

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	恒珀 AMBER PLACE	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	昌華街1號 No.1 Cheung Wah 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)			42

印製日期 Date of Printing	價單編號 Number of Price List
18 June 2024	1

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
5 July 2024	1A	--
29 August 2024	1B	--
28 October 2024	1C	--

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
恒珀 AMBER PLACE	5	B	24.342 (262) 露台 Balcony: --(--) 工作平台 Utility Platform: -- (--)	6,755,000	277,504 (25,782)	--	--	--	19.459 (209)	--	--	--	--	--	--
恒珀 AMBER PLACE	6	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,522,000	221,653 (20,610)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	6	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,110,000	219,453 (20,367)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	7	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,578,000	222,957 (20,732)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	7	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,146,000	220,746 (20,487)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	8	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,690,000	225,564 (20,974)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	8	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,220,000	223,403 (20,733)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	9	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,748,000	226,914 (21,100)	--	--	--	--	--	--	--	--	--	--

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
恒珀 AMBER PLACE	9	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,256,000	224,697 (20,853)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	10	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,804,000	228,218 (21,221)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	10	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,293,000	226,025 (20,977)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	11	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,860,000	229,521 (21,342)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	11	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,329,000	227,318 (21,097)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	12	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,916,000	230,825 (21,463)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	12	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,366,000	228,647 (21,220)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	15	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,972,000	232,128 (21,584)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	15	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,402,000	229,940 (21,340)	--	--	--	--	--	--	--	--	--	--

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
恒珀 AMBER PLACE	16	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,029,000	233,455 (21,708)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	16	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,439,000	231,269 (21,463)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	17	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,085,000	234,759 (21,829)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	17	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,476,000	232,598 (21,587)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	19	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,649,000	247,888 (23,050)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	19	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,878,000	247,037 (22,927)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	20	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,930,000	254,429 (23,658)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	20	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,061,000	253,610 (23,537)	--	--	--	--	--	--	--	--	--	--

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
恒珀 AMBER PLACE	21	A	42.959 (462) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,212,000	260,993 (24,268)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	21	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,244,000	260,182 (24,147)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	25	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,793,000	279,901 (25,977)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	27	A	41.030 (442) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,290,000	299,537 (27,805)	--	--	--	--	--	--	--	--	--	--
恒珀 AMBER PLACE	27	B	27.842 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,232,000	295,668 (27,440)	--	--	--	--	--	--	--	--	--	--

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\$80,000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“IU, LAI & LI SOLICITORS & NOTARIES – AMBER PLACE”。

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\$80,000 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 “IU, LAI & LI SOLICITORS & NOTARIES – AMBER PLACE”.

- A. 120 天現金付款計劃 (照售價減 9%) 120 Days Cash Payment Plan (9% 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) 成交金額餘額(即成交金額 95%)於買方簽署臨時合約後 120 天內繳付。
The balance of the Transaction Price (95% of the Transaction Price) shall be paid within 120 days after the date of the signing of the PASP.
- B. 嘆住付款計劃 (照售價減 5%) Super Enjoy Payment Plan (5% 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 30 天內繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 30 days after the date of the signing of the PASP.
 - (3) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.
 - (4) 成交金額餘額(即成交金額 85%)於買方簽署臨時合約後 368 天內繳付。
The balance of the Transaction Price (85% of the Transaction Price) shall be paid within 368 days after the date of the signing of the PASP.
- C. HEA住付款計劃 (照售價減 3%) HEA Payment Plan (3% 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 1%之加付訂金於買方簽署臨時合約後 30 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 30 days after the date of the signing of the PASP.
 - (3) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.
 - (4) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 90 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 90 days after the date of the signing of the PASP.
 - (5) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 120 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 120 days after the date of the signing of the PASP.
 - (6) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 150 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 150 days after the date of the signing of the PASP.
 - (7) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 180 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 180 days after the date of the signing of the PASP.
 - (8) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 210 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 210 days after the date of the signing of the PASP.

- (9) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 240 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 240 days after the date of the signing of the PASP.
- (10) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 270 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 270 days after the date of the signing of the PASP.
- (11) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 300 天內繳付。
A further deposit equivalent to 1% of the Transaction Price shall be paid within 300 days after the date of the signing of the PASP.
- (12) 成交金額餘額(即成交金額 85%)於買方簽署臨時合約後 368 天內繳付。
The balance of the Transaction Price (85% of the Transaction Price) shall be paid within 368 days after the date of the signing of the PASP.

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. 「特選客戶」折扣 “VIP Client” Discount
如買方為特選客戶(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)為特選客戶)，買方可獲 5%售價折扣優惠。
If the Purchaser is a VIP Client (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 VIP Client on or before the date of signing of the PASP), the Purchaser will be offered 5% discount on the Price.
「特選客戶」為換樓人士或「受重建計劃影響人士」或優才、專業人士
VIP Client is either a buyer who replaces existing property or Redevelopment Affected Resident or talented person or professional person.

註: 「受重建計劃影響人士」指符合以下條件之買方:

於簽署臨時合約當日，買方(或組成買方的其中一人):

(1)為根據《市區重建局條例》重建項目的受影響住戶；或(2)為其他重建項目的受影響住戶。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方是否「受重建計劃影響人士」的決定為最終決定。

Note: "Redevelopment Affected Resident" means a Purchaser who satisfies the following criteria:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser): (1) is affected resident of redevelopment project under “Urban Renewal Authority Ordinance”; or (2) is affected resident of other redevelopment project. Provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor’s determination as to whether a purchaser is a “Redevelopment Affected Resident” shall be final.

註: 「換樓人士」指符合以下條件之買方:

於簽署臨時合約當日，買方(或組成買方的其中一人)

為換樓人士。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方是否「換樓人士」的決定為最終決定。

Note: "Buyer replacing existing property" means a Purchaser who satisfies the following criteria:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) is a buyer who replaces existing property. Provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met. The Vendor’s determination as to whether a purchaser is a “Buyer replacing existing property” shall be final.

註: 「優才、專業人士」指符合以下條件之買方:

於簽署臨時合約，買方(或組成買方的其中一人)必須符合以下第(a)或(b)段所述之條件之買方。買方必須於簽署臨時買賣合約前提供令賣方滿意的書面文件以證明符合下述第(a)或(b)段所述之條件。

- (a) 買方(或組成買方的任何個人)現從事/經營以下行業：醫療、教育、法律、會計、銀行、酒店、地產、金融、物流、旅遊、航空、傳媒、農產、科研、電子、保險、設計、貿易、廣告、文化、社會服務、檢測、認證、環保、體育、建築、資訊、服務、政府公務員或為香港特別行政區政府之高端人才通行證計劃、科技人才入境計劃或優秀人才入境計劃之合資格人士；或
- (b) 買方(或組成買方的任何個人)持有正在或已完成修讀文憑、副學士學位、學士學位或以上學歷之證明文件或持有任何領域之專才證書。

Note: "Talented person / professional person " means a Purchaser who satisfies the following criteria:

As at the date of signing of the PASP, the Purchaser (or any person comprising the Purchaser) satisfies the condition stated in below paragraph (a) or (b). The Purchaser must provide written documents satisfactory to the Vendor for proof of satisfaction of the condition stated in below paragraph (a) or (b) before signing the preliminary agreement for sale and purchase.

- (a) The Purchaser (or any individual comprising the Purchaser) is currently engaged in/operating in the following industries: medical care, education, law, accounting, banking, hotel, real estate, finance, logistics, tourism, aviation, media, agricultural products, scientific research, electronics, insurance, design, trading, advertising, culture, social services, testing, certifying, environmental protection, sports, architecture, information, services, government civil servants or a qualified person under Top Talent Pass Scheme, Technology Talent Admission Scheme or Quality Migrant Admission Scheme of the Hong Kong Special Administrative Region Government; OR
- (b) The Purchaser (or any individual comprising the Purchaser) holds a documentary proof of studying for or completion of a diploma, associate degree, bachelor's degree or above, or holds a specialty certificate in any field.

3. 「早買」折扣 “Early Bird“ Discount

凡於 2025 年1月31日或之前簽署臨時合約，買方可獲 2%售價折扣優惠作為「早買」折扣。

2% discount on the Price would be offered to the Purchaser who signs the PASP on or before 31st January 2025 as the “Early Bird” Discount.

4(iii). 可就購買發展項目的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益:

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development:

1. 提前付清餘額現金回贈優惠 Early Settlement Cash Rebate Benefit

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

- (a) 如買方提前於買賣合約訂明的付款限期日之前付清成交金額餘額，可獲賣方根據以下表格計算的「提前付清餘額現金回贈」(「現金回贈」):

Where the Purchaser settles the balance of the Transaction Price earlier than the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" ("Cash Rebate") payable by the Vendor in the amount and manner as set out in the table below :

現金回贈金額如下:

The amount of the Cash Rebate is as follows:

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

付清成交金額餘額日期 Date of settlement of the balance of the Transaction Price	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 120 日內 Within the period of 120 days after the signing of the PASP	成交金額 3% 3% of the Transaction Price
簽署臨時合約的日期後 121 日至 180 日期間內 Within the period of 121 days to 180 days after the signing of the PASP	成交金額 2% 2% of the Transaction Price

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

付清成交金額餘額日期 Date of settlement of the balance of the Transaction Price	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 120 日內 Within the period of 120 days after the signing of the PASP	成交金額 3% 3% of the Transaction Price
簽署臨時合約的日期後 121 日至 180 日期間內 Within the period of 121 days to 180 days after the signing of the PASP	成交金額 2% 2% of the Transaction Price

- (b) 買方須於提前付清成交金額餘額日前最少30日，以書面通知賣方向賣方申請「現金回贈」，賣方於收到申請並確認有關資料無誤後，「現金回贈」將直接用作支付買方應繳付之部份成交金額餘額。

The Purchaser shall apply to the Vendor in writing for the "Cash Rebate" at least 30 days before the date on which the whole balance of the Transaction Price is to be early paid. After the Vendor has received such application and duly verified the information, the Vendor will apply the "Cash Rebate" as part payment of the balance of the Transaction Price payable by the Purchaser directly.

- (c) 該優惠不能轉讓及轉移，及只能由買方本人行使及享用。
The benefit is non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.
- (d) 買方須簽署由賣方指定的補充合約以記錄該折扣優惠，賣方就該補充合約而引起的法律費用及買方的法律費用均由買方支付。
The Purchaser who shall sign a supplemental agreement with the Vendor in the Vendor's prescribed form to record such discount and the Purchaser shall bear all legal costs of the Vendor and his own legal costs of and incidental to the supplemental agreement.
- (e) 該優惠受其他條款及細則約束。
The benefit is subject to other terms and conditions.

2. 「從價印花稅」折扣 "Ad Valorem Stamp Duty" Discount

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有3%售價折扣作為「從價印花稅」折扣。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy 3% discount on the Price as the "Ad Valorem Stamp Duty" Discount.

3. 雙重置業優惠 Double Home Purchase Discount

買方於同日簽署臨時買賣合約購買本價單所列之2個或以上住宅物業，買方可獲2%售價折扣優惠。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase two or more residential properties listed in this price list at the same date the Purchaser will be offered 2% discount on the Price.

4. 換樓易優惠3重奏 Easy Home Replacement Trio Benefit

(a) 傢俬禮券優惠 Furniture Voucher Benefit

買方簽署臨時買賣合約購買發展項目的住宅物業，每購買一個該等住宅物業可獲下述一款傢俬禮券：

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the residential properties of the Development will be entitled to receive one of the following furniture coupon(s) for each such residential property purchased:

- I. 總價值港幣\$55,000之"Radd" 傢俬禮券（僅適用於A單位）
"Radd" furniture coupon(s) at the total value of HK\$55,000 (applicable to flats A)
- II. 總價值港幣\$35,000之"Radd" 傢俬禮券（僅適用於B單位）
"Radd" furniture coupon(s) at the total value of HK\$35,000 (applicable to flats B)

上述傢俬禮券之使用（包括但不限於使用期限等）受相關供應商（KDRY BROS. LIMITED）訂定之條款及條件限制。賣方不會就本優惠下提供之傢俱之狀況、狀態、質素、性能及安裝作出任何保證、保養或陳述。

The use of the aforesaid furniture coupon(s) (including but not limited to validity period etc.) is subject to the terms and conditions prescribed by the relevant supplier (KDRY BROS. LIMITED). No warranty, maintenance or representation whatsoever is given by the Vendor in any respect regarding the condition, state, quality, fitness or installation of the furniture provided under this benefit.

(b) 電器換購券優惠 Electrical Appliances Redemption Voucher Benefit

買方簽署臨時買賣合約購買發展項目的住宅物業，每購買一個該等住宅物業可獲下述一款電器換購券：

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the residential properties of the Development will be entitled to receive one of the following Electrical Appliances redemption coupon(s) for each such residential property purchased:

- I. 總價值約港幣\$23,000之"友和YOHO"換購券（僅適用於A單位）
"友和YOHO" redemption coupon(s) at the total value of around HK\$23,000 (applicable to flats A)
- II. 總價值約港幣\$23,000之"友和YOHO"換購券（僅適用於B單位）
"友和YOHO" redemption coupon(s) at the total value of around HK\$23,000 (applicable to flats B)

上述換購券之使用（包括但不限於使用期限等）受相關供應商（Yoho Hong Kong Limited）訂定之條款及條件限制。賣方不會就本優惠下提供之電器之狀況、狀態、質素、性能及安裝作出任何保證、保養或陳述。

The use of the aforesaid redemption coupons (including but not limited to validity period etc.) is subject to the terms and conditions prescribed by the relevant supplier (Yoho Hong Kong Limited). No warranty, maintenance or representation whatsoever is given by the Vendor in any respect regarding the condition, state, quality, fitness or installation of the electrical appliances provided under this benefit.

(c) 新居搬遷禮券優惠 Home Relocation Voucher Benefit

買方簽署臨時買賣合約購買發展項目的住宅物業，每購買一個該等住宅物業可獲下述一款新居搬遷禮券：

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the residential properties of the Development will be entitled to receive one of the following Home Relocation coupon(s) for each such residential property purchased:

- I. 總價值港幣\$5,000之"Lalamove"禮券（僅適用於A單位）
"Lalamove" coupon(s) at the total value of HK\$5,000 (applicable to flats A)
- II. 總價值港幣\$5,000之"Lalamove"禮券（僅適用於B單位）
"Lalamove" coupon(s) at the total value of HK\$5,000 (applicable to flats B)

上述新居搬遷禮券之使用（包括但不限於使用期限等）受相關供應商（Easy Mobile Logistics Hong Kong Limited）訂定之條款及條件限制。

The use of the aforesaid Home Relocation coupon(s) (including but not limited to validity period etc.) is subject to the terms and conditions prescribed by the relevant supplier (Easy Mobile Logistics Hong Kong Limited).

5. 秋季優惠折扣 Autumn Discount

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有6%售價折扣作為秋季優惠折扣。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy 6% discount on the Price as Autumn Discount.

6. 升級置業折扣 Sweet Home Upgrading Discount

買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有5%售價折扣作為升級置業折扣。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy 5% discount on the Price as Sweet Home Upgrading Discount.

4(iv). 誰人負責支付買賣該項目中的指名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

如買方選用賣方指定之代表律師作為買方之代表律師處理其正式買賣合約、按揭契、及轉讓契等法律文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documentation in relation to the purchase (including formal agreement for sale and purchase, mortgage and assignment, etc.), the Vendor agrees to bear the Purchaser's legal costs of the formal agreement for sale and purchase and the assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件律師費用。

If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the formal agreement for sale and purchase and the assignment.

買方須支付一概有關臨時買賣合約、正式買賣合約及轉讓契之印花稅（包括但不限於任何買方提名書或轉售合約的印花稅、額外印花稅（按《印花稅條例》所定義）、買家印花稅(如適用)及任何與過期繳付任何印花稅有關的罰息、利息及附加費等）、登記費及其他支出費用。

All stamp duty (including without limitation any stamp duty on any nomination or sub-sale agreement, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty (if applicable) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase the formal agreement for sale and purchase and assignment will be borne by the Purchaser.

4(v). 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

(a)所有有關指明住宅物業買賣的雜費，包括(但不限於)查冊費，登記費及所有附於買賣合約及轉讓契的圖則之圖則費；(b)指明住宅物業之樓契及業權文件的認證副本費用及分攤以下費用(i)擬備大廈公契(賣方可決定將管理合約包括在大廈公契內)的律師費用及(ii)附於大廈公契內有關發展項目公用部份的圖則之圖則費；(c)(i)所有賣方就指明住宅物業所支付的公用事業按金；(ii)按比例分攤發展項目公用部份的水、電及煤氣按金；及(d)所有根據大廈公契及管理合約規定須向賣方或管理公司補還或繳付的管理費預繳金額，管理費按金、清理廢料的費用、特別基金及其他按金/基金等。

(a) All disbursements incurred in connection with the sale and purchase of the specified residential property including (without limitation) search fees; registration fees and fees for the preparation of plans of the specified residential property to be annexed to the agreement for sale and purchase and the assignment;(b) the costs of preparing certified true copies of title deeds and documents relating to the specified residential property and a proportionate part of (i) the costs of and incidental to the preparation of the Deed of Mutual Covenant (which may, at the Vendor's option, incorporate a Management Agreement); (ii) the costs of and incidental to the preparation of plans showing the common parts of the Development to be annexed to the Deed of Mutual Covenant; (c)(i) all public utility deposits paid by the Vendor in respect of the specified residential property; (ii) a proportionate part of the water, electricity and gas deposits in respect of the common parts of the Development; and (d) all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. to be reimbursed or payable to the Vendor or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement.

5. 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

中原地產代理有限公司	Centaline Property Agency Limited
香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Limited
美聯物業代理有限公司	Midland Realty International Limited
利嘉閣地產有限公司	Ricacorp Properties Limited

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.amberplace.com.hk>

The address of the website designated by the Vendor for the development is: <http://www.amberplace.com.hk>