

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱	堅尼地道33 號	期數 (如有)	
Name of Development	33 Kennedy Road	Phase No. (if any)	--
發展項目位置	香港堅尼地道33號		
Location of Development	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	價單編號
Date of Printing	Number of Price List
30/07/2025	1

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

修改日期	經修改的價單編號	如物業價錢經修改，請以「√」標示
		Please use "√" to indicate changes to prices of residential properties
Date of Revision	Numbering of Revised Price List	價錢 Price
		無 Nil
26/8/2025	1A	

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

物業的描述			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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.)									
Description of Residential Property						空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
大廈名稱	樓層	單位	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
Block Name	Floor	Flat													
堅尼地道 33 號	23	North	33.430 (360) Balcony 露台: 2.795 (30)	11,429,000	341,879 (31,747)	--	--	--	--	--	--	--	--	--	--
	22	North	33.430 (360) Balcony 露台: 2.795 (30)	11,205,000	335,178 (31,125)	--	--	--	--	--	--	--	--	--	--
	19	North	33.430 (360) Balcony 露台: 2.795 (30)	10,880,000	325,456 (30,222)	--	--	--	--	--	--	--	--	--	--
	16	North	33.430 (360) Balcony 露台: 2.795 (30)	10,268,000	307,149 (28,522)	--	--	--	--	--	--	--	--	--	--

33 Kennedy Road	15	North	33.430 (360) Balcony 露台: 2.795 (30)	10,147,000	303,530 (28,186)	--	--	--	--	--	--	--	--	--	--
	12	North	33.430 (360) Balcony 露台: 2.795 (30)	10,026,000	299,910 (27,850)	--	--	--	--	--	--	--	--	--	--
	11	North	33.430 (360) Balcony 露台: 2.795 (30)	9,908,000	296,380 (27,522)	--	--	--	--	--	--	--	--	--	--
	8	North	33.430 (360) Balcony 露台: 2.795 (30)	9,098,000	272,151 (25,272)	--	--	--	--	--	--	--	--	--	--
	7	North	33.430 (360) Balcony 露台: 2.795 (30)	8,634,000	258,271 (23,983)	--	--	--	--	--	--	--	--	--	--
	6	North	33.430 (360) Balcony 露台: 2.795 (30)	8,280,000	247,682 (23,000)	--	--	--	--	--	--	--	--	--	--
	23	East	61.568 (663) Balcony 露台: 2.002 (22)	21,987,000	357,117 (33,163)	--	--	--	--	--	--	--	--	--	--
	22	East	61.568 (663) Balcony 露台: 2.002 (22)	21,555,000	350,101 (32,511)	--	--	--	--	--	--	--	--	--	--
	19	East	61.568 (663) Balcony 露台: 2.002 (22)	20,608,000	334,719 (31,083)	--	--	--	--	--	--	--	--	--	--
	16	East	61.568 (663) Balcony 露台: 2.002 (22)	19,467,000	316,187 (29,362)	--	--	--	--	--	--	--	--	--	--
	15	East	61.568 (663) Balcony 露台: 2.002 (22)	19,236,000	312,435 (29,014)	--	--	--	--	--	--	--	--	--	--
	12	East	61.568 (663) Balcony 露台: 2.002 (22)	19,008,000	308,732 (28,670)	--	--	--	--	--	--	--	--	--	--
	11	East	61.568 (663) Balcony 露台: 2.002 (22) -	18,783,000	305,077 (28,330)	--	--	--	--	--	--	--	--	--	--
	8	East	61.568 (663) Balcony 露台: 2.002 (22)	17,517,000	284,515 (26,421)	--	--	--	--	--	--	--	--	--	--
	7	East	61.568 (663) Balcony 露台: 2.002 (22)	17,237,000	279,967 (25,998)	--	--	--	--	--	--	--	--	--	--
	6	East	61.568 (663) Balcony 露台: 2.002 (22)	16,875,000	274,087 (25,452)	--	--	--	--	--	--	--	--	--	--
	23	South	95.969 (1033) Balcony 露台: 2.002 (22)	35,072,000	365,451 (33,952)	--	--	--	--	--	--	--	--	--	--
	22	South	95.969 (1033) Balcony 露台: 2.002 (22)	34,384,000	358,282 (33,286)	--	--	--	--	--	--	--	--	--	--
	19	South	95.969 (1033) Balcony 露台: 2.002 (22)	33,520,000	349,279 (32,449)	--	--	--	--	--	--	--	--	--	--
	16	South	95.969 (1033) Balcony 露台: 2.002 (22)	31,053,000	323,573 (30,061)	--	--	--	--	--	--	--	--	--	--
	15	South	95.969 (1033) Balcony 露台: 2.002 (22)	30,684,000	319,728 (29,704)	--	--	--	--	--	--	--	--	--	--
	12	South	95.969 (1033)	30,321,000	315,946 (29,352)	--	--	--	--	--	--	--	--	--	--

			Balcony 露台：2.002 （22）												
	11	South	95.969 （1033） Balcony 露台：2.002 （22）	29,961,000	312,195 (29,004)	--	--	--	--	--	--	--	--	--	--
	8	South	95.969 （1033） Balcony 露台：2.002 （22）	28,230,000	294,157 (27,328)	--	--	--	--	--	--	--	--	--	--
	7	South	95.969 （1033） Balcony 露台：2.002 （22）	27,780,000	289,468 (26,893)	--	--	--	--	--	--	--	--	--	--
	6	South	95.969 （1033） Balcony 露台：2.002 （22）	27,191,000	283,331 (26,322)	--	--	--	--	--	--	--	--	--	--

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:

不適用 Not Applicable

(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