

## 價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	臻璈 BOHEMIAN HOUSE	期數（如有） Phase No.(If any)	—
發展項目位置 Location of Development	德輔道西321號 321 Des Voeux Road West		
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)			191

印製日期 Date of Printing	價單編號 Number of Price List
29 April 2016	4

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

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

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
臻璈 BOHEMIAN HOUSE	23	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,926,000	263,331 (24,489)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	22	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,692,000	258,164 (24,008)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	21	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,576,000	255,603 (23,770)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	20	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,462,000	253,086 (23,536)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	19	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,347,000	250,546 (23,300)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	18	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,347,000	250,546 (23,300)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	17	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,236,000	248,096 (23,072)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	16	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,125,000	245,645 (22,844)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	15	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,069,000	244,408 (22,729)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	12	A	45.289 (487) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,036,000	243,679 (22,661)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	23	B#	64.983 (699) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	16,556,000	254,774 (23,685)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	16	B#	64.983 (699) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	15,443,000	237,647 (22,093)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	15	B#	64.983 (699) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	15,367,000	236,477 (21,984)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	12	B#	64.983 (699) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	15,320,000	235,754 (21,917)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	25	C	31.780 (342) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,170,000	257,080 (23,889)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	7	C	31.780 (342) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,439,000	234,078 (21,751)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	6	C	31.780 (342) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,439,000	234,078 (21,751)	-	-	-	-	-	-	-	-	-	-
臻璈 BOHEMIAN HOUSE	25	D	32.131 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,265,000	257,228 (23,887)	-	-	-	-	-	-	-	-	-	-

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)) 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 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
臻璣 BOHEMIAN HOUSE	7	D	32.131 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,526,000	234,229 (21,751)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	6	D	32.131 (346) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,526,000	234,229 (21,751)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	25	E	27.771 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	7,047,000	253,754 (23,569)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	7	E	27.771 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	6,345,000	228,476 (21,221)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	6	E	27.771 (299) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	6,345,000	228,476 (21,221)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	25	F	27.598 (297) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	6,993,000	253,388 (23,545)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	7	F	27.598 (297) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	6,303,000	228,386 (21,222)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	6	F	27.598 (297) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	6,303,000	228,386 (21,222)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	7	G	48.552 (523) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,442,000	235,665 (21,878)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	6	G	48.552 (523) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,442,000	235,665 (21,878)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	7	H	42.781 (460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,216,000	238,798 (22,209)	-	-	-	-	-	-	-	-	-	-
臻璣 BOHEMIAN HOUSE	6	H	42.781 (460) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,216,000	238,798 (22,209)	-	-	-	-	-	-	-	-	-	-

(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)(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，並須用港幣\$200,000銀行本票以支付部份臨時訂金，抬頭請寫「姚黎李律師行」或"IU, LAI & LI"。請另備支票以補足臨時訂金之餘額，抬頭請寫「姚黎李律師行」或"IU, LAI & LI"。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the Preliminary Deposit equivalent to 5% of the purchase price. A cashier order of HK\$200,000 being part of the preliminary deposit shall be made payable to "IU, LAI & LI" or 「姚黎李律師行」. Please prepare a cheque payable to "IU, LAI & LI" or 「姚黎李律師行」 to pay for the balance of the preliminary deposit.

註：於本第4節內，「售價」指本價單第二部份表中所列之價錢，而「樓價」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應適用折扣按售價計算得出之價目，向下取最近的千位數作為樓價。

「淨樓價」一詞指扣除第(4)(iii)所述的所有回贈及優惠後的住宅物業之樓價。

Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "purchase price" means the purchase price set out in the preliminary agreement for sale and purchase and the agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the applicable discounts on the Price will be rounded down to the nearest thousand to determine the purchase price. "Net Purchase Price" means the amount of the purchase price of the residential property after deducting all the rebates and benefits as set out in paragraph (4)(iii).

**(A) 180天現金付款計劃 (照售價減4%)  
180 Day Cash Payment Plan (4% discount on the Price)**

- (1) 樓價 5%於買方簽署臨時買賣合約（「臨時合約」）時繳付，買方須於 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 purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 樓價 5%於買方簽署臨時合約後 30 天內繳付，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 日內繳付，以較早者為準。  
5% of purchase price shall be paid within 30 days after the purchaser's signing of the PASP, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.
- (3) 樓價 5%於買方簽署臨時合約後90 天內繳付，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 日內繳付，以較早者為準。  
5% of purchase price shall be paid within 90 days after the purchaser's signing of the PASP, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.
- (4) 樓價 85%即樓價餘款於買方簽署臨時合約後 180 天內繳付，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 日內繳付，以較早者為準。  
85% of the purchase price being balance of the purchase price shall be paid within 180 days after the purchaser's signing of the PASP, or within 14 days after the date of the notification to the Purchaser that the Vendor is a position validly to assign the residential property to the Purchaser, whichever is earlier.

**(B) 建築期付款 (照售價)  
Stage Payment Plan (in accordance with the Price)**

- (1) 樓價 5%於買方簽署臨時買賣合約（「臨時合約」）時繳付，買方須於 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 purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.
- (2) 樓價 5%於買方簽署臨時合約後 30 天內繳付，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 日內繳付，以較早者為準。  
5% of purchase price shall be paid within 30 days after the purchaser's signing of the PASP, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.
- (3) 樓價 5%於買方簽署臨時合約後 90 天內繳付，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 日內繳付，以較早者為準。  
5% of purchase price shall be paid within 90 days after the purchaser's signing of the PASP, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is earlier.
- (4) 樓價 85%即樓價餘款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 天內付清  
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 14 days of the date of 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) 「New World CLUB」會員及「Henderson Club」會員優惠

**Privilege for 「New World CLUB」 and 「Henderson Club」 member**

除根據(4)(i)所列之售價優惠及(4)(iii)所列之贈品、財務優惠或利益外，在簽署臨時買賣合約當日，買方如同時屬「New World CLUB」會員及「Henderson Club」會員，可獲售價折扣優惠。優惠如下：  
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)須同為「New World CLUB」會員及「Henderson Club」會員，方可享此折扣優惠。

同時屬「New World CLUB」會員及「Henderson Club」會員：3%售價折扣優惠 (如買方只為「New World CLUB」會員，賣方亦會提供此優惠)

「New World CLUB」「DIAMOND」或「APEX」或「INFINITY」會員並揀選於價單上設有"#的住宅物業：額外1%售價折扣優惠

In addition to the corresponding discount on the Price that is listed in (4)(i) and the gift or financial advantage or benefit listed in (4)(iii), a 3% discount on the price would be offered to the Purchaser who is a New World CLUB member and a Henderson Club member on the date of signing of the preliminary agreement for sale and purchase. 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) should be a New World CLUB member and a Henderson Club member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

New World CLUB members and 「Henderson Club」members：3% discount on the Price (The Vendor would also offer this benefit if the Purchaser is New World CLUB member only)

New World CLUB 「DIAMOND」或「APEX」或「INFINITY」members who selects a residential property which has a "# in the above price list：Extra 1% discount on the Price

(2) 優越置業折扣

**Premium Home Purchase Discount**

如買方揀選於價單上兩房住宅物業，買方可獲4%售價折扣優惠。

If a Purchaser selects a 2-bedroom residential property in the above price list, the Purchaser will be offered 4% discount on the Price.

(3) 額外置業折扣

**Extra Purchase Discount**

(a) 如買方同時購買本價單之任何兩個或以上指明住宅物業，可獲1%售價折扣優惠。

If purchaser(s) purchase(s) any 2 or more specified residential properties in this Price List, the Purchaser will be offered 1% discount on the Price.

(b) 所購買之物業之臨時買賣合約須於同一時間簽署。所購買之物業之正式買賣合約須於同一時間簽署。

The Preliminary Agreement(s) for Sale and Purchase covering the purchased properties must be entered into at the same time. The Formal Agreement(s) for Sale and Purchase covering the purchased properties must be entered into at the same time.

(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) 印花稅優惠

**Stamp Duty Benefit**

除根據(4)(i)及(4)(ii)所列之各項售價優惠及(4)(iii)(2)(3)(4)所列之贈品、財務優惠或利益外，購買指明住宅物業之買方可獲以下優惠：

In addition to the corresponding discount on the price that is listed in (4)(i) and (4)(ii) and the gift or financial advantage or benefit listed in (4)(iii)(2)(3)(4), the purchaser of a specified residential property will be offered the following Benefit:

**代繳 90% 從價印花稅優惠**

**“90% of Ad Valorem Stamp Duty” Benefit**

賣方會代買方繳付所購之住宅物業所須就買賣合約繳付從價印花稅的 90%。詳情以相關交易文件條款作準 (包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款及簽署所有賣方要求之文件)。

The Vendor will pay 90% of the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the sale and purchase agreement for the Purchaser. 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 sale and purchase agreement and sign all documents required by the Vendor)

代繳金額相等於買方就正式買賣合約應付的從價印花稅 (包括以印花稅條例之從價印花稅率第1標準或第2標準 (如適用) 計算的從價印花稅及以每個指明住宅物業不是及不構成一宗更大交易或一系列交易的一部份的標準計算) 的 90%，並向上捨入方式換算至個位數。代繳金額的上限則以下表第1標準或第2標準 (如適用) 所計算的從價印花稅的 90%金額為準：

The Ad Valorem Stamp Duty Cash payable by the vendor shall be equal to the total amount of 90% of such ad valorem stamp duty rounded up to the nearest dollar (including the ad valorem stamp duty calculated with reference to the rates of ad valorem stamp duty Scale 1 or Scale2 (if applicable) under the Stamp Duty Ordinance and computed on the basis that each specified residential property is not and does not form part of a larger transaction or a series of transactions). Determination of the amount of payable is based on 90% of the ad valorem stamp duty calculated upon the Transaction Price of the specified residential property while the maximum amount of payable shall be 90% of the valorem stamp duty as calculated in accordance with the following table Scale 1 or Scale2 (if applicable):

第1標準稅率 Scale 1

Transaction Price 成交金額		從價印花稅率 Rates
超逾 Exceeds	不超逾 Does not exceed	
	HK\$ 2,000,000	1.50%
HK\$ 2,000,000	HK\$ 2,176,470	\$30,000 + 20% of the excess over \$2,000,000
HK\$ 2,176,470	HK\$ 3,000,000	3%
HK\$ 3,000,000	HK\$ 3,290,330	\$90,000 + 20% of the excess over \$3,000,000
HK\$ 3,290,330	HK\$ 4,000,000	4.50%
HK\$ 4,000,000	HK\$ 4,428,580	\$180,000 + 20% of the excess over \$4,000,000
HK\$ 4,428,580	HK\$ 6,000,000	6%
HK\$ 6,000,000	HK\$ 6,720,000	\$360,000 + 20% of the excess over \$6,000,000
HK\$ 6,720,000	HK\$ 20,000,000	7.50%
HK\$ 20,000,000	HK\$ 21,739,130	\$1,500,000 + 20% of the excess over \$20,000,000
HK\$ 21,739,130		8.50%

第2標準稅率 Scale 2

Transaction Price 成交金額		從價印花稅率 Rates
超逾 Exceeds	不超逾 Does not exceed	
	HK\$ 2,000,000	\$100
HK\$ 2,000,000	HK\$ 2,351,760	\$100 + 10% of excess over \$2,000,000
HK\$ 2,351,760	HK\$ 3,000,000	1.5%
HK\$ 3,000,000	HK\$ 3,290,320	\$45,000 + 10% of excess over \$3,000,000
HK\$ 3,290,320	HK\$ 4,000,000	2.25%
HK\$ 4,000,000	HK\$ 4,428,570	\$90,000 + 10% of excess over \$4,000,000
HK\$ 4,428,570	HK\$ 6,000,000	3%
HK\$ 6,000,000	HK\$ 6,720,000	\$180,000 + 10% of excess over \$6,000,000
HK\$ 6,720,000	HK\$ 20,000,000	3.75%
HK\$ 20,000,000	HK\$ 21,739,130	\$750,000 + 10% of excess over \$20,000,000
HK\$ 21,739,130		4.25%

(2) 臻璣 321

**BOHEMIAN 321**

除根據(4)(i)及(4)(ii)所列之各項售價優惠及(4)(iii)(1)(3)(4)所列之贈品、財務優惠或利益外，購買指明住宅物業之買方可獲以下優惠：

In addition to the corresponding discount on the price that is listed in (4)(i) and (4)(ii) and the gift or financial advantage or benefit listed in (4)(iii)(1)(3)(4), the purchaser of a specified residential property will be offered the following benefits:

(1) 買方在按正式買賣合約付清樓價餘額之後，可獲賣方提供按照購買之指明住宅物業樓價之3.21%之臻璣 321回贈。

After the Purchaser has fully paid the balance of the purchase price in accordance with the ASP, the Purchaser shall be entitled to a 3.21% BOHEMIAN 321 Cash Rebate on the purchase price offered by the Vendor.

(2) 買方須於付清樓價餘額之日後30日內以書面方式向賣方指定的代表律師申請臻璣 321回贈，賣方會在其指定的代表律師於收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付臻璣 321回贈。

The Purchaser shall apply to the Vendor's solicitor in writing for the BOHEMIAN 321 Cash Rebate within 30 days after the date of full payment of the balance of purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will through the Vendor's solicitor pay the BOHEMIAN 321 Cash Rebate to the Purchaser.

(3) 備用第二按揭貸款

**Standby Second Mortgage Loan**

買方可向賣方的指定財務機構保豪有限公司("財務機構")申請備用第二按揭貸款，主要條款如下：

The Purchaser can apply for a standby second mortgage loan through the Vendor's designated finance company, Prime Oasis Limited ("Finance Company") Key terms are as follows:

(a) 第二按揭貸款最高金額為淨樓價的 25%，但第一按揭及第二按揭的總貸款額不能超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。

The maximum second mortgage loan amount shall be 25% of the Net Purchase Price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the Net Purchase Price, or the balance of purchase price payable, whichever is lower.

(b) 第二按揭年期最長可達25年或等同或不超過特約按揭銀行之首按年期，以較短者為準。

The maximum tenor of the second mortgage is up to 25 years or same as or not exceeding the first mortgage loan tenor of the designated first mortgagee banks, whichever is shorter.

(c) 第二按揭的利率在首3年內以香港上海匯豐銀行有限公司之港元最優惠利率("P")減2%計算，其後按P減1%計算。第二按揭的利率在首2年不可低於1%。P隨利率浮動調整。最終按揭利率以財務機構批核及決定為準。利率是指年利率。

The interest rate of the second mortgage for the first 3 years shall be calculated at 2% below the Hong Kong Dollar prime rate quoted by the Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and thereafter at P-1%. During the first 2 years, interest rate shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval by the Finance Company. Interest rate means interest rate per annum.

(d) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之50%。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

(e) 第一按揭銀行須為財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。

First mortgage bank shall be nominated and referred by the Finance Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(f) 第二按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關費用概由借款人繳付。

The second mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).

(g) 第一按揭及第二按揭需獨立審批，借款人/擔保人須於簽妥正式合約7天內，帶同臨時合約、身份證明文件及入息證明，親身前往財務機構辦理第二按揭貸款申請。借款人/擔保人必須提供身份證明及所須文件之副本，所有提交的文件，一律不予發還。所有借款人及擔保人必須親身前往財務機構指定律師樓簽署有關法律文件。

The application of first mortgage loan and second mortgage loan will be approved independently. The borrower(s)/guarantor(s) has/have to come to the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof to process the application of second mortgage loan within 7 days from the date of the ASP. The borrower(s)/guarantor(s) must provide the duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) / guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.

(h) 買方需就申請第二按揭貸款支付按貸款金額計收0.5%或港幣\$3,000不可退還的申請手續費，以較高者為準。

The Purchaser shall pay 0.5% loan amount or HK\$3,000 being the non-refundable application fee for the second mortgage loan, whichever is higher.

(i) 買方敬請向財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire the Finance Company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP.

(j) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(4) **備用第一按揭貸款**  
**Standby First Mortgage Loan**

買方可向賣方指定財務機構保豪有限公司("財務機構")申請備用第一按揭貸款，主要條款如下

The Purchaser may apply for a standby first mortgage loan through the Vendor's designated finance company, Prime Oasis Limited ("Finance Company"). Key terms are as follows:

- (a) 第一按揭貸款最高金額為淨樓價的85%。  
The maximum first mortgage loan amount shall be 85% of the Net Purchase Price.
- (b) 第一按揭貸款年期最長可達30年。  
The maximum tenor of the first mortgage loan is up to 30 years
- (c) 第一按揭貸款的利率在首3年內以香港上海匯豐銀行有限公司之港元最優惠利率("P")減2%計算，其後按P減1%計算。第一按揭貸款的利率在首3年不可低於1%。P隨利率浮動調整。按揭利率以財務機構最終審批結果決定。利率是指年利率。  
The interest rate of the first mortgage loan for the first 3 years shall be calculated at 2% below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") and thereafter at P-1%. During the first 3 years, interest rate shall not be less than 1%. P is subject to fluctuation. The interest rate will be subject to final approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方及其擔保人(如有)須按財務機構要求提供足夠文件證明其還款能力，包括但不限於買方及其擔保人的入息證明及/或銀行紀錄。  
The purchaser and his/her/its guarantor(s) (if any) shall upon request from the Finance Company provide sufficient documents to prove that his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the purchaser and his/her/its guarantor(s)
- (e) 第一按揭貸款以住宅物業之第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (f) 第一按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關費用概由借款人繳付。  
The first mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
- (g) 借款人/擔保人須於預計貸款支取日的45天前帶同臨時合約、身份證明文件及入息證明，親身前往財務機構辦理第一按揭貸款申請。借款人/擔保人亦必須提供身份證明及所須文件之副本，所有提交的文件，一律不予發還。所有借款人及擔保人必須親身前往財務機構指定律師樓簽署有關法律文件。  
The borrower(s)/guarantor(s) has/have to attend the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof to process the application of first mortgage loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s)/guarantor(s) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) / guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.
- (h) 買方敬請向財務機構查詢有關貸款申請手續及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論任何貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the Finance Company about the application procedure and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP
- (i) 此貸款受財務公司不時所訂之其他條款及細則約束。  
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (j) 有關第一按揭之批核與否及按揭條款及條件以財務機構之最終決定為準，與栢爾有限公司無關，且於任何情況下栢爾有限公司無需為此負責。  
The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the Finance Company, and are not related to Pine Harvest Limited (which shall under no circumstances be responsible therefor).

如買方最終沒有使用備用第一按揭貸款及按正式合約付清樓價餘額後，可獲賣方提供按照購買之指明住宅物業樓價之1%回贈(『備用第一按揭貸款現金回贈』)。

If the Purchaser does not require the Standby First Mortgage Loan and has settled the balance of the purchase price in accordance with the ASP, the Purchaser shall be entitled to an 1% cash rebate on the purchase price ("Standby First Mortgage Loan Cash Rebate") offered by the Vendor

買方須於付清樓價餘額之日後30日內以書面方式向賣方指定的代表律師申請備用第一按揭貸款現金回贈，賣方會在其指定的代表律師於收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付備用第一按揭貸款現金回贈。

The Purchaser shall apply to the Vendor's solicitor in writing for the Standby First Mortgage Loan Cash Rebate within 30 days after the date of full payment of the balance of purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will through the Vendor's solicitor pay the Standby First Mortgage Loan Cash Rebate to the purchaser.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用備用第一按揭貸款或備用第一按揭貸款現金回贈。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Standby First Mortgage Loan or to obtain the Standby First Mortgage Loan Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same PASP.

- (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
- (1) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理有關購買的所有法律文件，賣方同意為買方支付正式合約、其後之轉讓契及第一按揭（如有）之律師費用。  
If the purchaser appoints the vendor's solicitors to act on the purchaser's behalf in respect of all legal documents in relation to the purchase, the vendor agrees to bear the legal costs of the ASP, the subsequent Assignment and the First Mortgage (if any).
- 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買指明住宅物業，賣方將承擔該律師在處理正式合約、其後之轉讓契及第一按揭（如有）之律師費用，但不包括擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用  
If an individual Purchaser or a corporate Purchaser which is registered in Hong Kong also instruct the Vendor's solicitors to act for such purchaser in respect of the purchase of the specified residential property, the Vendor shall bear such solicitors' legal costs in respect of the ASP, the subsequent Assignment and the First Mortgage (if any), exclusive of the legal costs in respect of any sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser. In any other cases, the Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase of the property.
- (2) 買方需支付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 payments including, but not limited to: Ad Valorem Stamp Duty, Buyer's Stamp Duty\* and Special Stamp Duty\* payments will 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
- (1) 製作、登記及完成大廈公契及管理合約（「公契」）費用及附於公契之圖則之費用的適當分攤、指明住宅物業的業權契據及文件認證副本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業的按揭（如有）之法律及其他費用及代墊付費用及其他有關該住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。  
The purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the specified residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges of any other documents relating to the sale and purchase of the residential property.
- (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:  
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站的網址為：  
The address of the website designated by the vendor for the development is: [www.bohemianhouse.com.hk/](http://www.bohemianhouse.com.hk/)  
[www.bohemianhouse.com.hk/](http://www.bohemianhouse.com.hk/)