registration of Intent (the " Registration of Intent ") and cashier order(s) in accordance with paragraph 2 of Sales Arrangements No.1 of the Phase (" Sales Arrangements No.1 "); and	
(b) who has not purchased any specified residential property pursuant to Sales Arrangements No.1 or the number of specified residential property(ies) being purchased pursuant to Sales Arrangements No.1 is less than the number of specified residential property(ies) which such person intends to purchase as indicated in the Registration of Intent.	
2. Eligible Persons interested in purchasing any of the specified residential properties under this Sales Arrangements (the " registrants ") must follow the procedures below.	

3. 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(s) of the Registration of Intent and **personally** attend the designated venue during 12:00 noon and 12:30 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 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 designated venue and the Additional Venues. Registrants who arrive at the designated venue or (if directed by the Vendor) the Additional Venues beyond the check-in timeslot shall not be eligible to participate in the balloting.
4. The order of priority for selection of the specified residential properties will be determined according to the balloting which will take place at or after 12:30 p.m. on the first date of sale at the designated venue. Before the balloting takes place, the registrants 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 balloting for the first sub-group and the second sub-group respectively.
5. The Registration of Intent submitted by a registrant in accordance with Sales Arrangements No.1 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, less the number of specified residential property(ies) which the registrant has already purchased pursuant to Sales Arrangements No.1 (if any). 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 is equal to the number of specified residential property(ies) which such registrant intends to purchase as indicated in the Registration of Intent, less the number of specified residential property(ies) which the registrant has already purchased under Sales Arrangements No.1 (if any), provided that a corporate registrant must purchase two (2) specified residential properties.
6. 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 balloting. Any changes to the time and date of the balloting will be posted at the designated venue. Registrants will not be notified separately of such changes. The ballot result, including "registration number" and "ballot result sequence", will be announced at the designated venue and 10/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. In the event that the designated venue and 10/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong shall become insufficient to accommodate all the registrants and some registrants are directed by the Vendor to attend the lobby on 3/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong, the ballot result will also be announced at the lobby on 3/F of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong. Registrants will not be separately notified of the ballot results.
7. The Vendor shall not be responsible to the registrants 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 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), a registrant may request the Vendor on spot to add his/her **close relative(s)** (as defined in paragraph 9(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 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 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).

10. Arrangement on cashier order(s):-

(a) The unused cashier order(s) submitted under Sales Arrangements No.1 will be used as part payment of the preliminary deposit for the purchase of the specified residential property(ies). The 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 is entitled to purchase, the **unused cashier order(s)** will be available for collection by the registrant (or his/her/their authorized person) at the designated venue from **26 March 2016 (from 4:00 p.m. to 7:00 p.m.) and 27 March 2016 (from 1:00 p.m. to 7:00 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 the 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.

11. After the completion of the selection 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. In case of any dispute, the Vendor reserves its absolute right to allocate any specified residential property 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/p2) designated by the Vendor for the Phase.

On 27 March 2016 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(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 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/p2) designated by the Vendor for the Phase.

2016年3月26日(下稱「出售首天」):

以抽籤方式決定選擇指明住宅物業的次序。

1. 只有以下人士(下稱「**合資格人士**」)可根據本銷售安排第 2 段至第 10 段參與抽籤程序及選購指明住宅物業：-
 - (a) 該人士已根據期數的銷售安排第 1 號(下稱「**銷售安排第 1 號**」)第 2 段遞交一份購樓意向登記(下稱「**購樓意向登記**」)及本票；及
 - (b) 該人士並無依據銷售安排第 1 號購入任何指明住宅物業或其依據銷售安排第 1 號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。
2. 有意購買本銷售安排下的任何指明住宅物業的合資格人士(下稱「**登記人**」)須遵從下列程序。
3. 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**)須於出售首天中午 12 時至下午 12 時 30 分內(下稱「**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購樓意向登記的收據正本，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(以下統稱「**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「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抽籤的資格。
4. 登記人揀選指明住宅物業的優先次序將以抽籤方式決定。抽籤程序將於出售首天下午 12 時 30 分或之後於指定會場進行。在抽籤進行之前，登記人將再被分成兩個小組：第一小組包括僅由個人組成的登記人；及第二小組包括餘下的登記人。**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**。賣方將會分別為第一小組及第二小組進行抽籤。
5. 登記人根據銷售安排第 1 號遞交的購樓意向登記可獲分配的籌的數目，相等於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，減去登記人已依據銷售安排第 1 號購入的指明住宅物業的數目(如有)。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，減去登記人已依據銷售安排第 1 號購入的指明住宅物業的數目(如有)，惟如登記人由公司組成，登記人必須購買 2 個指明住宅物業。

6. 為了維持指定會場秩序及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和日期。任何抽籤程序的時間和日期的修改會於指定會場公布。登記人將不獲另行通知該等修改。賣方會將抽籤結果，包括「登記號碼」及「抽籤結果順序」，於指定會場及香港九龍柯士甸道西 1 號環球貿易廣場 10 樓公布。如指定會場及香港九龍柯士甸道西 1 號環球貿易廣場 10 樓不足以容納所有登記人而賣方指示部份登記人前往香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂，賣方亦會將抽籤結果於香港九龍柯士甸道西 1 號環球貿易廣場 3 樓大堂公布。登記人將不獲另行通知抽籤結果。
7. 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 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. 關於本票的安排：
- (a) 根據銷售安排第 1 號遞交的未使用本票將會用作支付購買指明住宅物業的部份臨時訂金。於出售首天，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有權購買之數目，可於 2016 年 3 月 26 日(下午 4 時至晚上 7 時)及 2016 年 3 月 27 日(下午 1 時至晚上 7 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、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。

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/p2)公布。

2016 年 3 月 27 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(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/p2)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 1, 2, 3 and 5 (with Tower 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一、二、三及五座(不設第四座)稱為「天鑄」。