

根據《一手住宅物業銷售條例》第60條所備存的成交記錄冊
Register of Transactions kept for the purpose of section 60 of the Residential Properties (First-hand Sales) Ordinance

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	堅尼地道33號 33 Kennedy Road		

重要告示:

1. 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。
2. 根據《一手住宅物業銷售條例》第61條，成交記錄冊的目的是向公眾人士提供列於記錄冊內關於該項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。記錄冊內的個人資料除供指定用途使用外，不得作其他用途。

Important Notes:

1. Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.
2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

第二部份：交易資料 Part 2: Information on Transactions

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約的日期 (如適用) (日-月-年) Date of termination of ASP (If applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位, 請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號(House number) / 屋名(Name of the house)							
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	22	South		\$34,384,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	19	South		\$33,520,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	16	South		\$31,053,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	15	South		\$30,684,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	12	South		\$30,321,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	6	South		\$27,191,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	23	East		\$21,987,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	22	East		\$21,555,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	19	East		\$20,608,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	16	East		\$19,467,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	15	East		\$19,236,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	12	East		\$19,008,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	8	East		\$17,517,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	

10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	7	East		\$17,237,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	6	East		\$16,875,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	16	North		\$10,268,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	15	North		\$10,147,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	12	North		\$10,026,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	8	North		\$9,098,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	7	North		\$8,634,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-08-2025	15-08-2025		堅尼地道 33 號 33 Kennedy Road	6	North		\$8,280,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
11-08-2025	18-08-2025		堅尼地道 33 號 33 Kennedy Road	11	East		\$18,783,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
11-08-2025	18-08-2025		堅尼地道 33 號 33 Kennedy Road	19	North		\$10,880,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
11-08-2025	18-08-2025		堅尼地道 33 號 33 Kennedy Road	11	South		\$29,961,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
12-08-2025	19-08-2025		堅尼地道 33 號 33 Kennedy Road	23	South		\$35,072,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
19-08-2025	26-08-2025		堅尼地道 33 號 33 Kennedy Road	8	South		\$28,230,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
21-08-2025	28-08-2025		堅尼地道 33 號 33 Kennedy Road	7	South		\$27,780,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	21	South		\$34,220,000		價單第2號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	18	South		\$33,353,000		價單第2號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	17	South		\$33,187,000		價單第2號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	10	South		\$29,812,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	26	East		\$23,357,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan	

									- 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	21	East		\$21,450,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	18	East		\$20,505,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	17	East		\$20,403,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	5	East		\$16,791,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	3	East		\$16,708,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	2	East		\$16,625,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	18	North		\$10,826,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	5	North		\$8,239,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	3	North		\$8,198,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-08-2025	29-08-2025		堅尼地道 33 號 33 Kennedy Road	1	North		\$8,118,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
25-08-2025	01-09-2025		堅尼地道 33 號 33 Kennedy Road	9	South		\$29,663,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
25-08-2025	01-09-2025		堅尼地道 33 號 33 Kennedy Road	11	North		\$9,908,000		價單第 1 號 - 100 日付款計劃 Price List No. 1 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
26-08-2025	02-09-2025		堅尼地道 33 號 33 Kennedy Road	5	South		\$27,056,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
26-08-2025	02-09-2025		堅尼地道 33 號 33 Kennedy Road	17	North		\$10,772,000		價單第 2 號 - 100 日付款計劃 Price List No. 2 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
01-09-2025	08-09-2025		堅尼地道 33 號 33 Kennedy Road	3	South		\$26,921,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
08-09-2025	15-09-2025		堅尼地道 33 號 33 Kennedy Road	25	East		\$22,898,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
08-09-2025	15-09-2025		堅尼地道 33 號 33 Kennedy Road	26	South		\$37,257,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
08-09-2025	15-09-2025		堅尼地道 33 號 33 Kennedy Road	27	South		\$38,003,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	

09-09-2025	16-09-2025		堅尼地道 33 號 33 Kennedy Road	10	East		\$18,690,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
09-09-2025	16-09-2025		堅尼地道 33 號 33 Kennedy Road	27	East		\$23,823,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
09-09-2025	16-09-2025		堅尼地道 33 號 33 Kennedy Road	9	North		\$9,810,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
09-09-2025	16-09-2025		堅尼地道 33 號 33 Kennedy Road	10	North		\$9,859,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
10-09-2025	17-09-2025		堅尼地道 33 號 33 Kennedy Road	2	South		\$26,787,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
11-09-2025	18-09-2025		堅尼地道 33 號 33 Kennedy Road	21	North		\$11,150,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
11-09-2025	18-09-2025		堅尼地道 33 號 33 Kennedy Road	9	East		\$18,597,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
12-09-2025	19-09-2025		堅尼地道 33 號 33 Kennedy Road	2	North		\$8,158,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
12-09-2025	19-09-2025		堅尼地道 33 號 33 Kennedy Road	25	South		\$36,526,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
15-09-2025	22-09-2025		堅尼地道 33 號 33 Kennedy Road	22	North		\$11,205,000		價單第 1A 號 - 100 日付款計劃 Price List No. 1A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
15-09-2025	22-09-2025		堅尼地道 33 號 33 Kennedy Road	23	North		\$11,429,000		價單第 1A 號 - 100 日付款計劃 Price List No. 1A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
17-09-2025	26-09-2025		堅尼地道 33 號 33 Kennedy Road	1	East		\$16,542,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
22-09-2025	02-10-2025		堅尼地道 33 號 33 Kennedy Road	1	South		\$26,654,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	
03-10-2025	13-10-2025		堅尼地道 33 號 33 Kennedy Road	20	East		\$22,669,000		價單第 3 號 - 100 日付款計劃 Price List No. 3 - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A) - 見備註 / See Remark 7(d)(i)	
03-10-2025	13-10-2025		堅尼地道 33 號 33 Kennedy Road	20	South		\$36,115,000		價單第 3 號 - 100 日付款計劃 Price List No. 3- 100 Days Payment Plan - 見備註 / See Remark 7(c) (A) - 見備註 / See Remark 7(d)(i)	
27-10-2025	04-11-2025		堅尼地道 33 號 33 Kennedy Road	20	North		\$11,815,000		價單第 3 號 - 100 日付款計劃 Price List No. 3- 100 Days Payment Plan - 見備註 / See Remark 7(c) (A) - 見備註 / See Remark 7(d)(i)	
10-11-2025			堅尼地道 33 號 33 Kennedy Road	25	North		\$11,903,000		價單第 2A 號 - 100 日付款計劃 Price List No. 2A - 100 Days Payment Plan - 見備註 / See Remark 7(c) (A)	

第三部份：備註 Part 3: Remarks

- (1) 關於臨時買賣合約的資料(即(A),(D),(E),(G)及(H)欄)須於擁有人訂立該等臨時買賣合約之後的24小時內填入此記錄冊。在擁有人訂立買賣合約之後的1個工作日之內，賣方須在此記錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此記錄冊中修改有關記項。
Information on the PASPs (i.e. columns (A),(D),(E),(G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
- (2) 如買賣合約於某日期遭終止，賣方須在該日期後的1個工作日內，在此記錄冊(C)欄記入該日期。
If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
- (3) 如在簽訂臨時買賣合約的日期之後的5個工作日內未有簽訂買賣合約，賣方可在該日期之後的第6個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state "the PASP has not proceeded further" in column (B) on the sixth working day after that date.
- (4) 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1個工作日之內，賣方須將有關細節及該日期記入此記錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
- (5) 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the development has been registered in the Land Registry.
- (6) 本記錄冊會在(H)欄以“√”標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士-
- (a) 該賣方屬法團，而該人是-
 - (i) 該賣方的董事，或該董事的父母、配偶或子女；
 - (ii) 該賣方的經理；
 - (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - (iv) 該賣方的有聯繫法團或控權公司；
 - (v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
 - (vi) 上述有聯繫法團或控權公司的經理；
 - (b) 該賣方屬個人，而該人是-
 - (i) 該賣方的父母、配偶或子女；或
 - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
 - (c) 該賣方屬合夥，而該人是-
 - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
 - (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with “√” in column (H) in this register. A person is a related party to a vendor if -

- (a) where that vendor is a corporation, the person is -
 - (i) a director of that vendor, or a parent, spouse or child of such a director;
 - (ii) a manager of that vendor;
 - (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - (iv) an associate corporation or holding company of that vendor;
 - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - (vi) a manager of such an associate corporation or holding company;
- (b) where that vendor is an individual, the person is -
 - (i) a parent, spouse or child of that vendor; or
 - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) where that vendor is a partnership, the person is -
 - (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
 - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

- (7) (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。

For column (G), the terms of payment include any discount on the price, any gift or any financial advantage or benefit, made available in connection with the purchase.

(b) 於本備註7內，「售價」指本有關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。

In this Remark 7, "Price" means the price of the residential property set out in the schedule in Part 2 of the relevant 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.

(c) 支付條款 及付款計劃優惠:

Terms of Payment and Payment Plan Benefit :

支付條款 及付款計劃優惠 (適用於以價單方式購買的物業)

Terms of Payment and Payment Plan Benefit (Applicable for properties purchased by way of price list)

(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.

支付條款 及付款計劃優惠 (適用於以投標方式購買的物業)

Terms of Payment and Payment Plan Benefit (Applicable for properties purchased by way of tender)

(B)

- 1) 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
- 2) 加付訂金即樓價5%於接納書的日期後30日內繳付。
- 3) 樓價90%(樓價餘額)於接納書的日期後100日內繳付。

(B)

- 1) A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
- 2) A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.
- 3) 90% of the Purchase Price (the balance of Purchase Price) shall be paid within 100 days after the date of the Letter of Acceptance.

(d) 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, financial advantage or benefit to be made available in connection with the purchase a specified residential property in the Development

(i) 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.

(8) 下述互聯網可連結到此發展項目的價單: 33kennedyroad.com.hk

The price list(s) of the development can be found in the following website: 33kennedyroad.com.hk

更新日期及時間: 06:00 P.M. 10-11-2025
(日-月-年)

Date & Time of Update: 06:00 P.M. 10-11-2025
(DD-MM-YYYY)

Annex 1 Furniture Benefit

- 在成交時，住宅物業將免費附贈下述列表1、列表2、列表3、列表4及列表5（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, Table 3, Table 4 and Table 5 (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 - 20樓 South 單位

Table 1 – Flat South 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	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

Description	Quantity	Description	Quantity
描述	數量	描述	數量
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
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		

Description	Quantity	Description	Quantity
描述	數量	描述	數量
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			

Description	Quantity	Description	Quantity
描述	數量	描述	數量
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		
Brush 刷	1		
Wood Tray 木托盤	1		

Description	Quantity	Description	Quantity
描述	數量	描述	數量
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			

Description	Quantity	Description	Quantity
描述	數量	描述	數量
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	Downlight 天花燈	2
Vase 花瓶	7		
Box 盒	1		
Stone decoration 石製裝飾	2		
Book 書本	29		
BEDROOM 2			

Description	Quantity	Description	Quantity
描述	數量	描述	數量
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			

Description	Quantity	Description	Quantity
描述	數量	描述	數量
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		

列表4 – 28及29樓 South單位(複式)

Table 4 – Flat South (Duple) on 28/F & 29/F

Annex 附錄			
(28 & 29/F DUPLEX) FLAT SOUTH			
(28及29樓複式) SOUTH單位			
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	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		
BALCONY			
陽台			
Lounge Chair 椅	2		
Coffee Table 茶几	1		
STAIRCASE			
樓梯			
Paintings / Photos 畫 / 照片	1		
Candle 蠟燭	2	Book 書	3

Diffuser 香薰擴散器	1		
KITCHEN			
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		
POWDER ROOM			
化妝間			
Candle 蠟燭	2	Hand Wash 洗手液	1
Diffuser Set 香薰套裝	1	Towel 毛巾	1
BEDROOM 1			
睡房 1			
Bed Linen Set (Bed sheetx1 + Pillowcasesx2) 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		
WALK-IN CLOSET			

衣帽間			
Books 書	6	Hand Bag + Display Stand 手袋 + 展示架	1
Candle 蠟燭	1	Slipper 拖鞋	2
BATHROOM 1			
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 + Tower + Tray) 梳妝裝飾套裝 (洗手液 + 毛巾 + 托盤)	1
Diffuser Set 香薰套裝	1		1
BEDROOM 2			
睡房 2			
Bed Linen Set (Bed sheet x1 + Pillowcases x2) 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		
BEDROOM 3			

睡房 3			
Bed Linen Set (Bed sheet x1 + Pillowcases x1) 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		
BATHROOM 2			
浴室 2			
Diffuser Set 香薰套裝	1	Shower Gel + Shampoo 沐浴露 + 洗頭水	4
Vanity Decoration Set (Hand Wash + Tower + Candle + Tray) 梳妝裝飾套裝 (洗手液 + 毛巾 + 蠟燭 + 托盤)	1		

列表5 – 28及29樓 East單位(複式)

Table 5 – Flat East (Duple) on 28/F & 29/F

Annex 附錄			
(28 & 29/F DUPLEX) FLAT EAST			
(28及29樓複式) EAST 單位			
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	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 x1) 茶几擺設套裝 (書本 ×2 + 檯燈 ×1 + 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 ×2 + 托盤 ×1)	1
Diffuser 香薰擴散器	1		

Paintings / Photos 畫 / 照片	6		
Flower setting and Vase / 花及花瓶	3		
BALCONY			
陽台			
Lounge Chair 椅	1		
Coffee Table 茶几	1		
KITCHEN			
廚房			
Cooking Utensil 煮食用具套裝	1		
Flower setting and Vase / 花及花瓶	1		
POWDER ROOM			
化妝間			
Vanity Decoration Set (Hand Wash + Tower + 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		
STAIRCASE			
樓梯			
Artificial Plant Decoration 人造植物裝 飾	1		
Book 書	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	1	Diffuser Set + Perfume 香薰套裝 + 香水	1

x2)			
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		
BATHROOM 1			
浴室 1			
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 + Tower + Soap + Perfume + Tray) 梳妝裝飾套裝 (洗手液樽 + 毛巾 + 香皂 + 香水 + 托盤)	1
BEDROOM 2			
睡房 2			
Bed Linen Set (Bed sheetx1 + Pillowcasesx2) 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

Matress 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
BEDROOM 3			
睡房 3			
Bed Linen Set (Bed sheet x1 + Pillowcases x1) 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
BATHROOM 2			
浴室 2			
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 + Tower + 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