

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	臻博 HOUSE MUSE	期數 (如有) Phase No.(If any)	-
發展項目位置 Location of the Development	衙前壟道 3 號 (臨時) 3 Nga Tsin Long Road (provisional)		
發展項目中的住宅物業的總數 The total number of residential properties in the development			120

印製日期 Date of Printing	價單編號 Number of Price List
13-Sep-2025	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
-	-	-

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 Flat				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
臻博 HOUSE MUSE	17	A	56.362 (607) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.500 (16);	13,620,000	241,652 (22,438)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	16	A	56.362 (607) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.500 (16);	13,525,000	239,967 (22,282)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	15	A	56.362 (607) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.500 (16);	13,438,000	238,423 (22,138)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	12	A	56.362 (607) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.500 (16);	13,317,000	236,276 (21,939)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	8	B	30.638 (330) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	7,708,000	251,583 (23,358)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	7	B	30.638 (330) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	7,631,000	249,070 (23,124)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	6	B	30.638 (330) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	7,555,000	246,589 (22,894)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	5	B	30.638 (330) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	7,441,000	242,868 (22,548)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	3	B	30.638 (330) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	7,307,000	238,495 (22,142)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	9	C	22.680 (244) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	5,703,000	251,455 (23,373)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	8	C	22.680 (244) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	5,675,000	250,220 (23,258)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	7	C	22.680 (244) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	5,646,000	248,942 (23,139)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	6	C	22.680 (244) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	5,561,000	245,194 (22,791)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	5	C	22.680 (244) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	5,478,000	241,534 (22,451)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	3	C	22.680 (244) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	5,368,000	236,684 (22,000)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	18	E	53.913 (580) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.500 (16);	12,973,000	240,628 (22,367)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	17	E	53.913 (580) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.500 (16);	12,832,000	238,013 (22,124)	-	-	-	-	-	-	-	-	-	-
臻博 HOUSE MUSE	16	E	53.913 (580) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.500 (16);	12,680,000	235,194 (21,862)	-	-	-	-	-	-	-	-	-	-

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 Flat				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
臻博 HOUSE MUSE	26	F	23.375 (252) 露台 Balcony: 2.005 (22); 工作平台 Utility Platform: 1.500 (16);	5,372,000	229,818 (21,317)	-	-	-	-	-	-	-	-	-	
臻博 HOUSE MUSE	25	F	23.375 (252) 露台 Balcony: 2.005 (22); 工作平台 Utility Platform: 1.500 (16);	5,368,000	229,647 (21,302)	-	-	-	-	-	-	-	-	-	

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 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買賣合約，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 Preliminary Agreement for Sale and Purchase, 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買賣合約時，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 Preliminary Agreement for Sale and Purchase - (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：在第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關支付條款及 / 或適用折扣(如有)按售價計算得出之價目，皆以向下進位方式換算至千位數作為樓價。

Note: In paragraph (4), "The Price" means the price of the residential property set out in Part 2 of this price list, and "Purchase Price" means the actual price of the residential property set out in the Preliminary Agreement for Sale and Purchase. The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded down to the nearest thousand to determine the purchase price.

(i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金。

除另有說明外，買方須提供一張港幣50,000元銀行本票以支付部份臨時訂金，抬頭請寫「何韋律師行」或「HOWSE WILLIAMS」。買方須另備支票以補足臨時訂金之餘額，抬頭請寫「何韋律師行」或「HOWSE WILLIAMS」。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price.

Unless otherwise stated, the Purchaser shall provide a cashier's order for the sum of HK\$50,000 payable to "HOWSE WILLIAMS" or "何韋律師行" for part payment of the preliminary deposit. The Purchaser shall prepare a cheque payable to "HOWSE WILLIAMS" or "何韋律師行" to pay the balance of the preliminary deposit.

(A1) 150 天現金優惠付款計劃 150-day Cash Payment Plan (照售價減12%) (12% discount on the Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 買方須於簽署臨時合約後 150 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付樓價95%作為樓價餘款，以較早者為準。

95% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 150 days after signing of the PASP or within 14 days after the date of the Vendor's 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.

(A2) 150 天備用一按貸款付款計劃 150-day Standby First Mortgage Loan Payment Plan (照售價減11%) (11% discount on the Price)

(1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

(2) 買方須於簽署臨時合約後 150 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付樓價95%作為樓價餘款，以較早者為準。

95% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 150 days after signing of the PASP or within 14 days after the date of the Vendor's 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.

(B1) 建築期付款計劃 Stage Payment Plan (照售價減4%) (4% discount on the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 150 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內再付樓價 3%作為加付訂金，以較早者為準。
3% of the Purchase Price being further deposit shall be paid by the Purchaser within 150 days after signing of the PASP or within 14 days after the date of the Vendor's 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) 買方須於簽署臨時合約後 240 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內再付樓價 2%作為加付訂金，以較早者為準。
2% of the Purchase Price being further deposit shall be paid by the Purchaser within 240 days after signing of the PASP or within 14 days after the date of the Vendor's 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) 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付樓價 90%作為樓價餘款。
90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

(B2) 建築期備用一按揭款付款計劃 Stage Standby First Mortgage Loan Payment Plan (照售價減3%) (3% discount on the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 150 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內再付樓價 3%作為加付訂金，以較早者為準。
3% of the Purchase Price being further deposit shall be paid by the Purchaser within 150 days after signing of the PASP or within 14 days after the date of the Vendor's 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) 買方須於簽署臨時合約後 240 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內再付樓價 2%作為加付訂金，以較早者為準。
2% of the Purchase Price being further deposit shall be paid by the Purchaser within 240 days after signing of the PASP or within 14 days after the date of the Vendor's 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) 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付樓價 90%作為樓價餘款。
90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

(C1) 三房彈性建築期付款計劃 3-Bedroom Flexible Stage Payment Plan (照售價減4%) (4% discount on the Price)

此支付條款只適用於簽署臨時買賣合約購買任何下列指定住宅物業 (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) 之買方:- **3樓至26樓A單位, 3樓至26樓E單位 (不設4樓、13樓、14樓及24樓)**

This term of payment is only applicable to the Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the following designated residential properties (already included in this price list or may be included in any other price lists of the Development issued or to be issued):- **Flat A on 3/F-26/F, Flat E on 3/F-26/F (4/F, 13/F, 14/F and 24/F are omitted)**

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 150 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內再付樓價 2%作為加付訂金，以較早者為準。
2% of the Purchase Price being further deposit shall be paid by the Purchaser within 150 days after signing of the PASP or within 14 days after the date of the Vendor's 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) 買方須於簽署臨時合約後 240 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內再付樓價 1%作為加付訂金，以較早者為準。
1% of the Purchase Price being further deposit shall be paid by the Purchaser within 240 days after signing of the PASP or within 14 days after the date of the Vendor's 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) 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付樓價 92%作為樓價餘款。
92% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

(C2) 三房彈性建築期備用一按揭款付款計劃 3-Bedroom Flexible Stage Standby First Mortgage Loan Payment Plan (照售價減3%) (3% discount on the Price)

此支付條款只適用於簽署臨時買賣合約購買任何下列指定住宅物業 (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) 之買方:- **3樓至26樓A單位, 3樓至26樓E單位 (不設4樓、13樓、14樓及24樓)**

This term of payment is only applicable to the Purchaser who signs a preliminary agreement for sale and purchase to purchase any of the following designated residential properties (already included in this price list or may be included in any other price lists of the Development issued or to be issued):- **Flat A on 3/F-26/F, Flat E on 3/F-26/F (4/F, 13/F, 14/F and 24/F are omitted)**

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- (2) 買方須於簽署臨時合約後 150 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內再付樓價 2%作為加付訂金，以較早者為準。
2% of the Purchase Price being further deposit shall be paid by the Purchaser within 150 days after signing of the PASP or within 14 days after the date of the Vendor's 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) 買方須於簽署臨時合約後 240 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內再付樓價 1%作為加付訂金，以較早者為準。
1% of the Purchase Price being further deposit shall be paid by the Purchaser within 240 days after signing of the PASP or within 14 days after the date of the Vendor's 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) 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付樓價 92%作為樓價餘款。
92% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

備註：Note:

- a. 有關臨時買賣合約(「臨時合約」)及/或正式買賣合約(「正式合約」)及/或其後之轉讓契所招致的印花稅(包括但不限於根據香港法例第117章《印花稅條例》可徵收的從價印花稅及所有附加印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、業權契據及文件之認證副本之費用、所有登記費用、有關住宅物業的正式買賣合約及轉讓契之所有圖則費及製作、登記及完成發展項目公契及管理協議(「公契」)之費用及附於公契之圖則之費用的適當分攤及其他有關住宅物業的買賣之文件等費用，一概由買方單獨承擔及支付。

All stamp duty (including, without limitation, the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117, Laws of Hong Kong) and any penalty, interest and surcharge, etc. for late payment of any stamp duty) arising from the Preliminary Agreement for Sale and Purchase ("PASP") and/or the formal Agreement for Sale and Purchase ("ASP") and/or the subsequent Assignment(s), the charges for certified copies of title deeds and documents, all registration fees, all plan fees for plans to be annexed to the ASP and the Assignment of the residential property and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") of the Development and the plans attached to the DMC and any other documents relating to the sale and purchase of the residential property shall be solely borne and paid by the Purchaser.

- (i) 如買方聘用賣方律師代表他行事以處理正式買賣合約及轉讓契，及住宅物業第一按揭(如有)亦由賣方律師處理：

If the Purchaser shall instruct the Vendor's solicitors to act for him in the ASP and the Assignment, and the first mortgage (if any) of the residential property is handled by the Vendor's solicitors:

買方原須支付有關正式買賣合約及轉讓契之律師費用(不包括所有代墊付費用，代墊付費用須由買方支付)將獲豁免。

the legal costs (excluding all disbursements which shall be paid by the Purchaser) in respect of the ASP and the Assignment to be borne by the Purchaser shall be waived.

- (ii) 在任何其他情況下：

In any other cases:

買賣雙方須各自負責其在有關正式買賣合約及轉讓契之律師費用及代墊付費用。

each of the Vendor and the Purchaser shall pay its own solicitors' legal costs and disbursements in respect of the ASP and the Assignment.

- (iii) 買方須承擔住宅物業的按揭(如有)之所有法律及其他費用及代墊付費用。

The Purchaser shall bear all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property.

- (iv) 如買方希望更改付款計劃，可於不早於簽署正式買賣合約後30日但不遲於付清樓價餘額之日前30日或(如適用)正式買賣合約內訂明的該發展項目中的預計關鍵日期前30日(以較早者為準)向賣方提出申請，並須承擔有關律師費用及代墊付費用(如有)。買方必須得賣方事先批准以更改付款計劃。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。如賣方批准買方作出之更改付款辦法要求，買家享有的折扣及/或優惠(如有)將依照該經賣方批准之新付款辦法計算。惟賣方保留絕對權利，拒絕批准買方的要求更改付款辦法。賣方就此方面所作的決定為最終決定，對買方具有約束力。

If the Purchaser wishes to change the payment plan, the Purchasers can apply to the Vendor for such change not earlier than 30 days after the date of signing of the ASP but not later than 30 days before the date of settlement of the balance of Purchase Price or (if applicable) not later than 30 days before the estimated material date for the Development as specified in the ASP (whichever is the earlier) and shall bear all related solicitor's cost and disbursements (if any). Such Purchaser must obtain the prior approval of the Vendor for change of the payment plan. The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor. If the Vendor approves the Purchaser's request to change the payment methods, the discount(s) / benefit(s) offered to the Purchaser (if any) will be calculated based on the said new payment method as approved by the Vendor. The Vendor reserves the absolute right to reject the Purchaser's request to change the payment methods. The Vendor's decision in this regard shall be final and binding on all Purchaser(s).

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

除根據上述(4)(i)段所列之售價優惠外，買方還享有以下折扣優惠：

In addition to the corresponding discount on the Price that is listed in paragraph (4)(i) above, the Purchaser shall be offered discounts as listed below:

1 「New World CLUB」會員優惠

Privilege for "New World CLUB" member

在簽署臨時買賣合約當日，買方如屬「New World CLUB」會員，可獲3%售價折扣作為「New World CLUB」會員優惠。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(如買方是以香港註冊成立的公司名義)在簽署臨時買賣合約當日須為「New World CLUB」會員，方可享此折扣優惠。但為免生疑問，不論個人買家或公司買家的董事中的會員人數，「New World CLUB」會員優惠只適用於一個指明住宅物業的售價一次。

A 3% discount on the Price would be offered to the Purchaser who is a "New World CLUB" member on the date of signing of the preliminary agreement for sale and purchase as the Privilege for "New World CLUB" member. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation incorporated in Hong Kong) should be a "New World CLUB" member on the date of signing of the preliminary agreement for sale and purchase in order to enjoy the discount offer. Provided that for the avoidance of doubt, the Privilege for "New World CLUB" member shall apply to the Price of a specified residential property only once, irrespective of the number of member(s) comprising the individual Purchaser or the director(s) of the corporate Purchaser.

2 印花稅優惠

Stamp Duty Benefit

買方可獲額外2%售價折扣作為印花稅優惠。

An extra 2% discount on the Price would be offered to the Purchaser as the Stamp Duty Benefit.

3 「The Bohemian Collection」置業優惠

"The Bohemian Collection" Home Purchase Benefit

買方可獲額外2%售價折扣作為「The Bohemian Collection」置業優惠。

An extra 2% discount on the Price would be offered to the Purchaser as "The Bohemian Collection" Home Purchase Benefit.

4 國際文化優惠

International Literati Discount

買方可獲額外1%售價折扣作為國際文化優惠。

An extra 1% discount on the Price would be offered to the Purchaser as the International Literati Discount.

5 新世界集團員工及員工親屬優惠

Discount for NWG Staff and Relatives of NWG Staff

在簽署臨時買賣合約當日，買方如符合以下各項條件，可獲額外1%售價折扣作為新世界集團員工及員工親屬優惠:-

Subject to satisfaction of the following conditions on the date of signing the Preliminary Agreement for Sale and Purchase, an extra 1% discount on the Price would be offered to the Purchaser as the Discount for NWG Staff and Relatives of NWG Staff:-

(i) 買方為個人(而非公司); 及

The Purchaser is an individual (and not a company); and

(ii) 買方屬於以下其中一個類別之個人:-

The Purchaser is an individual of any one of the following categories:-

(a) 買方為合資格員工(「合資格員工」指直接受僱於新世界集團旗下任何一間公司或其附屬公司或直接全資附屬機構或附屬業務單位(不論位於中國香港或中國內地)的全職長工員工。); 或

The Purchaser is an Eligible Staff ("Eligible Staff" means staff member under full-time permanent employment (whether in Hong Kong or Mainland China) who is directly employed by any company within New World Group or any of its subsidiaries or wholly-owned direct subsidiaries or subsidiary business units.); or

(b) 買方為合資格員工之親屬(「親屬」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、姊夫、妹夫、大舅、小舅、兄嫂、弟媳、大姨、小姨、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、堂兄弟、堂姊妹、表兄弟、表姊妹、侄、甥、侄女或甥女。)

The Purchaser is a relative(s) of an Eligible Staff ("relative(s)" of a person means a spouse, parent, child, parent-in-law, child-in-law, brother-in-law, sister-in-law, grandparent, grandchild, sibling, parent's sibling, cousin, nephew or niece.)

(iii) 買方須就相關關係提供令賣方滿意的關係證明。賣方對於是否存在相關關係及/或買方是否符合本折扣優惠資格有最終決定權。如有任何爭議，賣方的決定為最終及具約束力。

The Purchaser must provide adequate evidence for proof of the relevant relationship(s) to the Vendor's satisfaction. The Vendor's determination as to whether there is such relevant relationship(s) and/or whether the Purchaser is eligible for this discount shall be final. In case of disputes, the decision of the Vendor shall be final and binding.

6 臻博·三房一條龍優惠

House Muse · 3-Bedroom "Through-Train" Privilege

(i) 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A類指定住宅物業(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)，而同一買方或其親屬於同一時間簽署臨時買賣合約購買任何列於本(4)(ii)6段表1之A類指定住宅物業(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)，買方及(如適用)該其親屬(作為購買上述A類指定住宅物業之買方)均可就上述每個購買之A類指定住宅物業獲額外港幣300,000元售價折扣作為臻博·三房一條龍優惠。

If the Purchaser signs the Preliminary Agreement for Sale and Purchase to purchase any of the Type A 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 at the same time the same Purchaser or his/her/their relative(s) signs the Preliminary Agreement for Sale and Purchase to purchase any of the Type A 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), an extra HK\$300,000 discount on the Price would be offered to the Purchaser and (if applicable) his/her/their said relative(s) (as the purchaser(s) for the purchase of the said Type A designated residential properties) on each of the said Type A designated residential properties so purchased as the House Muse · 3-Bedroom "Through-Train" Privilege.

- (ii) 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A類指定住宅物業 (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) · 而同一買方或其親屬於同一時間簽署臨時買賣合約購買任何列於本(4)(ii)6段表1之B類指定住宅物業 (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) · 上述購買之A類指定住宅物業或B類指定住宅物業之買方可就該指定住宅物業獲額外港幣300,000元售價折扣作為臻博·三房一條龍優惠。
- If the Purchaser signs the Preliminary Agreement for Sale and Purchase to purchase any of the Type A designated residential properties 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 at the same time the same Purchaser or his/her/their relative(s) signs the Preliminary Agreement for Sale and Purchase to purchase any of the Type B designated residential properties 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), an extra HK\$300,000 discount on the Price would be offered either to the Purchaser of the said Type A designated residential property so purchased or the Purchaser of the said Type B designated residential property so purchased as the House Muse · 3-Bedroom "Through-Train" Privilege.

為免生疑問 · 就本(4)(ii)6(ii)段而言 · 每個列於本(4)(ii)6段表1之A類指定住宅物業 (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) 只可與一個列於本(4)(ii)6段表1之B類指定住宅物業同時購買 · 反之亦然 · A類指定住宅物業及B類指定住宅物業的相關買方須在簽署相關臨時買賣合約時按賣方要求簽署(由賣方指定格式的)書面確認 · 以確認適用本(4)(ii)6(ii)段優惠之指定住宅物業。

For the avoidance of doubt, for the purpose of this paragraph (4)(ii)6(ii), each Type A designated residential property 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) shall only be purchased with one of the Type B designated residential properties 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), vice versa. The relevant Purchasers of the Type A designated residential property and Type B designated residential property must sign a written confirmation (in the form specified by the Vendor) upon the signing of the Preliminary Agreement for Sale and Purchase pursuant to the Vendor's request to confirm the designated residential property of which the benefit set out in this paragraph (4)(ii)6(ii) is applicable.

- (iii) 就本(4)(ii)6段而言 :-

For the purpose of this paragraph (4)(ii)6 :-

- (a) 「親屬」指即配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、姊夫、妹夫、大舅、小舅、兄嫂、弟媳、大姨、小姨、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、堂兄弟、堂姊妹、表兄弟、表姊妹、侄、甥、侄女或甥女) · 惟相關買方須提供令賣方滿意的關係證明 · 賣方對於是否存在相關關係及/或買方是否符合本折扣優惠資格有最終決定權 · 如有任何爭議 · 賣方的決定為最終及具約束力。
- "Relative(s)" of a person means a spouse, parent, child, parent-in-law, child-in-law, brother-in-law, sister-in-law, grandparent, grandchild, sibling, parent's sibling, cousin, nephew or niece, provided that the relevant Purchasers must provide adequate evidence for proof of the relevant relationship(s) to the Vendor's satisfaction. The Vendor's determination as to whether there is such relevant relationship(s) and/or whether the Purchaser is eligible for this discount shall be final. In case of disputes, the decision of the Vendor shall be final and binding.
- (b) 買方須根據列於本(4)(ii)6段表1之條件以本票支付部分臨時訂金 · 抬頭請寫「何韋律師行」或「HOWSE WILLIAMS」 · 買方須另備支票以補足臨時訂金之餘額 · 抬頭請寫「何韋律師行」或「HOWSE WILLIAMS」 ·
- The Purchaser shall provide cashier's order(s) payable to "HOWSE WILLIAMS" or "何韋律師行" for part payment of the preliminary deposit according to the requirements set out in Table 1 of this paragraph (4)(ii)6. The Purchaser shall prepare a cheque payable to "HOWSE WILLIAMS" or "何韋律師行" to pay the balance of the preliminary deposit.
- (c) 為免生疑問 · 就購買每個列於本(4)(ii)6段表1之A類指定住宅物業 (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) · 買方只可享有第(4)(ii)6(i)段或第(4)(ii)6(ii)段之相關優惠。
- For the avoidance of doubt, for the purchase of each Type A designated residential property 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), the Purchaser is only entitled to enjoy the benefit set out in either paragraph (4)(ii)6(i) or paragraph (4)(ii)6(ii).

表1

Table 1

類別 Type	指定住宅物業 Designated residential properties	須以銀行本票支付臨時訂金的最低金額 Minimum amount that shall be paid by cashier order(s) for preliminary deposit
A類 Type A	3樓至26樓A單位, 3樓至26樓E單位 (不設4樓、13樓、14樓及24樓) Flat A on 3/F-26/F, Flat E on 3/F-26/F (4/F, 13/F, 14/F and 24/F are omitted)	港幣400,000元 HK\$400,000
B類 Type B	3樓至26樓B單位, 3樓至26樓D單位 (不設4樓、13樓、14樓及24樓) Flat B on 3/F-26/F, Flat D on 3/F-26/F (4/F, 13/F, 14/F and 24/F are omitted)	港幣250,000元 HK\$250,000
	3樓至26樓C單位, 3樓至26樓F單位 (不設4樓、13樓、14樓及24樓) Flat C on 3/F-26/F, Flat F on 3/F-26/F (4/F, 13/F, 14/F and 24/F are omitted)	港幣150,000元 HK\$150,000

(iii) 可就購買該發展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 備用一按揭貸款計劃

Standby First Mortgage Loan Plan

[只適用於選擇第(4)(i)段中之支付條款 A2, B2 或 C2 付款計劃的買方]

[Only applicable to purchaser(s) who chooses Terms of Payment Plan A2, B2 or C2 in paragraph (4)(i)]

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第一承按人」)申請第一按揭貸款(「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the "Referred First Mortgagee") for first mortgage loan (the "First Mortgage Loan"). The First Mortgage Loan and its application are subject to the following terms and conditions:

- (a) 該發展項目中的住宅物業的第一按揭貸款最高金額為該住宅物業樓價的90%。
The maximum amount of First Mortgage Loan of the residential property in the Development shall be 90% of the Purchase Price of such residential property.
- (b) 買方必須於相關買賣合約指明付清樓價餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。
The Purchaser shall make a written application by the prescribed form to the Referred First Mortgagee for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the relevant agreement for sale and purchase.
- (c) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
- (d) 買方須以所購該發展項目中的住宅物業之第一樓花按揭(如適用)及第一法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Development purchased by the Purchaser.
- (e) 第一按揭貸款年期最長為 25 年。
The maximum tenor of the First Mortgage Loan shall be 25 years.
- (f) 第一按揭貸款年利率以最優惠利率(P)減 2%(P-2%)計算。P為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率5.5%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2%(P-2%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 5.5% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
- (g) 買方須每月供款，而利息由提款日起計算。
Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
- (h) 第一按揭貸款及其相關擔保(如要)之法律文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人(如有)須支付所有第一按揭貸款及其擔保相關之律師費及代墊付費用。
All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
- (i) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.
- (j) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.
- (k) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清樓價餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方提出任何申索。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Purchase Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

備註: Notes:

(1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)，而有關還款能力之要求(包括但不 限於供款與入息比率之上限) 將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the purchaser(s) in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

(2) 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand purchaser(s) as specified in the PASP only and shall not be transferable. The Vendor has absolute discretion in deciding whether a purchaser(s) is/are entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the purchaser(s).

(3) 由賣方指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。

The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing institution are for reference only. The actual loan amount, interest rate and terms to be offered to the purchaser(s) shall be subject to the independent approval of the designated financing institution, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing institution) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.

(iv) 誰人負責支付買賣該發展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

請參閱上述(4)(i)段備註a。

Please refer to Note a. of paragraph (4)(i) above.

(v) 買方須為就買賣該發展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

請參閱上述(4)(i)段備註a。

Please refer to Note a. of paragraph (4)(i) above.

(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:

賣方委任的代理：

Agent appointed by the Vendor:

新世界地產代理有限公司

New World Real Estate Agency Limited

請注意：任何人可委任任何地產代理在購買該發展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：<https://www.housemuse.com.hk/>

The address of the website designated by the Vendor for the Development is: <https://www.housemuse.com.hk/>