

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 29 May 2024 由 2024 年 5 月 29 日起
Time of the Sale : 出售時間 :	<u>On the first day of sale (the “First Day of Sale”):</u> From 2:00 p.m. to 7:00 p.m. on 29 May 2024 <u>From 30 May 2024 and thereafter:</u> From 2:00 p.m. to 7:00 p.m. (Monday to Friday) From 12:00 noon to 7:00 p.m. (Saturday, Sunday and Public Holiday) <u>出售首天(下稱「出售首天」):</u> 由 2024 年 5 月 29 日下午 2 時至晚上 7 時 <u>由 2024 年 5 月 30 日起 :</u> 由下午 2 時至晚上 7 時(星期一至五) 由中午 12 時至晚上 7 時(星期六、日及公眾假期)
Place where the sale will take place : 出售地點 :	Shop No. L2-150 on L2 of V Walk, 28 Sham Mong Road, Kowloon (hereinafter called the "sales venue") 九龍深旺道 28 號 V Walk 2 樓 L2-150 號舖(下稱「銷售會場」)
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 :	2
Description of the residential properties that will be offered to be sold : 將提供出售的指明住宅物業的描述 :	
<u>The following unit(s) in Tower 8 (Floor/Flat):</u> <u>以下在第8座的單位(樓層/單位) :</u> 22/F-B, 27/F-B	
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 the First Day of Sale</u>	
1. Any person interested in purchasing any of the specified residential property (the “registrant”) must follow the procedures below.	
<u>Section (I) - Submission of Registration of Intent</u>	
2. A registrant (if the registrant is a corporation, then all of its directors) must personally (or (subject to the approval of the Vendor in its absolute discretion on a case by case basis) by his/her/their/its agent) 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;	
(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 sales venue on 29 May 2024 during office hours (from 11:30 a.m. to 12:00 noon). The closing time for submission of Registration of Intent will be 12:00 noon on 29 May 2024. 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 (II) – Procedures on the First Day of Sale

3. Balloting will be used to determine the order of priority in selecting the specified residential properties.
4. For the purpose of verification of identity, registrants must bring along his/her 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 the Registration of Intent and **personally** attend the sales venue between 2:00 p.m. and 2:10 p.m. on the First Day of Sale (the “**check-in timeslot**”).
5. Registrants who arrive at the sales venue beyond the “check-in timeslot” shall not be eligible to participate in the balloting.
6. A registrant who leaves the sales venue while the balloting is being carried out may be disqualified from participating in selecting and purchasing the specified residential properties and his/her/their order of priority shall lapse immediately.
7. Balloting will take place at the sales venue on the First Day of Sale immediately after 2:10 p.m. or after completion of verification of identity of all registrants, whichever is the later. The Vendor reserves the right at any time, for the purposes of maintaining order at the sales venue and/or facilitating smooth sale of the specified residential properties, or/ and based on paragraphs 19 and 20 below, to adjust the time, date and venue of the balloting. Any changes to the time and date of the balloting will be posted at the sales venue. Registrants will not be notified separately of such changes.
8. For the purpose of the balloting, every valid Registration of Intent shall be allotted one lot. The results of the balloting, including “registration number” and “ballot result sequence” will be announced by the Vendor at the sales venue. Registrants will not be separately notified of the ballot results.
9. Registrants shall 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, and purchase all the specified residential properties selected by him/her/them/it, otherwise such registrant’s order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate.
 - (b) If a registrant has successfully selected the specified residential property(ies), the registrant shall **personally** enter into one or more preliminary agreement(s) for sale and purchase of the selected specified residential property(ies). If the registrant does not enter into all preliminary agreement(s) for sale and purchase of all the selected specified residential properties, he/she/they/it would be deemed to have given up those specified residential properties and his/her/their order of priority shall lapse automatically and he/she/they/it will no longer be eligible to participate.
 - (c) 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.
10.
 - (a) For each specified residential property purchased by the registrant, part of the preliminary deposit in the sum of HK\$500,000 shall be paid by cashier order(s). Cheque(s) shall be acceptable subject to the approval of the Vendor in its absolute discretion on a case by case basis.
 - (b) If the number of specified residential properties purchased by the registrant exceeds the number of cashier orders he/she/they/it submitted, the registrant shall submit on spot to the Vendor additional cashier order(s) each in the sum of HK\$500,000 and made payable to “**WOO KWAN LEE & LO**” for payment of the said part of the preliminary deposit of each extra specified residential property. Cheque(s) shall be acceptable subject to the approval of the Vendor in its absolute discretion on a case by case basis. A registrant may only select and purchase a maximum of two (2) specified residential properties.
11. A registrant who leaves the sales venue during selecting and purchasing specified residential properties shall be disqualified from participating and his/her/their/its order of priority shall lapse immediately.
12. A registrant who has already selected and purchased any specified residential property by utilising his/her/their/its order of priority will not be allowed to participate further, and his/her/their/its subsequent order of priority(ies) (if any) shall lapse automatically.

Section (III) – General Provisions

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 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 the selection and purchase of specified residential properties.**
 - (e) In case of dispute, the Vendor reserves its right to determine whether a registrant is eligible to participate in the selection and purchase of specified residential properties and whether a Registration of Intent is valid and should be included in balloting.
14. Arrangements 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). Unless otherwise specified in this Sales Arrangements, 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 or the Indicated Number, the unused cashier order(s) will be available for collection by the registrant (or his/her/their/its authorized person) at the sales venue on 30 May 2024 and 31 May 2024 during office hours (from 2:00 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 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 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 registrant 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 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.

18. The Vendor reserves the right to close the sales venue 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 or an announcement on "extreme conditions" is made by the Government of Hong Kong at any time on any date on which the Registration of Intent may be submitted and/or the First Day of Sale and/or any other date of sale, then, for the safety of the registrants and the maintenance of order at the sales venue, the Vendor reserves its absolute right to (a) change the date(s) and/or time(s) and/or location(s) of (i) submission of Registration of Intent and/or (ii) the balloting and/or (iii) the check-in timeslot and/or (iv) the First Day of Sale and/or any other date of sale as the Vendor may consider appropriate and/or (b) close the sales 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 ("**Designated Website**"). Registrants will not be notified separately of the arrangement.

20. The Vendor reserves the right at any time, (I) for the purpose of maintaining security and order at the sales venue, safety of the registrants and/or smooth operation of the sales procedures and/or (II) due to disrupted access to the sales venue and/or (III) where there is any event or circumstance affecting or which may affect the safety, order or public health in the sales venue and/or (IV) for the purpose of protecting the health of the registrants and other participants in the sales venue, to:-

(a) (prior to the First Day of Sale and/or commencement of sale of the specified residential properties on a day) (i) change the date(s) and/or time(s) and/or location(s) of (1) submission of Registration of Intent and/or (2) the balloting and/or (3) the check-in timeslot and/or (4) the First Day of Sale and/or any other date of sale and/or any sales procedures as the Vendor may consider appropriate and/or (ii) to close the sales venue. Details of the arrangement will be posted up by the Vendor at the sales venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement; and

(b) (during the sale of the specified residential properties on a day) suspend the sale of all the remaining unsold specified residential properties (“**remaining units**”) or postpone the sale of the remaining units to such other date(s) and/or time(s) as the Vendor may consider appropriate. Details of the arrangement will be posted up by the Vendor at the sales venue and/or on the Designated Website. Registrants will not be notified separately of the arrangement.

21. The Vendor’s decision to change the date(s) and/or time(s) and/or location(s) for submission of Registration of Intent and/or the balloting and/or the check-in timeslot and/or the First Day of Sale and/or any other date of sale pursuant to paragraphs 19 and 20 above shall be final and binding on all registrants, and no registrant shall have any claim against the Vendor in respect thereof.
22. All registrants shall comply with the prescribed procedures as may be required by the Vendor before entering into the sales venue for the purpose of maintaining public health. If a registrant shall not comply with such prescribed procedures, the Vendor reserves its absolute discretion to disqualify the registrant from participating in the sale of specified residential properties and his/her/their/its order of priority shall lapse immediately. In case of any dispute, the decision of the Vendor shall be final and conclusive. **See Note (1) under “Other Matters” below.**

On 30 May 2024 and thereafter:

23. 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 offered to 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.
24. The Vendor reserves the right to close the sales venue at any time if all the specified residential properties have been sold out, provided that the sales venue shall be open for the collection of unused cashier order(s) at the time period specified in paragraph 14(b) above.
25. If the Vendor postpones the First Day of Sale to such other date pursuant to paragraphs 19 and 20 above, the subsequent dates of sale will be postponed accordingly.
26. If Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued at any time on any date of sale (other than the First Day of Sale), for the safety of the purchasers and the maintenance of order at the sales venue, the Vendor reserves its absolute right to close the sales venue. Details of the arrangement will be posted by the Vendor on the Designated Website.
27. The Vendor reserves the right at any time, (a) for the purpose of maintaining security and order at the sales venue, safety of the registrants, smooth operation of the sales procedures and/or (b) due to disrupted access to the sales venue and/or (c) where there is any event or circumstance affecting or which may affect the safety, order or public health in the sales venue, to change the date(s) and/or time(s) and/or location(s) of the sale to such other date(s) and/or time(s) and/or location(s) as the Vendor may consider appropriate.
28. In the event of any discrepancy between the English and Chinese versions of this Sales Arrangements, the English version shall prevail.

於出售首天：

1. 有意購買任何指明住宅物業的人士(下稱「**登記人**」)須遵從下列程序。

第(D)部分 – 遞交購樓意向登記

2. 登記人(如登記人為公司，則該公司**所有董事**)於 2024 年 5 月 29 日於辦公時間內(上午 11 時 30 分至中午 12 時)**親身**(或經其代理人(須獲得賣方在擁有絕對酌情權的情況下及視乎每個個案而定所作的批准))到銷售會場遞交：

- (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；
- (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 2024 年 5 月 29 日中午 12 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(II)部分 – 出售首天的程序

3. 揀選指明住宅物業的優先次序會以抽籤方式決定。
4. 為讓賣方核實登記人身份，登記人須於出售首天下午 2 時至下午 2 時 10 分(下稱「報到時段」)內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有效的購樓意向登記收據正本，到達銷售會場。
5. 於「報到時段」以外的時間才到達銷售會場的登記人將不享有參與抽籤的資格。
6. 登記人如在抽籤進行期間中途離開銷售會場將可能喪失參與選購指明住宅物業的資格及其優先次序將會立即變成無效。
7. 抽籤將於出售首天下午 2 時 10 分或完成核實所有登記人身份之後於銷售會場立即進行，以較遲者為準。為了維持銷售會場秩序及／或流暢地銷售指明住宅物業的目的，及／或基於在下述第 19 段及第 20 段所述的原因，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、日期和地點的修改會張貼於銷售會場。登記人將不獲另行通知該等修改。
8. 為抽籤的目的，每一份有效的購樓意向登記可獲分配一個籌。賣方會將抽籤結果，包括「登記號碼」及「抽籤結果順序」於銷售會場公布。登記人將不獲另行通知抽籤結果。
9. 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。登記人須選購指明住宅物業及購買所有其揀選的指明住宅物業，否則該登記人的優先次序將自動失效，亦不再享有參與的資格。
 - (b) 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一份或多份臨時買賣合約。登記人如沒有簽署所有其揀選的指明住宅物業的所有臨時買賣合約，則視為放棄該等指明住宅物業，其優先次序將自動失效，登記人將不再享有參與的資格。
 - (c) 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。
10.
 - (a) 就每一間登記人選購的指明住宅物業，部份的臨時訂金金額港幣\$500,000 須以本票支付。賣方將擁有絕對酌情權及視乎每個個案而定批准以支票支付。
 - (b) 如果登記人選購的指明住宅物業數目多於其遞交的本票的數目，登記人須為每一多出之指明住宅物業即場向賣方補交額外本票，每張本票金額為港幣\$500,000 及抬頭人須為「胡關李羅律師行」，以支付以上訂明

之每一額外指明住宅物業的臨時訂金的部份金額。賣方將擁有絕對酌情權及視乎每個個案而定批准以支票支付。登記人最多只可選購 2 個指明住宅物業。

11. 在進行選購指明住宅物業之時離開銷售會場之登記人將被取消參與選購指明住宅物業的資格及其優先次序將立即失效。
12. 已利用其優先次序選購任何指明住宅物業的登記人將不可繼續參與，而其餘後續優先次序（如有）將自動失效。

第(III)部分 - 一般程序

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。重複的登記將不會被接納。
 - (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**將不享有參與選購指明住宅物業的資格**。
 - (e) 如有爭議，賣方保留權利決定登記人是否有資格參與選購指明住宅物業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) 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。除非本銷售安排另有訂明，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或欲購物業數目，可於 2024 年 5 月 30 日及 2024 年 5 月 31 日辦公時間內(下午 2 時至晚上 7 時)親臨銷售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銷售會場。
19. 如在可遞交購樓意向登記或進行抽籤的任何一天及／或出售首天及／或其他出售日期的任何時間內，天文台發出八號或更高風球信號或黑色暴雨警告或香港政府發出「極端」情況的公布，為保障登記人的安全及維持銷售會場的秩序，賣方保留絕對權力(a)更改(i)遞交購樓意向登記及／或(ii)抽籤及／或(iii)報到時段及／或(iv)出售首天及／或其他出售日期至賣方認為合適的日期及／或時間及／或地點，及／或(b)關閉銷售會場。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)(下稱「**指定網站**」)公布。登記人將不獲另行通知。
20. 賣方保留權利隨時(I)因維持銷售會場的安全及秩序、登記人的安全和/或銷售程序的順利運作及/或(II)因銷售會場的進出受到阻撓及/或(III)有任何事件或情況影響或可能影響銷售會場的安全、秩序或公共衛生及/或(IV)為了保護銷售會場的登記人或參與者的健康的目的而作出以下行爲：
- (a) (於出售首天及／或出售日期當天開始出售指明住宅物業前) (i)更改(1)遞交購樓意向登記及／或(2)抽籤及／或(3)報到時段及／或(4)出售首天及／或任何其他出售日期及／或任何銷售程序的日期至賣方認為合適的日期及／或時間及／或地點，及／或(ii)關閉銷售會場。賣方會將安排的詳情於銷售會場及/或於指定網站公布。登記人將不獲另行通知；及
- (b) (在出售日期當天出售指明住宅物業期間) 暫停出售所有剩餘未售出的指明住宅物業(下稱「**剩餘單位**」)或延遲出售剩餘單位至賣方認為合適的其他日期及／或時間。賣方會將安排的詳情於銷售會場及/或指定網站公布。登記人將不獲另行通知。
21. 賣方根據上述第 19 段及第 20 段就更更改遞交購樓意向登記及／或抽籤及／或報到時段及／或出售首天及／或其他出售日的日期及／或時間及／或地點所作的決定為最終決定，對登記人具有約束力。登記人不得就此向賣方提出任何索賠。
22. 為了維護公共衛生的目的，所有登記人在進入銷售會場之前須遵守賣方可能要求的規定程序。如登記人不遵守該等規定程序，賣方保留絕對權力取消該登記人參與指明住宅物業的銷售，其優先次序將立即失效。如有爭議，賣方所作的決定為最終及不可推翻。**請參閱以下「其他事項」的第(1)點。**

2024年5月30日起：

23. 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。
24. 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銷售會場，惟銷售會場會於上述第 14(b)段指明的時間開放以供辦理取回未使用的本票。
25. 如賣方根據上述第 19 段及第 20 段延遲出售首天至其他日期，其後的出售日期將會順延。
26. 如在任何出售日期(除出售首天)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銷售會場的秩序，賣方保留絕對權力關閉銷售會場。賣方會將安排的詳情於指定網站公布。

27. 賣方保留權利隨時(a)因維持銷售會場的安全及秩序、登記人的安全和/或銷售程序的順利運作及/或(b)因銷售會場的進出受到阻撓及/或(c)有任何事件或情況影響或可能影響銷售會場的安全、秩序或公共衛生而更改銷售的日期及/或時間及/或地點至賣方認為合適的其他日期及/或時間及/或地點。

28. 倘若本銷售安排中英文文本有異，以英文文本為準。

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：

Shop No. L2-150 on L2 of V Walk, 28 Sham Mong Road, Kowloon

九龍深旺道 28 號 V Walk 2 樓 L2-150 號舖

Other Matters:

其他事項：

(1) The Vendor may from time to time impose health and security related precautionary measures and crowd control at the sales venue. Any person who fails to comply with such measures and the direction of the Vendor may be rejected from admitting to the sales venue. Any person whose health condition fails to comply with the measures and requirements (if any) imposed by the Hong Kong SAR Government for the purposes of the fight against COVID-19 and public interest may also be rejected from admitting to the sales venue.

賣方可能不時於銷售會場施加與健康及保安相關的防範措施及人流管制。任何人士如未能遵守該等措施及賣方的指示，可能會被拒絕進入銷售會場。任何人士之健康狀況如未能符合香港特區政府就抗疫及公眾利益施加的措施及要求(如有)，亦可能會被拒絕進入銷售會場。

(2) During the period between 25 May 2024 and 28 May 2024 (both days inclusive) (from 11:00 a.m. to 6:00 p.m. from 25 May 2024 to 28 May 2024), registrants may view the specified residential property(ies) which he/she/it intends to purchase and available for reviewing (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 the Sale on the First Day of Sale**. In order to maintain order at the sales venue 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, 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 2024 年 5 月 25 日至 2024 年 5 月 28 日期間(包括首尾兩日) (即 2024 年 5 月 25 日至 2024 年 5 月 28 日上午 11 時至下午 6 時)，登記人可參觀其意欲購買及可供參觀的指明住宅物業(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**。為維持銷售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。登記人必須出席，並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: 發出日期：	24 May 2024 2024年5月24日
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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」。