

出售綠表置居先導計劃單位
Sale of Green Form Subsidised Home
Ownership Pilot Scheme Flats

景泰苑

King Tai Court



 香港房屋委員會
Hong Kong Housing Authority

售樓資料簡介
Sales Booklet

銷售安排

Sales Arrangements

申請日期

Application Period

2016年10月20日至2016年11月2日
(於指定申請日期外遞交之申請表恕不受理)
20 October 2016 to 2 November 2016
(Application submitted before or after the application period will not be accepted)

截止時間

Closing Time

2016年11月2日晚上7時正
7 pm on 2 November 2016

預計攬珠日期

Tentative Date of Ballot

2016年12月 (確實日期有待公布)
December 2016 (Exact date to be announced)

預計開始選購單位日期

Tentative Date for Commencement of Flat Selection

2017年1月 (確實日期有待公布)
January 2017 (Exact date to be announced)

將出售的住宅物業數目

Number of residential properties for sale

857

將出售的住宅物業

Residential properties for sale

景泰苑 King Tai Court

樓層 Floor	單位 Flat
1	1 - 10
2	1 - 10, 19 - 22, 24 - 28
3 - 8	1 - 12, 14 - 15, 17 - 28
9 - 32	1 - 28

選購單位地點

香港房屋委員會 (下稱「房委會」) 居屋銷售小組
九龍橫頭磡南道3號房委會客務中心第一層平台

Venue for Flat Selection

The Hong Kong Housing Authority (HA)
Home Ownership Scheme (HOS) Sales Unit
Podium Level 1, HA Customer Service Centre
3 Wang Tau Hom South Road, Kowloon.



發展項目的資料

Information on the Development

發展項目名稱
Name of the Development

景泰苑
King Tai Court

地段編號 新九龍內地段第6560號	Lot number New Kowloon Inland Lot No. 6560
街道名稱及門牌號數 景福街118號* * 上述門牌號數為臨時門牌號數，有待該發展項目建成時確認。	Name of street and street number 118 King Fuk Street* * The above street number is provisional and is subject to confirmation when the Development is completed.
發展項目座數 1座住宅大廈	Number of blocks in the Development 1 domestic block
樓層總數 34層（地下、1樓至32樓及天台；沒有被略去的樓層號數）	Total number of storeys 34 storeys (G/F, 1/F to 32/F and roof; no omitted floor number)
住宅物業總數 857	Total number of residential properties 857
盡賣方所知的發展項目的預計關鍵日期 2017年5月31日 ^(註) 上述預計關鍵日期，是受到買賣協議所允許的任何延期所規限的。	To the best of the vendor's knowledge, the estimated material date for the Development 31 May 2017 ^(Notes) The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

註：就景泰苑而言：

- 「關鍵日期」指該項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。有關「關鍵日期」的定義的詳情，請參閱《一手住宅物業銷售條例》第2條。
- 房委會須於景泰苑在遵照經批准的建築圖則的情況下在各方面均屬完成後的14日內，以書面為該項目申請佔用文件（即佔用許可證）。
- 房委會須在佔用文件（即佔用許可證）發出後的六個月內，就其有能力有效地轉讓有關物業一事，以書面通知買方。

Notes: For King Tai Court:

- "Material date" means the date on which the Development is completed in all respects in compliance with the approved building plans. For details of the definition of "material date", please refer to section 2 of the Residential Properties (First-hand Sales) Ordinance.
- The HA shall apply in writing for an Occupation Document (i.e. occupation permit) in respect of King Tai Court within 14 days after its having completed the Development in all respects in compliance with the approved building plans.
- The HA shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document (i.e. occupation permit).

住宅物業的面積及售價

Area and Price of Residential Properties

住宅物業的實用面積 平方米(平方呎) Saleable Area of Residential Properties sq.m. (sq.ft.)	窗台的面積 (不計算入實用面積) 平方米(平方呎) Area of Bay Window (Not included in the Saleable Area) sq.m. (sq.ft.)	住宅物業數目 Number of Residential Properties	售價(元) Price (\$)	
			最低 Minimum	最高 Maximum
17.8 (192) - 18.2 (196)	-	125		
26.6 (286) - 27.7 (298)	0.5 (5) [#]	234		
36.3 (391) - 37.8 (407)	-	254		
45.1 (485) - 45.9 (494)	-	244		

[#] 只有12,13, 16 及17 號單位設有窗台
Bay windows are provided in Flats 12, 13, 16 and 17 only.

上述實用面積是按照《一手住宅物業銷售條例》第8條計算得出。

上述窗台的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

景泰苑住宅物業均不設露台、工作平台、陽台、空調機房、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院。

The saleable areas as stated above are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of bay window (not included in the saleable area) as stated above are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

There is no provision of balcony, utility platform, verandah, air-conditioning plant room, cockloft, flat roof, garden, parking space, roof, stairhood, terrace and yard in respect of the residential properties in King Tai Court.

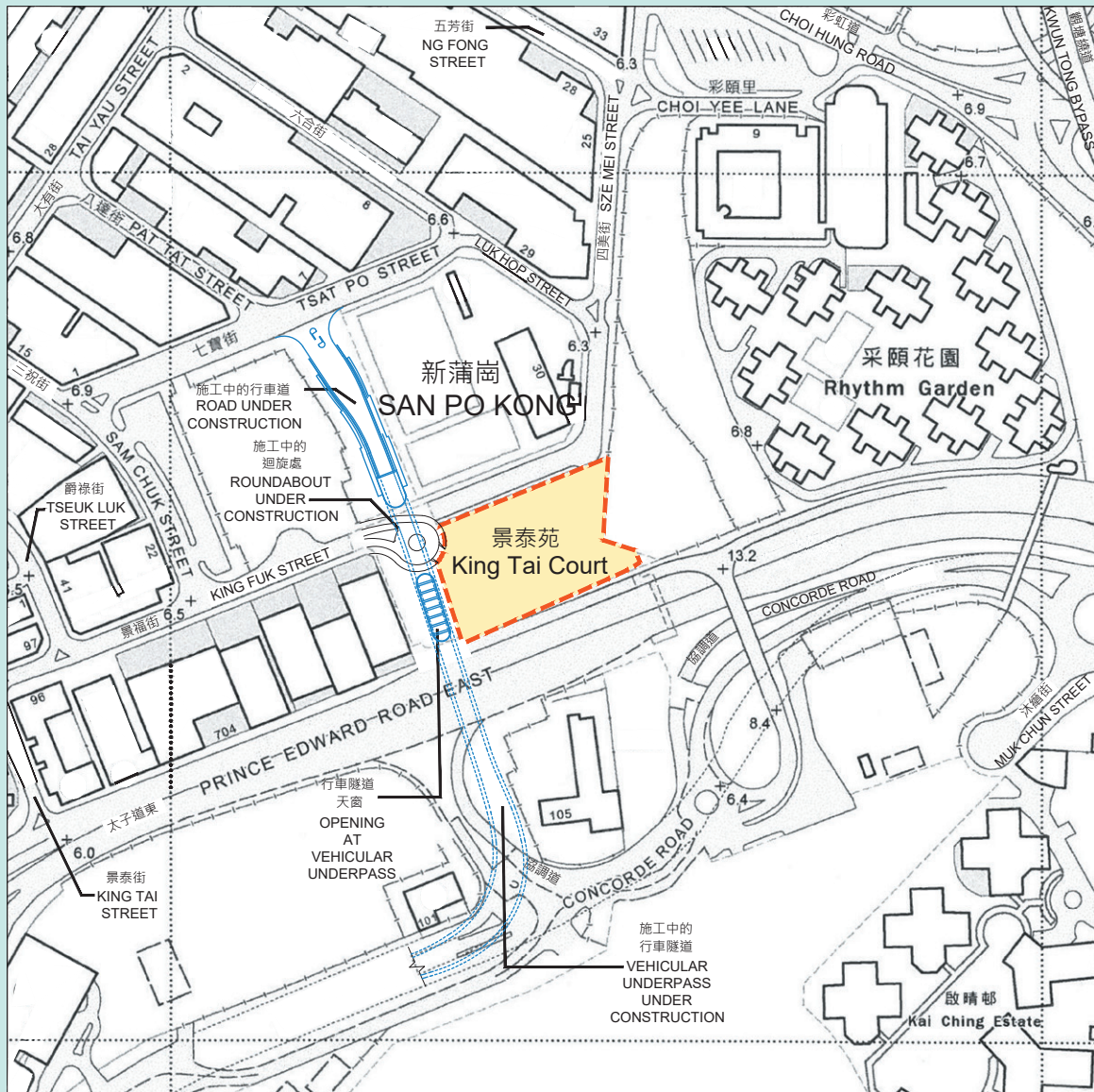
註：上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

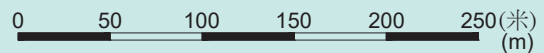


發展項目的位置圖

Location Plan of the Development



比例尺 SCALE:













此位置圖參考日期為2016年5月4日之測繪圖（編號為11-NE-A）製作，有需要處經修正處理。
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號XXX/2016。

The Location Plan is prepared with reference to Survey Sheet No. 11-NE-A dated 4 May 2016, with adjustments where necessary.
The map reproduced with permission of the Director of Lands. © The Government of the HKSAR. Licence No. XXX/2016.

- 註： 1. 賣方建議買方到該發展項目作實地考察，以對該發展項目，其周邊地區環境及附近的公共設施有較佳了解。
2. 毗鄰景泰苑的擬建行車隧道，行車道及迴旋處預計在201x年完成。興建中的行車隧道，行車道及迴旋處之布局摘自土木工程拓展署之最新資料，僅供參考，最終布局可能會變更。

- Notes: 1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
2. Construction of the proposed vehicular underpass, road and roundabout adjacent to King Tai Court are expected to be completed in 201x. The layout of the vehicular underpass, road and roundabout under construction is based on the latest information obtained from the Civil Engineering and Development Department and is for reference only, the final layout is subject to further amendment.

註 Notes :

1. 景泰苑位於新九龍內地段第6560號(下稱「該地段」)。「該地段」的批租年期為50年，由2015年7月31日起計。
King Tai Court is situated on New Kowloon Inland Lot No. 6560 ("the Lot"). The Lot is granted for a term of 50 years commencing from the 31st day of July 2015.
2. 除用作私人住宅及「該地段」之批地文件(下稱「批地文件」)所述的政府屋宇、商業屋宇及附屬設施用途以外，「該地段」不得用作任何其他用途。
The Lot shall not be used for any purpose other than for private residential purposes together with the Government Accommodation, such commercial accommodation and ancillary facilities as referred to in the Government Lease of the Lot ("the Lease").
3. 房委會須在「該地段」上提供政府、機構和社區設施，包括：
 - i) 污水泵站(在圖中以標示)；及
 - ii) 弱智人士輔助宿舍(位於景泰苑1樓在圖中的位置)。(上述屋宇以下統稱「政府屋宇」)。在財政司司長法團(下稱「財政司司長法團」)作出於「批地文件」中所述的分擔款項的前提下，「該地段」業主須以令地政總署署長(下稱「署長」)各方面滿意的方式，自費保養非獨立式的「政府屋宇」的外牆裝修物料和其所有牆壁、柱、樑、天花、天花板、行車道/樓板及任何其他結構元件的結構，以及供「政府屋宇」及「該地段」上發展項目的其餘部分使用的所有升降機、自動扶梯、樓梯、屋宇裝備裝置、機械與器材和一切其他公用部份與設施。
The HA shall provide on the Lot government, institution and community facilities comprising:
 - i) Sewage Pumping Station (as shown  on the plan); and
 - ii) Supported Hostel for Mentally Handicapped Persons (on 1/F of King Tai Court at the location shown  on the plan).(which accommodation is collectively referred to as the "Government Accommodation"). Owners of the Lot shall maintain at their own expense but subject to any contribution by the Financial Secretary Incorporated ("FSI") as referred to in the Lease the external finishes of the Government Accommodation which is not free standing, the structure of all walls, columns, beams, ceilings, roof slabs, carriageway/floor slabs and any other structural elements of such Government Accommodation and all lifts, escalators, stairways, building services installations, plant and equipment, all other common parts and facilities serving the Government Accommodation and the remainder of the development on the Lot in all respects to the satisfaction of the Director of Lands ("the Director").
4. 在供污水泵站使用的太子道東車輛出入口建造完成之前，政府和任何其他獲其授權的人士均有自由及不受限制的權利隨時在給予合理通知的情況下進入及返回和經過「該地段」以營運、視察和保養污水泵站。由公契生效日起(包括該日)直至供污水泵站使用的太子道東車輛出入口的建造完成日(但不包括該完成日)，財政司司長法團須每月向景泰苑經理人支付一筆港幣200元的固定款項，景泰苑經理人須以該筆款項作為與政府及獲授權人士使用「該地段」內的屋苑道路有關的部分管理和保養費用。
Prior to completion of the construction of the vehicular access at Prince Edward Road East for the Sewage Pumping Station, the Government and any other persons authorized by it shall at all times upon reasonable prior notice being given have the right of free and unrestricted ingress, egress and regress through the Lot for the purposes of operating, inspecting and maintaining the Sewage Pumping Station. The Financial Secretary Incorporated shall pay to the manager of King Tai Court a fixed sum of HK\$200.00 per month starting from and inclusive of the date of the execution of the Deed of Mutual Covenant ("DMC") and up to but exclusive of the completion date of the construction of the vehicular access at Prince Edward Road East for the Sewage Pumping Station, which sum shall be used by the manager of King Tai Court as part of the management and maintenance cost in respect of the usage of the estate roads within the Lot by the Government and its authorized persons.
5. 在「該地段」的發展項目建造完成之前，房委會須在圖中的位置上建造及提供一個行人天橋接駁位(下稱「行人天橋接駁位」)以接駁一條擬建的行人天橋。除非事先得到地政總署署長的書面批准，否則不得改動、更換或更新「行人天橋接駁位」。
Prior to completion of the development of the Lot, the HA shall construct and provide at the location as shown  on the plan a footbridge connection ("the Footbridge Connection") to receive a proposed footbridge. No alteration, replacement or renewal to or of the Footbridge Connection shall be made except with the prior written approval of the Director of Lands.
政府獲保留權利免除所有費用於「行人天橋接駁位」享有支撐及接駁一條在圖中的位置上興建中的擬建行人天橋(下稱「擬建行人天橋」)以通過「擬建行人天橋」連接「行人天橋接駁位」及一個在圖中的位置上興建中的擬建升降機塔(下稱「擬建升降機塔」)。
There is reserved unto the Government free of all costs the right of support and the right to connect a proposed footbridge being constructed at the location as shown  on the plan ("the Proposed Footbridge") to the Footbridge Connection so as to link up the Footbridge Connection with a proposed lift tower which is being constructed at the location as shown  on the plan ("the Proposed Lift Tower") via the Proposed Footbridge.
政府保留自由及不受干擾的權利在所有合理時間內進入和經過「該地段」或在任何在「該地段」上的建築物以建造、視察和保養「擬建行人天橋」及於「行人天橋接駁位」接駁「擬建行人天橋」。
There is reserved unto the Government the free and uninterrupted right at all reasonable times to enter into and through the Lot or any building erected on the Lot for the purposes of constructing, inspecting and maintaining the Proposed Footbridge and connecting the proposed Footbridge to the Footbridge Connection.

當「行人天橋接駁位」接駁至「擬建行人天橋」完成後及於整個批租期內，「該地段」業主須維持「行人天橋接駁位」全日24小時開放以供所有公眾人士就

所有合法目的免費及不受任何干擾地自由步行通過以從「擬建升降機塔」及「擬建行人天橋」經過「該地段」及「該地段」上的建築物到達面向圖中A點及G點的相鄰或毗連政府土地(下稱「毗連政府土地」)的地面，反之亦然。

Owners of the Lot shall upon completion of the connection of the Footbridge Connection to the Proposed Footbridge and thereafter throughout the Lease Term keep the Footbridge Connection open for use for free passage on foot by all members of the public 24 hours a day for all lawful purposes free of charge and without any interruption for gaining access from the Proposed Lift Tower and the Proposed Footbridge to the ground level of the Government land adjacent to or adjoining the Lot facing the points A and G shown and marked on the plan ("the Adjoining Government Land") and vice versa via the Lot and the buildings erected on the Lot.

「該地段」業主須容許所有公眾人士全日24小時就所有合法目的無須任何形式的付款不受干擾地步行或以輪椅進入、往返及經過「該地段」或其上的建築物以從「擬建升降機塔」的地面經過「該地段」到達「毗連政府土地」的地面，反之亦然。

Owners of the Lot shall permit all members of the public 24 hours a day for all lawful purposes and without payment of any nature to enter upon and pass and re-pass on foot or by wheelchair without interruption through the Lot or the buildings erected thereon for the purposes of gaining access from the ground floor level of the Proposed Lift Tower to the ground level of the Adjoining Government Land and vice versa via the Lot.

「該地段」業主須於整個批租期內自費管理及維持「行人天橋接駁位」在良好和修繕妥當的狀況，以令地政總署署長滿意。

Owners of the Lot shall throughout the Lease Term at their own expense manage and maintain in good and substantial repair and condition the Footbridge Connection to the satisfaction of the Director of Lands.

除非事先得到地政總署署長的書面同意，否則除用作所有公眾人士的通途用途以外，「行人天橋接駁位」不得用作任何其他用途。

Except with the prior written consent of the Director, the Footbridge Connection shall not be used for any purpose other than for the passage of all members of the public.

6. 政府和鄰近土地或處所的使用者保留權利讓氣體、電力、水、污水、煙或其他排出物、公用事業設施及其他服務通過「該地段」的雨水渠、水管、污水渠、排水渠、溝渠、管道及其他設施以往來鄰近土地或處所。而「該地段」業主須自費維持及保養有關的雨水渠、水管、污水渠、排水渠、溝渠、管道及其他設施，以令地政總署署長滿意。

There is reserved unto the Government and users of any neighbouring land or premises the right of passage of gas, electricity, water, drainage, smoke or other effluent, utility and other services to and from such neighbouring land or premises through the gutters, pipes, sewers, drains, nullahs, ducts and other facilities in the Lot. Owners of the Lot shall at their own expense maintain and repair all the said gutters, pipes, sewers, drains, nullahs, ducts and other facilities to the satisfaction of the Director of Lands.

7. 除非事先得到地政總署署長的書面同意，否則「該地段」業主不得就「該地段」內任何住宅單位進行任何工程，包括但不限於拆卸或改動任何間隔牆或樓板或天花板，致使該住宅單位內部連結於及可通往任何毗連或相鄰住宅單位。Except with the prior written consent of the Director of Lands, owners of the Lot shall not carry out any works in connection with any residential flat on the Lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat.
8. 景泰苑裝設有減音窗及/或固定窗之單位的業主不得干擾、改動、變更或拆除該些裝設在其單位內的減音窗及/或固定窗(根據以下規定作保養、維修或更換除外)。

Subject to any maintenance, repair or replacement in accordance with the requirements set out below, no owner of those units in King Tai Court installed with acoustic windows and/or the fixed windows shall tamper, alter, vary or remove the acoustic windows and/or the fixed windows installed in his unit.

房委會須在管理處內提供有關安裝、保養、更換或維修減音窗的圖則及方法供景泰苑業主於日常辦公時間內免費查閱。裝設於任何單位內的減音窗的保養、更換或維修工作須由有關單位的業主自費根據房委會提供的圖則及方法內所列明的標準及規格進行。有關單位的業主須以適當的物料及委任合資格的承辦商以進行有關的保養、更換或維修工作。

The HA shall provide the drawings and methodology for the installation, maintenance, replacement or repair of the acoustic windows at the management office for inspection by the owners of King Tai Court free of charge during normal business hours. The maintenance, replacement or repair of any of the acoustic windows installed in any unit shall be made by the owner of relevant unit at his own costs in accordance with the standards and specifications set out in such drawings and methodology. The owners of such units shall use appropriate materials and appoint qualified contractors for carrying out such maintenance, replacement or repair.

除進行保養、更換或維修工作外，固定窗須在任何時間保持關閉及鎖上以緩解噪音。裝設於任何住宅單位內的固定窗的保養、更換或維修工作須由有關住宅單位的業主自費進行。

The fixed windows shall be kept closed and locked at all times for noise mitigation purpose except for maintenance, replacement or repair. The maintenance, replacement or repair of any of the fixed windows installed in any residential unit shall be made by the owner of relevant residential unit at his own costs.

以上各點只供參考，並以「批地文件」及公契的全文為準。「批地文件」及公契的全文可於房委會客戶中心內之居屋銷售小組開放時間內免費查閱。

The above points are for reference only and are subject to the full script of the Lease and DMC. Full script of the Lease and DMC is available for inspection free of charge during opening hours at the HOS Sales Unit at the HA Customer Service Centre.

1樓平面圖

1/F Floor Plan



圖例 Notation

BATH	浴室	Bathroom
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
RS & MR ROOM	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TELECOM ROOM	電訊機房	Telecommunication Room
W.M.	水錶櫃	Water Meter Cupboard
P.D.	管槽	Pipe Duct
	減音窗	Acoustic Window
	固定窗	Fixed Window
	簷篷/平台	Canopy/Flat Roof
	弱智人士輔助宿舍	Supported Hostel for Mentally Handicapped Persons

- 註：
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 每個住宅物業的層與層之間的高度為2.75米。
 3. 每個住宅物業的樓板（不包括灰泥）的厚度為160毫米及215毫米。
 4. 大廈設有5部升降機（不包括弱智人士輔助宿舍專用的獨立升降機）。1樓有5部升降機到達。
 5. 為減低道路交通噪音的影響，6至10號單位將採用減音窗及固定窗。

- Notes:
1. The dimensions on the floor plan are all structural dimensions in millimetre.
 2. The floor-to-floor height of each residential property is 2.75m.
 3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
 4. There are 5 numbers of lift in the building (not including Independent Lift for exclusive use by the Supported Hostel for Mentally Handicapped Persons). 1/F is served by 5 numbers of lift.
 5. In order to mitigate the impact of road traffic noise, acoustic windows and fixed windows are provided for Flats 6-10.

比例尺 SCALE: 0 5 (米) (m)

2樓平面圖

2/F Floor Plan



圖例 Notation

BATH	浴室	Bathroom
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MR ROOM	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TELECOM ROOM	電訊機房	Telecommunication Room
W.M.	水錶櫃	Water Meter Cupboard
P.D.	管槽	Pipe Duct
	減音窗	Acoustic Window
	固定窗	Fixed Window
	簷篷 / 平台 / 傾斜天窗	Canopy/Flat Roof/ Inclined Roof

- 註：
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 每個住宅物業的層與層之間的高度為2.75米。
 3. 每個住宅物業的樓板（不包括灰泥）的厚度為160毫米及215毫米。
 4. 大廈設有5部升降機（不包括弱智人士輔助宿舍專用的獨立升降機）。2樓有2部升降機到達。
 5. 為減低道路交通噪音的影響，6至10號，19至22號單位將採用減音窗及固定窗。

- Notes:
1. The dimensions on the floor plan are all structural dimensions in millimetre.
 2. The floor-to-floor height of each residential property is 2.75m.
 3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
 4. There are 5 numbers of lift in the building(not including Independent Lift for exclusive use by the Supported Hostel for Mentally Handicapped Persons). 2/F is served by 2 numbers of lift.
 5. In order to mitigate the impact of road traffic noise, acoustic windows and fixed windows are provided for Flats 6-10 and 19-22.

比例尺 SCALE: 0 5 (米)

3樓平面圖

3/F Floor Plan



圖例 Notation

BATH	浴室	Bathroom
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
RS & MR ROOM	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TELECOM ROOM	電訊機房	Telecommunication Room
W.M.	水錶櫃	Water Meter Cupboard
P.D.	管槽	Pipe Duct
	減音窗	Acoustic Window
	固定窗	Fixed Window
	傾斜天窗	Inclined Roof for Lift of Supported Hostel for Mentally Handicapped Persons

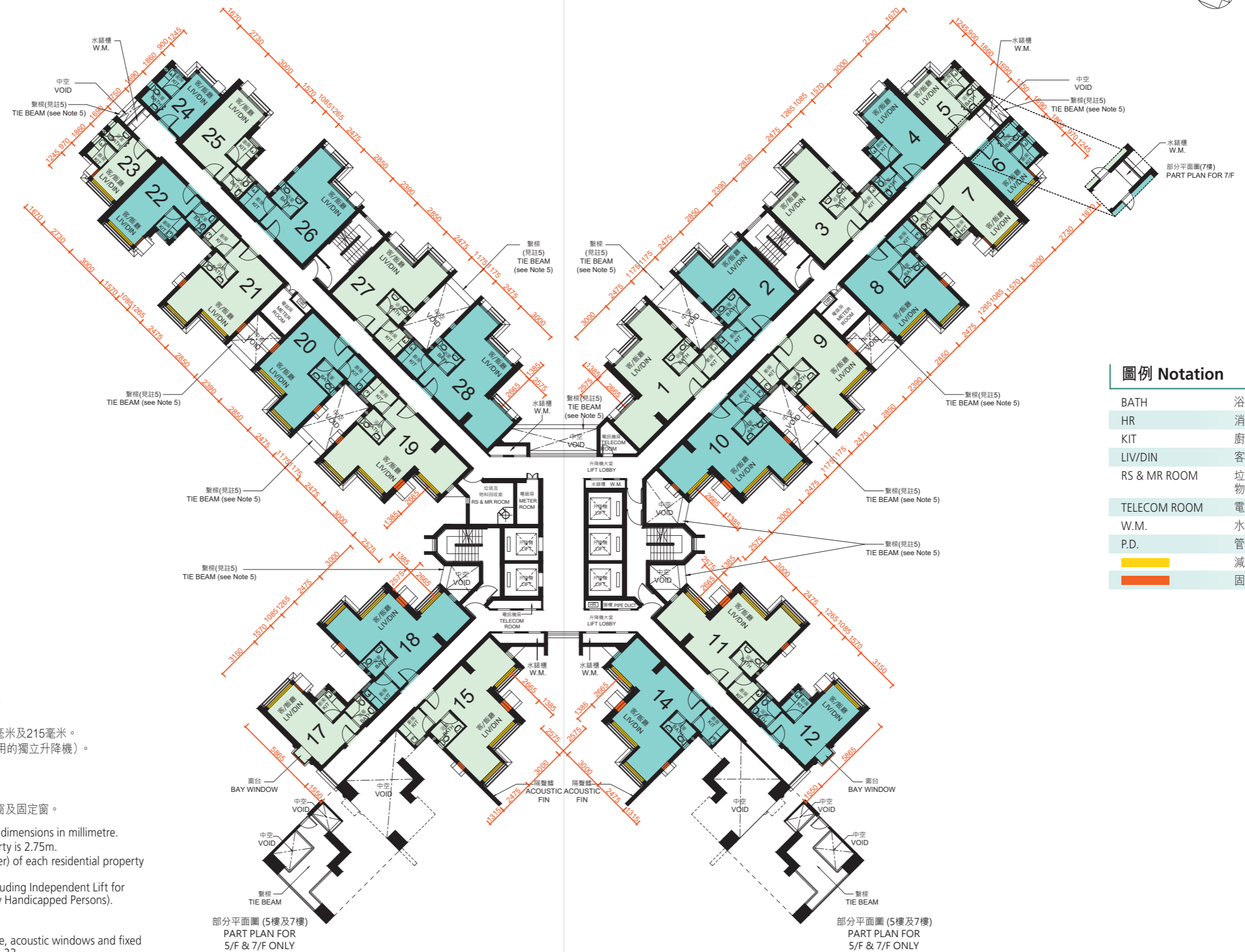
- 註：
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 每個住宅物業的層與層之間的高度為2.75米。
 3. 每個住宅物業的樓板（不包括灰泥）的厚度為160毫米及215毫米。
 4. 大廈設有5部升降機（不包括弱智人士輔助宿舍專用的獨立升降機）。3樓有2部升降機到達。
 5. 為減低道路交通噪音的影響，6至12號，14至15號及17至23號單位將採用減音窗及固定窗。

- Notes:
1. The dimensions on the floor plan are all structural dimensions in millimetre.
 2. The floor-to-floor height of each residential property is 2.75m.
 3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
 4. There are 5 numbers of lift in the building (not including Independent Lift for exclusive use by the Supported Hostel for Mentally Handicapped Persons). 3/F is served by 2 numbers of lift.
 5. In order to mitigate the impact of road traffic noise, acoustic windows and fixed windows are provided for Flats 6-12, 14-15 and 17-23.

比例尺 SCALE: 0 5 (米)

4樓-8樓平面圖

4/F-8/F Floor Plan



圖例 Notation		
BATH	浴室	Bathroom
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
RS & MR ROOM	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TELECOM ROOM	電訊機房	Telecommunication Room
W.M.	水錶櫃	Water Meter Cupboard
P.D.	管槽	Pipe Duct
	減音窗	Acoustic Window
	固定窗	Fixed Window

- 註：
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 每個住宅物業的層與層之間的高度為2.75米。
 3. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米。
 4. 大廈設有5部升降機(不包括弱智人士輔助宿舍專用的獨立升降機)。4-8樓均有2部升降機到達。
 5. 繫樑只設於6樓。
 6. 為減低道路交通噪音的影響，6至12號，14至15號及17至23號單位將採用減音窗及固定窗。

- Notes:
1. The dimensions on the floor plan are all structural dimensions in millimetre.
 2. The floor-to-floor height of each residential property is 2.75m.
 3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
 4. There are 5 numbers of lift in the building(not including Independent Lift for exclusive use by the Supported Hostel for Mentally Handicapped Persons). 4/F - 8/F are served by 2 numbers of lift.
 5. Tie Beam at 6/F only.
 6. In order to mitigate the impact of road traffic noise, acoustic windows and fixed windows are provided for Flats 6-12, 14-15 and 17-23.

比例尺 SCALE: 0 5 (米) (m)

9樓-32樓平面圖

9/F-32/F Floor Plan



- 註:
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 每個住宅物業的層與層之間的高度為2.75米(32樓除外)。
 3. 32樓每個住宅物業的層與層之間的高度在不同位置上為2.75米及2.925米。
 4. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(32樓除外)。
 5. 32樓每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及335毫米。
 6. 大廈設有5部升降機(不包括弱智人士輔助宿舍專用的獨立升降機)。
 7. 9-32樓均有2部升降機到達。
 8. 繫樑只設於9、12、15、18、21、24、27及30樓。
 9. 隔聲簾只設於9樓及10樓。
 10. 為減低道路交通噪音的影響，6至23號單位將採用減音窗及固定窗。

- Notes:
1. The dimensions on the floor plan are all structural dimensions in millimetre.
 2. The floor-to-floor height of each residential property is 2.75m (except 32/F).
 3. The floor-to-floor height of each residential property in different locations on 32/F are 2.75m and 2.925m.
 4. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 32/F).
 5. The thicknesses of the floor slabs (excluding plaster) of each residential property on 32/F are 160mm and 335mm.
 6. There are 5 numbers of lift in the building(not including Independent Lift for exclusive use by the Supported Hostel for Mentally Handicapped Persons).
 7. 9/F - 32/F are served by 2 numbers of lift.
 8. Tie Beams at 9/F, 12/F, 15/F, 18/F, 21/F, 24/F, 27/F & 30/F only.
 9. Acoustic Fin at 9/F & 10/F only.
 10. In order to mitigate the impact of road traffic noise, acoustic windows and fixed windows are provided for Flats 6-23.

轉讓限制

Resale Restrictions

買方若在轉讓契據生效後轉讓或出租其單位，將須按照轉讓契據的條款及《房屋條例》(第283章)及其日後修訂的規定辦理。買方日後出售本銷售計劃的單位時，須遵守以下的轉讓限制：

- (i) 由房委會第一次將單位售予買方的轉讓契據日期(首次轉讓日期)起計的兩年內：
 - 單位業主須申請將單位回售予房委會。如房委會接受業主的申請，單位將根據房委會不時訂立的程序和規定，以原來買價轉讓予房委會的提名人。房委會將發出證明書以證明有關業主符合資格去物色有意的買家(須為持有綠表購買資格證明書的買家)，有關業主須自行自費物色有意的買家去申請提名。如自房委會收到單位業主申請將單位回售的日期起計的6個月內未有提名申請，或如房委會發出提名通知書後4個月內並未完成單位的轉讓，以較後者為準，單位業主可在繳付補價後於公開市場出售單位或向房委會提出新的單位回售申請。
- (ii) 首次轉讓日期起計滿兩年後至五年屆滿前：
 - 單位業主可申請將單位回售予房委會，或在無須繳付補價的情況下，在「居屋第二市場」按自行議定的價格出售單位予房委會提名的綠表購買資格證明書持有人。
 - 如單位業主申請將單位回售予房委會，單位將按房屋署署長評估的售價(即由房屋署署長評估單位在回售申請作出時的市值，扣減除從房委會購買單位時享有的折扣的售價)(評定售價)回售。單位業主須申請評定單位的售價，並繳付有關費用。如房委會接受單位業主的回售申請，單位將根據房委會不時訂立的程序和規定，以評定售價轉讓予房委會的提名人。房委會將發出證明書以證明有關業主符合資格去物色有意的買家(須為持有綠表購買資格證明書的買家)，單位業主須自行自費物色有意的買家去申請提名。如自房委會收到單位業主申請將單位回售的日期起計的6個月內未有提名申請，或如房委會發出提名通知書後4個月內並未完成單位的轉讓，以較後者為準，單位業主可在繳付補價後於公開市場出售單位或向房委會提出新的單位回售申請。
- (iii) 首次轉讓日期起計的五年屆滿後：
 - 單位業主可在繳付補價後於公開市場出售單位。
 - 單位業主亦可在無須繳付補價的情況下，在「居屋第二市場」按自行議定的價格出售單位予房委會提名的人士。

房委會不會接受首次轉讓日期起計五年屆滿後的單位回售申請。

A purchaser who wishes to assign or let the flat after the Deed of Assignment comes into effect will be subject to the terms of the Deed of Assignment and the provisions in the Housing Ordinance (Cap. 283) and its subsequent amendments. The following alienation restrictions will apply to the sale of flats sold under the current sale exercise by the owners:

- (i) Within the first two years from the date of the first deed of assignment of the flat from the HA to a purchaser:
 - The purchaser has to offer to sell the flat to the HA. If the offer is accepted by the HA, the flat is to be assigned to an HA's nominee at the original purchase price in accordance with the procedures and requirements as from time to time stipulated by the HA. The HA will issue a certificate certifying the owner's eligibility to find a potential purchaser (who needs to be a buyer holding a Green Form Certificate of Eligibility to Purchase (GF CEP holder)) and the owner has to identify at his/her own costs and expenses a potential purchaser who will apply to the HA for nomination. If no application for nomination is made to the HA within 6 months from the date of receipt of the offer to sell the flat to the HA or if after the notice of nomination has been issued by the HA the assignment of the flat is not completed within 4 months from the date of such nomination, whichever is the later, the owner may sell the flat in the open market after payment of premium or make a new offer for sale of the flat to the HA.
- (ii) Between the third to the fifth years from the date of first assignment:
 - The owner may either offer to sell the flat to the HA or sell the flat in the HOS Secondary Market to a GF CEP holder nominated by the HA without payment of premium and at my/ our own negotiated price.
 - If the owner offers to sell the flat to the HA, the sale will be at the price assessed by the Director of Housing (which is the market price as assessed by the Director of Housing at the time when the offer to sell the flat to the HA was made, less the original discount when the flat was purchased from the HA) (the assessed price). The owner will need to apply for assessment of the price of the flat and pay the required administrative fee. If the offer is accepted by the HA, the flat is to be assigned to a HA's nominee at the assessed price in accordance with the procedures and requirements as from time to time stipulated by the HA. The HA will issue a certificate certifying the owner's eligibility to find a potential purchaser (who needs to be a GF CEP holder) and the owner has to identify at his/her own costs and expenses a potential purchaser who will apply to the HA for nomination. If no application for nomination is made to the HA within 6 months from the date of receipt of the offer to sell the flat to the HA, or if after the notice of nomination has been issued by the HA the assignment of the flat is not completed within 4 months from the date of such nomination, whichever is the later, the owner may sell the flat in the open market after payment of premium or make a new offer for sale of the flat to the HA.
- (iii) After five years from the date of first assignment:
 - The owner may sell the flat in the open market after payment of premium.
 - The owner may also sell the flat in the HOS Secondary Market to a person nominated by the HA without payment of premium and at his/her own negotiated price.

The HA will not accept any offer to sell from the owners after five years from the date of first assignment.

有關委聘律師的安排

Arrangements on Appointment of Solicitors

簽署買賣協議前

在簽署買賣協議前，買方宜自行委聘屬意的律師行就與購買綠置居單位有關的事宜，例如日後的轉讓限制、印花稅等，向買方提供意見，及代表他們辦理購買單位的手續。有關律師行能夠在購樓交易的每個階段向買方提供意見。

雖然買方會在房委會的職員面前簽署買賣協議，但有關職員只會向買方詮釋買賣協議的內容，並見證買方簽署買賣協議；他們不會就買賣協議或與交易有關的任何其他事宜，向買方提供任何法律意見。

完成買賣交易

如所購綠置居單位的售價為一百萬元以上

買方必須自行委聘屬意的獨立律師行代表他們辦理購買單位事宜。該律師行不可以是房委會的代表律師行。買方須負責支付代表他們的律師的費用及開支。

如所購綠置居單位的售價不超過一百萬元

買方可：

- (一) 自行委聘屬意的律師行代表他們辦理購買綠置居單位事宜；或
- (二) 委聘房委會的代表律師行代表他們辦理購買綠置居單位事宜。

如買方自行委聘屬意的律師行，該律師行便能夠在購樓交易的每個階段向買方提供獨立意見。買方須負責支付代表他們的律師的費用及開支。

如買方選擇委聘房委會的代表律師行代表他們辦理買賣交易，有關律師行將同時代表房委會及買方。買方須負責支付辦理買賣交易的所有律師的費用及開支。

Prior to Flat Selection

Before the signing of the Agreement for Sale and Purchase (ASP), all purchasers are urged to engage a firm of solicitors of their choice to advise them on matters relating to the purchase of a flat under the GSH scheme, such as future resale restrictions, stamp duties, etc., and to act for them in relation to their purchase of the flat. The firm of solicitors will be able to give advice to them at every stage of the purchase.

Although the purchasers will sign the ASP before the staff of the HA, the staff concerned will only interpret the contents of the ASP to the purchasers and attest their signing of the ASP. The staff will not give the purchasers any legal advice on the ASP or any other matters in connection with the transaction.

Completion of the Purchase

If the Price of the GSH flat is over one million dollars

Purchasers must engage a separate firm of solicitors of their choice to act for them in relation to the transaction. Such firm of solicitors should not be the same one acting for HA. The purchasers are required to pay the legal costs and expenses of their own solicitors.

If the Price of the GSH flat does not exceed one million dollars

Purchasers may either :

- (i) engage a separate firm of solicitors of their choice to act for them in relation to the transaction; or
- (ii) appoint HA's solicitors to act for them in relation to the transaction.

If the purchasers engage a separate firm of solicitors to act for them in relation to the transaction, that firm of solicitors will be able to give independent advice to them at every stage of the purchase. The purchasers have to pay the legal costs and expenses of their own solicitors.

If the purchasers appoint HA's solicitors to act for them in relation to the transaction, the solicitors will be acting jointly for HA and the purchasers. Purchasers are required to pay all legal costs and expenses of the solicitors for completion of the sale and purchase.

區域：慈雲山、鑽石山及新蒲崗

街道名稱及門牌號數：景福街118號*

網址：www.housingauthority.gov.hk/gsh/2016/KingTai

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

* 上述門牌號數為臨時門牌號數，有待該發展項目建成時確認。

本售樓資料簡介所載列的資料只供參考，且不構成亦不得詮釋為房委會就該發展項目或其任何部分不論明示或隱含之要約、承諾、陳述或保證。建議準買家參閱將在選購單位日期前提供的售樓說明書，以了解該發展項目的資料。

District: Tsz Wan Shan, Diamond Hill and San Po Kong

**Name of Street and Street No.:
118 King Fuk Street***

Website: www.housingauthority.gov.hk/gsh/2016/KingTai

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerised imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

* The above street number is provisional and is subject to confirmation when the Development is completed.

The information contained in this sales booklet is for reference only. It does not constitute and should not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the HA regarding the Development or any part thereof. Prospective purchasers are advised to make reference to the sales brochure, which will be made available before the scheduled date of flat selection, for details of the Development.

索取申請表

於2016年10月20日至2016年11月2日期間，申請表、申請須知及本售樓資料簡介可在下列地點索取：

- 房委會客務中心
- 房委會轄下各屋邨辦事處及租約事務管理處
- 香港房屋協會轄下各屋邨辦事處
- 民政事務總署轄下各諮詢服務中心
- 深水埗房屋事務詢問處
(九龍元州邨元州商場二樓平台)

To Obtain Application Form

During the period from 20 October 2016 to 2 November 2016, application forms, application guides and this sales booklet can be obtained from:

- HA Customer Service Centre
- Estate Offices and District Tenancy Management Offices of the HA
- Estate Offices of the Hong Kong Housing Society
- Public Enquiry Service Centres of Home Affairs Department
- Sham Shui Po Housing Information Centre
(2/F, Podium, Un Chau Shopping Centre, Un Chau Estate, Kowloon)

或從以下網址下載 or downloaded from the website below

www.housingauthority.gov.hk/gsh/2016/KingTai

資料展覽

房委會客務中心(九龍橫頭磡南道3號第一層平台近港鐵樂富站A出口)設有本次銷售的資料展覽及播放虛擬示範單位短片。公眾人士亦可在上述網址瀏覽虛擬示範單位短片。

Exhibition of Information

Exhibition of information on this sales exercise and virtual show flat videos are displayed at the **HA Customer Service Centre** at Podium Level 1, 3 Wang Tau Hom South Road, Kowloon (near Exit A, Lok Fu MTR Station). Public may also view the virtual show flat videos on the above website.

開放時間 Opening Hours

2016年10月17日至2016年11月2日每日上午8時至晚上7時
8 am to 7 pm daily from 17 October 2016 to 2 November 2016

申請人在預約選購單位日期前將會收到郵遞的售樓說明書及價單。售樓說明書及價單亦可於選購單位期間在房委會客務中心索取或在此網址下載：www.housingauthority.gov.hk/gsh/2016/KingTai。建議準買家在選購單位前參閱售樓說明書，以了解該發展項目的資料。

Sales brochure and price list will be provided to applicants by post before their scheduled dates of flat selection. During the flat selection period, sales brochure and price list can also be obtained at the HA Customer Service Centre or downloaded from this website: www.housingauthority.gov.hk/gsh/2016/KingTai. Prospective purchasers are advised to make reference to the sales brochure for details of the Development before flat selection.

賣方：香港房屋委員會 • **委任建築師：**房屋署總建築師(六) • **承建商：**瑞安承建有限公司 • **代表賣方的律師事務所：**高露雲律師行 • **已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：**不適用 • **已為發展項目的建造提供貸款的任何其他人：**不適用

Vendor: Hong Kong Housing Authority • **Appointed architect:** Chief Architect (6), Housing Department • **Building contractor:** Shui On Building Contractors Limited • **Firm of solicitors acting for the vendor:** Wilkinson & Grist • **Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development:** Not applicable • **Any other person who has made a loan for the construction of the Development:** Not applicable