

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	堅尼地道33 號 33 Kennedy Road	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	香港堅尼地道33號 No. 33 Kennedy Road, Hong Kong		
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)	71		

印製日期 Date of Printing	價單編號 Number of Price List
29/09/2025	3

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
無 Nil	無 Nil	無 Nil

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
堅尼地道 33 號 33 Kennedy Road	20	North	33.430 (360) Balocony 露台: 2.795 (30)	\$11,815,000	353.425 (32,819)	--	--	--	--	--	--	--	--	--	--
	20	East	61.568 (663) Balocony 露台: 2.002 (22)	\$22,669,000	368.195 (34,192)	--	--	--	--	--	--	--	--	--	--
	20	South	95.969 (1033) Balocony 露台: 2.002 (22)	\$36,115,000	376.319 (34,961)	--	--	--	--	--	--	--	--	--	--

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，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) 段內，「售價」指本價單第二部份表中所列之住宅物業的售價，而「樓價」指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關折扣 (如有) 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樓價。
Note: In this paragraph (4), "Price" means the price of the residential property set out in the schedule 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 (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded to the nearest thousand to determine the Purchase Price.

(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%作為臨時訂金，其中港幣\$100,000.00須以銀行本票繳付，臨時訂金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，抬頭必須為賣方代表律師「孖士打律師行」。
The Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase 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 must be paid by cashier order(s) or cheque(s). All cashier order(s) and cheque(s) shall be issued by a licensed bank in Hong Kong and shall be made payable to the Vendor's solicitors "Johnson Stokes & Master".

(A) 100 日付款計劃
1) 臨時訂金即樓價 5% 於簽署臨時買賣合約時繳付。
2) 樓價5% 於買方簽署臨時買賣合約後 30天內繳付。
3) 樓價90% (即樓價餘額)於買方簽署臨時買賣合約後 100天內繳付。

(A) 100 Days Payment Plan
1) A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.
2) 5% of the Purchase Price shall be paid by the Purchaser within 30 days after signing of the preliminary agreement for sale and purchase.
3) 90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 100 days after signing of the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎:
Basis on which any discount on the Price is available:

見上述4(i)段。 See paragraph 4(i) above.

(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:

傢俱優惠
Furniture Benefit

買方可免費獲贈附錄1所述適用於其購買的住宅物業之傢俱、裝置和其他實產(『該家具』)。詳情請參閱附錄1。
The Purchaser will be provided with furniture, fittings and chattels applicable to the residential property purchased by the Purchaser as set out in Annex 1 (the “Furniture”) free of charge. Please see Annex 1 for details.

- (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. 買方須另聘代表律師為買方之代表律師處理有關購買，買賣雙方須各自負責其有關買賣合約及轉讓契兩項法律文件之律師費用、雜費及代墊支費用。
The Purchaser shall instruct his/her own solicitors to act for him/her in relation to the purchase, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees, charges and disbursements in respect of the agreement for sale and purchase and the assignment.

2. 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(如適用))。
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, any penalty, interest and surcharge, etc. for late payment of any stamp duty (if applicable)) shall 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 :

有關其他法律文件如：補充合約、委託書、有關樓宇交易之地契、大廈公契及其他樓契及其核證副本之律師費、核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關買賣發展項目指明住宅物業按揭的法律及其他費用亦均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, power of attorney, all legal costs and charges in relation to the preparation of certified copies of Government Lease, deed of mutual covenant and all other title documents, search fees, registration fees, plan fees and all other disbursements shall be borne by the Purchaser. The Purchaser shall also bear the legal costs and other disbursements in respect of any mortgage related to the sale and purchase of a specified residential property in the development.

- (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
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
香港置業（地產代理）有限公司 Hong Kong Property Services (Agency) Limited
專業地產有限公司 Professional Properties Limited
仲量聯行有限公司 Jones Lang LaSalle Limited
文沂資本房地產管理有限公司 EC Capital Real Estate Management Limited
燈火物業服務有限公司 Done Four Property Services Limited
世紀21集團有限公司及特許經營商 Century 21 Group 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.
賣方就發展項目指定的互聯網網站的網址為: 33kennedyroad.com.hk
The address of the website designated by the Vendor for the development is: 33kennedyroad.com.hk

附錄 1 傢俱優惠

Annex 1 Furniture Benefit

1.

在成交時，住宅物業將免費附贈下述列表1、列表2及列表3（如適用）所列明的裝飾、傢俱和物件(「該傢俱」)。

On completion, the residential property will be provided with the decoration, furniture and chattels applicable to it as set out in Table 1, Table 2 and Table 3 (as applicable) below (the “Furniture”) free of charge.
2.

賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。

No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture.
3.

賣方特別要求買方就以上諮詢獨立的法律意見，買方充份明白以上的法律後果。儘管臨時買賣合約或買賣合約的其他條款，買方茲(a)聲明買家完全滿意並接受該傢俱；及(b)同意免除任何相關的質詢及反對，並同意不會要求賣方就該傢俱的任何或所有部份提供業權或業權的證明。

The Purchaser is specifically requested by the Vendor to seek independent legal advice on the foregoing and the Purchaser is required to confirm that the Purchaser is fully aware of the legal consequences thereof. Notwithstanding any other provisions contained in the Preliminary Agreement for Sale and Purchase or the Agreement for Sale and Purchase, the Purchaser is required to (a) declare that the Purchaser is fully satisfied with and accepts in all respects the Furniture; and (b) agree to waive any requisitions and objection thereto and would not require any proof or giving of title by the Vendor in relation to any and all of the Furniture.
4.

傢俱優惠受其他條款及細則約束。賣方不會就傢俱優惠和/或該傢俱承擔任何直接或間接的責任或損失。

The Furniture Benefit is subject to other terms and conditions. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Benefit and/or the Furniture.

列表1 - 20樓 South 單位

Table 1 – Flat South on 20/F

Description	Quantity	Description	Quantity
描述	數量	描述	數量
LVING ROOM AND DINING ROOM			
客飯及飯廳			
Area Rug 地毯	1	Table Lamp 檯燈	1
Arm Chair 扶手椅	1	Hanging Lamp 吊燈	1
Coffee Table 茶几	2	Sofa Combination 沙發套裝	1
Blanket 毯	1	Vase 花瓶	2
Cushion with Cover 靠枕連套	7	Dining Chair 餐椅	6
Candle 蠟燭	1	Dining Table 餐桌	1
Cup 杯	5	Wall Lamp 掛牆燈	1
Book 書	3	Drape Curtain 垂式窗簾	2
Decorative Sculpture 裝飾擺設	3	Table Lamp 檯燈	2
Box 盒	1	Candle Stand 蠟燭台	1
Tray and stone-made decoration set 托盤及石製裝飾	1	Tray 托盤	1
Paintings / Photos 畫 / 照片	6		
Flower setting with Vase 花連花瓶	1	Plinth 底座	2
KITCHEN			
廚房			
Wooden Blinds 木製百葉簾	1	Wood Board 木托盤	2
		Seasoning bottle 調味料瓶	2
Cooking pot 煮食鍋	1	Tray with decoration set 托盤連裝飾套裝	1
Bathroom			
浴室			
Hand Lotion 潤膚乳	1		
Hand Wash 洗手液	1	Towel 毛巾	2

Description	Quantity	Description	Quantity
描述	數量	描述	數量
BEDROOM 1			
睡房 1			
Bed Linen Set (Bed sheet x1 + Pillowcases x1) 床上用品套裝 (床單x1 + 枕頭套 x1)	1		
Area Rug 地毯	1		
Blanket 毯	1		
Mattress 床墊	1		
Pillow 枕頭	2		
Cushion with Cover 靠枕連套	1		
Paintings / Photos 畫 / 照片	2	Flower setting and Vase / 花及花瓶	2
Roman Blind 羅馬簾	2	Table Lamp 檯燈	2
Book 書	3		
BEDROOM 2			
睡房 2			
Bed Linen Set (Bed sheet x1 + Pillowcases x1) 床上用品套裝 (床單x1 + 枕頭套 x1)	1		
Blanket 毯	1		
Mattress 床墊	1		
Cushion with Cover 靠枕連套	1		
Pillow 枕頭	1		
Wall Lamp 掛牆燈	1		
Paintings / Photos 畫 / 照片	1	Roman Blind 羅馬簾	2
Book 書	9		
Vase 花瓶	6	Table Lamp 檯燈	1
MASTER BEDROOM			
主人睡房			
Bed Linen Set (Bed sheet x1 + Pillowcases x2) 床上用品套裝 (床單x1 + 枕頭套 x2)	1		
Blanket 毯	1		
Bed frame床架	1		
Mattress 床墊	1		
Pillow 枕頭	2		
Cushion with Cover 靠枕連套	1		
Table Lamp 檯燈	3		
Downlight 天花燈	4		
Roman Blind 羅馬簾	7	Wall Lamp 掛牆燈	1
Flower setting with Vase 花連花瓶	2	Stool 櫈	1
Plinth 底座	1	Fragrant bottle 香水瓶	1
Memo Pad with pen set 便笺連筆套裝	1	Tray and earrings decoration set (Tray x1, Ear ring x2) 托盤及耳環裝飾組合 (托盤 x1, 耳環 x2)	1
Book 書	112		
Paintings 畫	1	Area Rug 地毯	1
MASTER BATHROOM			
主人浴室			
Hand Lotion 潤膚乳	1		
Hand Wash 洗手液	1		

Description	Quantity	Description	Quantity
描述	數量	描述	數量
Brush 刷	1		
Wood Tray 木托盤	1		
Towel 毛巾	3		

列表2 - 20樓 East 單位

Table 2 – Flat East on 20/F

Description	Quantity	Description	Quantity
描述	數量	描述	數量
LIVING ROOM AND DINING ROOM			
客飯及飯廳			
Area Rug 地毯	1	Decorative piece擺設	1
Arm Chair 扶手椅	1	Pendant Light 吊燈	1
Floor Lamp 地燈	1	Wall Lamp 掛牆燈	3
Glass container set (glasses x2, jug x1, tray x1) 玻璃器皿組合 (杯x2, 瓶x1, 托盤x1)	1	Candle 蠟燭	1
Coffee Table 茶几	2	Drape Curtain 垂式窗簾	2
Sofa Combination 沙發套裝	2	Dining Chair 餐椅	2
Cushion with Cover 靠枕連套	11	Dining Table 餐桌	1
Book 書	8		
Table Lamp 檯燈	3		
Tray with decoration 托盤裝飾套裝	2		
Paintings / Photos 畫 / 照片	6		
Flower setting with Vase / 花連花瓶	3		
Plinth 底座	1	Vase 花瓶	3
KITCHEN			
廚房			
Cooking pot 煮食鍋	1		
Seasoning set (sauce bottle x2, tray x1) 調味套裝 (醬料瓶 x2, 托盤x1)	1		
Storage container 儲物瓶	5		
BEDROOM 1			
睡房 1			
Area Rug 地毯	1		
Bed frame床架	1		
Bed Linen Set (Bed sheet x1 + Pillowcases x2) 床上用品套裝 (床單x1 + 枕頭套 x2)	1		
Blanket 毯	1		
Mattress 床墊	1		
Pillow 枕頭	2		
Cushion with Cover 靠枕連套	1		
Bedside Lamp 床頭燈	2		
Drape Curtain 垂式窗簾	3	Paintings 畫	1
Candle 蠟燭	1	Downtlight 天花燈	2
Vase 花瓶	7		
Box 盒	1		
Stone decoration 石製裝飾	2		
Book 書本	29		

Description	Quantity	Description	Quantity
描述	數量	描述	數量
BEDROOM 2			
睡房 2			
Bed Linen Set (Bed sheet x1 + Pillowcases x1) 床上用品套裝 (床單x1 + 枕頭套 x1)	1		
Blanket 毯	1		
Matress 床墊	1		
Pillow 枕頭	1		
Cushion with Cover 靠枕連套	1		
Table Lamp 檯燈	1		
Roman Curtain 羅馬式窗簾	1	Paintings 畫	1
Box 盒	2	Geometric Decoration Set (4 pieces) 幾何裝飾套裝 (4件)	
Book 書本	64		
Decorative piece擺設	3	Downlight 天花燈	1
BATHROOM			
浴室			
Hand Lotion 潤膚乳	1	Towel 毛巾	2
Hand Wash 洗手液	1		

列表3 - 20樓 North 單位
Table 3 – Flat North on 20/F

Description	Quantity	Description	Quantity
描述	數量	描述	數量
LIVING ROOM AND DINING ROOM			
客飯及飯廳			
Area Rug 地毯	1	Table Lamp 檯燈	1
Arm Chair 扶手椅	1	Glass (2 nos.) and bottle set 玻璃杯 (x 2) 及水瓶套裝	1
Floor Lamp 地燈	1	Downlight 天花燈	2
Coffee Table 茶几	1	Drape Curtain 垂式窗簾	1
Sofa Combination 沙發套裝	1	Dining Chair 餐椅	2
Cushion with Cover 靠枕連套	5	Dining Table 餐桌	1
Book 書	36		
Decorative piece擺設	9		
Paintings / Photos 畫 / 照片	2		
Vase 花瓶	2	Shoe Cabinet 鞋櫃	1
KITCHEN			
廚房			
Cooking pot 煮食鍋	1		
Seasoning set 調味套裝	1		
Storage container 儲物瓶	3		
BEDROOM 1			
睡房 1			
Bed Linen Set (Bed sheet x1 + Pillowcases x2) 床上用品套裝 (床單x1 + 枕頭套 x2)	1		
Blanket 毯	2		

Description	Quantity	Description	Quantity
描述	數量	描述	數量
Mattress 床墊	1		
Pillow 枕頭	2		
Cushion with Cover 靠枕連套	1		
Table Lamp 檯燈	2		
Drape Curtain 垂式窗簾	1		
Candle 蠟燭	1	Downlight 天花燈	2
Paintings / Photos 畫 / 照片	1	Decorative piece擺設	2
Book 書本	17		
BATHROOM 1			
浴室 1			
Tray 托盤	1		
Hand Lotion 潤膚乳	1		
Hand Wash 洗手液	1		