

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
6 January 2024	2

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	2A	--
27 February 2024	2B	--

* 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	3	F	24.122 (260) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: -- (--)	5,763,000	238,911 (22,165)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	5	F	24.122 (260) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: -- (--)	5,776,000	239,449 (22,215)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	6	F	24.122 (260) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: -- (--)	5,789,000	239,988 (22,265)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	7	F	24.122 (260) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: -- (--)	5,801,000	240,486 (22,312)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	8	F	24.122 (260) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: -- (--)	5,814,000	241,025 (22,362)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	12	B	20.980 (226) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: -- (--)	5,303,000	252,765 (23,465)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	15	B	20.980 (226) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: -- (--)	5,316,000	253,384 (23,522)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	16	B	20.980 (226) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: -- (--)	5,329,000	254,004 (23,580)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	17	B	20.980 (226) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: -- (--)	5,367,000	255,815 (23,748)	--	--	--	--	--	--	--	--	--	--

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	17	D	32.484 (350) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	7,600,000	233,961 (21,714)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	17	G	21.389 (230) 露台 Balcony: 2.007(22) 工作平台 Utility Platform: -- (--)	5,499,000	257,095 (23,909)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	18	B	20.980 (226) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: -- (--)	5,404,000	257,579 (23,912)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	18	D	32.484 (350) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	7,676,000	236,301 (21,931)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	18	G	21.389 (230) 露台 Balcony: 2.007(22) 工作平台 Utility Platform: -- (--)	5,574,000	260,601 (24,235)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	19	B	20.980 (226) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: -- (--)	5,443,000	259,438 (24,084)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	19	D	32.484 (350) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	7,751,000	238,610 (22,146)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	19	G	21.389 (230) 露台 Balcony: 2.007(22) 工作平台 Utility Platform: -- (--)	5,650,000	264,154 (24,565)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	20	B	20.980 (226) 露台 Balcony: 2.002(22) 工作平台 Utility Platform: -- (--)	5,480,000	261,201 (24,248)	--	--	--	--	--	--	--	--	--	--

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	20	D	32.484 (350) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	7,827,000	240,949 (22,363)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	21	D	32.484 (350) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	7,903,000	243,289 (22,580)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	22	D	32.484 (350) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	7,979,000	245,629 (22,797)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	23	D	32.484 (350) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	8,054,000	247,937 (23,011)	--	--	--	--	--	--	--	--	--	--
薈鳴 PHOENEXT	25	D	32.484 (350) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	8,117,000	249,877 (23,191)	--	--	--	--	--	--	--	--	--	--

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. 120 天現金付款計劃 (照售價減 20%) 120 Days Cash 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%)於買方簽署臨時合約後 120 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 (90% of the Transaction Price) shall be paid within 120 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 15%) Stage Payment Plan (15% 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 180 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 180 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. 樓住人才付款計劃 (照售價減 12%) Purchase & Stay in HK Payment Plan (12% discount on the Price)

(此支付條款只限「特選人才買家」選用) (Such terms of payment may only be chosen by a “Specific Talent 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 2%之加付訂金於買方簽署臨時合約後 180 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 2% of the Transaction Price shall be paid within 180 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 3%之部份成交金額於買方簽署臨時合約後 360 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 part payment of the Transaction Price equivalent to 3% of the Transaction Price shall be paid within 360 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 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.

註: 「特選人才買家」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) 就讀或曾就讀香港高等教育院校[^]; 或 (2) 受指明輸入人才計劃涵蓋^{*}。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「特選買家」的決定為最終決定。

Note: “Specific Talent 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) is studying or has studied in a higher education institution[^] in Hong Kong or (2) covered by a specified talent admission scheme^{*}. Provided that the Purchaser shall provide valid supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor’s determination as to whether a purchaser is a “Specific Talent Purchaser” shall be final.

[^]高等教育院校指二十二所可頒授學位的高等教育院校，包括：明愛專上學院、明德學院、香港城市大學、宏恩基督教學院、港專學院、香港演藝學院、香港浸會大學、香港珠海學院、香港都會大學、香港能仁專上學院、香港樹仁大學、嶺南大學、職業訓練局 - 香港高等教育科技學院、香港中文大學、香港教育大學、香港恒生大學、香港理工大學、香港科技大學、香港大學、東華學院、香港伍倫貢學院、耀中幼教學院或任何賣方及如此聘用的人認可之院校。

[^] Higher education institution means 22 degree-awarding higher education institutions, including: Caritas Institute of Higher Education, Centennial College, City University of Hong Kong, Gratia Christian College, HKCT Institute of Higher Education, Hong Kong Academy for Performing Arts, Hong Kong Baptist University, Hong Kong Chu Hai College, Hong Kong Metropolitan University, Hong Kong Nang Yan College of Higher Education, Hong Kong Shue Yan University, Lingnan University, Technological and Higher Education Institute of Hong Kong - Vocational Training Council, The Chinese University of Hong Kong, The Education University of Hong Kong, The Hang Seng University of Hong Kong, The Hong Kong Polytechnic University, The Hong Kong University of Science and Technology, The University of Hong Kong, Tung Wah College, UOW College Hong Kong, Yew Chung College of Early Childhood Education or any institutions recognized by the Vendor and Person so Engaged.

^{*}指明輸入人才計劃包括「一般就業政策」、「輸入內地人才計劃」、「優秀人才入境計劃」、「科技人才入境計劃」、「非本地畢業生留港／回港就業安排」、「輸入中國籍香港永久性居民第二代計劃」和「高端人才通行證計劃」。

^{*}The specified talents admission schemes are the General Employment Policy (GEP), Admission Scheme for Mainland Talents and Professionals (ASMTP), Quality Migrant Admission Scheme (QMAS), Immigration Arrangements for Non-local Graduates (IANG), Technology Talent Admission Scheme (TechTAS), Admission Scheme for the Second Generation of Chinese Hong Kong Permanent Residents (ASSG) and Top Talent Pass Scheme (TTPS).

D. 置業階梯共享付款計劃 (照售價減 12%) Housing Ladder Sharing Payment Plan (12% discount on the Price)

(此支付條款只限「特選公屋買家」、「2023 年資助出售房屋申請者」或「市區更新住戶」選用) (Such terms of payment may only be chosen by a “Specific Public Rental Housing Purchaser”, “2023 Subsidised Sale Flat Applicant” or “Urban Renewal Resident”)

- (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 180 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 180 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%之部份成交金額於買方簽署臨時合約後 360 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 part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 360 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) 相等於成交金額 1%之部份成交金額於買方簽署臨時合約後 420 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 part payment of the Transaction Price equivalent to 1% of the Transaction Price shall be paid within 420 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.

- (5) 成交金額餘額(即成交金額 92%)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 (92% 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: 「特選公屋買家」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)於香港並無擁有任何住宅物業; 及(2)(a)為香港房屋委員會轄下公共租住房屋的住戶、其親屬或其親友; 或(b)為香港房屋協會轄下甲類出租屋邨的住戶或其親屬; 或(c)為香港房屋委員會轄下中轉房屋的認可居民或其親屬; 或(d)為香港平民屋宇有限公司轄下大坑西邨的住戶或其親屬。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「特選公屋買家」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 Public Rental Housing 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) does not own any residential property in Hong Kong; and (2)(a) is a resident, a relative or a close friend of a resident of a Public Rental Housing Unit of the Hong Kong Housing Authority; or (b) is a resident or relative of a resident of a Group A Rental Estate of the Hong Kong Housing Society; or (c) is an authorised resident or relative of an authorised resident of the Interim Housing managed by the Hong Kong Housing Authority; or (d) is an resident or relative of an resident of the Tai Hang Sai Estate of the Hong Kong Settlers Housing Corporation Limited. Provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor's determination as to whether a purchaser is a "Specific Public Rental Housing 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.

註: 「2023 年資助出售房屋申請者」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)於香港並無擁有任何住宅物業; 及(2)(a)為香港房屋委員會「出售居者有其屋計劃單位 2023」綠表申請者; 或(b)為香港房屋委員會「出售居者有其屋計劃單位 2023」白表申請者; 或(c)為香港房屋委員會「白表居屋第二市場計劃 2023」申請者; 或(d)為市區重建局「港人首次置業項目」申請者; 或(e)為香港房屋協會「資助出售房屋項目」申請者。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「2023 年資助房屋買家」的決定為最終決定。

Note: "2023 Subsidised Sale Flat Applicant" 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) does not own any residential property in Hong Kong.; and (2)(a) is green form applicant of the Hong Kong Housing Authority “Sale of Home Ownership Scheme Flats 2023” ; or (b) is white form applicant of the Hong Kong Housing Authority “Sale of Home Ownership Scheme Flats 2023” ; or (c) is white form applicant of the Hong Kong Housing Authority “White Form Secondary Market Scheme 2023” ; or (d) is applicant of the Urban Renewal Authority “Starter Homes Project for Hong Kong Residents” ; or (e) is applicant of the Hong Kong Housing Society “Subsidised Sale Flats Project” . Provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor’ s determination as to whether a purchaser is a “2023 Subsidised Sale Flat Applicant” shall be final.

註: 「市區更新住戶」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)為九龍市區寮屋區(竹園聯合村、牛池灣村及茶果嶺村)重建受影響住戶；或(2)為根據《市區重建局條例》重建項目的受影響住戶；或(3)為九龍區重建項目的受影響住戶。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「市區更新住戶」的決定為最終決定。

Note: "Urban Renewal Resident " 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) is urban squatter areas in Kowloon (Chuk Yuen United Village, Ngau Chi Wan and Cha Kwo Ling) redevelopment affected resident; or (2) is affected resident of redevelopment project under “Urban Renewal Authority Ordinance” ; or (3) is affected resident of redevelopment project in Kowloon district. Provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor’ s determination as to whether a purchaser is a “Urban Renewal Resident” shall be final.

E. 轉購薈鳴付款計劃 (照售價減 18%) Change & Purchase PHOENEXT Payment Plan (18% discount on the Price)

(此支付條款只限「特選轉購薈鳴買家」選用) (Such terms of payment may only be chosen by a “Specific Change & Purchase PHOENEXT 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 270 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 270 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 (94% 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: 「特選轉購薈鳴買家」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)為香港房屋委員會「出售居者有其屋計劃」或「出售綠表置居計劃」的買家並已簽署或已取消相關的買賣合約; 或(2)為任何 2024 年 2 月 23 日或其後曾遞交任何香港一手住宅銷售物業「購樓意向登記表」的登記人。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「特選轉購薈鳴買家」的決定為最終決定。

Note: "Specific Change & Purchase PHOENEXT 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) is a purchaser of the Hong Kong Housing Authority "Sale of Home Ownership Scheme" or "Sale of Green Form Subsidised Home Ownership Scheme" and has signed or cancelled the relevant agreement for sale and purchase; or (2) is a registrant of any Hong Kong first-hand residential property and has submitted the "Registration of Intent" on 23rd February 2024 and thereafter. Provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor's determination as to whether a purchaser is a "Specific Change & Purchase PHOENEXT Purchaser" 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

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. 「東九龍步行生活圈」折扣 "East Kowloon Walkable Lifestyle" Discount

凡於 2024 年 4 月 30 日或之前簽署臨時合約, 買方可獲 1%售價折扣優惠作為「東九龍步行生活圈」折扣。

1% discount on the Price would be offered to the Purchaser who signs the PASP on or before 30th April 2024 as the "East Kowloon Walkable Lifestyle" Discount.

5. 「2 站啟德」折扣 "2 Stations to Kai Tak" Discount

買方可獲 2%售價折扣作為「2 站啟德」折扣。

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

6. 「2 站九龍塘」折扣 "2 Stations to Kowloon Tong" Discount

買方可獲 2%售價折扣作為「2 站九龍塘」折扣。

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

7. 「樓住人才」折扣 "Purchase & Live in HK" Discount

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

買方可獲 5%售價折扣作為「樓住人才」折扣。

5% discount on the Price would be offered to the Purchaser as the "Purchase & Live in HK" Discount.

8. 「置業階梯共享」折扣 "Housing Ladder Sharing" Discount

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

買方可獲 6%售價折扣作為「置業階梯共享」折扣。

6% discount on the Price would be offered to the Purchaser as the "Housing Ladder Sharing" Discount.

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、C、D 或 E 之買方 Only applicable to the Purchasers who have selected Terms of Payment B, C, D or E 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:

(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))

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 120 日至 180 日期間內 Within the period of 120 days to 180 days after the signing of the PASP	成交金額 4.5% 4.5% of the Transaction Price
簽署臨時合約的日期後 181 日至 270 日期間內 Within the period of 181 days to 270 days after the signing of the PASP	成交金額 3% 3% of the Transaction Price

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

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 120 日至 180 日期間內 Within the period of 120 days to 180 days after the signing of the PASP	成交金額 3% 3% of the Transaction Price
簽署臨時合約的日期後 181 日至 270 日期間內 Within the period of 181 days to 270 days after the signing of the PASP	成交金額 0.5% 0.5% of the Transaction Price

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

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 120 日至 180 日期間內 Within the period of 120 days to 180 days after the signing of the PASP	成交金額 2.5% 2.5% of the Transaction Price
簽署臨時合約的日期後 181 日至 270 日期間內 Within the period of 181 days to 270 days after the signing of the PASP	成交金額 0.5% 0.5% of the Transaction Price

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

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 120 日至 180 日期間內 Within the period of 120 days to 180 days after the signing of the PASP	成交金額 2.5% 2.5% of the Transaction Price
簽署臨時合約的日期後 181 日至 270 日期間內 Within the period of 181 days to 270 days after the signing of the PASP	成交金額 0.5% 0.5% 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. 樓住人才現金回贈優惠 Purchase & Live in HK Cash Rebate Benefit

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

- (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)，可獲成交金額 1%的「樓住人才現金回贈優惠」(「現金回贈」)：

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 Purchaser shall be entitled to an 1% of the Transaction Price as “Purchase & Live in HK” Cash Rebate” (“Cash Rebate”) payable by 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) 買方須於完成購買指明住宅物業前最少 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 complete the purchase of the specified residential property. 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.

- (f) 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
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
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>