

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	嘉居·天后 Kabitat · Tin Hau	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	香港英皇道 33 號 (註:此臨時門牌號數有待發展項目建成時確認) No.33 King's Road, Hong Kong (remark: The provisional street number is subject to confirmation when the Development is completed)		
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)			74

印製日期 Date of Printing	價單編號 Number of Price List
23/01/2026	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 Number 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
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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, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) 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
Kabitat• Tin Hau	25	A	44.308 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	15,853,000	357,791 (33,235)	--	--	--	--	--	--	--	--	--	
Kabitat• Tin Hau	25	B	33.565 (361) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,339,000	367,615 (34,180)	--	--	--	--	--	--	--	--	--	
Kabitat• Tin Hau	25	C	33.581 (361) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,268,000	395,104 (36,753)	--	--	--	--	--	--	--	--	--	
Kabitat• Tin Hau	28	A	44.308 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	16,326,000	368,466 (34,226)	--	--	--	--	--	--	--	--	--	
Kabitat• Tin Hau	28	B	33.565 (361) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,780,000	380,754 (35,402)	--	--	--	--	--	--	--	--	--	
Kabitat• Tin Hau	28	C	33.581 (361) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,000,000	416,902 (38,781)	--	--	--	--	--	--	--	--	--	

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
Kabitat• Tin Hau	29	A	44.308 (477) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	16,682,000	376,501 (34,973)	--	--	--	--	--	--	--	--	--	
Kabitat• Tin Hau	29	B	33.565 (361) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,024,000	388,023 (36,078)	--	--	--	--	--	--	--	--	--	
Kabitat• Tin Hau	29	C	33.581 (361) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	14,243,000	424,139 (39,454)	--	--	--	--	--	--	--	--	--	

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)(i) 註：在第(4)段中：
(a) 「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指將於臨時合約中訂明的住宅物業的實際售價。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。
(b) 「工作日」按《一手住宅物業銷售條例》第 2(1)條所定義。
(c) 「臨時合約」指臨時買賣合約。
(d) 「正式合約」指正式買賣合約。

Note: In paragraph (4):
(a) “price” means the price of the residential property set out in Part 2 of this price list, and “transaction price” means the actual price of the residential property to be set out in the PASP. The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded up to the nearest thousand to determine the transaction price.

(b) “working day” shall be as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance.

(c) “PASP” means preliminary agreement for sale and purchase.

(d) “ASP” means agreement for sale and purchase.

於簽署臨時合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，請帶備港幣\$100,000 銀行本票以支付部份臨時訂金。請另備額外之銀行本票或支票（視乎情況，

以賣方已經或不時公布之銷售安排資料中之最終要求為準)以繳付臨時訂金之餘額。上述所有銀行本票及/或支票抬頭請寫「國浩律師(香港)事務所」。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. Please bring along a cashier's order of HK\$100,000 for payment of part of the preliminary deposit. Please also bring along additional cashier's order(s) or cheque(s) (as the case may be, the final requirements under the Information on Sales Arrangements made available or to be made available by the vendor from time to time shall prevail) for payment of the balance of the preliminary deposit. All the cashier's order(s) and/or cheque(s) above shall be drawn in favour of "Grandall Zimmern Law Firm".

支付條款 Terms of Payment

(A) 置佳時機 120 天付款計劃 Best Timing 120-day Payment Plan (照售價減 6%) (6% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
- (3) 成交金額 90% 即成交金額餘款於買方簽署臨時合約後 120 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(B) 置靈活輕鬆 360 天付款計劃 Flexible Easy 360-Day Payment Plan (照售價減 3%) (3% discount from the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5% 作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5% 作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
- (3) 買方簽署臨時合約後 120 天內再付成交金額 5% 作為部份售價。
A further 5% of the transaction price being part payment shall be paid by the purchaser(s) within 120 days after signing of the PASP.
- (4) 成交金額 85% 即成交金額餘款於買方簽署臨時合約後 360 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。
85% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 360 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

使用本付款計劃的買方可享用「提前付清樓價現金回贈」安排，該安排詳情見第 (4)(iii)(a) 段。

Purchaser(s) who use(s) this payment plan may enjoy the arrangement of "Early Settlement Cash Rebate". Please see paragraph (4)(iii)(a) for the details of that arrangement.

註： 如買方於簽署臨時合約後欲更改支付條款，請於正式合約日期的 30 日後向賣方提出書面申請。申請獲賣方批准才可更改支付條款(賣方對此有最終決定權)。買方並須承擔有關額外費用(包括但不限於律師費)。

Notes: If the purchaser(s) wish(es) to change the Terms of Payment after the signing of the PASP, please make written application to the vendor after the 30th day after the date

of ASP. The change of Terms of Payment is subject to the approval of the application by the vendor (the vendor shall have the final decision). The purchaser(s) shall also bear all the related expenses (including but not limited to the legal fees).

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

(a) 見 4(i)
See 4(i)

(b) 下一站天后折扣 Next Station Tin Hau Discount

簽署臨時合約購買本價單中之住宅物業之買方可獲額外售價 2% 下一站天后折扣優惠。

An extra 2% Next Station Tin Hau Discount from the price would be offered to the purchaser(s) who sign(s) the PASP to purchase a residential property listed in this price list.

(c) 90 秒黃金港島線折扣 90s Golden Island Line Discount

簽署臨時合約購買本價單中之住宅物業之買方可獲額外售價 2% 90 秒黃金港島線折扣優惠。

An extra 2% 90s Golden Island Line Discount from the price would be offered to the purchaser(s) who sign(s) the PASP to purchase a residential property listed in this price list.

(d) 投資自住之選折扣 Investment & Self-use Discount

簽署臨時合約購買本價單中之住宅物業之買方可獲額外售價 2% 投資自住之選折扣優惠。

An extra 2% Investment & Self-use Discount from the price would be offered to the purchaser(s) who sign(s) the PASP to purchase a residential property listed in this price list.

(e) ESG 尚綠生活折扣 ESG Lifestyle Discount

簽署臨時合約購買本價單中之住宅物業之買方可獲額外售價 2% ESG 尚綠生活折扣優惠。

An extra 2% ESG Lifestyle Discount from the price would be offered to the purchaser(s) who sign(s) the PASP to purchase a residential property listed in this price list.

(f) 自然·就是嘉折扣 Naturally at Home Discount

簽署臨時合約購買本價單中之住宅物業之買方可獲額外售價 2% 自然·就是嘉折扣優惠。

An extra 2% Naturally at Home Discount from the price would be offered to the purchaser(s) who sign(s) the PASP to purchase a residential property listed in this price list.

(g) 嘉享會折扣 K. Wah Prestige Discount

簽署臨時合約購買本價單中之住宅物業之買方，如屬或包括（或如買方屬公司，其任何董事屬）於簽署臨時合約時已登記成為嘉享會會員的人士，買方可獲額外售價 2% 嘉享會折扣優惠。

Where the purchaser(s) sign(s) the PASP to purchase a residential property listed in this price list, if the purchaser(s) is or include (or where the purchaser(s) is a company,

any of its directors is) a person who has registered as a member of K. Wah Prestige as at the signing of the PASP, an extra 2% K. Wah Prestige Discount from the price would be offered to the purchaser(s).

- (iii) 可就購買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

- (a) 提前付清樓價現金回贈 Early Settlement Cash Rebate
只適用於使用第(4)(i)段中之(B)付款計劃的買方
Only applicable to purchaser(s) who use(s) Payment Plan (B) in paragraph (4)(i)

如買方提前於正式合約訂明的付款限期日之前於下述期間內付清相關住宅物業之成交金額餘款及在所有方面履行和遵守相關住宅物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵守所有時間限制），則賣方將送出提前付清樓價現金回贈（「現金回贈」）予買方，賣方會將現金回贈直接用於支付相關住宅物業部份的成交金額餘款或以賣方認為合適的其他方式支付予買方。「提前付清樓價現金回贈」受相關交易文件的條款及條件約束。

If the purchaser(s) settle the balance of the transaction price of the relevant residential property in full earlier than the due date of payment as specified in the ASP and within the period(s) stated below and comply with all respects of the terms and conditions of the PASP and the ASP of the relevant residential property (in respect of which time shall be of the essence), the vendor will provide a early settlement cash rebate (“Cash Rebate”) to the purchaser(s), the vendor will apply directly the Cash Rebate for part payment of the balance of transaction price of the relevant residential property or provide the Cash Rebate to the purchaser(s) by such other means as the vendor considers appropriate. The “Early Settlement Cash Rebate” is subject to the terms and conditions of relevant transaction documents.

付清成交金額餘款之日期 Date of settlement of the balance of transaction price	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 120 日內 Within 120 days after the date of signing of the PASP	成交金額 3% 3% of the transaction price
簽署臨時合約的日期後 121 日至 180 日期間內 Within the period from 121 days to 180 days after the date of signing of the PASP	成交金額 2% 2% of the transaction price

- (b) 「置彈性成交安排」 “Flexible Completion Arrangements”
只適用於使用第(4)(i)段中之(B)付款計劃的買方 **Only applicable to purchaser(s) who use(s) Payment Plan (B) in paragraph (4)(i)**

- (i) 根據買方揀選的支付條款，買方須於簽署臨時合約若干日子（「到期日」）或之前或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知（「成交通知」）的日期後的 14 日內付清加付訂金、部份售價及/或成交金額餘款，以較早者為準。
According to the Terms of Payment chosen by the purchaser(s), the purchaser(s) is required to pay the further deposit, part payment and/or the balance of transaction price on or before certain dates after signing of the PASP (“Due Date(s)”), or within 14 days after the date of the notification to the purchaser(s) (“Notification of Completion”) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is the earlier.
- (ii) 如賣方發出成交通知要求買方於成交通知的日期後的 14 日內付清加付訂金、部份售價及/或成交金額餘款及完成交易，而該 14 日期限早於到期日，買方可選擇：
If the vendor shall issue the Notification of Completion requiring the purchaser(s) to pay the further deposit, part payment and/or the balance of transaction price and complete the purchase within 14 days after the date of the Notification of Completion and such 14 days’ period shall expire before the Due Date(s), the purchaser(s) may elect to:

- (I) 儘管臨時合約及正式合約內述明的支付條款，於相關到期日或之前付清加付訂金、部份售價及/或成交金額餘款及按正式合約條款完成購買相關住宅物業。在滿足賣方施加的若干條件的情況下，買方無須向賣方支付正式合約下有關加付訂金、部份售價及/或成交金額餘款於相關到期日之前（包括當日）的期間應付的逾期利息；或
notwithstanding the Terms of Payment as stated in the PASP and the ASP, the purchaser(s) may elect to pay the further deposit, part payment and/or the balance of transaction price and complete the purchase of the relevant residential property in accordance with the terms of the ASP on or before the relevant Due Date(s). Subject to satisfaction of conditions to be imposed by the vendor, the purchaser(s) will not be required to pay to the vendor such overdue interest on the further deposit, part payment and/or the balance of transaction price for the period up to and including the relevant Due Date(s) payable under the ASP; or
- (II) 於成交通知的日期後的 14 日內付清加付訂金、部份售價及/或成交金額餘款及按正式合約的條款完成購買相關住宅物業。
proceed with payment of the further deposit, part payment and/or the balance of transaction price and complete the purchase of the relevant residential property in accordance with the terms of the ASP within 14 days after the date of the Notification of Completion.
- (iii) 置彈性成交安排受其他條款及條件約束。如有任何爭議，賣方擁有最終決定權。
The Flexible Completion Arrangements is subject to other terms and conditions. In case of any dispute, the decision of the vendor shall be final.

(iv) 誰人負責支付買賣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

(a) 如買方選用賣方代表律師處理正式合約、按揭（包括第一及第二按揭）及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理正式合約、按揭及轉讓契，買方及賣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(s) appoints the vendor's solicitors to handle the ASP, mortgage (including first and second mortgage) and assignment, the vendor agrees to bear the legal cost of the ASP and the assignment. If the purchaser(s) chooses to instruct his own solicitors to handle the ASP, mortgage or assignment, each of the vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the ASP and the assignment.

(b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、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、利息及附加費等)。
All stamp duties on the PASP, the ASP and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser(s).

(v) 買方須為就買賣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

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等，均由買方負責，一切有關按揭（包括第一及第二按揭）及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the purchaser(s). The purchaser(s) shall also pay and bear the legal costs and disbursements in respect of any mortgage (including first and second mortgage).

(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:

Agents appointed by the vendor:

賣方委任的代理:

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
世紀 21 集團有限公司及旗下特許經營商
Century 21 Group Limited and Franchisees
香港地產代理商總會有限公司
Hong Kong Real Estate Agencies General Association Limited
香港(國際)地產商會有限公司
Hong Kong (International) Realty Association Limited
天生地產有限公司
Talent-Sign Properties Limited
卓越地產代理有限公司
Prominent Property Agency Limited
昌明地產有限公司
Cheong Ming Property Company Limited
鈞宇國際集團有限公司
LZ International Group Limited
文沂資本房地產管理有限公司
EC Capital Real Estate Management Limited
川喬集團有限公司
Kingsway Groups Limited
友和地產有限公司
United Properties Limited
搜房(香港)集團有限公司
Soufun (Hong Kong) Group Limited
梁蘇記地產代理有限公司
Leung & So Estate Agent Company 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) 賣方就發展項目指定的互聯網網站的網址為：www.kabiat-tinhau.hk
The address of the website designated by the vendor for the development is: www.kabiat-tinhau.hk