

## 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
8-Dec-2025	5

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
-	-	-

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	A	56.362 (607) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.500 (16);	18,980,000	336,752 (31,269)	-	-	-	-	-	-	43.362 (467)	-	-	-
臻博 HOUSE MUSE	26	B	30.638 (330) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	10,531,000	343,723 (31,912)	-	-	-	-	-	-	21.643 (233)	-	-	-
臻博 HOUSE MUSE	26	C	22.680 (244) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	7,725,000	340,608 (31,660)	-	-	-	-	-	-	17.097 (184)	-	-	-
臻博 HOUSE MUSE	26	D	31.137 (335) 露台 Balcony: 2.003 (22); 工作平台 Utility Platform: 1.500 (16);	10,587,000	340,013 (31,603)	-	-	-	-	-	-	22.910 (247)	-	-	-
臻博 HOUSE MUSE	26	E	53.913 (580) 露台 Balcony: 2.001 (22); 工作平台 Utility Platform: 1.500 (16);	18,116,000	336,023 (31,234)	-	-	-	-	-	-	42.875 (462)	-	-	-

### 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.

#### (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.

**(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.

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.

(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

無  
NIL

(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/>