

出售居者有其屋計劃單位 2017
SALE OF HOME OWNERSHIP SCHEME FLATS

銀河苑
Ngan Ho Court

售樓資料簡介 SALES BOOKLET

銷售安排

Sales Arrangements

申請日期

Application Period

2017年3月30日至2017年4月12日
(於指定申請日期外遞交之申請表恕不受理)
30 March 2017 to 12 April 2017
(Application submitted before or
after the application period
will not be accepted)

截止時間

Closing Time

2017年4月12日晚上7時正
7 pm on 12 April 2017

將出售的住宅物業數目

Number of residential properties for sale
529

將出售的住宅物業

Residential properties for sale

銀河苑 Ngan Ho Court

A座 Block A

樓層 Floor	單位 Flat
1	1-14, 17-20
2-15	1-20
16	1-12

B座 Block B

樓層 Floor	單位 Flat
1-13	1-16
14	1-11

預計攪珠日期

Tentative Date of Ballot

2017年6月
(確實日期有待公布)
June 2017
(Exact date to be announced)

預計開始選購單位日期

Tentative Date for Commencement of Flat Selection

2017年8月
(確實日期有待公布)
August 2017
(Exact date to be announced)

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

地段編號

梅窩丈量約份第4約地段第741號

Lot number

Lot No. 741 in Demarcation District No. 4 Mui Wo

街道名稱及門牌號數

銀鑛灣路16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

16 Ngan Kwong Wan Road*

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

發展項目座數

2座住宅大廈

Number of blocks in the Development

2 domestic blocks

樓層總數

A座

18層(地下、1樓至16樓及天台；
沒有被略去的樓層號數)

B座

16層(地下、1樓至14樓及天台；
沒有被略去的樓層號數)

Total number of storeys

Block A

18 storeys (G/F, 1/F to 16/F and roof;
no omitted floor number)

Block B

16 storeys (G/F, 1/F to 14/F and roof;
no omitted floor number)

住宅物業總數

529

Total number of residential properties

529

盡賣方所知的發展項目的預計關鍵日期

2018年8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 August 2018 (Notes)

The above estimated material date is subject to any extension of
time that is permitted under the agreement for sale and purchase.

註：就銀河苑而言：

- 「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。
- 房委會須於銀河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 Ngan Ho 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 Ngan Ho 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.)	住宅物業數目 Number of Residential Properties	售價(元) Price (\$)	
		最低 Minimum	最高 Maximum
35.3 (380) – 50.4 (543)	529	1,460,800	2,545,900

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。

銀河苑住宅物業均不設露台、工作平台、陽台、空調機房、窗台、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.

There is no provision of balcony, utility platform, verandah, air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace and yard in respect of the residential properties in Ngan Ho 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: 0 50 100 150 200 250 (米) (m)

圖例 NOTATION

- 興建中的居者有其屋計劃屋苑
Home Ownership Scheme
Development under Construction

此位置圖參考日期為2017年2月6日之測繪圖(編號為10-SW-C)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113/2016。

The Location Plan is prepared with reference to Survey Sheet No. 10-SW-C dated 6 February 2017, with adjustments where necessary.

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註: 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的了解。

Note: The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

發展項目的布局圖

Layout Plan of the Development



圖例 NOTATION

圖例 NOTATION		停車位類別 Category of Parking Space	數目 Number	停車位類別 Category of Parking Space	數目 Number		
	地界 Lot Boundary		露天汽車停車位 Open Car Parking Spaces	34		有蓋汽車停車位 Covered Car Parking Spaces	4
	A座2樓-15樓單位室號 Block A Flat Number on 2/F-15/F B座1樓-13樓單位室號 Block B Flat Number on 1/F-13/F		露天汽車停車位(暢通易達停車位) Open Car Parking Spaces (Accessible Parking Spaces)	2		有蓋電單車停車位 Covered Motorcycle Parking Spaces	2
	地面下的擋土牆 Retaining Wall below Ground Level		露天電單車停車位 Open Motorcycle Parking Spaces	3		有蓋單車停車位 Covered Bicycle Parking Spaces	71
	U型排水渠 U-channel		露天上落客貨停車位 Open Loading/Unloading Bays	2		有蓋垃圾收集車停車位 Covered Refuse Collection Vehicle Parking Space	1
	地下社區遊樂區 Communal Play Area on Ground Floor						
	地下垃圾收集站、廢物收集站及物料回收站 Refuse Collection Point, Junk Collection Point and Material Recovery Point on Ground Floor						

註 Notes:

1. 銀河苑位於梅窩丈量約份第4約地段第741號(下稱「該地段」)。「該地段」的批租年期是由2016年8月12日起計50年。

Ngan Ho Court is situated on Lot No. 741 in Demarcation District No. 4 Mui Wo ("the Lot"). The Lot is granted for a term of 50 years commencing from the 12th day of August 2016.

2. 除用作私人住宅用途及用作「該地段」之批地文件(下稱「批地文件」)所述的附屬設施用途以外,「該地段」不得用作任何其他用途。特此說明,已建於「該地段」上的建築物內的任何住宅單位不得用作私人住宅用途以外的任何其他用途。

The Lot shall not be used for any purpose other than for private residential purposes together with such ancillary facilities as referred to in the Government Lease of the Lot ("the Lease"). In particular, any residential flats in the buildings erected on the Lot shall not be used for any purpose other than for private residential purposes.

3. 不時及在此後的所有時間,每當有需要,無論何時何地,而不論次數,「該地段」的業主須自付承擔適當費用,以妥善及充分地管理、修理、維持、支持、保養、鋪設、清洗、刷淨、清潔、清空、改動和保持「該地段」內的所有斜坡、擋土構築物和擋土牆,以及以任何方式屬於或附屬於「該地段」或任何樓宇、單位、構築物及建築物的所有牆壁、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、廁所、洗滌槽、排水渠及水道,業主須以無論何種方式整體上完成有需要及必須的修葺、清潔及改動,以令地政總署署長滿意。

From time to time and at all times hereafter, when where and as often as need or occasion shall require, owners of the Lot shall, at their own proper costs and charges, well and sufficiently manage, repair, uphold, support, maintain, pave, purge, scour, cleanse, empty, amend and keep all the slopes, earth-retaining structures and retaining walls within the Lot and all the walls, banks, cuttings, hedges, ditches, rails, lights, pavements, privies, sinks, drains and watercourses thereunto belonging and which shall in any-wise belong or appertain unto the Lot or any messuages, tenements, erections and buildings in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Director of Lands.

4. 「該地段」的業主須自費於「該地段」及平台(如有)未有建築之部份進行環境美化工程及種植樹木、灌木或其他植物,以符合「批地文件」所述的要求。

Owners of the Lot shall at their own expense landscape and plant with trees, shrubs or other plants the Lot and podium (if any) not built upon in compliance with the requirements as referred to in the Lease.

5. 「該地段」的業主須自費以地政總署署長滿意的方式保養及使環境美化工程維持在安全、潔淨、整齊、井然及健壯的狀態。

Owners of the Lot shall at their own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director of Lands.

6. 若於發展或重新發展「該地段」或其任何部分時已安裝預應力地錨,則在其整個使用年期內,「該地段」的業主須自費以令地政總署署長滿意的方式對預應力地錨進行定期保養及定期監察;若地政總署署長不時依其絕對酌情權認為需要,「該地段」的業主須向他提供所有此類監察工程的報告及資料。

Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, owners of the Lot shall at their own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director of Lands and shall supply such reports and information on all such monitoring works to the Director of Lands as he may from time to time require in his absolute discretion.

7. 「該地段」的業主須自費建造及保養地政總署署長認為需要的排水渠及渠道(不論是否位於「該地段」範圍內或政府土地上),以將落在或流經「該地段」上的暴雨或雨水截流並排送至最接近的水道、集水井、渠道或政府雨水渠,以令地政總署署長滿意。

Owners of the Lot shall construct and maintain at their own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director of Lands may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot.

8. 政府及任何毗連或鄰近土地或處所的使用者均獲保留權利讓氣體、電力、淡水或鹹水、污物、污水、空氣、煙或其他排出物、電話、水、公用事業設施及其他服務藉通過或經過「該地段」或其上面或下面或其任何部分的雨水渠、水管、電線、電纜、污水渠、排水渠、溝渠、暗渠、管道、煙道、導管、水路或水道(包括總水喉管)往來該等毗連或鄰近土地或處所。「該地段」的業主須自費以令地政總署署長滿意的方式維持、保養和維修所有和任何前述的雨水渠、水管、電線、電纜、污水渠、排水渠、溝渠、暗渠、管道、煙道、導管、水路或水道(包括總水喉管)。

There is reserved unto the Government and users of any adjoining or neighbouring land or premises the right of passage of gas, electricity, fresh or salt water, soil, drainage, air, smoke or other effluent, telephone, water, utility and other services to and from such adjoining or neighbouring land or premises through such gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, waterways or watercourses (including water mains) passing along, through, over, upon, under or in the Lot or any part thereof. Owners of the Lot shall at their own expense uphold, maintain and repair all and any of the said gutters, pipes, wires, cables, sewers, drains, nullahs, culverts, ducts, flues, conduits, waterways or watercourses (including water mains) to the satisfaction of the Director of Lands.

9. 除非事先獲得地政總署署長的書面同意,否則「該地段」的業主不得就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任何樓板或天台樓板或任何間隔結構,致使該單位內部連結於及可通往任何毗連或相鄰的住宅單位。

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, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat.

備註 Remarks:

- 銀河苑位於所有道路均劃為封閉道路的嶼南地區。機動車輛進出銀河苑必須持有由運輸署收取費用簽發的有效「大嶼山封閉道路通行許可證」。

Ngan Ho Court is located in south Lantau in which all roads are designated as closed roads. A valid Lantau Closed Road Permit issued by the Transport Department at a fee is required for access of motor vehicles to and from Ngan Ho Court.

- 「該地段」的業主須遵守及履行「批地文件」及公共契約(下稱「公契」)的相關條款自費保育於「該地段」上種植的樹木,包括一棵位於「該地段」西北端的榕樹。

Owners of the Lot shall observe and perform the relevant provisions in the Lease and Deed of Mutual Covenant (DMC) at their own expense on preservation of trees growing on the Lot (including a Banyan tree at the northwestern corner of the Lot).

- 銀河苑附近偶然會見到野生牛群和水牛。

Wild cattle and buffalo might occasionally be seen in the vicinity of Ngan Ho Court.

上述各點僅供參考,並以「批地文件」及「公契」的全文為準。相關「批地文件」及「公契」的全文可於房委會客戶中心內的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 are available for inspection free of charge during opening hours at the HOS Sales Unit at the HA Customer Service Centre.