

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	薈鳴 PHOENEXT	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	鳴鳳街28號* 28 Ming Fung Street *		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)		230	

印製日期 Date of Printing	價單編號 Number of Price List
9 January 2024	5

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
26 February 2024	5A	--
27 February 2024	5B	--
29 February 2024	5C	--
11 April 2024	5D	--
27 April 2024	5E	--
3 May 2024	5F	--
25 June 2024	5G	--
27 September 2024	5H	--
4 December 2024	5I	--
17 February 2025	5J	--

\* 此臨時門牌號數有待發展項目建成時確認。  
The provisional street number is subject to confirmation when the Development is completed.  
薈鳴 PHOENEXT

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
薈鳴 PHOENEXT	10	J	18,619 (200) 露台 Balcony: 2,004(22) 工作平台 Utility Platform: -- (--)	5,541,000	297,599 (27,705)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	11	J	18,619 (200) 露台 Balcony: 2,004(22) 工作平台 Utility Platform: -- (--)	5,584,000	299,909 (27,920)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	12	J	18,619 (200) 露台 Balcony: 2,004(22) 工作平台 Utility Platform: -- (--)	5,627,000	302,218 (28,135)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	18	A	33,092 (356) 露台 Balcony: 2,005(22) 工作平台 Utility Platform: 1,500 (16)	8,951,000	270,488 (25,143)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	18	F	24,122 (260) 露台 Balcony: 2,003(22) 工作平台 Utility Platform: -- (--)	6,701,000	277,796 (25,773)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	19	C	22,718 (245) 露台 Balcony: 2,002(22) 工作平台 Utility Platform: -- (--)	6,489,000	285,633 (26,486)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	19	F	24,122 (260) 露台 Balcony: 2,003(22) 工作平台 Utility Platform: -- (--)	6,744,000	279,579 (25,938)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	20	C	22,718 (245) 露台 Balcony: 2,002(22) 工作平台 Utility Platform: -- (--)	6,531,000	287,481 (26,657)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	21	C	22,718 (245) 露台 Balcony: 2,002(22) 工作平台 Utility Platform: -- (--)	6,574,000	289,374 (26,833)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
薈鳴 PHOENEXT	22	C	22,718 (245) 露台 Balcony: 2,002(22) 工作平台 Utility Platform: -- (--)	6,617,000	291,267 (27,008)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	23	C	22,718 (245) 露台 Balcony: 2,002(22) 工作平台 Utility Platform: -- (--)	6,660,000	293,160 (27,184)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	25	A	33,092 (356) 露台 Balcony: 2,005(22) 工作平台 Utility Platform: 1,500 (16)	9,449,000	285,537 (26,542)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	25	B	20,980 (226) 露台 Balcony: 2,002(22) 工作平台 Utility Platform: -- (--)	6,319,000	301,192 (27,960)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	25	C	22,718 (245) 露台 Balcony: 2,002(22) 工作平台 Utility Platform: -- (--)	6,694,000	294,656 (27,322)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	25	E	34,796 (375) 露台 Balcony: 2,001(22) 工作平台 Utility Platform: 1,500 (16)	10,494,000	301,586 (27,984)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	26	A	33,092 (356) 露台 Balcony: 2,005(22) 工作平台 Utility Platform: 1,500 (16)	9,519,000	287,653 (26,739)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	26	B	20,980 (226) 露台 Balcony: 2,002(22) 工作平台 Utility Platform: -- (--)	6,354,000	302,860 (28,115)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	26	C	22,718 (245) 露台 Balcony: 2,002(22) 工作平台 Utility Platform: -- (--)	6,730,000	296,241 (27,469)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
薈鳴 PHOENEXT	26	E	34,796 (375) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	10,566,000	303,656 (28,176)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	27	A	33,092 (356) 露台 Balcony: 2.005(22) 工作平台 Utility Platform: 1.500 (16)	9,590,000	289,798 (26,938)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	27	B	20,980 (226) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: -- (--)	6,390,000	304,576 (28,274)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	27	C	22,718 (245) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: -- (--)	6,766,000	297,826 (27,616)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	27	E	34,796 (375) 露台 Balcony: 2.001(22) 工作平台 Utility Platform: 1.500 (16)	10,636,000	305,667 (28,363)	--	--	--	--	--	--	--	--	--	--

### 第三部份：其他資料 Part 3: Other Information

1. 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective Purchasers are advised to refer to the sales brochure for the development for information on the development.

2. 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

#### 第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約（『臨時合約』）時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase ("PASP") in respect of the specified residential property with the owner.

#### 第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the PASP, the owner must execute the agreement for sale and purchase within 8 working days after that date.

#### 第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the PASP- (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

3. 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

4. 註：於本第 4 節內，「售價」指本價單第二部份表中所列之住宅物業的售價，而「成交金額」指臨時合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 4, "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the PASP. The Transaction Price is obtained by applying the relevant terms of payment and/or applicable discounts on the Price and rounded to the nearest thousand.

#### 4(i). 支付條款 Terms of Payment

買方於簽署臨時合約時須繳付相等於成交金額 5%之金額作為臨時訂金。其中港幣\$50,000 之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「的近律師行」或“Deacons”。

Upon signing the PASP, a preliminary deposit equivalent to 5% of the Transaction Price shall be paid by the Purchaser. Part of the preliminary deposit in the sum of HK\$50,000 must be paid by cashier order and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to " Deacons " or 「的近律師行」.

##### A. (並無此編號付款計劃) (No Payment Plan of such numbering)

##### A1. (並無此編號付款計劃) (No Payment Plan of such numbering).

##### A2. 90 天快成交付款計劃 (照售價減 25%) 90 Days Quick Deal Payment Plan (25% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 45 天內繳付，或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付，以較早者為準。

A further deposit equivalent to 1% of the Transaction Price shall be paid within 45 days after the date of the signing of the PASP or within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

- (3) 成交金額餘額(即成交金額 94%)於買方簽署臨時合約後 90 天內繳付，或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付，以較早者為準。

The balance of the Transaction Price (94% of the Transaction Price) shall be paid within 90 days after the date of the signing of the PASP or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

##### B. 建築期付款計劃 (照售價減 20%) Stage Payment Plan (20% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付，或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付，以較早者為準。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP or within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

- (3) 成交金額餘額(即成交金額 90%)於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

C. (並無此編號付款計劃) (No Payment Plan of such numbering)

D. (並無此編號付款計劃) (No Payment Plan of such numbering)

E. (並無此編號付款計劃) (No Payment Plan of such numbering)

F. (並無此編號付款計劃) (No Payment Plan of such numbering)

G. 富戶置其屋付款計劃 (照售價減 27%) Well-off Tenants Homeownership Payment Plan (27% discount on the Price)

(此支付條款只限「特選富戶買家」選用) (Such terms of payment may only be chosen by a “Specific Well-off Tenants Purchaser”)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 60 天內繳付，或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付，以較早者為準。

A further deposit equivalent to 1% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP or within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

- (3) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 90 天內繳付，或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付，以較早者為準。

A further deposit equivalent to 1% of the Transaction Price shall be paid within 90 days after the date of the signing of the PASP or within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

- (4) 成交金額餘額(即成交金額 93%)於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 天內繳付。

The balance of the Transaction Price (93% of the Transaction Price) shall be paid within 14 days after the date of the written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

註: 「特選富戶買家」指符合以下條件之買方:

於簽署臨時合約當日, 買方 (或組成買方的其中一人): (1)(a)為香港房屋委員會(房委會)轄下公共租住房屋的住戶或其親屬; 或(b)為香港房屋協會(房協)轄下甲類、乙類出租屋邨的住戶或其親屬; 及(2)(a)或其親屬須繳交倍半淨租金另加差餉; 或(b) 或其親屬須繳交雙倍淨租金另加差餉; 或(c) 或其親屬於 2024 年 1 月 1 日至 2025 年 3 月 31 日收取房委會或房協發出之「遷出通知書」。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方是否「特選富戶買家」的決定為最終決定。

「親屬」指配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、姪、甥、姪女或甥女。登記人須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。

Note: " Specific Well-off Tenants Purchaser " means a Purchaser who satisfies the following criteria:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) : (1)(a) is a resident or a relative of a resident of a Public Rental Housing Unit of the Hong Kong Housing Authority; or (b) is a resident or a relative of a resident of a Group A, Group B Rental Estate of the Hong Kong Housing Society; and (2)(a) or a relative is paying 1.5 times net rent plus rates; or (b) or a relative is paying double net rent plus rates; or (c) or a relative received the 'Notice-to-Quit' issued by the Hong Kong Housing Authority or Hong Kong Housing Society from 1<sup>st</sup> January 2024, to 31<sup>st</sup> March 2025. The Vendor' s determination as to whether a purchaser is a "Specific Well-off Tenants Purchaser" shall be final.

A "relative" shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent' s sibling, nephew or niece. The registrant must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor' s determination as to whether there is such a relationship shall be final.

#### 4(ii). 售價獲得折扣的基礎 The Basis on which any discount on the price is available

##### 1. 支付條款折扣 Terms of Payment Discount

請參閱(4)(i)。

Please refer to (4)(i).

##### 2. 「宏地薈」會員折扣 "WO Club" Members Discount

(只適用於選擇第 4(i)段中支付條款 A2 或 B 之買方 Only applicable to the Purchasers who have selected Terms of Payment A2 or B in paragraph 4(i))

如買方為宏地薈會員(即在簽署臨時合約當日或之前, 最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)為宏地薈會員), 買方可獲 2%售價折扣優惠。

If the Purchaser is a WO Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a WO Club member on or before the date of signing of the PASP), the Purchaser will be offered 2% discount on the Price.

##### 3. 「從價印花稅」折扣 "Ad Valorem Stamp Duty" Discount

買方可獲 3%售價折扣作為「從價印花稅」折扣。

3% discount on the Price would be offered to the Purchaser as the "Ad Valorem Stamp Duty" Discount.



4. (並無此編號折扣) (No discount of such numbering)

5. (並無此編號折扣) (No discount of such numbering)

6. (並無此編號折扣) (No discount of such numbering)

7. (並無此編號折扣) (No discount of such numbering)

8. (並無此編號折扣) (No discount of such numbering)

9. (並無此編號折扣) (No discount of such numbering)

10. (並無此編號折扣) (No discount of such numbering)

11. 維護公屋資源的合理分配政策(「富戶政策」)特惠搬遷現金津貼 Policy on Safeguarding Rational Allocation of Public Housing Resources ("Well-off Tenants Policies") Ex-gratia Domestic Removal Allowances

(只適用於選擇第 4(i)段中支付條款 G 之買方 Only applicable to the Purchasers who have selected Terms of Payment G in paragraph 4(i))

買方可獲\$68,000 售價折扣作為維護公屋資源的合理分配政策(「富戶政策」)特惠搬遷現金津貼。

\$68,000 discount on the Price would be offered to the Purchaser as the Policy on Safeguarding Rational Allocation of Public Housing Resources ("Well-off Tenants Policies") Ex-gratia Domestic Removal Allowances.

4(iii). 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

1. 提前付清餘額現金回贈優惠 Early Settlement Cash Rebate Benefit

(只適用於選擇第 4(i)段中支付條款 B 之買方 Only applicable to the Purchasers who have selected Terms of Payment B in paragraph 4(i))

(a) 如買方提前於買賣合約訂明的付款限期日之前付清成交金額餘額，可獲賣方根據以下列表格計算的「提前付清餘額現金回贈」(「現金回贈」):

Where the Purchaser settles the balance of the Transaction Price earlier than the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Settlement Cash Rebate"

( "Cash Rebate" ) payable by the Vendor in the amount and manner as set out in the table below :

現金回贈金額如下:

The amount of the Cash Rebate is as follows:

付清成交金額餘額日期 Date of settlement of the balance of the Transaction Price	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 60 日內 Within 60 days after the signing of the PASP	成交金額 6% 6% of the Transaction Price
簽署臨時合約的日期後 61 日至 90 日期間內 Within the period of 61 days to 90 days after the signing of the PASP	成交金額 5% 5% of the Transaction Price

- (b) 買方須於提前付清成交金額餘額日前最少 30 日，以書面通知賣方向賣方申請「現金回贈」，賣方於收到申請並確認有關資料無誤後，「現金回贈」將直接用作支付買方應繳付之部份成交金額餘額。

The Purchaser shall apply to the Vendor in writing for the "Cash Rebate" at least 30 days before the date on which the whole balance of the Transaction Price is to be early paid. After the Vendor has received such application and duly verified the information, the Vendor will apply the "Cash Rebate" as part payment of the balance of the Transaction Price payable by the Purchaser directly.

- (c) 該優惠不能轉讓及轉移，及只能由買方本人行使及享用。

The benefit is non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

- (d) 該優惠受其他條款及細則約束。

The benefit is subject to other terms and conditions.

2. (並無此編號優惠) (No benefit of such numbering)

3. 送贈家具優惠 Gift Furniture Benefit

(只適用於 18 樓 A 單位之買方 Only applicable to the Purchaser who chooses to purchase Unit A on 18th Floor)

- (a) 買方可免費獲贈本價單附錄 1 所列明之適用於所購的住宅物業的家具和物件（「該家具」）。

The Purchaser will be provided with the furniture and chattels applicable to the residential property purchased as set out in Annex 1 hereto (the "Furniture") free of charge.

- (b) 在買方完全遵守、履行及符合其於臨時合約及買賣合約所列的條款及條件及住宅物業的買賣已完成（「成交」）的前提下，該家具將以放置於住宅物業內或賣方決定之其他方式於成交時以其時之狀況交予買方。

Subject to the full observance and performance of and compliance with the terms and conditions as set out in the PASP and the agreement for sale and purchase on the part of the Purchaser and the completion of the sale and purchase of the residential property (the "Completion"), the Furniture will be delivered to the Purchaser upon Completion by leaving the same in the residential property or by any other manner as the Vendor may decide in such condition as at Completion.

- (c) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷送贈家具優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Gift Furniture Benefit forthwith without prejudice to the Vendor's other rights and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

- (d) 送贈家具優惠不能轉讓及轉移，及只能由住宅物業之買方本人享用。

The Gift Furniture Benefit is non-assignable and non-transferable and can only be enjoyed by the Purchaser of the residential property personally.

- (e) 賣方、其所有控股公司或其代表不會就該家具提供保養或作出任何保證或陳述，更不會就該家具狀況、狀態、品質、性能或任何該家具是否或會否在可運作狀態作出任何保證及陳述。任何情況下，買方不得就該家具提出任何異議或質詢。為免疑問，售樓說明書內所註明有關指明住宅單位及其內裝置、裝修物料及設備之『欠妥之處的保養責任期』將不適用於該家具。

The Vendor, all their holding company(ies) or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture. In particular, no warranty or representation whatsoever is given as to the condition, state, quality, fitness of the Furniture or as to whether any of the Furniture is or will be in working condition. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the Defect Liability Warranty Period for the specified residential properties and the fitting, finishes and appliance as set out in the sales brochure does not apply to the Furniture.

- (f) 該優惠受其他條款及細則約束。

The benefit is subject to other terms and conditions.

4. (並無此編號優惠) (No benefit of such numbering)

4(iv). 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

買賣雙方各自負責其代表律師擬備，完成及登記買賣合約及轉讓契的律師費和支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of the agreement for sale and purchase and the assignment.

買方需支付一切印花稅包括但不限於從價印花稅\*、買家印花稅\*及額外印花稅\* (\*如適用)。

All stamp duty including but not limited to Ad Valorem Stamp Duty\*, Buyer's Stamp Duty\* and Special Stamp Duty\* shall be borne by the Purchaser (\*if applicable).

4(v). 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

(a)所有有關指明住宅物業買賣的雜費，包括(但不限於)查冊費，登記費及所有附於買賣合約及轉讓契的圖則之圖則費；(b)指明住宅物業之樓契及業權文件的認證副本費用及分攤以下費用(i) 擬備大廈公契(賣方可決定將管理合約包括在大廈公契內)的律師費用及(ii) 附於大廈公契內有關發展項目公用部份的圖則之圖則費；(c)(i) 所有賣方就指明住宅物業所支付的公用事業按金；(ii)按比例分攤發展項目公用部份的水、電及煤氣按金；及(d)所有根據大廈公契及管理合約規定須向賣方或管理公司補還或繳付的管理費預繳金額，管理費按金、清理廢料的費用、特別基金及其他按金/基金等。

(a) All disbursements incurred in connection with the sale and purchase of the specified residential property including (without limitation) search fees; registration fees and fees for the preparation of plans of the specified residential property to be annexed to the agreement for sale and purchase and the assignment;(b) the costs of preparing certified true copies of title deeds and documents relating to the specified residential property and a proportionate part of (i) the costs of and incidental to the preparation of the Deed of Mutual Covenant (which may, at the Vendor's option, incorporate a Management Agreement); (ii) the costs of and incidental to the preparation of plans showing the common parts of the Development to be annexed to the Deed of Mutual Covenant; (c)(i) all public utility deposits paid by the Vendor in respect of the specified residential property; (ii) a proportionate part of the water, electricity and gas deposits in respect of the common parts of the Development; and (d) all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. to be reimbursed or payable to the Vendor or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement.

5. 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

中原地產代理有限公司	Centaline Property Agency Limited
世紀 21 集團有限公司及旗下特許經營商	Century 21 Group Limited and Franchisees
晉誠地產代理有限公司	Earnest Property Agency Limited
福興地產代理有限公司	Fortune Real Estate Agency Co., Limited
富誠地產有限公司	Full-Mark Property Limited
金匯地產有限公司	Gamway Property Agency Limited
香港(國際)地產商會有限公司	Hong Kong (International) Realty Association Limited
香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Limited
香港地產代理商總會有限公司	Hong Kong Real Estate Agencies General Association Limited
建富物業	Kin Fu Realty
萊德物業公司	Loy Tak Properties
祥益地產代理有限公司	Many Wells Property Agent Limited
美聯物業代理有限公司	Midland Realty International Limited
利嘉閣地產有限公司	Ricacorp Properties Limited
搜房(香港)集團有限公司	Soufun (Hong Kong) Group Limited
太陽物業香港代理有限公司	Sunrise Property HK Agency Limited

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

6. 賣方就發展項目指定的互聯網網站的網址為: <http://www.themet.com.hk/phoenix>

The address of the website designated by the Vendor for the development is: <http://www.themet.com.hk/phoenix>

附錄 1 送贈家具優惠

Annex 1 Gift Furnitirue Benefit

(只適用於18樓A單位之買方 Only applicable to the Purchaser who chooses to purchase Unit A on 18<sup>th</sup> Floor)

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
開放式廚房 Open Kitchen					
砵板 Cutting Board	1 個 1 Piece	玻璃杯 Glass	4 個 4 Pieces	調味料 Seasoning	5 個 5 Pieces
裝飾用檸檬 Decoration Lemon	2 個 2 Pieces	裝飾用食物 Decoration Food	3 個 3 Pieces	平底鑊 Fry Pan	1 個 1 Piece
客廳/飯廳 Living/Dining Room					
餐枱 Dining Table	1 張 1 Piece	餐椅 Dining Chair	2 張 2 Pieces	板凳 Bench	1 張 1 Piece
茶几 Coffee Table	1 張 1 Piece	電視櫃 TV Cabinet	1 個 1 Piece	梳化 Sofa	1 張 1 Piece
鏡子 Mirror	1 塊 1 Piece	天花吊燈 Chandelier	1 個 1 Piece	牆紙 Wallpaper	1 張 1 Piece
牆紙金屬框 Wallpaper Metal Frame	1 個 1 Piece	牆身掛飾 Wall Hangings	1 個 1 Piece	咕臣 Cushion	3 個 3 Pieces
蠟燭 Candle	4 個 4 Pieces	燭台 Candlestick	1 個 1 Piece	金屬碗 Metal Bowl	2 個 2 Pieces
擺設 Decoration	2 個 2 Pieces	香薰 Aromatherapy	1 個 1 Piece	盒 Box	1 個 1 Piece
假植物 Artificial Plants	1 盆 1 Pot	酒杯 Wineglass	8 隻 8 Pieces	刀 Knife	4 把 4 Pieces
叉 Fork	4 枝 4 Pieces	匙羹 Spoon	4 個 4 Pieces	餐碟 Plate	8 隻 8 Pieces
餐墊 Placemat	4 張 4 Pieces	餐巾連扣 Napkin & Ring	4 張 4 Pieces	窗簾連路軌 Curtain With Track	1 套 1 Set
紗簾連路軌 Sheer Curtain With Track	1 套 1 Set				
浴室 Bathroom					
毛巾 Tower	5 條 5 Pieces	香薰蠟燭 Scented Candles	1 個 1 Piece	假植物 Artificial Plants	1 盆 1 Pot
潔手液 Hand & Body Wash	1 瓶 1 Bottle	護手霜 Hand & Body Lotion	1 瓶 1 Bottle		

睡房 1 Bedroom 1					
雙人床 Double Bed	1 張 1 Piece	衣櫃 Closet	1 個 1 Piece	枕頭 Pillow	4 個 4 Pieces
床單 Sheet	1 張 1 Piece	咕臣 Cushion	3 個 3 Pieces	床褥 Mattress	1 張 1 Piece
香薰 Aromatherapy	1 個 1 Piece	床尾巾 Bed Throw	1 張 1 Piece	盒 Box	2 個 2 Pieces
書本 Book	3 本 3 Pieces	窗簾連路軌 Curtain With Track	1 套 1 Set	紗簾連路軌 Sheer Curtain With Track	1 套 1 Set
睡房 2 Bedroom 2					
單人床 Singel Bed	1 張 1 Piece	衣櫃 Closet	1 個 1 Piece	枕頭 Pillow	2 個 2 Pieces
床單 Sheet	1 張 1 Piece	咕臣 Cushion	2 個 2 Pieces	床褥 Mattress	1 張 1 Piece
香薰 Aromatherapy	1 個 1 Piece	床尾巾 Bed Throw	1 張 1 Piece	盒 Box	1 個 1 Piece
窗簾連路軌 Curtain With Track	1 套 1 Set	紗簾連路軌 Sheer Curtain With Track	1 套 1 Set	書本 Book	3 本 3 Pieces