

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 22 April 2016 由 2016 年 4 月 22 日起
Time of Sale : 出售時間 :	<u>On 22 April 2016 and 23 April 2016:</u> From 4:15 p.m. on 22 April 2016 to 12:30 a.m. on 23 April 2016 <u>From 23 April 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 4 月 22 日及 2016 年 4 月 23 日 :</u> 由 2016 年 4 月 22 日下午 4 時 15 分至 2016 年 4 月 23 日零時 30 分 <u>由 2016 年 4 月 23 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 :	50
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 1 (Floor / Flat):</u> 以下在第 1 座的單位(樓層/單位) : 6C, 6D, 7D, 8A, 8B, 9D, 11A, 11B, 11D, 15C, 15D, 16C, 16D	
<u>The following units in Tower 2 (Floor / Flat):</u> 以下在第 2 座的單位(樓層/單位) : 11C, 12A	
<u>The following units in Tower 3 (Floor / Flat):</u> 以下在第 3 座的單位(樓層/單位) : 5B, 12C, 15D, 16A, 16B, 19A, 20B, 22&23B(Duplex) (複式), 23C	
<u>The following units in Tower 5 (Floor / Flat):</u> 以下在第 5 座的單位(樓層/單位) : 3&4B(Duplex) (複式), 5B, 5C, 5D, 6A, 6C, 6D, 7D, 8D, 9A, 9C, 9D, 12D, 15D, 16B, 16D, 17D, 18A, 18D, 19A, 20C, 20D, 21A, 21C, 22A, 25&26C(Duplex) (複式)	
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 22 April 2016 (“the first date of the sale”) to 12:30 a.m. on 23 April 2016</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, or only in Session B.	

Session	Specified residential properties that will be offered to be sold in that Session	Criteria for selecting and purchasing specified residential properties in that Session
A	<p><u>The following units in Tower 1 (Floor / Flat):</u> 8A, 8B, 11A, 11B, 15C, 15D, 16C, 16D</p> <p><u>The following units in Tower 2 (Floor / Flat):</u> 12A</p> <p><u>The following units in Tower 3 (Floor / Flat):</u> 16A, 16B, 19A, 20B, 22&23B(Duplex) , 23C</p> <p><u>The following units in Tower 5 (Floor / Flat):</u> 3&4B(Duplex) , 9C, 16D, 19A, 20C, 20D, 21C, 22A, 25&26C(Duplex)</p>	<p>(i) For each registrant comprising individual(s) only, at least two (2) but not more than five (5) specified residential properties, save and except that if the registrant purchases any of the following specified residential properties (“Privileged Units”), then he/she may purchase only one (1) specified residential property:-</p> <p><u>Tower 1 (Floor /Flat):</u> 8A, 8B, 11A, 11B</p> <p><u>Tower 2 (Floor / Flat):</u> 12A</p> <p><u>Tower 3 (Floor / Flat):</u> 16A(Please note (iii) below), 16B(Please note (iii) below), 19A, 20B, 22&23B(Duplex), 23C</p> <p><u>Tower 5 (Floor / Flat):</u> 3&4B(Duplex) , 9C, 20C(Please note (iv) below), 21C, 25&26C(Duplex)</p> <p>(ii) For each registrant comprising corporation, at least two (2) but not more than five (5) specified residential properties (which may include Privileged Unit(s)); and</p> <p>(iii) Flats A and B on 16/F of Tower 3 must be selected and purchased together (applicable only to the selection and purchase of properties by those Session A Registrant under the 1st Order of Priority referred to in Paragraph 5 below) ; and</p> <p>(iv) Flats C and D on 20/F of Tower 5 must be selected and purchased together (applicable only to the selection and purchase of properties by those Session A Registrant under the 1st Order of Priority referred to in Paragraph 5 below)</p>
B	<p><u>The following units in Tower 1 (Floor / Flat):</u> 6C, 6D, 7D, 9D, 11D</p> <p><u>The following units in Tower 2 (Floor / Flat):</u> 11C</p> <p><u>The following units in Tower 3 (Floor / Flat):</u> 5B, 12C, 15D</p> <p><u>The following units in Tower 5 (Floor / Flat):</u> 5B, 5C, 5D, 6A, 6C, 6D, 7D, 8D, 9A, 9D, 12D, 15D, 16B, 17D, 18A, 18D, 21A</p> <p>and after the completion of Session A, all remaining specified residential properties which are still available for sale.</p>	<p>(i) For each registrant comprising individual(s) only, a maximum of two (2) specified residential properties; and</p> <p>(ii) For each registrant comprising corporation, two (2) specified residential properties</p>

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 22 April 2016 (both dates inclusive) during office hours (from 1:00 p.m. to 7:00 p.m. on each day, except for 22 April 2016 the office hours will be from 1:00 p.m. to 2:00 p.m.). The closing time for submission of Registration of Intent will be 2:00 p.m. on 22 April 2016. 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.

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 specified residential properties offered to be sold in Session B.
- 4. (a) A registrant interested in participating in Session A (if the registrant is a corporation, then **all of its directors**) 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 of Registration of Intent and **personally** attend the designated venue during 4:15 p.m. and 4:30 p.m. (“**the check-in timeslot for Session A**”) on the first date of sale to register to participate in Session A.
- (b) 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 of International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong (collectively the “**Additional Venues**”) 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 for Session A shall not be eligible for participating in Session A. All registrants who have completed the procedures to participate in Session A are referred to as “**Session A Registrants**”.
- 5. The order of priority of the Session A Registrants will be as follows:-

<i>Order of Priority</i>	<i>Type of Session A Registrant(s)</i>	<i>Method to be used if more than one registrants (Each Session A Registrant shall be entitled to only one ballot drawing)</i>
1 st	Session A Registrant(s) indicating interest to the Vendor on spot to purchase two (2) to five (5) specified residential properties	Balloting
2 nd	(Applicable to Session A Registrant(s) comprising individual(s) only) Session A Registrant(s) indicating interest to the Vendor on spot to purchase one (1) specified residential property (which must be Privileged Unit as mentioned in paragraph 1 above)	Balloting

- (a) A Session A Registrant having 1st priority must select the same number of specified residential properties as indicated to the Vendor on spot (the “**Specified Number**”). If the Session A Registrant having 1st priority intends to select a lesser number of specified residential properties than the Specified Number resulting in a different order of priority as stated above, his/her/its order of priority shall be re-determined in accordance with the table above as if his/her/its Specified Number is such lesser number of specified residential properties.

- (b) A Session A Registrant having 2nd priority may on spot select and purchase one more specified residential property in addition to one Privileged Unit.
6. 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 as determined under paragraph 5 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 and purchase all the specified residential properties selected by him/her/it, otherwise:-
- (i) such Session A Registrant's order of priority shall lapse automatically and he/she/it will no longer be eligible to participate in 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) If the Specified Number of a Session A Registrant exceeds the number of specified residential properties which he/she/it intends to purchase as indicated in the Registrant of Intent, the Session A 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 (if the price of the residential property exceeds HK\$23,000,000) or a cashier order of HK\$500,000 (if the price of the residential property is or below HK\$23,000,000) and made payable to "**WOO KWAN LEE & LO**", otherwise his/her/its order of priority in Session A shall lapse automatically and he/she/it will no longer be entitled to participate in Session A.
- (c) After a Session A Registrant has successfully selected specified residential property(ies) 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. 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 defined in paragraph 16(a) below) 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 16 below.
7. If a Session A Registrant has not purchased any specified residential property in Session A or if the number of specified residential property(ies) purchased by him/her/it is less than the number of specified residential property he/she/it intends to purchase as indicated in the Registration of Intent, the Session A Registrant shall still be entitled to participate in Session B provided that he/she/it shall comply with the procedures set out in Section (I), (II), (IV) and (V).

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. 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 designated venue during 7:15 p.m. and 7:45 p.m. ("**the check-in timeslot for Session B**") 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 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 for Session B shall not be eligible to participate in Session B.
10. The order of priority for selection of the specified residential properties in Session B will be determined according to the balloting which will take place at or after 7:45 p.m. on the first date of sale at the designated venue. Before the balloting takes place, the Session B Registrants shall be further divided into two sub-groups: the first sub-group consists of Session B Registrants comprising individual(s) only; and the second sub-group consists of the remaining Session B Registrants. **Session B Registrants in the first sub-group will have priority over Session B 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.
11. 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 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.

12. After the 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). 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 16 below.

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

13. 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 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.
14. Arrangement on cashier order(s):-
- (a) The cashier order(s) submitted in accordance with paragraph 2(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 (the price of which is that he/she/it purchases (other than the additional specified residential property(ies) referred to under paragraph 6(b) above and specified residential properties the price of which is or below HK\$23,000,000), 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) The cashier order(s) provided in accordance with paragraph 6(b) above will be used as part payment of the preliminary deposit for the purchase of the additional specified residential property(ies). The balance of the preliminary deposit for the purchase of the additional specified residential property(ies) may be paid by personal cheque(s) upon signing of the preliminary agreement for sale and purchase.

- (c) 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 on **23 April 2016 and 24 April 2016 during office hours** (from **2:00 p.m. to 8:00 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.
15. The Vendor shall not be responsible to the registrants (including the Session A Registrants) for any error or omission contained in the ballot results.
16. 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).
17. 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.

18. 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.
19. 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 on which the Registration of Intent may be submitted 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 the check-in timeslot for Session A and/or the check-in timeslot for Session B and/or the 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/p2) designated by the Vendor for the Phase. Registrants will not be notified separately of the arrangement.

On 23 April 2016 from 12:00 noon and thereafter:

20. 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.
21. 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 14(c) above.
22. If the Vendor postpones the first date of the sale to such other date pursuant to paragraph 19 above, the subsequent dates of sale will be postponed accordingly.
23. 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4月22日(下稱「出售首天」)至2016年4月23日零時30分:

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 節或只參與第 B 節。

節	將在該節提供出售的指明住宅物業	選購指明住宅物業的準則
A	<p><u>以下在第 1 座的單位(樓層/單位)：</u> 8A, 8B, 11A, 11B, 15C, 15D, 16C, 16D</p> <p><u>以下在第 2 座的單位(樓層/單位)：</u> 12A</p> <p><u>以下在第 3 座的單位(樓層/單位)：</u> 16A, 16B, 19A, 20B, 22&23B (複式), 23C</p> <p><u>以下在第 5 座的單位(樓層/單位)：</u> 3&4B (複式), 9C, 16D, 19A, 20C, 20D, 21C, 22A, 25&26C (複式)</p>	<p>(i) 如登記人僅由個人組成，最少 2 個但不多於 5 個指明住宅物業，除非登記人購買的是以下任何指明住宅物業(下稱「特選單位」)之一則登記人可只購買 1 個指明住宅物業；</p> <p><u>以下在第 1 座的單位(樓層/單位)：</u> 8A, 8B, 11A, 11B</p> <p><u>以下在第 2 座的單位(樓層/單位)：</u> 12A</p> <p><u>以下在第 3 座的單位(樓層/單位)：</u> 16A(請注意下列第 (iii) 項)，16B(請注意下列第 (iii) 項)，19A, 20B, 22&23B(複式), 23C</p> <p><u>以下在第 5 座的單位(樓層/單位)：</u> 3&4B(複式), 9C, 20C(請注意下列第 (iv) 項)，21C, 25&26C(複式)</p> <p>(ii) 如登記人由公司組成，最少 2 個但不多於 5 個指明住宅物業(包括特選單位)；及</p> <p>(iii) 第 3 座 16 樓 A 及 B 單位必須一同選購(只適用於下述第 5 段第 1 優先次序的第 A 節登記人選購單位時)；及</p> <p>(iv) 第 5 座 20 樓 C 及 D 單位必須一同選購(只適用於下述第 5 段第 1 優先次序的第 A 節登記人選購單位時)</p>
B	<p><u>以下在第 1 座的單位(樓層/單位)：</u> 6C, 6D, 7D, 9D, 11D</p> <p><u>以下在第 2 座的單位(樓層/單位)：</u> 11C</p> <p><u>以下在第 3 座的單位(樓層/單位)：</u> 5B, 12C, 15D</p> <p><u>以下在第 5 座的單位(樓層/單位)：</u> 5B, 5C, 5D, 6A, 6C, 6D, 7D, 8D, 9A, 9D, 12D, 15D, 16B, 17D, 18A, 18D, 21A</p> <p>及在第 A 節完結後，所有剩餘仍可供出售的指明住宅物業。</p>	<p>(i) 如登記人僅由個人組成，最多 2 個指明住宅物業；及</p> <p>(ii) 如登記人由公司組成，2 個指明住宅物業</p>

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. 登記人從指明住宅物業的相關價單提供的日期起至 2016 年 4 月 22 日(包括首尾兩日)於辦公時間內(即每日下午 1 時至晚上 7 時，2016 年 4 月 22 日除外，當日之辦公時間為下午 1 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；

- (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 2016 年 4 月 22 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。

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 節選購於第 B 節提供出售的指明住宅物業。
4. (a) 有意參與第 A 節的登記人(如登記人為公司，則該公司**所有董事**)須於出售首天下午 4 時 15 分至下午 4 時 30 分內(下稱「**第 A 節報到時段**」)親自攜同其香港身份證／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指定會場登記參與第 A 節。
- (b) 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(以下統稱「**外加會場**」)作出公布，指示登記人前往外加會場。於第 A 節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 A 節的資格。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 節登記人於第 A 節揀選指明住宅物業的優先次序將按以下方式決定：

優先次序	第 A 節登記人的類別	如有多於一位第 A 節登記人將採用的辦法(每位第 A 節登記人只可獲分配一個籌號進行一次抽籤)
第 1	向賣方即場表示有興趣購買 2 個至 5 個 指明住宅物業的第 A 節登記人	抽籤
第 2	(只適用於僅由個人組成的第 A 節登記人) 向賣方即場表示有興趣購買 1 個 指明住宅物業(即以上第 1 段提及的特選單位)的第 A 節登記人	抽籤

- (a) 持有第 1 首先次序的第 A 節登記人揀選的指明住宅物業數目必須與其向賣方即場表示有興趣購買指明住宅物業的數目(下稱「**指明數目**」)相同。如持有第 1 首先次序的第 A 節登記人意欲揀選較少數目的住宅物業將引致以上訂明的優先次序改變，其優先次序將按以上列表重新決定，尤如其指明數目相等於該較少數目。
- (b) 持有第 2 首先次序的第 A 節登記人可即場選購多一個指住宅物業(額外於特選單位)。
6. 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**)須根據以上第 5 段決定的優先次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及購買所有其揀選的住宅物業，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) 如第 A 節登記人的指明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，第 A 節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(如住宅物業的售價為港幣\$23,000,000 以上) 或港幣\$500,000 本票(如住宅物業的售價為港幣\$23,000,000 或以下)及抬頭人須為「**胡關李羅律師行**」。

(c) 第 A 節登記人根據上述第(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。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 16 段的規定即時向賣方要求加入其**近親**(按下述第 16(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第 A 節登記人的名字。

7. 如第 A 節登記人沒有在第 A 節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，第 A 節登記人仍可參與第 B 節，但必須遵從第(I)、(II)、(IV)及(V)部分指定的程序。

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. 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 15 分至晚上 7 時 45 分內(下稱「**第 B 節報到時段**」)**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「**第 B 節報到時段**」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。

10. 第 B 節登記人於第 B 節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晚上 7 時 45 分或之後於指定會場進行。在抽籤進行之前，第 B 節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第 B 節登記人；及第二小組包括餘下的第 B 節登記人。**第一小組的第 B 節登記人將會優先於第二小組的第 B 節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。

11. 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。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。

12. 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。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 16 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)

13. 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。

14. 關於本票的安排：

- (a) 根據上述第 2(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。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(上述第 6(b)段提及的額外的指明住宅物業及售價為港幣\$23,000,000 或以下的指明住宅物業除外)，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) 根據上述第 6(b)段提供的本票將會用作支付購買額外的指明住宅物業的部份臨時訂金。購買額外的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。
- (c) 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 2016 年 4 月 23 日及 2016 年 4 月 24 日辦公時間內(即下午 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、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。

15. 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。

16. 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。

17. 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。

18. 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。

19. 如在可遞交購樓意向登記的任何一天／或出售首天上午 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／或第 A 節報到時段及／或第 B 節報到時段及／或第 A 節及／或第 B 節的抽籤的日期及／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。登記人將不獲另行通知。

2016年4月23日中午12時起：

20. 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。
21. 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 14(c)段指明的時間開放以供辦理取回未使用的本票。
22. 如賣方根據上述第 19 段延遲出售首天至其他日期，其後的出售日期將會順延。
23. 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

Date of Issue:

17 April 2016

發出日期：

2016年4月17日

^ 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」。