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
8 April 2026	3

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
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* 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.

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	8	A	34.932 (376) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,019,000	286,814 (26,646)	--	--	--	--	--	--	--	--	--	--
CONNEXT	9	A	34.932 (376) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,071,000	288,303 (26,785)	--	--	--	--	--	--	--	--	--	--
CONNEXT	9	L	33.770 (364) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,031,000	297,039 (27,558)	--	--	--	--	--	--	--	--	--	--
CONNEXT	10	A	34.932 (376) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,123,000	289,792 (26,923)	--	--	--	--	--	--	--	--	--	--
CONNEXT	10	H	48.325 (520) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	14,031,000	290,347 (26,983)	--	--	--	--	--	--	--	--	--	--
CONNEXT	10	L	33.770 (364) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,111,000	299,408 (27,777)	--	--	--	--	--	--	--	--	--	--
CONNEXT	11	A	34.932 (376) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,174,000	291,252 (27,059)	--	--	--	--	--	--	--	--	--	--
CONNEXT	11	H	48.224 (519) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.500 (16)	14,211,000	294,687 (27,382)	--	--	--	--	--	--	--	--	--	--
CONNEXT	11	L	33.770 (364) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,191,000	301,777 (27,997)	--	--	--	--	--	--	--	--	--	--

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	12	A	34.932 (376) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,227,000	292,769 (27,199)	--	--	--	--	--	--	--	--	--	--
CONNEXT	12	L	33.770 (364) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,270,000	304,116 (28,214)	--	--	--	--	--	--	--	--	--	--
CONNEXT	15	A	34.932 (376) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,279,000	294,257 (27,338)	--	--	--	--	--	--	--	--	--	--
CONNEXT	15	B	32.960 (355) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	10,216,000	309,951 (28,777)	--	--	--	--	--	--	--	--	--	--
CONNEXT	15	L	33.770 (364) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: 1.500 (16)	10,350,000	306,485 (28,434)	--	--	--	--	--	--	--	--	--	--
CONNEXT	16	B	32.960 (355) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	10,267,000	311,499 (28,921)	--	--	--	--	--	--	--	--	--	--
CONNEXT	17	B	32.960 (355) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	10,319,000	313,076 (29,068)	--	--	--	--	--	--	--	--	--	--
CONNEXT	18	B	32.960 (355) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	10,369,000	314,593 (29,208)	--	--	--	--	--	--	--	--	--	--
CONNEXT	19	B	32.960 (355) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	10,420,000	316,141 (29,352)	--	--	--	--	--	--	--	--	--	--

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	20	B	32.960 (355) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	10,471,000	317,688 (29,496)	--	--	--	--	--	--	--	--	--	--
CONNEXT	21	B	32.960 (355) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.500 (16)	10,523,000	319,266 (29,642)	--	--	--	--	--	--	--	--	--	--

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. 薈淳快收樓付款計劃 (照售價減 22%) CONNEXT Fast Move-In 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，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 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 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.

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.

4(iii). 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(iv). 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