

出售居者有其屋計劃單位  
SALE OF HOME OWNERSHIP SCHEME FLATS 2018

裕泰苑  
*Yu Tai Court*

售樓資料簡介 SALES BOOKLET



# 銷售安排

Sales Arrangements

## 申請日期

### Application Period

2018年3月29日至2018年4月11日  
(於指定申請日期外遞交之申請表恕不受理)  
29 March 2018 to 11 April 2018  
(Applications submitted before or  
after the application period  
will not be accepted)

## 截止時間

### Closing Time

2018年4月11日晚上7時正  
7 pm on 11 April 2018

## 預計攪珠日期

### Tentative Date of Ballot

2018年6月  
(確實日期有待公布)  
June 2018  
(Exact date to be announced)

## 預計開始選購單位日期

### Tentative Date for Commencement of Flat Selection

2018年8月  
(確實日期有待公布)  
August 2018  
(Exact date to be announced)

## 將出售的住宅物業數目

Number of residential properties for sale  
**1,226**

A座 Block A : 639; B座 Block B : 587

## 將出售的住宅物業

Residential properties for sale

裕泰苑 Yu Tai Court

### A座 Block A

樓層 Floor	單位 Flat
1-18	1-16
19	1-6, 8-16
20-40	1-16

### B座 Block B

樓層 Floor	單位 Flat
1-18	1-16
19	1-6, 8-16
20-28	1-16
29-38	1-12, 15-16

## 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



發展項目名稱  
Name of the Development

**裕泰苑**  
Yu Tai Court

**地段編號**  
東涌市地段第43號

**Lot number**  
Tung Chung Town Lot No. 43

**街道名稱及門牌號數**  
東涌道399號\*

**Name of street and street number**  
399 Tung Chung Road\*

\* 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。  
\* 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**  
42層(地下、1樓至40樓及天台；  
沒有被略去的樓層號數)

**B座**  
40層(地下、1樓至38樓及天台；  
沒有被略去的樓層號數)

**Total number of storeys**

**Block A**  
42 storeys (G/F, 1/F to 40/F and roof;  
no omitted floor number)

**Block B**  
40 storeys (G/F, 1/F to 38/F and roof;  
no omitted floor number)

**住宅物業總數**  
1,226 (A座: 639、B座: 587)

**Total number of residential properties**  
1,226 (Block A: 639; Block B: 587)

**盡賣方所知的發展項目的預計關鍵日期**  
2020年8月31日(註)

**To the best of the vendor's knowledge, the estimated material date for the Development**  
31 August 2020 (Notes)

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。

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

註：就裕泰苑而言：

- 「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。
- 房委會須於裕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 Yu 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 Yu 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.)	露台的面積 (計算入實用面積) 平方米(平方呎) Area of Balcony (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
25.8 (278) - 53.1 (572)	-	885	1,589,300	4,280,000
28.7 (309) - 45.4 (489)	2.8 (30) - 3.8 (41) <sup>#</sup>	341	1,656,500	3,368,200

<sup>#</sup> 只有A座5-9號單位及B座10-13號單位設有露台。  
Balconies are provided in Flats 5-9 Block A and Flats 10-13 Block B 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。

裕泰苑住宅物業均不設工作平台、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。

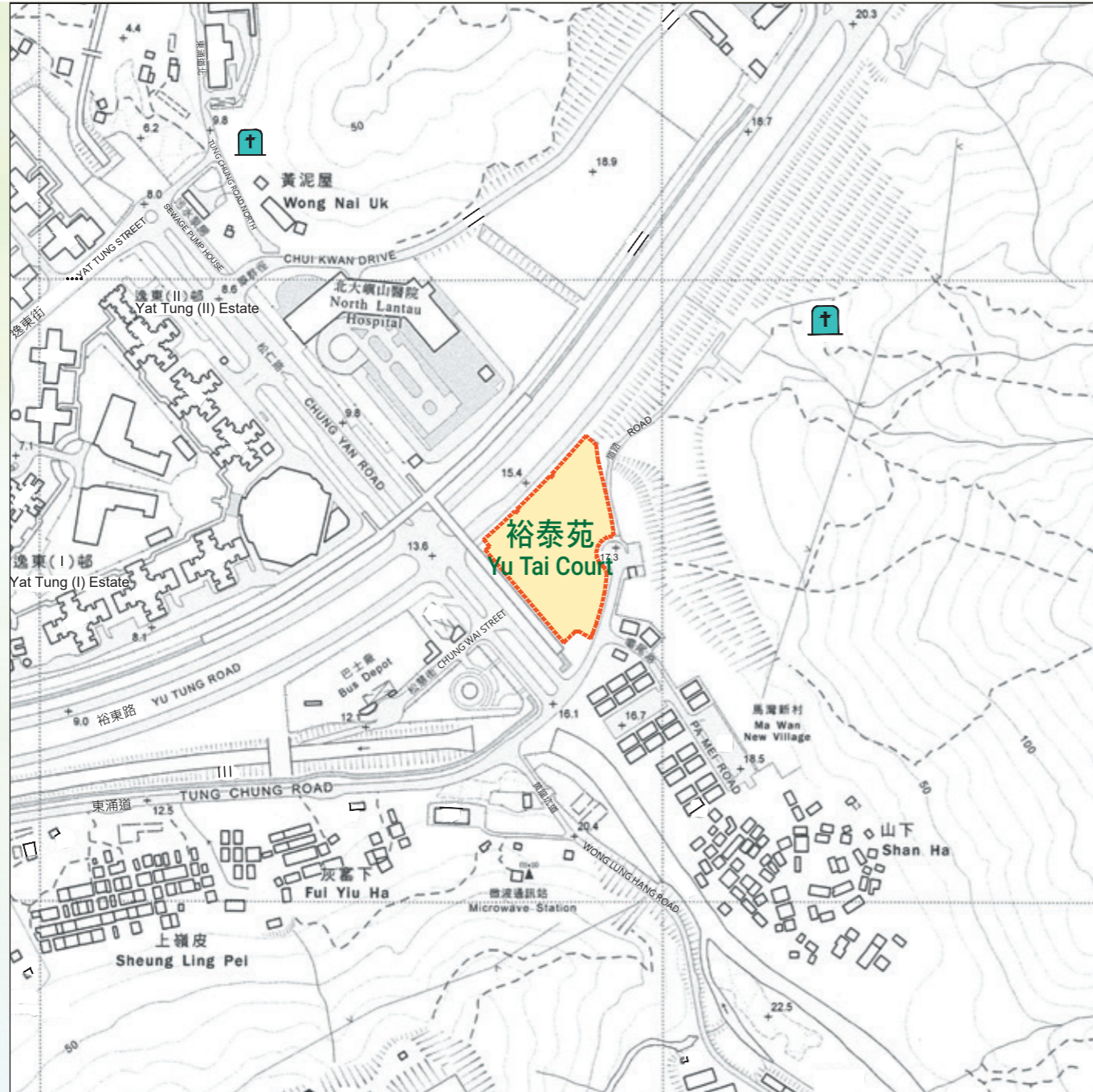
The saleable areas as stated above are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

There is no provision of 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 Yu 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.





### 圖例 NOTATION

 零散山墳所在斜坡  
Slope with Scattered Graves

此位置圖參考日期為2017年11月13日之測繪圖(編號為9-SE-B)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159/2017。

The Location Plan is prepared with reference to Survey Sheet No. 9-SE-B dated 13 November 2017, with adjustments where necessary.

The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 159/2017.

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.

比例尺 SCALE:





# 發展項目的布局圖

## Layout Plan of the Development



### 圖例 NOTATION

- 地界 Lot Boundary
- ① A座1樓至18樓及20樓至40樓單位室號  
Block A Flat Number on 1/F - 18/F and 20/F - 40/F  
B座1樓至18樓及20樓至28樓單位室號  
Block B Flat Number on 1/F - 18/F and 20/F - 28/F
- P 花槽 Planter
- 現有隔音屏障 Existing Noise Barrier

停車位類別	Category of Parking Space	數目 Number
	露天單車停車位 Open Parking Spaces for Bicycle	52
	有蓋單車停車位 Covered Parking Spaces for Bicycle	30
	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 Space Reserved for Refuse Collection Vehicle	1

發展項目另外設有75個有蓋汽車停車位、  
2個有蓋暢通易達停車位及11個有蓋電單車停車位。

There are also 75 numbers of covered Car Parking Space,  
2 numbers of covered Accessible Car Parking Space and  
11 numbers of covered Motorcycle Parking Space provided in  
the Development.

# A座標準樓層平面圖 (2樓至40樓)

## Block A Typical Floor Plan (2/F-40/F)

### 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
BAL	露台	Balcony
EMR	電錶房	Electrical Meter Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TR	電訊機房	Telecommunications Room
WMC	水錶櫃	Water Meter Cupboard
PD	管槽	Pipe Duct
	減音窗	Acoustic 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(40樓除外)。40樓每個住宅物業的層與層之間的高度為2.79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(40樓除外)。40樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米。
4. 大廈設有4部升降機。每個住宅樓層均有2部升降機到達。
5. 繫樑只設於2、5、8、11、14、17、20、23、26、29、32、35及38樓。
6. 隔聲鰭只設於2樓至29樓。
7. 為減低道路交通噪音的影響，部分單位將設有減音露台、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 40/F). The floor-to-floor height of each residential property on 40/F is 2.79m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 40/F). The thicknesses of the floor slabs (excluding plaster) of each residential property on 40/F is 200mm.
4. There are 4 lifts in the building. Each residential floor is served by 2 lifts.
5. Tie Beams at 2/F, 5/F, 8/F, 11/F, 14/F, 17/F, 20/F, 23/F, 26/F, 29/F, 32/F, 35/F and 38/F only.
6. Acoustic Fins at 2/F - 29/F only.
7. In order to mitigate the impact of road traffic, acoustic balconies, acoustic windows and fixed windows are provided in some flats.



# B座標準樓層平面圖 (2樓至28樓)

## Block B Typical Floor Plan (2/F-28/F)

### 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
BAL	露台	Balcony
EMR	電錶房	Electrical Meter Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TR	電訊機房	Telecommunications Room
WMC	水錶櫃	Water Meter Cupboard
PD	管槽	Pipe Duct
	減音窗	Acoustic 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4部升降機。每個住宅樓層均有2部升降機到達。
5. 繫樑只設於2、5、8、11、14、17、20、23及26樓。
6. 為減低道路交通噪音的影響，部分單位將設有減音露台、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 4 lifts in the building. Each residential floor is served by 2 lifts.
5. Tie Beams at 2/F, 5/F, 8/F, 11/F, 14/F, 17/F, 20/F, 23/F and 26/F only.
6. In order to mitigate the impact of road traffic, acoustic balconies, acoustic windows and fixed windows are provided in some flats.

**區域：東涌市中心地區**

**街道名稱及門牌號數：東涌道399號\***

**網址：[www.housingauthority.gov.hk/hos/2018/YuTai](http://www.housingauthority.gov.hk/hos/2018/YuTai)**

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詳情。

**District: Tung Chung Town Centre Area**

**Name of Street and Street No.: 399 Tung Chung Road\***

**Website: [www.housingauthority.gov.hk/hos/2018/YuTai](http://www.housingauthority.gov.hk/hos/2018/YuTai)**

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 computerized 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.



銷售熱線 SALES HOTLINE

2712 8000

## 索取申請文件

於2018年3月22日至2018年4月11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出租屋邨辦事處
- 民政事務總署轄下各民政諮詢中心
- 深水埗房屋事務詢問處  
(九龍元州邨元州商場平台)

## To Obtain Application Documents

During the period from 22 March 2018 to 11 April 2018, 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
- Rental Estate Offices of the Hong Kong Housing Society
- Home Affairs Enquiry Centres of Home Affairs Department
- Sham Shui Po Housing Information Centre  
(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/hos/2018](http://www.housingauthority.gov.hk/hos/2018)

## 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 sale exercise and virtual show flat walkthrough 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). The public may also view the virtual show flat walkthrough videos on the above website.

房委會客務中心開放時間 Opening Hours of the HA Customer Service Centre

2018年3月22日至2018年4月11日每日上午8時至晚上7時

8 am to 7 pm daily from 22 March 2018 to 11 April 2018

售樓說明書及價單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/hos/2018/YuTai](http://www.housingauthority.gov.hk/hos/2018/YuTai)。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詳情。

During the flat selection period, sales brochure and price list can be obtained at the HA Customer Service Centre or downloaded from this website: [www.housingauthority.gov.hk/hos/2018/YuTai](http://www.housingauthority.gov.hk/hos/2018/YuTai). 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(五) • 承建商：保華建築營造有限公司 • 代表賣方的律師事務所：尚未委聘 • 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 (5), Housing Department • Building contractor: Paul Y. General Contractors Limited • Firm(s) of solicitors acting for the vendor: Not yet appointed • 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

印製日期：2018年2月14日 Printing Date: 14 February 2018 • 由香港房屋委員會發布 Published by the Hong Kong Housing Authority



香港房屋委員會  
Hong Kong Housing Authority