

# 出售綠表置居先導計劃單位

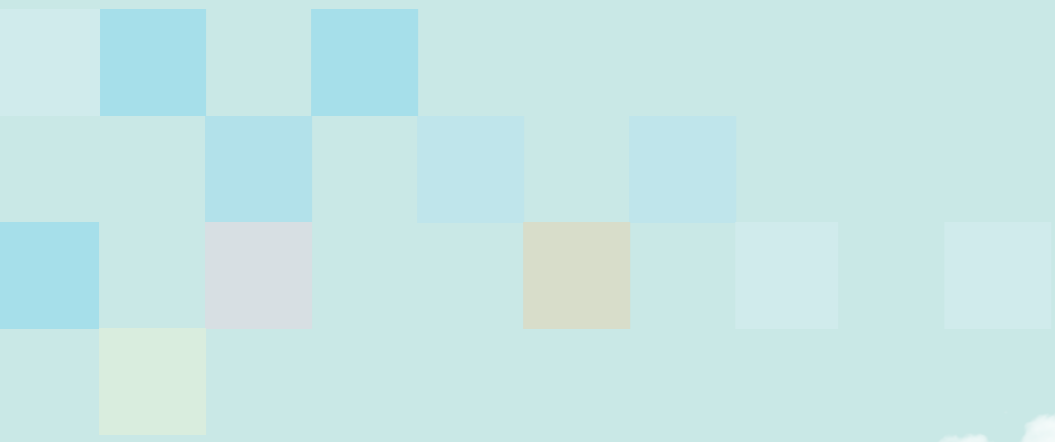
Sale of Green Form Subsidised Home Ownership Pilot Scheme Flats

景泰苑  
*King Tai Court*



售樓說明書

Sales Brochure



# 01

## 一手住宅物業買家須知

### Notes to Purchasers of First-hand Residential Properties

你在購置景泰苑綠表置居先導計劃（下稱「綠置居」）單位之前，應留意下列事項：

#### 1 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽香港房屋委員會（下稱「房委會」）作為賣方就出售景泰苑單位所指定的互聯網網站（下稱「指定網站」）（[www.housingauthority.gov.hk/gsh/2016/KingTai](http://www.housingauthority.gov.hk/gsh/2016/KingTai)）內的有關資訊，包括售樓說明書、價單及景泰苑單位的成交紀錄冊。
- 景泰苑的售樓說明書及有關價單，會在該項目的首個選購單位日期前向公眾發布。
- 在指定網站內載有景泰苑單位成交資料的成交紀錄冊，以供查閱。

#### 2 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向房委會客務中心居屋銷售小組（下稱「居屋銷售小組」）了解，你須付予房委會或景泰苑管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有），以及/或清理廢料的費用（如有）。

#### 3 價單及支付條款

- 房委會會把價單所涵蓋的住宅物業悉數推售。
- 留意價單所載列的支付條款。

You are advised to take the following steps before purchasing Green Form Subsidised Home Ownership Pilot Scheme (GSH) flats in King Tai Court.

#### 1 Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) on the first-hand residential property market.
- Study the information on the website designated by the Hong Kong Housing Authority (HA) as vendor for the sale of flats in King Tai Court (designated website) ([www.housingauthority.gov.hk/gsh/2016/KingTai](http://www.housingauthority.gov.hk/gsh/2016/KingTai)), including the sales brochure, price list and the Register of Transactions of the flats in King Tai Court.
- Sales brochure and price list for King Tai Court will be made available to the general public before the first date of flat selection of the Development.
- Information on transactions of the flats in King Tai Court can be found on the Register of Transactions on the designated website.

#### 2 Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the HOS Sales Unit at the HA Customer Service Centre (HOS Sales Unit) the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the HA or the manager of King Tai Court.

#### 3 Price list and payment terms

- The HA will offer to sell all the residential properties that are covered in a price list.
- Pay attention to the terms of payment as set out in the price list.

#### 4 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

#### 4 Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### 5 Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure:
  - Whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
  - The cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualise the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - Interior and exterior fittings and finishes and appliances;
  - The basis on which management fees are shared;
  - Whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - Whether individual owners have responsibility to maintain slopes.

## 6 政府批地文件和公契

- 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。房委會會在居屋銷售小組提供政府批地文件和公契(或公契擬稿)的複本,供準買方免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地租。
- 留意公契內訂明有關物業內可否飼養動物。

## 7 買賣協議

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備,須在買賣協議上列明。
- 留意夾附於買賣協議的圖則。該圖則會顯示所有賣方售予你的物業面積,而該面積通常較該物業的實用面積為大。
- 於居屋銷售小組簽署買賣協議時,你須向房委會繳付不少於樓價的5%作為定金。
- 倘買方要求撤銷買賣協議,且獲房委會同意,則房委會有權保留樓價的5%,作為撤銷買賣協議買方應付的代價。此外,買方須向房委會支付或償付與撤銷買賣協議有關或其引致的一切法律費用、收費及代付費用(如有印花稅,此項亦包括在內)。

## 6 Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The HA will provide copies of the Government land grant and the DMC (or the draft DMC) at the HOS Sales Unit for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

## 7 Agreement for sale and purchase

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the agreement for sale and purchase (ASP).
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- At the time of signing the ASP at the HOS Sales Unit, a deposit of not less than 5% of the purchase price is payable by you to the HA.
- If you withdraw from the ASP where the HA agrees to the same, an amount of 5% of the purchase price will be forfeited by the HA; and in addition you shall pay or reimburse the HA for all legal costs, charges, disbursements (including stamp duty, if any) in connection with or arising from the cancellation of the ASP.

## 8 委聘律師

- 你應在參與選購單位前，自行委聘屬意的律師行，代表你處理買樓交易。你須注意你會在房委會職員面前簽署買賣協議，有關職員只會向你詮釋買賣協議內容及見證你簽署買賣協議，他們不會就買賣協議或與交易有關的任何其他事宜，向你提供任何法律意見。
- 如所購景泰苑單位的售價為一百萬元以上，你必須自行委聘屬意的律師行代表你辦理購買單位事宜。該律師行不可以是房委會的代表律師行。  
如所購景泰苑單位的售價不超過一百萬元，你可：  
(一) 自行委聘屬意的律師行代表你辦理購買單位事宜；或  
(二) 委聘房委會的代表律師行代表你辦理購買單位事宜。
- 如你自行委聘律師行代表你辦理買賣交易，該律師行便能夠在購樓交易的每個階段向你提供獨立意見。如你選擇委聘房委會的代表律師行代表你辦理買賣交易，有關律師行將同時代表你及房委會。
- 比較不同律師的收費。  
(請參閱第116頁的對買方的警告)

## 9 賣方資料表格

確保取得最近三個月內印製有關你擬購買的一手已落成住宅物業的「賣方資料表格」。

## 8 Appointment of solicitor

- Before attending flat selection, you are urged to appoint a firm of solicitors of your choice to act for you in relation to the transaction. It should be noted that the Agreement for Sale and Purchase (ASP) shall be signed by you before the staff of the HA who will only interpret the contents of the ASP to you and attest your signing of the ASP. The staff will not give you any legal advice on the ASP or any other matters in connection with the transaction.
- If the price of the flat in King Tai Court is over one million dollars, you must appoint a separate firm of solicitors of your choice to act for you in relation to the transaction. Such firm of solicitors should not be the same one acting for the HA.  
If the price of the flat in King Tai Court does not exceed one million dollars, you may either:  
(i) appoint a separate firm of solicitors of your choice to act for you in relation to the transaction; or  
(ii) appoint the HA's solicitors to act for you in relation to the transaction.
- If you appoint a separate firm of solicitors to act for you in relation to the transaction, that firm of solicitors will be able to give independent advice to you at every stage of the purchase. If you appoint the HA's solicitors to act for you in relation to the transaction, the solicitors will be acting jointly for the HA and you.
- Compare the charges of different solicitors.  
(Please refer to Warning to Purchasers on page 116).

## 9 Vendor's information form

Ensure that you obtain the "vendor's information form" printed within the previous 3 months in relation to the residential property you intend to purchase.

**10 買方須注意的其他事項**

- 有關綠置居單位的轉讓限制，請參閱第145-146頁。
- 綠置居單位的使用、佔用及業權轉讓或出租限制是受制於《房屋條例》(第283章)及由房委會或房屋署所訂定的有關規定/要求。

**相關聯絡資料：**

	電話	傳真
一手住宅物業銷售監管局	2817 3313	2219 2220
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

**10 Other points to note**

- For resale restrictions of GSH flats, please refer to page 145 to page 146.
- The use, occupation and alienation of GSH flats are subject to the Housing Ordinance (Cap. 283) and other relevant rules/requirements set by the HA and the Housing Department.

**Useful Contacts:**

	Telephone	Fax
Sales of First-hand Residential Properties Authority	2817 3313	2219 2220
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

## 02

## 發展項目的資料

## Information on the Development

<b>發展項目名稱</b>	<b>Name of the Development</b>
景泰苑	King Tai Court
<b>街道名稱及門牌號數</b> 景福街*118號 <small>* 上述的街道名稱有待政府公告確認。</small>	<b>Name of street and street number</b> 118 King Fuk Street* <small>* The above street name is subject to confirmation by Government Notice.</small>
<b>樓層總數</b> 34層 (包括地下及天台)	<b>Total number of storeys</b> 34 storeys (including ground floor and roof)
<b>樓層號數</b> 地下、1樓至32樓及天台	<b>Floor numbering</b> G/F, 1/F to 32/F and roof
<b>被略去的樓層號數</b> 不適用	<b>Omitted floor numbers</b> Not applicable
<b>庇護層</b> 置於天台	<b>Refuge floor</b> Located on the main roof



# 03 賣方及有參與發展項目的其他人的資料

## Information on Vendor and Others Involved in the Development

<b>賣方</b>	<b>Vendor</b>
香港房屋委員會	Hong Kong Housing Authority
<b>委任建築師</b>	<b>Appointed architect</b>
房屋署總建築師(六)	Chief Architect (6), Housing Department
<b>承建商</b>	<b>Building contractor</b>
瑞安承建有限公司	Shui On Building Contractors Limited
<b>代表賣方的律師事務所</b>	<b>Firm of solicitors acting for the vendor</b>
高露雲律師行	Wilkinson & Grist
<b>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</b>	<b>Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development</b>
不適用	Not applicable
<b>已為發展項目的建造提供貸款的任何其他人</b>	<b>Any other person who has made a loan for the construction of the Development</b>
不適用	Not applicable

## 04

## 有參與發展項目的各方的關係

## Relationship between Parties Involved in the Development

a	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用	the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorised person for the Development;	Not applicable
b	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用	the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorised person;	Not applicable
c	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	不適用	the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorised person;	Not applicable
d	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用	the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorised person;	Not applicable
e	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用	the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorised person;	Not applicable
f	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；	不適用	the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorised person;	Not applicable
g	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用	the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
h	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用	the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
i	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	不適用	the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not applicable
j	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	不適用	the vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorised person for the Development, or an associate of such an authorised person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	Not applicable

k	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用	the vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorised person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	Not applicable
l	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	不適用	the vendor or a building contractor for the Development is a corporation, and such an authorised person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	Not applicable
m	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用	the vendor or a building contractor for the Development is a partnership, and such an authorised person, or such an associate, is an employee of that vendor or contractor;	Not applicable
n	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	不適用	the vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor;	Not applicable
o	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份	不適用	the vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	Not applicable
p	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	不適用	the vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	Not applicable
q	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用	the vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;	Not applicable
r	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	不適用	the vendor or a building contractor for the Development is a corporation, and the corporation of which an authorised person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;	Not applicable
s	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	不適用	the vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Not applicable

# 05 發展項目的設計的資料

## Information on Design of the Development

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

非結構的預製外牆的厚度範圍：

150毫米 – 400毫米

每個住宅物業的非結構的預製外牆的總面積：

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.

**Range of thickness of the non-structural prefabricated external walls:**

150mm – 400mm

**Total area of the non-structural prefabricated external walls of each residential property:**

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)
1樓 – 32樓 1/F – 32/F	1	1.581
	2	1.202
	3	1.001
	4	0.595
	5	0.761
	6	0.941
	7	0.838
	8	1.911
	9	2.112
	10	3.077

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)
3樓 – 16樓 & 19樓 – 32樓 3/F – 16/F & 19/F – 32/F	11	2.643
17樓 – 18樓 17/F – 18/F	11	2.098
3樓 – 32樓 3/F – 32/F	12, 17	0.838
9樓 – 32樓 9/F – 32/F	13, 16	0.838
3樓 – 32樓 3/F – 32/F	14, 15, 18	2.643
2樓 – 32樓 2/F – 32/F	19	2.844
	20	2.112
	21	1.911
	22	0.838
	24	0.761
2樓 2/F	25	不適用 Not applicable
2樓 2/F	26	不適用 Not applicable
2樓 2/F	27	0.201
2樓 2/F	28	0.201
3樓 – 32樓 3/F – 32/F	23	0.941
	25	0.595
	26	1.001
	27	1.202
	28	1.581

構成圍封牆的一部分的幕牆：  
不適用

**Curtain walls forming part of the enclosing walls:**  
Not applicable

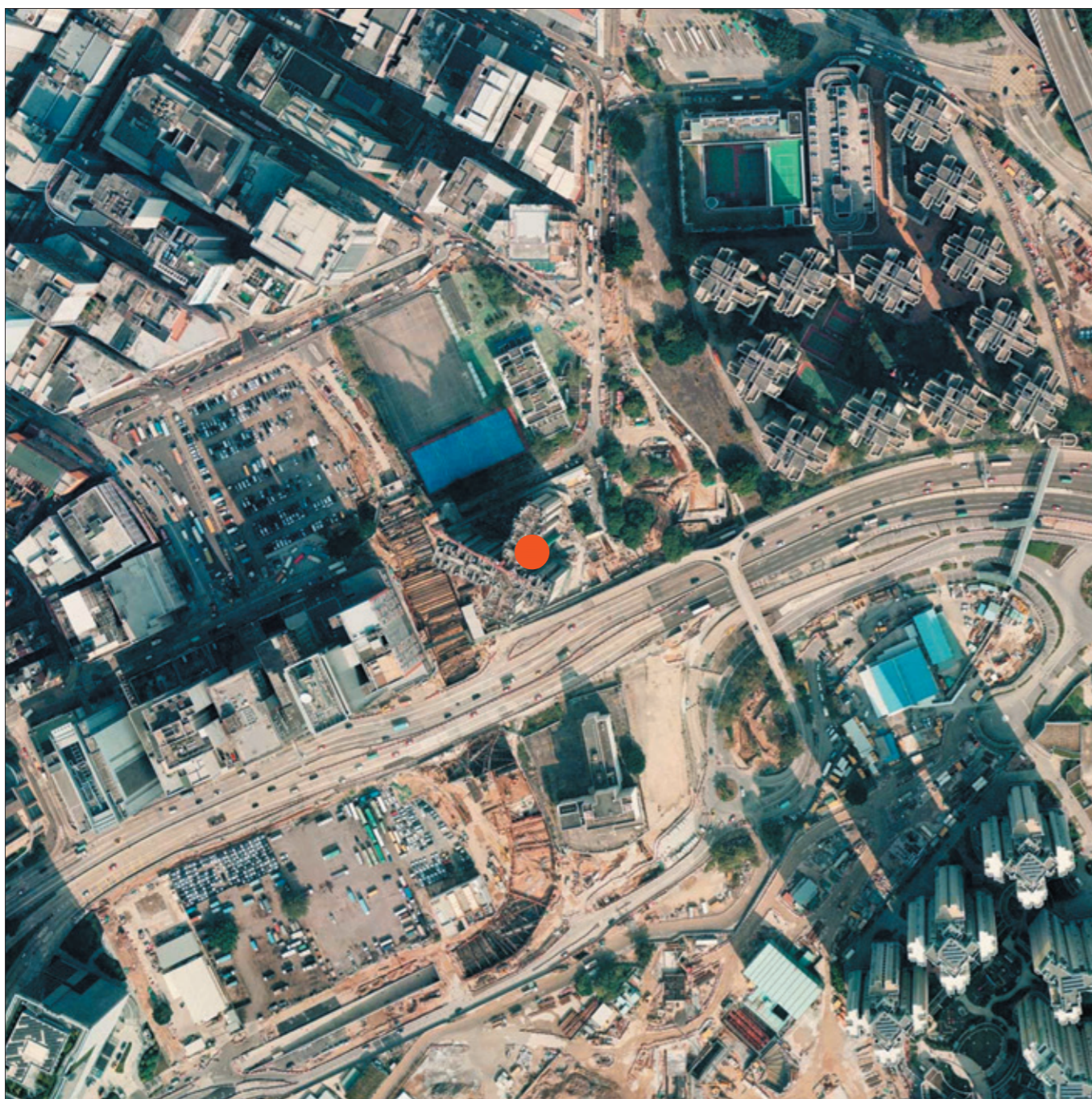
# 06

## 物業管理的資料

### Information on Property Management

根據公契在售楼說明書的印製日期的最新擬稿獲委任的該發展項目的 管理人	<b>The Manager of the Development appointed under the latest draft Deed of Mutual Covenant as at the date on which the sales brochure is printed</b>
香港房屋委員會	Hong Kong Housing Authority





● 景泰苑  
King Tai Court

摘錄自地政總署測繪處於2016年1月8日在6,000呎飛行高度拍攝之鳥瞰照片，照片編號為CS63075。

香港特別行政區政府地政總署測繪處© 版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, photo no. CS63075, dated 8 January 2016.

Survey and Mapping Office, Lands Department, The Government of the HKSAR © Copyright reserved - reproduction by permission only.

註：

1. 該發展項目的鳥瞰照片之副本可於房委會客務中心開放時間內免費查閱。
2. 由於該發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

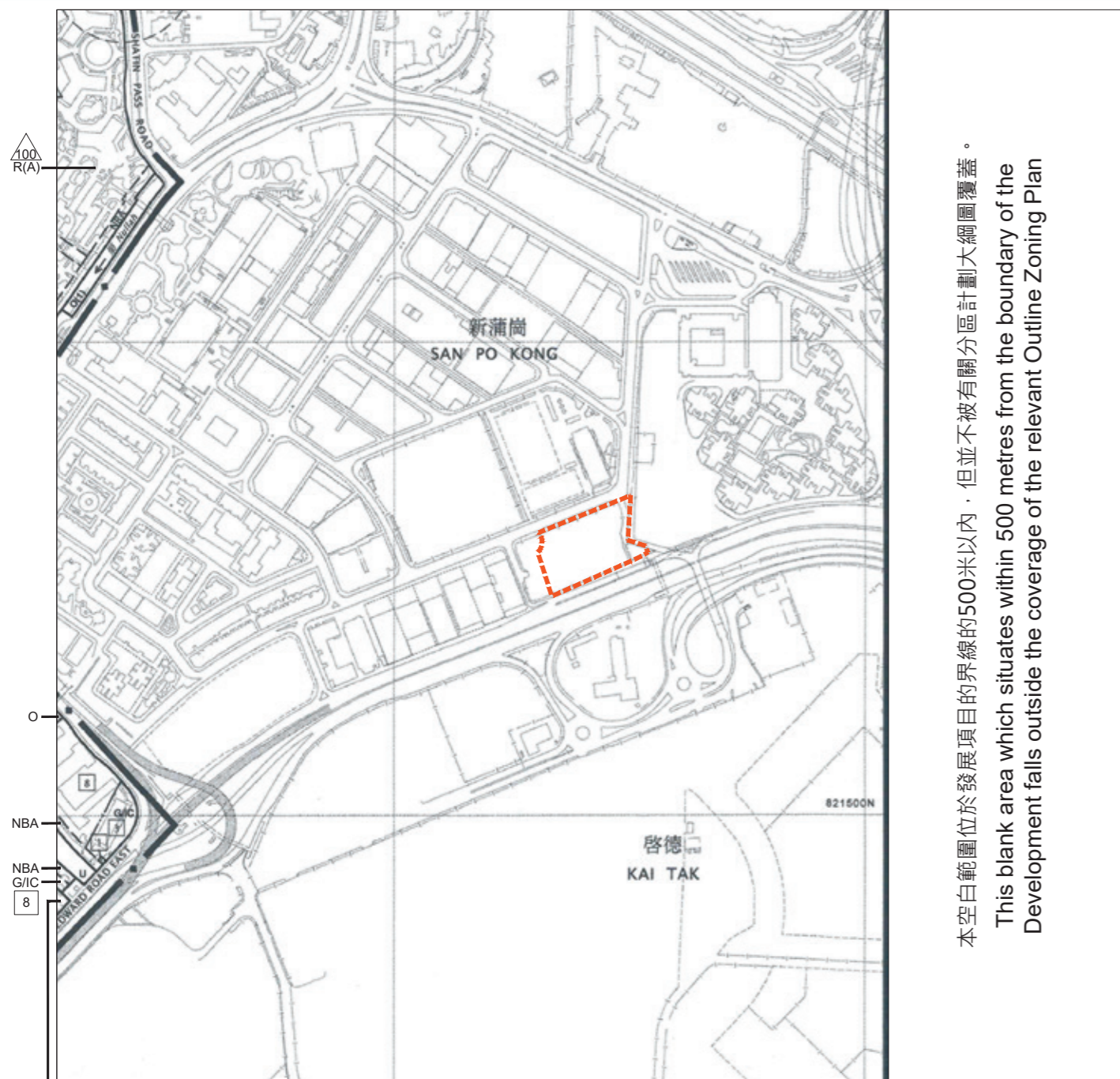
Notes:

1. Copy of the aerial photograph of the Development is available for free inspection during opening hours at the HA Customer Service Centre.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.



# 09 關於發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development



本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
 This blank area which situates within 500 metres from the boundary of the relevant Outline Zoning Plan Development falls outside the coverage of the relevant Outline Zoning Plan



景泰苑  
King Tai Court

### 圖例 NOTATION

#### 地帶 ZONES

C	商業	Commercial	OU	其他指定用途	Other Specified Uses
R(A)	住宅(甲類)	Residential (Group A)	U	未決定用途	Undetermined
G/IC	政府、機構或社區	Government, Institution or Community	GB	綠化地帶	Green Belt
O	休憩用地	Open Space			

#### 交通 COMMUNICATIONS

	鐵路及車站(地下)	Railway and Station (Underground)		高架道路	Elevated Road
	主要道路及路口	Major Road and Junction			

#### 其他 MISCELLANEOUS

	規劃範圍界線	Boundary of Planning Scheme	I	最高建築物高度(樓層數目)	Maximum Building Height (in Number of Storeys)
	建築物高度管制區界線	Building Height Control Zone Boundary	PFS	加油站	Petrol Filling Station
	最高建築物高度(在主水平基準上若干米)	Maximum Building Height (in Metres above Principal Datum)	NBA	非建築用地	Non-Building Area

摘錄自2011年10月14日刊憲之橫頭磡及東頭(九龍規劃區第8區)分區計劃大綱核准圖，圖則編號為S/K8/21。

Adopted from part of the approved Kowloon Planning Area No.8 - Wang Tau Hom and Tung Tau Outline Zoning Plan No.S/K8/21 gazetted on 14 October 2011.

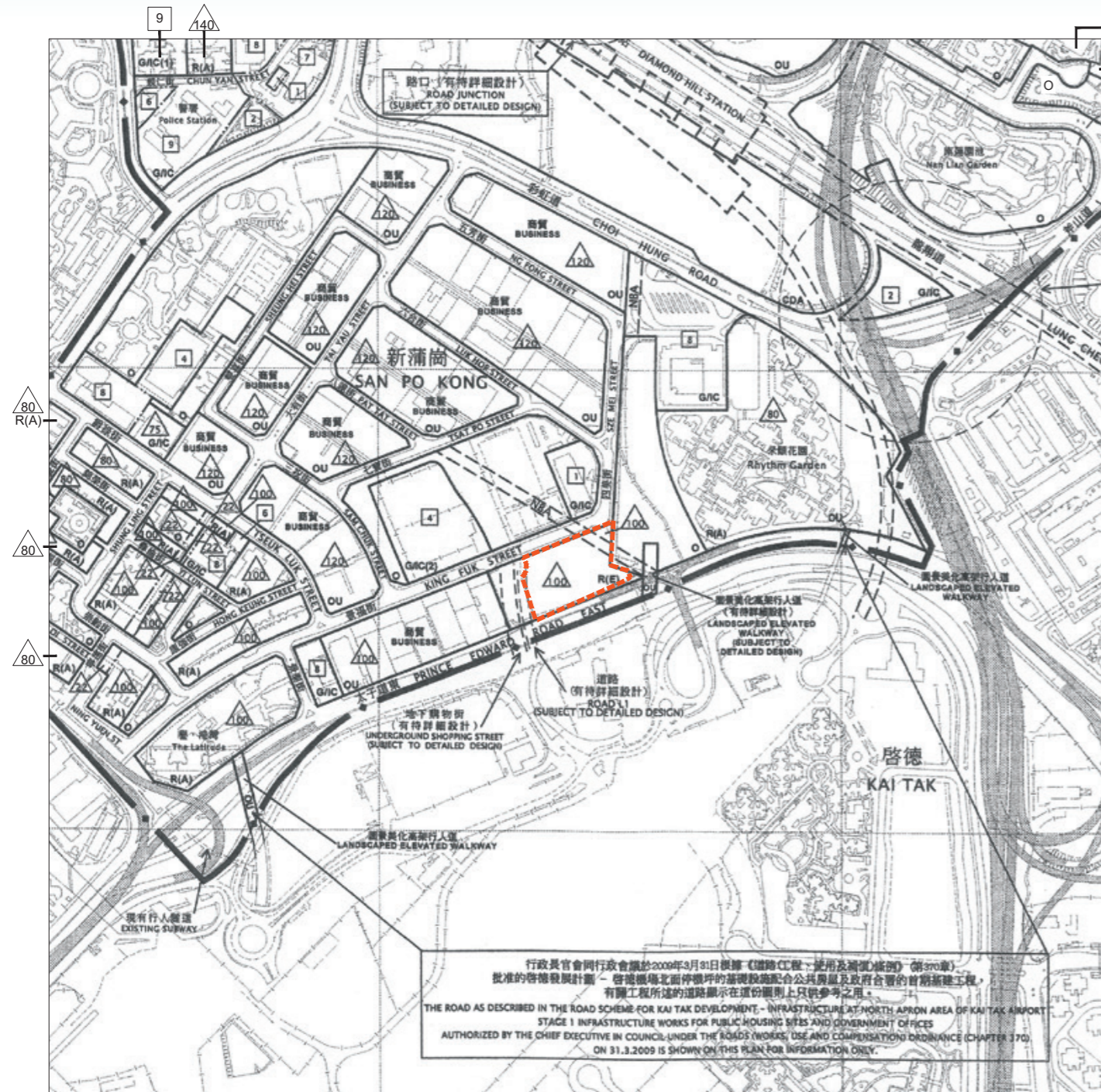
註：

- 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。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據城市規劃條例，隨時更改分區計劃大綱圖。
- 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.

比例尺 SCALE: 0 100 200 300 400 500 (米) (m)



景泰苑  
King Tai Court

圖例 NOTATION

地帶 ZONES

G/C	綜合發展區	Comprehensive Development Area	O	休憩用地	Open Space
R(A)	住宅(甲類)	Residential (Group A)	OU	其他指定用途	Other Specified Uses
R(E)	住宅(戊類)	Residential (Group E)	GB	綠化地帶	Green Belt
G/C	政府、機構或社區	Government, Institution or Community			

交通 COMMUNICATIONS

⊞	鐵路及車站(地下)	Railway and Station (Underground)	≡	高架道路	Elevated Road
≡	主要道路及路口	Major Road and Junction			

其他 MISCELLANEOUS

—●—	規劃範圍界線	Boundary of Planning Scheme	8	最高建築物高度(樓層數目)	Maximum Building Height (in Number of Storeys)
- - -	建築物高度管制區界線	Building Height Control Zone Boundary			
△100	最高建築物高度(在主水平基準上若干米)	Maximum Building Height (in Metres above Principal Datum)	[ NBA ]	非建築用地	Non-Building Area

摘錄自2016年12月16日刊憲之慈雲山、鑽石山及新蒲崗(九龍規劃區第11區)分區計劃大綱核准圖,圖則編號為S/K11/29。

Adopted from part of the approved Kowloon Planning Area No.11 - Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/29 gazetted on 16 December 2016.

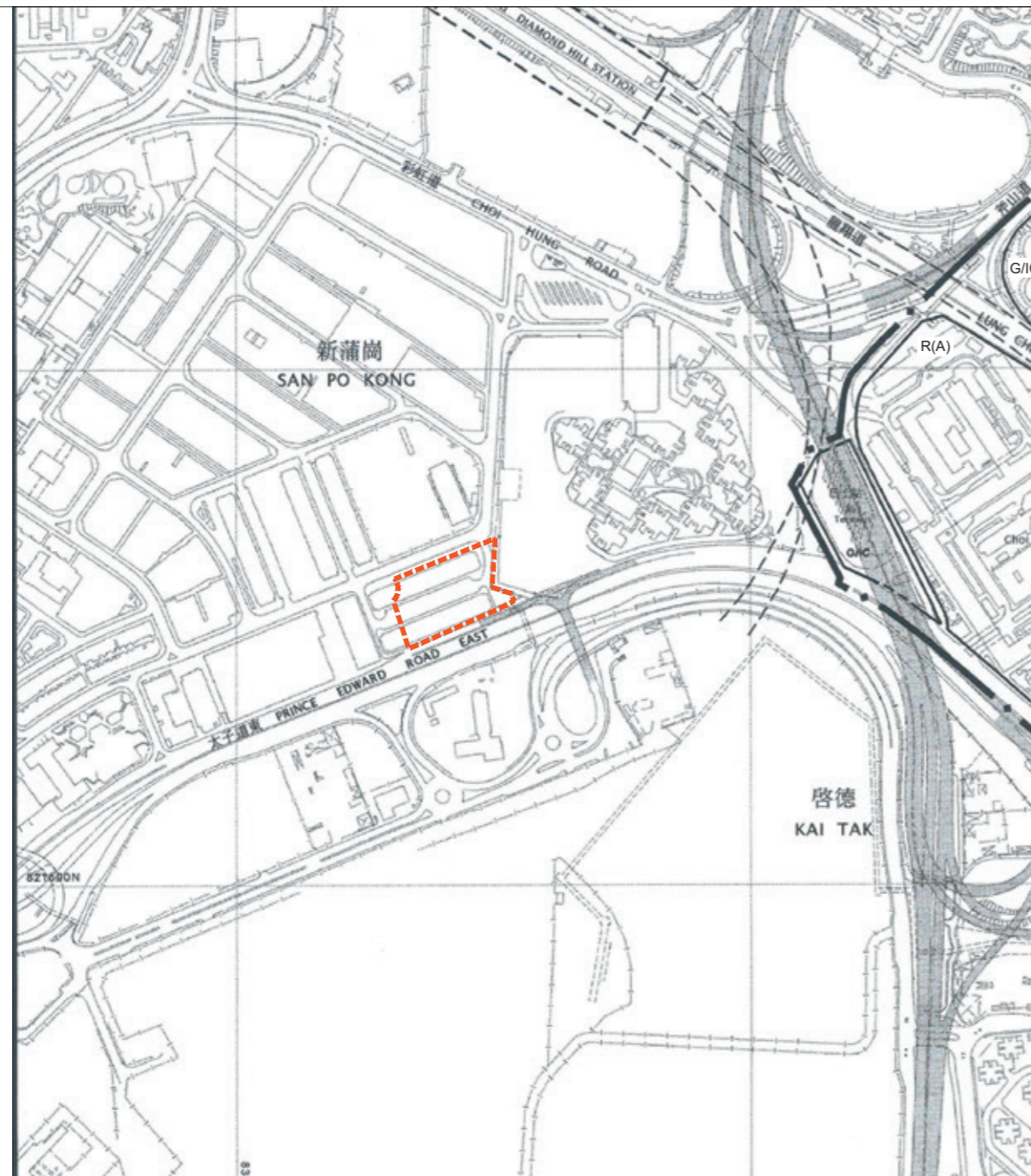
註:

- 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。
- 由於該發展項目的邊界不規則的技術原因,此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據城市規劃條例,隨時更改分區計劃大綱圖。
- 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan



比例尺 SCALE: 0 100 200 300 400 500 (米) (m)



景泰苑  
King Tai Court

圖例 NOTATION

地帶 ZONES

CDA	綜合發展區	Comprehensive Development Area	G/I/C	政府、機構或社區	Government, Institution or Community
R(A)	住宅(甲類)	Residential (Group A)	O	休憩用地	Open Space
R(B)	住宅(乙類)	Residential (Group B)	OU	其他指定用途	Other Specified Uses
V	鄉村式發展	Village Type Development	GB	綠化地帶	Green Belt

交通 COMMUNICATIONS

	地下鐵路及車站	Mass Transit Railway and Station		高架道路	Elevated Road
	主要道路及路口	Major Road and Junction			

其他 MISCELLANEOUS

	規劃範圍界線	Boundary of Planning Scheme			
PFS	加油站	Petrol Filling Station			

摘錄自2004年11月12日刊憲之牛池灣(九龍規劃區第12區)分區計劃大綱核准圖，圖則編號為S/K12/16。

Adopted from part of the approved Kowloon Planning Area No.12 - Ngau Chi Wan Outline Zoning Plan No. S/K12/16 gazetted on 12 November 2004.

註：

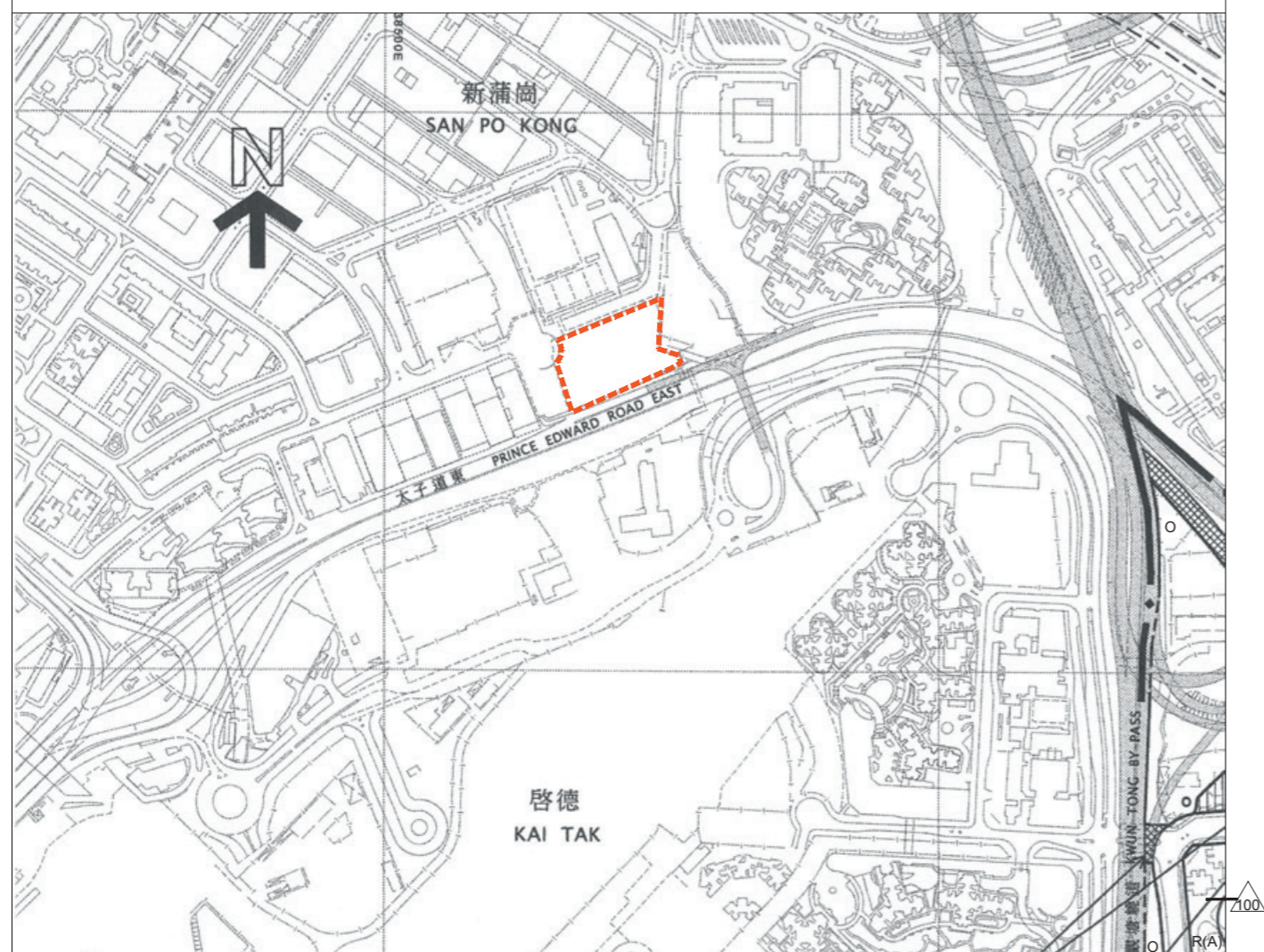
1. 賣方建議買方到該發展項目作實地考察，以對該發展項目，其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據城市規劃條例，隨時更改分區計劃大綱圖。
4. 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
4. The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.

關乎發展項目的分區計劃大綱圖  
Outline Zoning Plan Relating to the Development

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan



比例尺 SCALE: 0 100 200 300 400 500 (米) (m)



景泰苑  
King Tai Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial	O	休憩用地	Open Space
R(A)	住宅(甲類)	Residential (Group A)	OU	其他指定用途	Other Specified Uses
R(B)	住宅(乙類)	Residential (Group B)	GB	綠化地帶	Green Belt
G/IC	政府、機構或社區	Government, Institution or Community			

交通 COMMUNICATIONS

STATION	鐵路及車站(地下)	Railway and Station (Underground)	主要道路及路口	Major Road and Junction
STATION	鐵路及車站(高架)	Railway and Station (Elevated)	高架道路	Elevated Road

其他 MISCELLANEOUS

—•—	規劃範圍界線	Boundary of Planning Scheme	8	最高建築物高度(樓層數目)	Maximum Building Height (in Number of Storeys)
- - - -	建築物高度管制區界線	Building Height Control Zone Boundary	P F S	加油站	Petrol Filling Station
△120	最高建築物高度(在主水平基準上若干米)	Maximum Building Height (in Metres above Principal Datum)	NBA	非建築用地	Non-Building Area

摘錄自2017年4月13日刊憲之牛頭角及九龍灣(九龍規劃區第13及17區)分區計劃大綱草圖，圖則編號為S/K13/29。

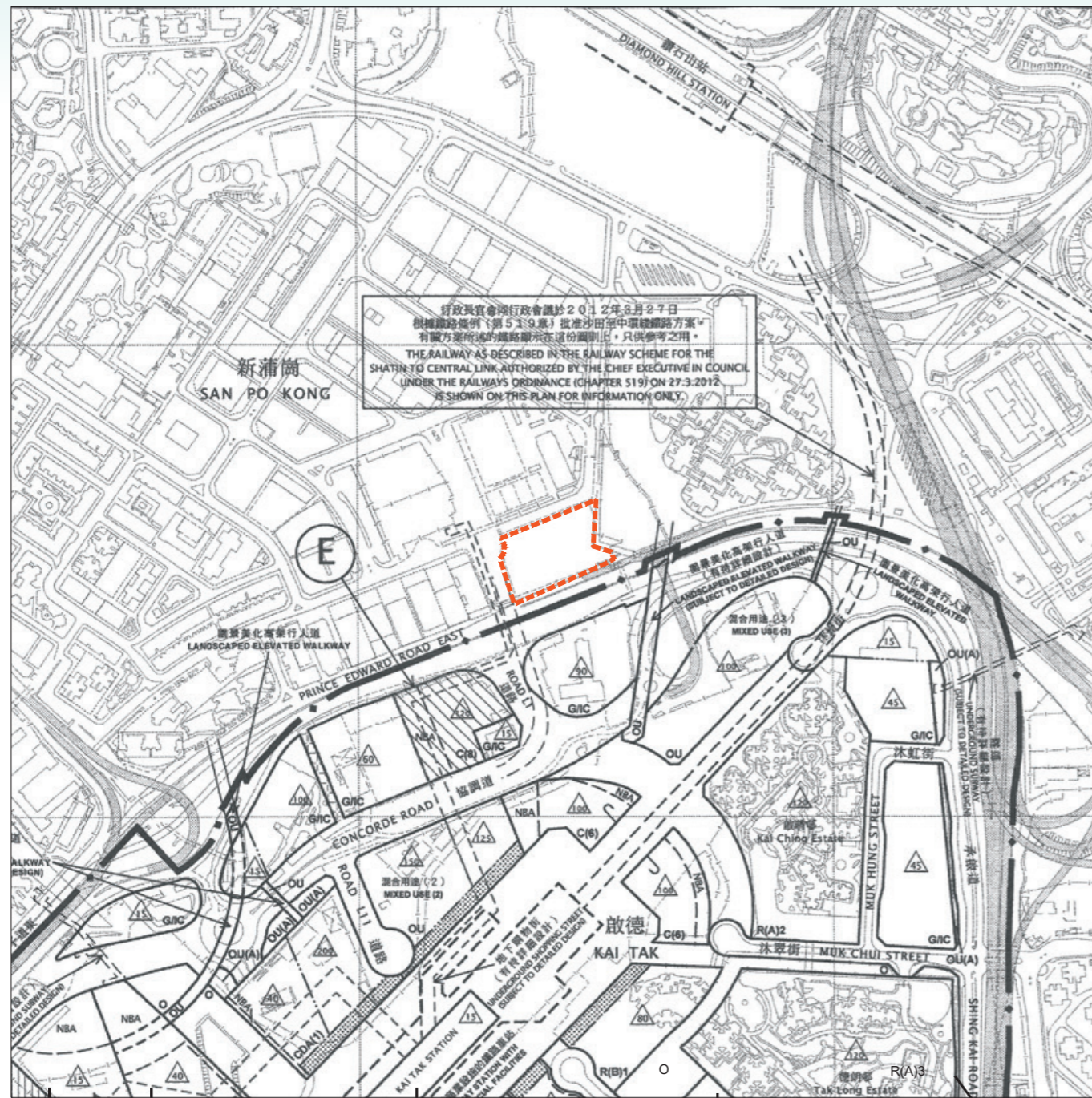
Adopted from part of the draft Kowloon Planning Areas No.13 & 17 - Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/29 gazetted on 13 April 2017.

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的了解。
2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
3. 政府可根據城市規劃條例，隨時更改分區計劃大綱圖。
4. 在售樓說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
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景泰苑  
King Tai Court

圖例 NOTATION

地帶 ZONES

C	商業	Commercial	G/I/C	政府、機構或社區	Government, Institution or Community
CDA	綜合發展區	Comprehensive Development Area	O	休憩用地	Open Space
R(A)	住宅(甲類)	Residential (Group A)	OU	其他指定用途	Other Specified Uses
R(B)	住宅(乙類)	Residential (Group B)	OU(A)	其他指定用途(美化市容地帶)	Other Specified Uses (Amenity Area)

交通 COMMUNICATIONS

STATION	鐵路及車站(地下)	Railway and Station (Underground)	主要道路及路口	Major Road and Junction
STATION	鐵路及車站(高架)	Railway and Station (Elevated)	高架道路	Elevated Road
STATION	環保連接系統及車站	Environmentally Friendly Linkage System and Station	行人專用區或街道	Pedestrian Precinct/Street

其他 MISCELLANEOUS

Boundary of Planning Scheme	規劃範圍界線	NBA	非建築用地	Non-Building Area
Building Height Control Zone Boundary	建築物高度管制區界線	Area Designated for "Shop and Services" and "Eating Place" Uses Only	只限於指定為「商店及服務行業」和「食肆」用途的地區	Area Designated for "Waterfront Promenade"
Maximum Building Height (in Metres above Principal Datum)	最高建築物高度(在主水平基準上若干米)	Area Designated for "Waterfront Promenade"	指定為「海濱長廊」的地區	
P F S	加油站			

OU  
與藝術及演藝有關的用途  
ARTS AND PERFORMANCE RELATED USES

OU  
啟德站  
KAI TAK STATION  
附設商業設施的鐵路車站  
RAILWAY STATION WITH COMMERCIAL FACILITIES

比例尺 SCALE: 0 100 200 300 400 500 (米) (m)

註:

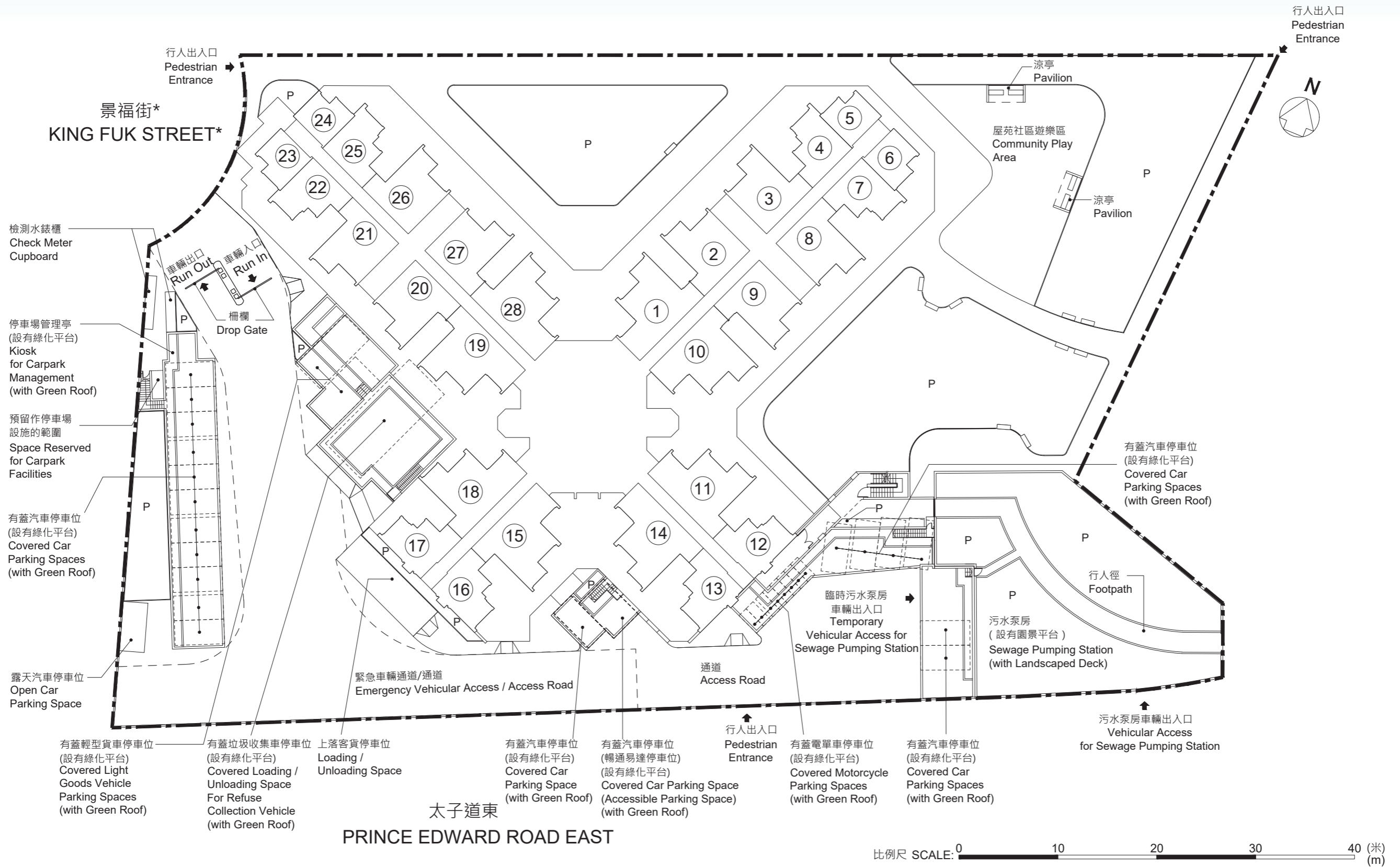
- 賣方建議買方到該發展項目作實地考察，以對該發展項目，其周邊地區環境及附近的公共設施有較佳的了解。
- 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
- 政府可根據城市規劃條例，隨時更改分區計劃大綱圖。
- 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.

# 10 發展項目的布局圖

## Layout Plan of the Development



\* 此街道名稱有待政府公告確認。  
The street name is subject to confirmation by Government Notice.

### 圖例 NOTATION

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①	單位室號	Flat Number
P	花槽	Planter

註：上圖顯示的單位室號適用於標準層（即9樓至32樓）的28個單位。

Note: The flat numbers as shown on the plan apply to the 28 flats on typical floors (i.e. 9/F - 32/F).