

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	KENNEDY 38	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	卑路乍街38號 38 Belcher's 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)	341		

印製日期 Date of Printing	價單編號 Number of Price List
16 November 2021	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
28 April 2022	3A	
23 December 2022	3B	
01 March 2023	3C	
08 November 2023	3D	
03 March 2026	3E	√
26 March 2026	3F	√
30 April 2026	3G	√

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
KENNEDY 38	26	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	11,071,000	358,459 (33,346)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	25	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	11,016,000	356,678 (33,181)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	23	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	10,961,000	354,897 (33,015)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	20	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	10,589,000	342,853 (31,895)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	19	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	10,537,000	341,169 (31,738)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	18	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	10,537,000	341,169 (31,738)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	15	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	10,328,000	334,402 (31,108)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	12	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	10,276,000	332,718 (30,952)	-	-	-	-	-	-	-	-	-	

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
KENNEDY 38	10	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	10,174,000	329,416 (30,645)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	9	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	10,073,000	326,145 (30,340)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	8	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	10,073,000	326,145 (30,340)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	5	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	9,766,000	316,205 (29,416)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	3	D	30.885 (332) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	9,717,000	314,619 (29,268)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	2	D	22.336 (240) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	8,218,000	367,926 (34,242)	-	-	-	10.744 (116)	-	-	-	-	-	
KENNEDY 38	25	E	24.336 (262) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	8,651,000	355,482 (33,019)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	23	E	24.336 (262) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	8,608,000	353,715 (32,855)	-	-	-	-	-	-	-	-	-	

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
KENNEDY 38	22	E	24.336 (262) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	8,565,000	351,948 (32,691)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	21	E	24.336 (262) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	8,523,000	350,222 (32,531)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	20	E	24.336 (262) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	8,480,000 8,904,000	348,455 (32,366) 365,878 (33,985)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	2	E	22.541 (243) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	7,995,000 8,395,000 8,521,000 8,948,000	354,687 (32,901) 372,432 (34,547) 378,022 (35,066) 396,966 (36,823)	-	-	-	3.359 (36)	-	-	-	-	-	
KENNEDY 38	2	F	25.137 (271) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	9,039,000	359,589 (33,354)	-	-	-	9.926 (107)	-	-	-	-	-	
KENNEDY 38	2	G	19.234 (207) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	7,087,000	368,462 (34,237)	-	-	-	3.557 (38)	-	-	-	-	-	

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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
KENNEDY 38	10	H	21.234 (229) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	7,087,000	333,757 (30,948)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	9	H	21.234 (229) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	7,051,000	332,062 (30,790)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	8	H	21.234 (229) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	7,051,000	332,062 (30,790)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	7	H	21.234 (229) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	6,981,000	328,765 (30,485)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	2	H	24.782 (267) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	8,289,000	334,477 (31,045)	-	-	-	4.748 (51)	-	-	-	-	-	
KENNEDY 38	2	J	25.846 (278) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	8,721,000	337,422 (31,371)	-	-	-	4.846 (52)	-	-	-	-	-	
KENNEDY 38	32	K	27.739 (299) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	9,671,000	348,643 (32,344)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	31	K	27.739 (299) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	9,623,000	346,912 (32,184)	-	-	-	-	-	-	-	-	-	

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KENNEDY 38	30	K	27.739 (299) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	9,575,000	345,182 (32,023)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	29	K	27.739 (299) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	9,528,000	343,488 (31,866)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	28	K	27.739 (299) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	9,528,000	343,488 (31,866)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	27	K	27.739 (299) 露台 Balcony:2.000 (22) 工作平台 Utility Platform:0.000 (0)	9,266,000	334,042 (30,990)	-	-	-	-	-	-	-	-	-	
KENNEDY 38	2	K	25.964 (279) 露台 Balcony:0.000 (0) 工作平台 Utility Platform:0.000 (0)	9,340,000	359,729 (33,477)	-	-	-	13.025 (140)	-	-	-	-	-	

第三部份:其他資料

Part 3:Other Information

- (1) 準買家應參閱該發展項目的售樓說明書，以了解該發展項目的資料。
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樓價的 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：『售價』指本價單第二部份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，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “price” means the price of the residential property set out 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 down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4)(F1) 90日付款計劃
90 Days Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$100,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “Johnson Stokes & Master”.

1. 臨時訂金即樓價 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 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 樓價 95 % (樓價餘額) 於簽署臨時買賣合約的日期後 90 日內繳付。
95% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

注： 成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎
The basis on which any discount on the price is available

1. 付款計劃優惠
Payment Plan Benefit

選擇第(4)(F1)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(F1).

2. 置業售價折扣
Home Purchase Price Discount

買方可獲 3% 售價折扣優惠。

The Purchaser will be offered 3% discount on the price.

3. 額外折扣
Extra Discount

買方可獲1%售價折扣優惠。

The Purchaser will be offered 1% discount on the price.

4. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

5. 港幣\$10,000 折扣 (只適用於附錄 1 所列明的單位)
HK\$10,000 Discount (only applicable to the Unit(s) as listed in Annex 1)

(a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000 折扣，買方可獲港幣\$10,000 售價折扣優惠。

If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000 折扣，則買方可享有第(4)(F1)(iii)2 段所述之家具優惠。

If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Benefit set out in paragraph (4)(F1)(iii)2.

(c) 為免疑問，就購買每個住宅物業，買方只可享有第(4)(F1)(ii)5 段所述之港幣\$10,000 折扣或第(4)(F1)(iii)2 段所述之家具優惠的其中一項。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(F1)(ii)5 or the Furniture Benefit as set out in paragraph 4(F1)(iii)2.

(d) 有關折扣/優惠，一經選擇，任何情況下不得更改。

The relevant discount/ benefit, once selected, shall not be changed under any circumstances.

- (iii) 可就購買該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

1. 首 3 年保修優惠
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於住宅物業的成交日起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及第(4)(F1)(iii)2 段所述的該家具(如有)。
For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the Furniture (if any) as set out in paragraph (4)(F1)(iii)2.

首 3 年保修優惠受其他條款及細則約束。
The First 3 Years Warranty Offer is subject to other terms and conditions.

2. 家具優惠 (只適用於附錄 1 所列明的單位)
Furniture Benefit (only applicable to the Unit(s) as listed in Annex 1)

- (a) 如買方於簽署臨時買賣合約時不選擇第(4)(F1)(ii)5 段所述之港幣\$10,000 折扣，則買方可免費獲贈附錄 1 所述適用於其購買的住宅物業之裝飾、家具和物件(『該家具』)。為免疑問，第(4)(F1)(iii)1 段所述的首 3 年保修優惠不適用於該家具。詳情請參閱附錄 1。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(F1)(ii)5 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as set out in Annex 1 (the "Furniture") free of charge. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(F1)(iii)1 does not apply to the Furniture. Please see Annex 1 for details.

- (b) 為免疑問，就購買每個住宅物業，買方只可享有第(4)(F1)(ii)5 段所述之港幣\$10,000 折扣或第(4)(F1)(iii)2 段所述之家具優惠的其中一項。
For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(F1)(ii)5 or the Furniture Benefit as set out in paragraph (4)(F1)(iii)2.

- (c) 有關折扣/優惠，一經選擇，任何情況下不得更改。
The relevant discount/ benefit, once selected, shall not be changed under any circumstances.

(4)(G1) 360日付款計劃
360 Days Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$100,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “Johnson Stokes & Master”.

1. 臨時訂金即樓價 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 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 2.5% 於簽署臨時買賣合約的日期後 30 日內繳付。
A further deposit equivalent to 2.5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 2.5% 於簽署臨時買賣合約的日期後 90 日內繳付。
2.5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 90 % (樓價餘額) 於簽署臨時買賣合約的日期後 360 日內繳付。
90% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

注：成交日不可早於簽署臨時買賣合約的日期後 90 日。

Remark: The date of completion shall not be earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎
The basis on which any discount on the price is available

1. 付款計劃優惠
Payment Plan Benefit

選擇第(4)(G1)段所述的付款計劃之買方，可獲 3.5% 售價折扣優惠。

A 3.5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(G1).

2. 置業售價折扣
Home Purchase Price Discount

買方可獲3%售價折扣優惠。
The Purchaser will be offered 3% discount on the price.

3. 額外折扣
Extra Discount

買方可獲1%售價折扣優惠。
The Purchaser will be offered 1% discount on the price.

4. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

5. 港幣\$10,000 折扣 (只適用於附錄 1 所列明的單位)
HK\$10,000 Discount (only applicable to the Unit(s) as listed in Annex 1)

(a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000 折扣，買方可獲港幣\$10,000 售價折扣優惠。
If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000 折扣，則買方可享有第(4)(G1)(iii)3 段所述之家具優惠。
If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Benefit set out in paragraph (4)(G1)(iii)3. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Benefit.

(c) 為免疑問，就購買每個住宅物業，買方只可享有第(4)(G1)(ii)5 段所述之港幣\$10,000 折扣或第(4)(G1)(iii)3 段所述之家具優惠的其中一項。
For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(G1)(ii)5 or the Furniture Benefit as set out in paragraph (4)(G1)(iii)3.

(d) 有關折扣/優惠，一經選擇，任何情況下不得更改。

The relevant discount/ benefit, once selected, shall not be changed under any circumstances.

(iii) 可就購買該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

1. 成交優惠

Completion Benefit

(a) 如買方於以下列表訂明的期限內繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出成交優惠(『成交優惠』)。

Where the Purchaser fully pays the purchase price and completes the sale and purchase of the residential property within the period specified in the table below, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”) offered by the Vendor according to the table below.

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	成交優惠金額 Completion Benefit amount
簽署臨時買賣合約的日期後240日內 Within 240 days after the date of signing of the preliminary agreement for sale and purchase	樓價1% 1% of the purchase price

(b) 買方於其意欲完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠於成交時直接用於支付部份樓價餘額。不論成交優惠的申請獲賣方批核與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser notifies the Vendor in writing to apply for the Completion Benefit at least 30 days before the intended date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will upon completion apply the Completion Benefit for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Completion Benefit is approved by the Vendor, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(c) 如上述第1(a)段中訂明的任何期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

If the last day of any period as set out in the paragraph 1(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

2. 首3年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於住宅物業的成交日起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)；及第(4)(G1)(iii)3 段所述的該家具(如有)。
For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the Furniture (if any) as set out in paragraph (4)(G1)(iii)3.

首 3 年保修優惠受其他條款及細則約束。
The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 家具優惠 (只適用於附錄 1 所列明的單位)

Furniture Benefit (only applicable to the Unit(s) as listed in Annex 1)

(a) 如買方於簽署臨時買賣合約時不選擇第(4)(G1)(ii)5 段所述之港幣\$10,000 折扣，則買方可免費獲贈附錄 1 所述適用於其購買的住宅物業之裝飾、家具和物件(『該家具』)。為免疑問，第(4)(G1)(iii)2 段所述的首 3 年保修優惠不適用於該家具。詳情請參閱附錄 1。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(G1)(ii)5 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as set out in Annex 1 (the "Furniture") free of charge. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(G1)(iii)2 does not apply to the Furniture. Please see Annex 1 for details.

(b) 為免疑問，就購買每個住宅物業，買方只可享有第(4)(G1)(ii)5 段所述之港幣\$10,000 折扣或第(4)(G1)(iii)3 段所述之家具優惠的其中一項。

For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount as set out in paragraph (4)(G1)(ii)5 or the Furniture Benefit as set out in paragraph (4)(G1)(iii)3.

(c) 有關折扣/優惠，一經選擇，任何情況下不得更改。

The relevant discount/ benefit, once selected, shall not be changed under any circumstances.

(4)(iv) 誰人負責支付買賣該發展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. 如買方選用賣方指定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，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括代墊付費用，代墊付費用須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

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有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees 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有關的罰款、利息及附加費用)及登記費用。

All stamp duty (including without limitation 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) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該發展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、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser 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 and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定所有相關事項，包括但不限於買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

附錄 1 家具優惠 (只適用於以下列明的單位)
Annex 1 Furniture Benefit (only applicable to the Unit(s) as listed below)

	客廳及飯廳 Living Room and Dining Room																
	梳化 Sofa	邊几 Side Table	茶几 Living Table	電視櫃 TV Board	吧枱 Counter Table	吧椅 Counter Stool	玄關鏡 Entrance Mirror	間隔櫃 Standard Board	鞋櫃 Shoe Cabinet	書桌 Desk	小椅子 Stool	拖鞋架 Slipper Rack	收納櫃 Storage Unit	邊櫃 Chest	衣櫥 Wardrobe	床 Bed	床墊 Mattress
A 單位 * Flat A *	1	1	-	1	1	2	-	-	-	-	-	-	-	-	1	1	1
E 單位 * Flat E *	1	1	-	1	-	-	1	1	1	-	-	-	-	-	1	1	1
F 單位 * Flat F *	1	1	-	1	-	-	-	-	-	1	1	-	-	1	1	1	1
G 單位 * Flat G *	1	-	1	1	-	-	-	-	-	-	-	1	1	1	1	1	1
H 單位 * Flat H *	1	-	1	1	-	-	-	-	-	-	-	1	1	1	1	1	1

* 只適用於以下樓層:
* Applicable to the following floors only:

A 單位 Flat A	2 樓至 3 樓、5 樓至 12 樓、15 樓至 16 樓、18 樓至 23 樓及 25 樓至 32 樓 2/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F & 25/F-32/F
E 單位 Flat E	2 樓、6 樓至 9 樓、11 樓至 12 樓、15 樓至 16 樓、18 樓至 23 樓及 25 樓至 32 樓 2/F, 6/F-9/F, 11/F-12/F, 15/F-16/F, 18/F-23/F & 25/F-32/F
F 單位 Flat F	3 樓、5 樓、15 樓、27 樓及 29 樓至 32 樓 3/F, 5/F, 15/F, 27/F & 29/F-32/F
G 單位 Flat G	2 樓 2/F
H 單位 Flat H	11 樓至 12 樓、15 樓至 16 樓、18 樓至 23 樓及 25 樓至 32 樓 11/F-12/F, 15/F-16/F, 18/F-23/F & 25/F-32/F

(I) 家具優惠由賣方安排並由 Come In' Living Limited (『指定家具供應商』) 提供。買方在按買賣合約(包括所有修改後的買賣合約及補充合約)完成買賣交易的情況下，可免費獲贈以下列表所列明的適用於其購買的住宅物業之裝飾、家具和物件(『該家具』)。有關該家具的詳情(包括但不限於設計、顏色及物料)，請向指定家具供應商查詢。

The Furniture Benefit is arranged by the Vendor and provided by Come In' Living Limited (‘‘designated furniture provider’’). Subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s)), the Purchaser will

be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as listed in the table below (the “Furniture”) free of charge. For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture provider.

- (II) 買方須付清住宅物業之樓價及按買賣合約完成住宅物業買賣，不管：
The Purchaser shall settle the full amount of the purchase price of the residential property and complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase irrespective of whether:
- (a) 就家具優惠有否引起任何爭議；
there is any dispute arising from the Furniture Benefit;
 - (b) 指定家具供應商交付予買方的所有或任何該家具是否與家具優惠之條款一致；及
all or any of the Furniture delivered by designated furniture provider to the Purchaser is in accordance with the terms of the Furniture Benefit; and
 - (c) 指定家具供應商是否於住宅物業的成交日或之前將所有或任何該家具送貨至該住宅物業。
all or any of the Furniture is delivered by designated furniture provider on or before completion of the sale and purchase of the residential property.
- (III) 如買方沒有按買賣合約完成購買住宅物業，買方須賠償該家具等價金額給賣方。
If the Purchaser does not complete the purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser shall compensate the Vendor for an equivalent amount of the Furniture.
- (IV) 賣方或其代表不會就家具優惠及該家具提供保養或作出任何保證或陳述，更不會就該家具狀況、狀態、品質、性能或任何該家具是否或會否在可運作狀態作出任何保證及陳述。如買方對該家具有任何異議或質詢，應直接聯絡指定家具供應商。為免疑問，有關付款計劃所述的首3年保修優惠不適用於該家具。
The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture’s condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact designated furniture provider directly. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in the relevant payment plan does not apply to the Furniture.
- (V) 家具優惠受其他條款及細則約束。賣方不會就家具優惠及/或該家具承擔任何直接或間接的責任或損失。
The Furniture Benefit offer 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.

- (5) 賣方已委任地產代理在該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

世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES

迎富地產代理有限公司 EASYWIN PROPERTY AGENCY LIMITED

香港(國際)地產商會有限公司及其特許會員 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED & CHARTERED MEMBERS

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

香港地產代理總商會有限公司 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED

康業服務有限公司 HONG YIP SERVICE CO LTD

康業物業代理有限公司 HONG YIP PROPERTIES AGENCY LIMITED

仲量聯行有限公司 JONES LANG LASALLE LIMITED

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED

美聯物業地產代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

第一太平戴維斯(香港)有限公司 SAVILLS (HONG KONG) LIMITED

新鴻基地產(銷售及租賃)代理有限公司 SUN HUNG KAI REAL ESTATE (SALES AND LEASING) AGENCY 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) 賣方就該發展項目指定的互聯網網站的網址為: **www.kennedy38.com**

The address of the website designated by the Vendor for the Development is: **www.kennedy38.com**