

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	海珀 Hyde Park	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	海壇街205號 No. 205 Hai Tan 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)			76

印製日期 Date of Printing	價單編號 Number of Price List
17 Sept 2020	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
-	-	-

價單第1號
Price List No. 1

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
海珀 Hyde Park	5	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,875,000	201,714 (18,724)	--	--	--	--	--	--	--	--	--	--
	5	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,590,000	212,515 (19,753)	--	--	--	--	--	--	--	--	--	--
	5	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,923,000	223,105 (20,710)	--	--	--	--	--	--	--	--	--	--
	5	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,363,000	223,860 (20,794)	--	--	--	--	--	--	--	--	--	--
	6	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,946,000	203,327 (18,873)	--	--	--	--	--	--	--	--	--	--
	6	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,816,000	221,107 (20,551)	--	--	--	--	--	--	--	--	--	--
	6	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,934,000	223,520 (20,748)	--	--	--	--	--	--	--	--	--	--
	6	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,376,000	224,317 (20,837)	--	--	--	--	--	--	--	--	--	--
	7	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,964,000	203,737 (18,911)	--	--	--	--	--	--	--	--	--	--
	7	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,828,000	221,563 (20,594)	--	--	--	--	--	--	--	--	--	--

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	
海珀 Hyde Park	7	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,946,000	223,972 (20,790)	--	--	--	--	--	--	--	--	--	--	
	7	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,389,000	224,775 (20,879)	--	--	--	--	--	--	--	--	--	--	
	8	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	8,982,000	204,146 (18,949)	--	--	--	--	--	--	--	--	--	--	--
	8	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,839,000	221,981 (20,633)	--	--	--	--	--	--	--	--	--	--	--
	8	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,958,000	224,424 (20,832)	--	--	--	--	--	--	--	--	--	--	--
	8	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,401,000	225,197 (20,918)	--	--	--	--	--	--	--	--	--	--	--
	9	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,000,000	204,555 (18,987)	--	--	--	--	--	--	--	--	--	--	--
	9	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,850,000	222,400 (20,671)	--	--	--	--	--	--	--	--	--	--	--
	9	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,969,000	224,838 (20,871)	--	--	--	--	--	--	--	--	--	--	--
	9	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,414,000	225,654 (20,961)	--	--	--	--	--	--	--	--	--	--	--

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
海珀 Hyde Park	10	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,212,000	209,373 (19,435)	--	--	--	--	--	--	--	--	--	--
	10	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	5,984,000	227,494 (21,145)	--	--	--	--	--	--	--	--	--	--
	10	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,106,000	229,998 (21,350)	--	--	--	--	--	--	--	--	--	--
	10	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,561,000	230,826 (21,441)	--	--	--	--	--	--	--	--	--	--
	11	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,240,000	210,010 (19,494)	--	--	--	--	--	--	--	--	--	--
	11	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,002,000	228,178 (21,208)	--	--	--	--	--	--	--	--	--	--
	11	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,124,000	230,677 (21,413)	--	--	--	--	--	--	--	--	--	--
	11	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,580,000	231,495 (21,503)	--	--	--	--	--	--	--	--	--	--
	12	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,268,000	210,646 (19,553)	--	--	--	--	--	--	--	--	--	--
	12	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,020,000	228,863 (21,272)	--	--	--	--	--	--	--	--	--	--

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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	
海珀 Hyde Park	12	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,142,000	231,355 (21,476)	--	--	--	--	--	--	--	--	--	--	
	12	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,599,000	232,163 (21,565)	--	--	--	--	--	--	--	--	--	--	
	15	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,296,000	211,282 (19,612)	--	--	--	--	--	--	--	--	--	--	--
	15	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,037,000	229,509 (21,332)	--	--	--	--	--	--	--	--	--	--	--
	15	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,160,000	232,033 (21,538)	--	--	--	--	--	--	--	--	--	--	--
	15	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,619,000	232,867 (21,631)	--	--	--	--	--	--	--	--	--	--	--
	17	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,614,000	218,510 (20,283)	--	--	--	--	--	--	--	--	--	--	--
	17	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,203,000	235,820 (21,919)	--	--	--	--	--	--	--	--	--	--	--
	17	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,329,000	238,398 (22,129)	--	--	--	--	--	--	--	--	--	--	--
	17	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,814,000	239,727 (22,268)	--	--	--	--	--	--	--	--	--	--	--

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 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
海珀 Hyde Park	19	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,855,000	223,987 (20,791)	--	--	--	--	--	--	--	--	--	
	19	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,355,000	241,598 (22,456)	--	--	--	--	--	--	--	--	--	
	19	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,484,000	244,237 (22,671)	--	--	--	--	--	--	--	--	--	
	19	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	6,981,000	245,602 (22,814)	--	--	--	--	--	--	--	--	--	
	20	A	43.998 (474) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,131,000	230,260 (21,373)	--	--	--	--	--	--	--	--	--	
	20	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,447,000	245,096 (22,781)	--	--	--	--	--	--	--	--	--	
	20	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,579,000	247,815 (23,003)	--	--	--	--	--	--	--	--	--	
	20	D	28.424 (306) 露台 Balcony: 2.075 (22); 工作平台 Utility Platform: 1.500 (16)	7,185,000	252,779 (23,480)	--	--	--	--	--	--	--	--	--	
	21	B	26.304 (283) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,498,000	247,035 (22,961)	--	--	--	--	--	--	--	--	--	
21	C	26.548 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: --	6,631,000	249,774 (23,185)	--	--	--	--	--	--	--	--	--		

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：於本第4節內：(a)「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用支付條款及折扣後(如有)之價錢），因應相關支付條款及／或折扣(如有)按售價計算得出之價目，向上進位至最近的千位數作為成交金額；(b)「賣方」指市區重建局，而「如此聘用的人」指 Assets Island Limited，即獲市區重建局聘用作統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。
Note: In this section 4, (a) "Price" means the price set out in Part 2 of this price list, and "Transaction 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 relevant terms of payment and applicable discounts (if any) on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded up to the nearest thousand to determine the Transaction Price; (b) "Vendor" means Urban Renewal and "Person so Engaged" means Assets Island Limited, i.e., the person engaged by Urban Renewal Authority to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

(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成交金額5%作為臨時訂金，其中港幣\$100,000.00須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方律師行「張葉司徒陳律師事務所」。

Purchasers shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 shall be paid by a cashier order and the balance of the preliminary deposit can be paid by cashier order or cheque. All cashier orders or cheques shall be issued by a licensed bank in Hong Kong, and shall be made payable to the vendor's solicitors "Vincent T.K. Cheung, Yap & Co."

(a) **建築期付款計劃 (照售價減4%)**

Stage Payment Plan (4% discount from the Price)

1) 成交金額5% (臨時訂金)：於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作日內簽署正式買賣合約。

5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2) 成交金額 5% (加付訂金)：於買方簽署臨時買賣合約後60天內繳付，或於賣方就其有能力將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 the Transaction Price being Further Deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is earlier.

3) 成交金額 90% (成交金額餘款)：於賣方就其有能力將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日內支付。

90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the 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

請參閱 4(i)

Please refer to 4(i)

(4)(iii) 可就購買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:

(a) 「成交金額80%第一按揭」安排

買方可向如此聘用的人介紹之「信心財務有限公司」(「介紹之第一承按人」)申請最高達成交金額之80%之第一按揭(「第一按揭」)。第一按揭及其申請受以下主要條款及條件規限:

The arrangement of "first mortgage for 80% of Transaction Price"

The Purchaser may apply to "Reliance Credit Limited" referred by the Person so Engaged ("Referred First Mortgagee") for first mortgage with a maximum loan amount equivalent to 80% of the Transaction Price (the "First Mortgage"). The First Mortgage loan and its application are subject to the key terms and conditions as follows:

- 1) 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.
- 2) 第一按揭年期必須不長於20年。
The maximum tenure of the First Mortgage shall not exceed 20 years.
- 3) 第一按揭之年利率為8.8%起。最終按揭利率以介紹之第一承按人審批結果而定，賣方或如此聘用的人並無就其作出，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 annual interest rate is up from 8.8%. 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 or the Person so Engaged in respect thereof.
- 4) 買方須就該申請支付相等於貸款額之0.5%予介紹之第一承按人作為一次性不可退還的貸款安排費。
The Purchaser shall pay to the Referred First Mortgagee in the sum equivalent to 0.5% of the loan amount as an one-off non-refundable loan arrangement fee.
- 5) 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之按揭條款及條件、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 of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.
- 6) 第一按揭條款及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.
- 7) 所有第一按揭之文件必須由介紹之第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。
All legal documents in relation to the First Mortgage must be prepared by the solicitors' firm designated by the Referred First Mortgagee. All legal costs and other expenses incurred shall be paid by the Purchaser.
- 8) 買方可於任何時候提前償還全部貸款並無需繳付提前還款罰息及行政費用，但須預先給予介紹之第一承按人一個月書面通知。
The Purchaser may at any time make early repayment of the outstanding loan in full by giving the Referred First Mortgagee one month's prior notice in writing without any early repayment penalty and administration fee.

有關第一按揭之按揭條款及條件以及申請之批核概以介紹之第一承按人之最終決定為準，與賣方或如此聘用的人無關，且於任何情況下賣方或如此聘用的人均無需為此負責。賣方或如此聘用的人並無或不得被視為就第一按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。不論第一按揭獲批與否，買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。

The terms and conditions and the approval of applications for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor or the Person so Engaged (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 Vendor or the Person so Engaged in respect of the terms and conditions and the approval of applications for the First Mortgage. The Purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the First Mortgage is approved or not.

(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. 如買方選用賣方之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契之律師費用（不包括雜費，雜費須由買方支付）。
If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment (excluding the disbursements which shall be paid by the Purchaser).
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責其有關買賣合約及轉讓契之律師費用及雜費。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、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的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) 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

製作、登記及完成大廈公契及管理合約(「公契」)之費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件認證副本之費用、所購住宅物業的買賣合約及轉讓契之圖則費、所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買方印花稅及/或從價印花稅較高稅率(第1標準第1部)而須作出的任何法定聲明的費用及其他有關所購住宅物業的買賣的文件的所有律師費及其他實際支出，均由買方負責。

The Purchaser(s) shall 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 residential property purchased, all plan fees for plans to be annexed to agreement for sale and purchase and the assignment of the residential property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the residential property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rate (Part 1 of Scale 1) of ad valorem stamp duty, and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

- (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:

興業房產顧問有限公司
Hing Yip Realty Advisory 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：
The address of the website designated by the vendor for the development is:

<http://www.hydepark.hk>
<http://www.hydepark.hk>