

## 價單 Price List

### 第一部份：基本資料 Part 1: Basic Information

<b>發展項目名稱</b> Name of Development	堅尼地道33 號 33 Kennedy Road	<b>期數 (如有)</b> Phase No. (if any)	--
<b>發展項目位置</b> Location of Development	香港堅尼地道33號 No. 33 Kennedy Road, Hong Kong		
<b>發展項目 (或期數) 中的住宅物業的總數</b> The total number of residential properties in the development (or phase of the development)			71

<b>印製日期</b> Date of Printing	<b>價單編號</b> Number of Price List
28/01/2026	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
		<b>價錢 Price</b>
22/05/2026	4A	√

### 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	28 & 29	EAST (Duplex)	118.501 (1276) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	\$ 54,485,200	459,787 (42,700)	--	--	--	4.506 (49)	--	--	--	--	--	
	28 & 29	SOUTH (Duplex)	145.115 (1562) Balcony 露台: - Utility Platform 工作平台: - Verandah 陽台: -	\$ 70,446,200  \$ 78,100,000	485,451 (45,100)  538,194 (50,000)	--	--	--	20.267 (218)	--	--	--	--	--	

### 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**

- 在成交時，住宅物業將免費附贈下述列表1及列表2（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 and Table 2 (as applicable) below (the “Furniture”) free of charge.
- 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.
- 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.
- 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 – 28樓及29樓 South單位 (複式)

**Table 1 – Flat South (Duplex) on 28/F & 29/F**

Annex 附錄			
(28/F & 29/F) FLAT SOUTH (DUPLEX)			
(28 樓及 29 樓) SOUTH 單位 (複式)			
Description	Quantity	Description	Quantity
描述	數量	描述	數量
<b>LIVING ROOM AND DINING ROOM</b>			
<b>客/飯廳</b>			
Area Rug 地毯	2	Table Lamp 檯燈	2
Arm Chair 扶手椅	2	Hanging Lamp 吊燈	1
Artificial Plant Decoration 人造植物裝飾	3	Sofa Combination 沙發套裝	1
Blanket 毯	1	Decorative Sculpture 裝飾擺設	1
Book 書	8	Dining Chair 餐椅	8
Bench 長椅	1	Dining Table 餐桌	1
Coffee Table 茶几	1	Dining Set 餐具套裝	8
Console Table 高茶几	1	Drape Curtain 垂式窗簾	6
Cushion with Cover 靠枕連套	4	Table Lamp 檯燈	1
Artificial Plant Decoration 人造植物裝飾	1	Decorative Sculpture 裝飾擺設	2
Roman Blind 羅馬簾	1	Drawers 抽屜	2
Diffuser 香薰擴散器	2	Side Table 茶几	1
Paintings / Photos 畫 / 照片	4		
Flower setting and Vase / 花及花瓶	3		
<b>BALCONY</b>			
<b>露台</b>			
Lounge Chair 椅	2		

Coffee Table 茶几	1		
<b>STAIRCASE</b>			
樓梯			
Paintings / Photos 畫 / 照片	1		
Candle 蠟燭	2	Book 書	3
Diffuser 香薰擴散器	1		
<b>KITCHEN</b>			
廚房			
Glass cup 玻璃杯	1	Wood Board Set 托盤套裝	1
Cooking Utensil 煮食用具套裝	1	Salt & Pepper Set 鹽和胡椒套裝	1
Glass Jars 玻璃罐	2	Wooden Tray 木托盤	1
Flower Setting and Vase / 花及花瓶	1		
<b>POWDER ROOM</b>			
化妝間			
Candle 蠟燭	2	Hand Wash 洗手液	1
Diffuser Set 香薰套裝	1	Towel 毛巾	1
<b>BEDROOM 1</b>			
睡房 1			
Bed Linen Set (Bed sheet x 1 + Pillowcase x 2) 床上用品套裝 ( 床單 x1 + 枕頭套 x2 )	1	Table Lamp 檯燈	2
Blanket 毯	1	Decoration Set (Artificial Plant) 裝飾套裝 ( 仿真植物 )	1
Mattress 床墊	1	Duvet with Cover 被連被套	1
Pillow 枕頭	2	Book 書	3
Paintings / Photos 畫 / 照片	1	Diffuser 香薰擴散器	1
Drape Curtain 垂式窗簾	1		
<b>WALK-IN CLOSET</b>			
衣帽間			
Books 書	6	Hand Bag + Display Stand 手袋 + 展示架	1
Candle 蠟燭	1	Slipper 拖鞋	2
<b>BATHROOM 1</b>			
浴室 1			
Bathtub Set 衛浴擺件套裝	1	Shower Gel + Shampoo 沐浴露 + 洗頭水	4
Candle 蠟燭	2	Vanity Decoration Set (Hand Wash + Towel + Tray) 梳妝裝飾套裝 ( 洗手液 + 毛巾 + 托盤 )	1
Diffuser Set 香薰套裝	1		1
<b>BEDROOM 2</b>			
睡房 2			
Bed Linen Set (Bed sheet x 1 + Pillowcase x 2) 床上用品套裝 ( 床單 x1 + 枕頭套 x2 )	1	Decoration Set (Tray) 裝飾套裝 ( 托盤 )	1
Blanket 毯	1	Slipper 拖鞋	2
Mattress 床墊	1	Table Lamp 檯燈	2
Pillow 枕頭	2	Duvet with Cover 被連被套	1
Bedside Table 床頭櫃	2	Book 書	5
Paintings / Photos 畫 / 照片	1	Diffuser 香薰擴散器	1
Candle 蠟燭	1	Roman Blind 羅馬簾	1

Drape Curtain 垂式窗簾	1		
<b>BEDROOM 3</b>			
<b>睡房 3</b>			
Bed Linen Set (Bed sheet x 1 + Pillowcase x 1) 床上用品套裝 (床單 x1 + 枕頭套 x1)	1	Book 書	4
Blanket 毯	1	Bedside Table 床頭櫃	2
Mattress 床墊	1	Table Lamp 檯燈	2
Pillow 枕頭	1	Decorative Sculpture 裝飾擺設	1
Diffuser 香薰擴散器	1	Candle 蠟燭	1
Drape Curtain 垂式窗簾	1		
<b>BATHROOM 2</b>			
<b>浴室 2</b>			
Diffuser Set 香薰套裝	1	Shower Gel + Shampoo 沐浴露 + 洗頭水	4
Vanity Decoration Set (Hand Wash + Towel + Candle + Tray) 梳妝裝飾套裝 (洗手液 + 毛巾 + 蠟燭 + 托盤)	1		

列表2 – 28樓及29樓 East單位(複式)

Table 2 – Flat East (Duplex) on 28/F & 29/F

Annex 附錄			
(28 & 29/F) FLAT EAST (DUPLICATE)			
(28 樓及 29 樓) EAST 單位 (複式)			
Description	Quantity	Description	Quantity
描述	數量	描述	數量
<b>LIVING ROOM AND DINING ROOM</b>			
<b>客/飯廳</b>			
Area Rug 地毯	2	Table Lamp 檯燈	2
Arm Chair 扶手椅	2	Glass 玻璃杯	6
Blanket 毯	1	Wine container + wine glass + table lamp 盛酒器+酒杯+檯燈	1
Book 書	4	Hanging Lamp 吊燈	3
Coffee Table 茶几	1	Sofa Combination 沙發套裝	1
Coffee Table 茶几	1	Dining Chair 餐椅	8
Cushion with Cover 靠枕連套	4	Dining Table 餐桌	1
Coffee Table Decoration Set (book x 2 + Lamp x 1 + Glass x 1) 茶几擺設套裝 (書本 x2 + 檯燈 x1 + 玻璃杯 x1)	1	Dining Set 餐具套裝	8
Drape Curtain 垂式窗簾	4	Whisky Set (Fake Whisky Bottle + Tumblers x 2 + Tray x1) 威士忌套裝(仿真酒樽 + 酒杯 x2 + 托盤 x1)	1
Diffuser 香薰擴散器	1		
Paintings / Photos 畫 / 照片	6		
Flower setting and Vase / 花及花瓶	3		
<b>BALCONY</b>			
<b>露台</b>			
Lounge Chair 椅	1		
Coffee Table 茶几	1		
<b>KITCHEN</b>			

<b>廚房</b>			
Cooking Utensil 煮食用具套裝	1		
Flower setting and Vase / 花及花瓶	1		
<b>POWDER ROOM</b>			
<b>化妝間</b>			
Vanity Decoration Set (Hand Wash + Towel + Soap + Tray) 梳妝裝飾套裝 (洗手液 + 毛巾 + 香皂 + 托盤)	1		
Diffuser Set 香薰套裝	1		
<b>STAIRCASE</b>			
<b>樓梯</b>			
Artificial Plant Decoration 人造植物裝飾	1		
Book 書	3		
<b>BEDROOM 1</b>			
<b>睡房 1</b>			
Bed Linen Set (Bed sheet x 1 + Pillowcase x 2) 床上用品套裝 (床單 x1 + 枕頭套 x2)	1	Diffuser Set + Perfume 香薰套裝 + 香水	1
Blanket 毯	1	Table Lamp 檯燈	2
Mattress 床墊	1	Book 書本	4
Pillow 枕頭	2	Decoration Set (Book + Artificial Plant + Candle + Candle + Tray) 裝飾套裝 (書本 + 仿真植物 + 蠟燭 + 托盤)	1
Table Lamp 檯燈	2	Diffuser 香薰擴散器	1
Paintings / Photos 畫 / 照片	1	Candle 蠟燭	1
Drape Curtain 垂式窗簾	2		
<b>BATHROOM 1</b>			
<b>浴室 1</b>			
Bathtub Set 衛浴擺件套裝	1	Diffuser Set 香薰套裝	1
Candle 蠟燭	1	Shower Gel + Shampoo 沐浴露 + 洗頭水	4
Hand Wash 洗手液	1	Vanity Decoration Set (Soap Dispenser + Towel + Soap + Perfume + Tray) 梳妝裝飾套裝 (洗手液樽 + 毛巾 + 香皂 + 香水 + 托盤)	1
<b>BEDROOM 2</b>			
<b>睡房 2</b>			
Bed Linen Set (Bed sheet x 1 + Pillowcase x 2) 床上用品套裝 (床單 x1 + 枕頭套 x2)	1	Slipper 拖鞋	2
Blanket 毯	1	Table Lamp 檯燈	2
Mattress 床墊	1	Bedside Table 床頭櫃	2
Pillow 枕頭	2	Diffuser 香薰擴散器	1
Paintings / Photos 畫 / 照片	1	Drape Curtain 垂式窗簾	1
<b>BEDROOM 3</b>			
<b>睡房 3</b>			
Bed Linen Set (Bed sheet x 1 + Pillowcase x 1) 床上用品套裝 (床單 x1 + 枕頭套 x1)	1	Book 書	5
Blanket 毯	1	Bedside Table 床頭櫃	1
Mattress 床墊	1	Slipper 拖鞋	1
Pillow 枕頭	1	Table Lamp 檯燈	1

Diffuser 香薰擴散器	1	Drape Curtain 垂式窗簾	1
<b>BATHROOM 2</b>			
<b>浴室 2</b>			
Diffuser Set + Candle 香薰套裝 + 蠟燭	1	Shower Gel + Shampoo 沐浴露 + 洗頭水	4
Vanity Decoration Set (Hand Wash + Towel + Perfume + Soap + Tray) 梳妝裝飾套裝 (洗手液 + 毛巾 + 香水 + 香皂 + 托盤)	1	Toilet paper holder 衛生紙架	1