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	薈淳 CONNEXT	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	飛鳳街33號 33 Fei 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)		195	

印製日期 Date of Printing	價單編號 Number of Price List
6 May 2026	4

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
11 June 2026	4A	✓
7 July 2026	4B	✓
7 September 2026	4C	--
26 October 2026	4D	--
27 October 2026	4E	--
23 November 2026	4F	--

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
CONNEXT	11	J	19.378 (209) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	~~6,286,000~~ 6,429,000	~~324,388 (30,077)~~ 331,768 (30,761)	--	--	--	--	--	--	--	--	--	--
CONNEXT	12	F	42.911 (462) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	14,269,000	332,525 (30,885)	--	--	--	--	--	--	--	--	--	--
CONNEXT	12	H	48.291 (520) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	14,983,000	310,265 (28,813)	--	--	--	--	--	--	--	--	--	--
CONNEXT	12	J	19.378 (209) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -- (--)	6,286,000	324,388 (30,077)	--	--	--	--	--	--	--	--	--	--
CONNEXT	15	F	42.911 (462) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	~~14,269,000~~ 14,411,000	~~332,525 (30,885)~~ 335,835 (31,193)	--	--	--	--	--	--	--	--	--	--
CONNEXT	15	H	48.291 (520) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	15,240,000	315,587 (29,308)	--	--	--	--	--	--	--	--	--	--
CONNEXT	16	A	34.932 (376) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,526,000	301,328 (27,995)	--	--	--	--	--	--	--	--	--	--
CONNEXT	16	F	42.911 (462) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	~~14,269,000~~ ~~14,554,000~~ 14,697,000	~~332,525 (30,885)~~ ~~339,167 (31,502)~~ 342,500 (31,812)	--	--	--	--	--	--	--	--	--	--

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
CONNEXT	16	H	48.291 (520) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	~~15,497,000~~ 15,697,000	~~320,909 (29,802)~~ 325,050 (30,187)	--	--	--	--	--	--	--	--	--	--
CONNEXT	16	L	33.770 (364) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,697,000	316,760 (29,387)	--	--	--	--	--	--	--	--	--	--
CONNEXT	17	A	34.932 (376) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,526,000	301,328 (27,995)	--	--	--	--	--	--	--	--	--	--
CONNEXT	17	F	42.911 (462) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	14,269,000	332,525 (30,885)	--	--	--	--	--	--	--	--	--	--
CONNEXT	17	H	48.291 (520) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	15,754,000	326,231 (30,296)	--	--	--	--	--	--	--	--	--	--
CONNEXT	17	L	33.770 (364) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,697,000	316,760 (29,387)	--	--	--	--	--	--	--	--	--	--
CONNEXT	18	F	42.911 (462) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	~~14,697,000~~ 14,840,000	~~342,500 (31,812)~~ 345,832 (32,121)	--	--	--	--	--	--	--	--	--	--
CONNEXT	18	H	48.291 (520) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	16,011,000	331,552 (30,790)	--	--	--	--	--	--	--	--	--	--
CONNEXT	19	F	42.911 (462) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	~~14,840,000~~ 14,983,000	~~345,832 (32,121)~~ 349,165 (32,431)	--	--	--	--	--	--	--	--	--	--

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
CONNEXT	19	H	48.291 (520) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	16,269,000	336,895 (31,287)	--	--	--	--	--	--	--	--	--	--
CONNEXT	20	H	48.291 (520) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	16,526,000	342,217 (31,781)	--	--	--	--	--	--	--	--	--	--
CONNEXT	21	H	48.291 (520) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	16,783,000	347,539 (32,275)	--	--	--	--	--	--	--	--	--	--

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)

B. 薈淳現樓付款計劃 (照售價減 22%) CONNEXT Completed Property Payment Plan (22% 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 45 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 45 days after the date of the signing of the PASP.

(3) 成交金額餘額(即成交金額 90%)於買方簽署臨時合約後 90 天內繳付。

The balance of the Transaction Price (90% of the Transaction Price) shall be paid within 90 days after the date of the signing of the PASP.

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

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 1%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 1% 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. 「2 站啟德娛樂旗艦」折扣 "2 Stations to Kai Tak" Discount

買方可獲 2%售價折扣作為「2 站啟德娛樂旗艦」折扣。

2% discount on the Price would be offered to the Purchaser as the "2 Stations to Kai Tak" Discount.

5. 「2 站九龍塘大學氛圍」折扣 "2 Stations to Kowloon Tong" Discount

買方可獲 2%售價折扣作為「2 站九龍塘大學氛圍」折扣。

2% discount on the Price would be offered to the Purchaser as the "2 Stations to Kowloon Tong" Discount.

6. 學舍傢俬現金折扣 Off-campus Accommodation Furniture Cash Discount

(a) 如買方於簽署臨時買賣合約購買任何列於本(4)(ii)6段表1之指定住宅物業（包括於本價單內或可能包括於發展項目已發出或將發出的任何其他價單內）及選擇學舍傢俬現金折扣，買方可獲列於表1之折扣優惠。

If the Purchaser signs the Preliminary Agreement for Sale and Purchase to purchase any of the designated residential property(ies) listed in Table 1 of this paragraph (4)(ii)6(already included in this price list or may be included in any other price lists of the Development issued or to be issued), and chooses the Furniture Cash Discount upon the signing of PASP, the Purchaser will be offered discount on the Price listed in Table 1.

(b) 如買方於簽署臨時合約時不選擇傢俬現金折扣，則買方可享有第(4)(iii)1段所述之學舍傢俬優惠。為免疑問，就購買每個住宅物業，買方只可享有傢俬現金津貼折扣或第(4)(iii)1段所述之學舍傢俬優惠的其中一項。

If the Purchaser does not choose the Off-campus Accommodation Furniture Cash Discount upon the signing of PASP, the Purchaser is entitled to the Off-campus Accommodation Furniture Benefit set out in paragraph (4)(iii)1. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Off-campus Accommodation Furniture Cash Discount or the Furniture Voucher Benefit as set out in paragraph (4)(iii)1.

表 1 Table 1

類別 Type	指定住宅物業 Designated residential properties	學舍傢俬現金折扣 Off-campus Accommodation Furniture Cash Discount
開放式 Studio	2 樓至 15 樓, 17 樓至 23 樓 J 單位; 3 樓至 6 樓, 8 樓至 23 樓 K 單位（不設 4 樓、13 樓及 14 樓） Unit J on 2/F-15/F, 17/F-23/F; Unit K on 3/F-6/F, 8/F-23/F (4/F, 13/F and 14/F are omitted)	$12,000

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. 學舍傢俬優惠 Off-campus Accommodation Furniture Benefit

(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（統稱「實產」）。

The Purchaser will be provided with the furniture and chattels applicable to the residential property purchased as set out in Annex 1 hereto (collectively the “Chattels”) 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，該實產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 Chattels 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，賣方有權即時撤銷學舍傢俬優惠，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 Off-campus Accommodation 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) 學舍傢俬優惠不能轉讓及轉移，及只能由住宅物業之買方本人享用。

Off-campus Accommodation 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實產提供保養或作出任何保證或陳述，更不會就該實產狀況、狀態、品質、性能或任何該實產是否或會否在可運作狀態作出任何陳述、承諾、保證或提供保養。任何情況下，買方不得就該實產或其狀況及狀態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』將不適用於該實產。

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 Chattels. In particular, no representation,

undertaking, warranty or maintenance whatsoever is or will be given by The Vendor, all their holding company(ies) or any person(s) on their behalf in respect of the condition, state, quality or fitness whatsoever of any of the Chattels or as to whether any of the Chattels 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 Chattels or their state and condition. 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 Chattels.

(f) 該優惠受其他條款及細則約束。

The benefit is subject to other terms and conditions.

2. 現樓傢俬即買即用優惠 Move-in Ready Furniture Benefit

(a) 買方可免費獲贈本價單附錄2所列明之適用於所購的住宅物業的家具和物件（統稱「實產」）。

The Purchaser will be provided with the furniture and chattels applicable to the residential property purchased as set out in Annex 2 hereto (collectively the "Chattels") 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，該實產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 Chattels 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，賣方有權即時撤銷現樓傢俬即買即用優惠，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 Move-in Ready 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) 現樓傢俬即買即用優惠不能轉讓及轉移，及只能由住宅物業之買方本人享用。

Move-in Ready 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實產提供保養或作出任何保證或陳述，更不會就該實產狀況、狀態、品質、性能或任何該實產是否或會否在可運作狀態作出任何陳述、承諾、保證或提供保養。任何情況下，買方不得就該實產或其狀況及狀態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』將不適用於該實產。

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 Chattels. In particular, no representation, undertaking, warranty or maintenance whatsoever is or will be given by The Vendor, all their holding company(ies) or any person(s) on their behalf in respect of the condition, state, quality or fitness whatsoever of any of the Chattels or as to whether any of the Chattels 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 Chattels or their state and condition. 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 Chattels.

(f) 該優惠受其他條款及細則約束。

The benefit is subject to other terms and conditions.

3. 3.75%印花稅優惠 3.75% Stamp Duty Benefit

(只適用於選購 15 樓 F 單位, 16 樓 H 單位或 18 樓 H 單位之買方

Only applicable to the Purchaser who chooses to purchase Unit F on 15th Floor, Unit H on 16th Floor or Unit H on 18th Floor)

(a) 受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清每一期樓款及餘款^及按買賣合約完成購買指明住宅物業)，賣方會代買方直接向稅務局（印花稅署）繳付所購買的指明住宅物業之買賣合約所須繳付的從價印花稅。賣方代買方繳付的從價印花稅款額上限為成交金額的 3.75%，超出上限的從價印花稅款額 (如有)，由買方自行承擔。如適用，若買方簽署正式合約時擁有其他任何住宅物業（「原物業」）並於完成購買指明住宅物業後售出原物業並向印花稅署申請退還部分從價印花稅，買方不須將退還稅項任何部份支付賣方。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price^ according to the respective dates stipulated in the agreement for sale and purchase and complete the purchase of the specified residential property in accordance with the agreement for sale and purchase), the Vendor will pay the ad valorem stamp duty payable by the Purchaser in respect of the agreement for sale and purchase of the Property directly to the Inland Revenue Department (Stamp Office). The amount of the ad valorem stamp duty payable by the Vendor on behalf of the Purchaser shall not exceed the amount being 3.75% of the Transaction Price, the excess amount of the ad valorem stamp duty (if any) shall be borne by the Purchaser. If applicable, where the Purchaser owns any other residential property (the "original property") at the time of his signing of the Agreement and sells the original property after the completion of the purchase of the Property and he applies for a refund of part of the ad valorem stamp duty paid from the Stamp Office, the Purchaser is not required to pay any part of the refund to the Vendor.

^ 以賣方代表律師實際收到款項日期計算。

^ the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

(b) 買方必須簽署一份不可撤銷的授權書及其他相關文件（「保證文件」），作為保證，以便倘若因任何原因導致正式買賣合約被取消或終止，致使應就正式買賣合約徵收的從價印花稅無須繳納時，賣方可作為買方的代理人，申請退還該筆從價印花稅。 買方必須承擔其自身及賣方因擬備及完成保證文件所產生之法律費用、雜項支出及相關附帶費用。

The Purchaser shall execute an irrevocable power of attorney and other related documents ("Security Documents") as security such that the Vendor may act as the Purchaser's attorney to apply for refund of AVSD chargeable on the agreement for sale and purchase in the event that the AVSD becomes not payable due to the cancellation or termination of the agreement for sale and purchase for whatever reasons. The Purchaser shall bear its own and the Vendor's legal costs and disbursement of and incidental to the preparation and completion of the Security Documents.

(c) 所有根據本段之條款及條件賦予買方之權利及優惠均不能轉讓及轉移，及只能由買方本人行使及享用。

All the rights and benefits of the Purchaser under the terms and conditions under this paragraph are 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.

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
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
香港地產商有限公司	Hong Kong Realty Association Limited
溱朗地產代理有限公司	Jeun Long Property Agency Limited
萊德物業公司	Loy Tak Properties
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

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/connext

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

附錄 1 Annex 1

開放式　　2 樓至 15 樓, 17 樓至 23 樓 J 單位; 3 樓至 6 樓, 8 樓至 23 樓 K 單位（不設 4 樓、13 樓及 14 樓）

Studio　　Unit J on 2/F-15/F, 17/F-23/F; Unit K on 3/F-6/F, 8/F-23/F (4/F, 13/F and 14/F are omitted)

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 / 飯廳 Living Room / Dining Room					
椅子 Chair	2 張 2 Pieces	書枱、衣櫃連床之傢俬組合 Furniture combo with deck, wardrobe and bed	2 套 2 Sets	窗簾連路軌 Curtain With Track	1 套 1 Set

附錄 2 Annex 2

只適用於 16 樓 F 單位之買方 Only applicable to the Purchaser who chooses to purchase Unit F on 16/F

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 / 飯廳 Living Room / Dining Room					
窗簾連路軌 Curtain With Track	1 套 1 Sets	餐枱 Dining Table	1 張 1 piece	餐椅 Dining chair	4 張 4 pieces
天花吊燈 Chandelier	2 個 2 pieces	梳化 Sofa	1 張 1 piece	電視櫃 TV Shelf	1 個 1 piece
睡房 1 Bedroom 1					
床架 Bedstead	1 張 1 piece	床褥 Mattress	1 張 1 piece	枕頭 Pillow	2 個 2 pieces
床單連被子 Sheet and blanket	1 套 1 set	衣櫃 Wardrobe	1 個 1 piece	窗簾連路軌 Curtain With Track	1 套 1 Set
睡房 2 Bedroom 2					
床架 Bedstead	1 張 1 piece	床褥 Mattress	1 張 1 piece	枕頭 Pillow	1 個 1 pieces
床單連被子 Sheet and blanket	1 套 1 set	衣櫃 Wardrobe	2 個 2 pieces	窗簾連路軌 Curtain With Track	1 套 1 Set
睡房 3 Bedroom 3					
椅子 Chair	1 張 1 piece	窗簾連路軌 Curtain With Track	1 套 1 Set	書桌 Desk	1 張 1 piece
書架 Bookshelf	1 個 1 piece	唱片機 Record player	1 個 1 piece	坐枱燈 Table lamp	1 個 1 piece

只適用於 16 樓 H 單位之買方 Only applicable to the Purchaser who chooses to purchase Unit H on 16/F

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 / 飯廳 Living Room / Dining Room					
窗簾連路軌 Curtain With Track	2 套 2 Sets	餐枱 Dining Table	1 張 1 piece	餐椅 Dining chair	3 張 3 pieces
天花吊燈 Chandelier	2 個 2 pieces	梳化 Sofa	1 張 1 piece	電視櫃 TV Shelf	1 個 1 piece
睡房 1 Bedroom 1					
床架 Bedstead	1 張 1 piece	床褥 Mattress	1 張 1 piece	枕頭 Pillow	2 個 2 pieces
床單連被子 Sheet and blanket	1 套 1 set	地毯 Carpet	1 張 1 piece	梳妝椅 Dressing chair	1 張 1 piece
梳妝台 Dressing Table	1 張 1 piece	鏡子 Mirror	1 塊 1 piece	窗簾連路軌 Curtain With Track	1 套 1 Set
天花吊燈 Chandelier	1 個 1 piece	衣櫃 Wardrobe	1 個 1 piece		
睡房 2 Bedroom 2					
帳篷 Tent	1 個 1 piece	滑梯 Slide	1 個 1 piece	衣櫃 Wardrobe	1 個 1 piece
床褥 Mattress	1 張 1 piece	床單連被子 Sheet and blanket	1 套 1 set	枕頭 Pillow	1 個 1 piece
天花吊燈 Chandelier	1 個 1 piece				
睡房 3 Bedroom 3					
椅子 Chair	2 張 2 pieces	窗簾連路軌 Curtain With Track	1 套 1 Set	書桌 Desk	1 張 1 piece
書架 Bookshelf	1 個 1 piece	唱片機 Record player	1 個 1 piece	坐地燈 Floor lamp	1 個 1 piece

只適用於 16 樓 J 單位及 7 樓 K 單位之買方 Only applicable to the Purchaser who chooses to purchase Unit J on 16/F and Unit K on 7/F

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 / 飯廳 Living Room / Dining Room					
椅子 Chair	2 張 2 Pieces	書枱、衣櫃連床之傢俬組合 Furniture combo with deck, wardrobe and bed	2 套 2 Sets	窗簾連路軌 Curtain With Track	1 套 1 Set
床褥 Mattress	2 張 2 pieces	枕頭 Pillow	2 個 2 pieces	床單連被子 Sheet and blanket	2 套 2 sets