

出售綠表置居計劃單位

2018 Sale of Green Form Subsidised
Home Ownership Scheme Flats

麗翠苑

Lai Tsui Court

售樓資料簡介 SALES BOOKLET

銷售安排

Sales Arrangements

申請日期

Application Period

2018年12月28日至2019年1月10日

(於指定申請日期外遞交之申請表恕不受理)

28 December 2018 to 10 January 2019

(Applications submitted before or after the application period will not be accepted)

截止時間

Closing Time

2019年1月10日晚上7時正

7 pm on 10 January 2019

預計攪珠日期

Tentative Date of Ballot

2019年2月(確實日期有待公布)

February 2019 (Exact date to be announced)

預計開始選購單位日期

Tentative Date for Commencement of Flat Selection

2019年3月(確實日期有待公布)

March 2019 (Exact date to be announced)

將出售的住宅物業數目

Number of residential properties for sale

2,545

1座 Block 1:702 ; 2座 Block 2:648

3座 Block 3:572 ; 4座 Block 4:623

將出售的住宅物業

Residential properties for sale

麗翠苑 Lai Tsui Court

1座 Block 1

樓層 Floor	單位 Flat
1-39	1-18

2座 Block 2

樓層 Floor	單位 Flat
1-36	1-18

選購單位地點

香港房屋委員會(下稱「房委會」)綠置居銷售小組
九龍觀塘開源道33號建生廣場一樓

Venue for Flat Selection

The Hong Kong Housing Authority (HA)
Green Form Subsidised Home Ownership
Scheme (GSH) Sales Unit

1/F Pioneer Place, 33 Hoi Yuen Road,
Kwun Tong, Kowloon

3座 Block 3

樓層 Floor	單位 Flat
1-34	1-16
35-36	3-16

4座 Block 4

樓層 Floor	單位 Flat
1-38	1-16
39	2-16

發展項目名稱
Name of the Development
麗翠苑
Lai Tsui Court

地段編號 新九龍內地段第6618號	Lot number New Kowloon Inland Lot No. 6618
街道名稱及門牌號數 荔枝角道608號* <small>* 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。</small>	Name of street and street number 608 Lai Chi Kok Road* <small>* The above street number is provisional and is subject to confirmation when the Development is completed.</small>
發展項目座數 6座住宅大廈 1座至4座：綠表置居計劃(綠置居) 5座及6座：公共租住房屋(公屋)	Number of blocks in the Development 6 domestic blocks Block 1 to Block 4: Green Form Subsidised Home Ownership Scheme (GSH) Block 5 and Block 6: Public Rental Housing (PRH)
樓層總數 1座 41層(地下、1樓至39樓及天台； 沒有被略去的樓層號數) 2座 38層(地下、1樓至36樓及天台； 沒有被略去的樓層號數) 3座 38層(地下、1樓至36樓及天台； 沒有被略去的樓層號數) 4座 41層(地下、1樓至39樓及天台； 沒有被略去的樓層號數)	Total number of storeys Block 1 41 storeys (G/F, 1/F to 39/F and roof; no omitted floor number) Block 2 38 storeys (G/F, 1/F to 36/F and roof; no omitted floor number) Block 3 38 storeys (G/F, 1/F to 36/F and roof; no omitted floor number) Block 4 41 storeys (G/F, 1/F to 39/F and roof; no omitted floor number)
住宅物業總數(綠置居) 2,545 (1座：702；2座：648；3座：572；4座：623)	Total number of residential properties (GSH) 2,545 (Block 1: 702; Block 2: 648; Block 3: 572; Block 4: 623)
盡賣方所知的發展項目的預計關鍵日期 2019年9月30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 30 September 2019 ^(Notes) The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

註：就麗翠苑而言：

- 「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。
- 房委會須於麗翠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 Lai Tsui 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 Lai Tsui 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
17.1 (184) – 42.0 (452)	2,545	932,500	3,062,100

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。

麗翠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.

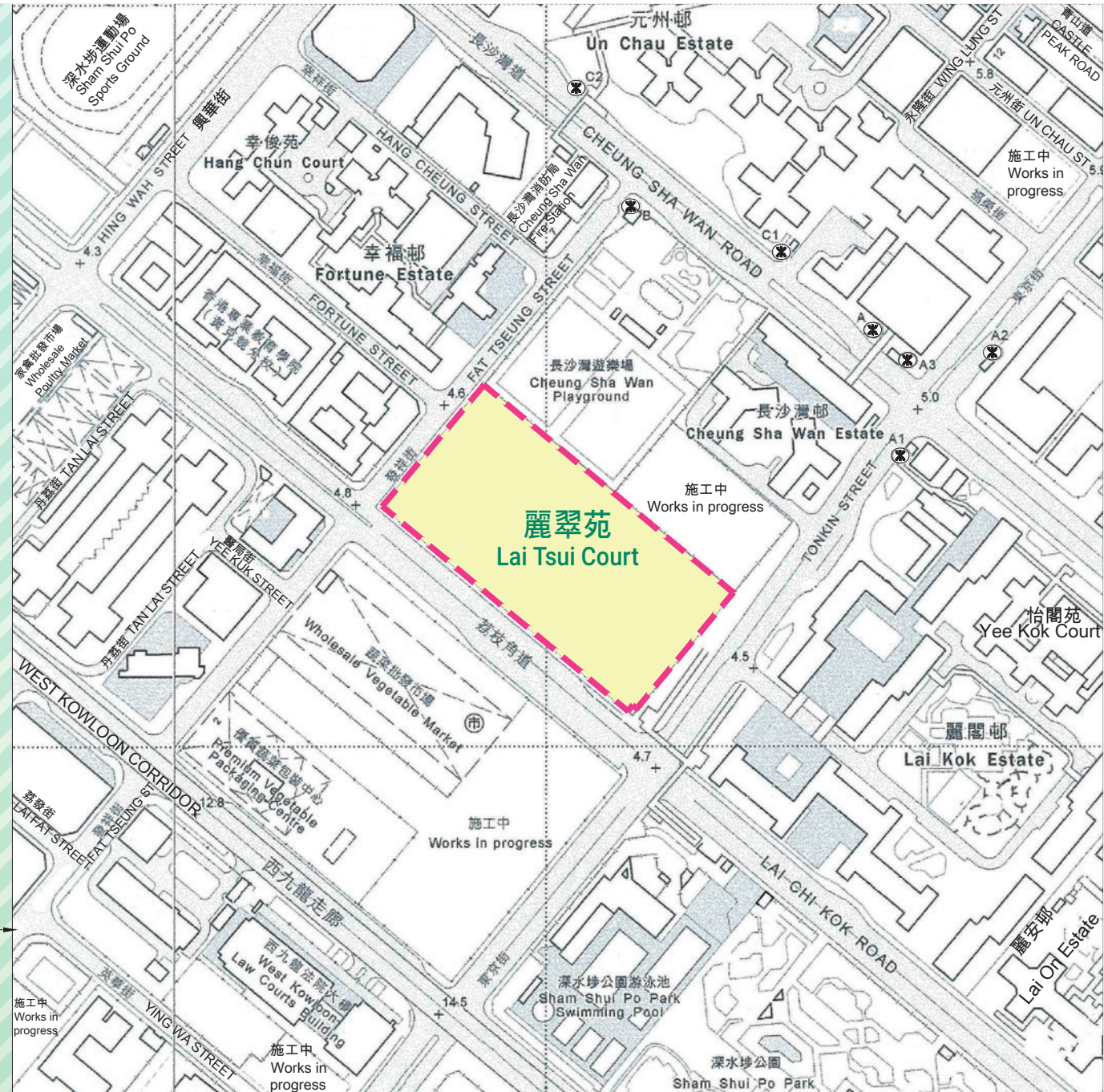
There is no provision of balcony, utility platform, verandah, air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace and yard in respect of the residential properties in Lai Tsui Court.

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。

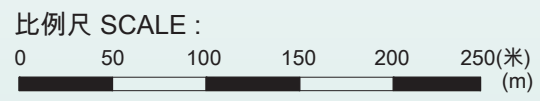
Note: The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

發展項目的位置圖

Location Plan of the Development



發祥街西
FAT TSEUNG STREET WEST



此位置圖參考日期同為2018年9月6日之測繪圖(編號為11-NW-A)及測繪圖(編號為11-NW-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97/2018。

This Location Plan is prepared with reference to the Survey Sheet No.11-NW-A and Survey Sheet No.11-NW-B both dated 6 September 2018, with adjustments where necessary.

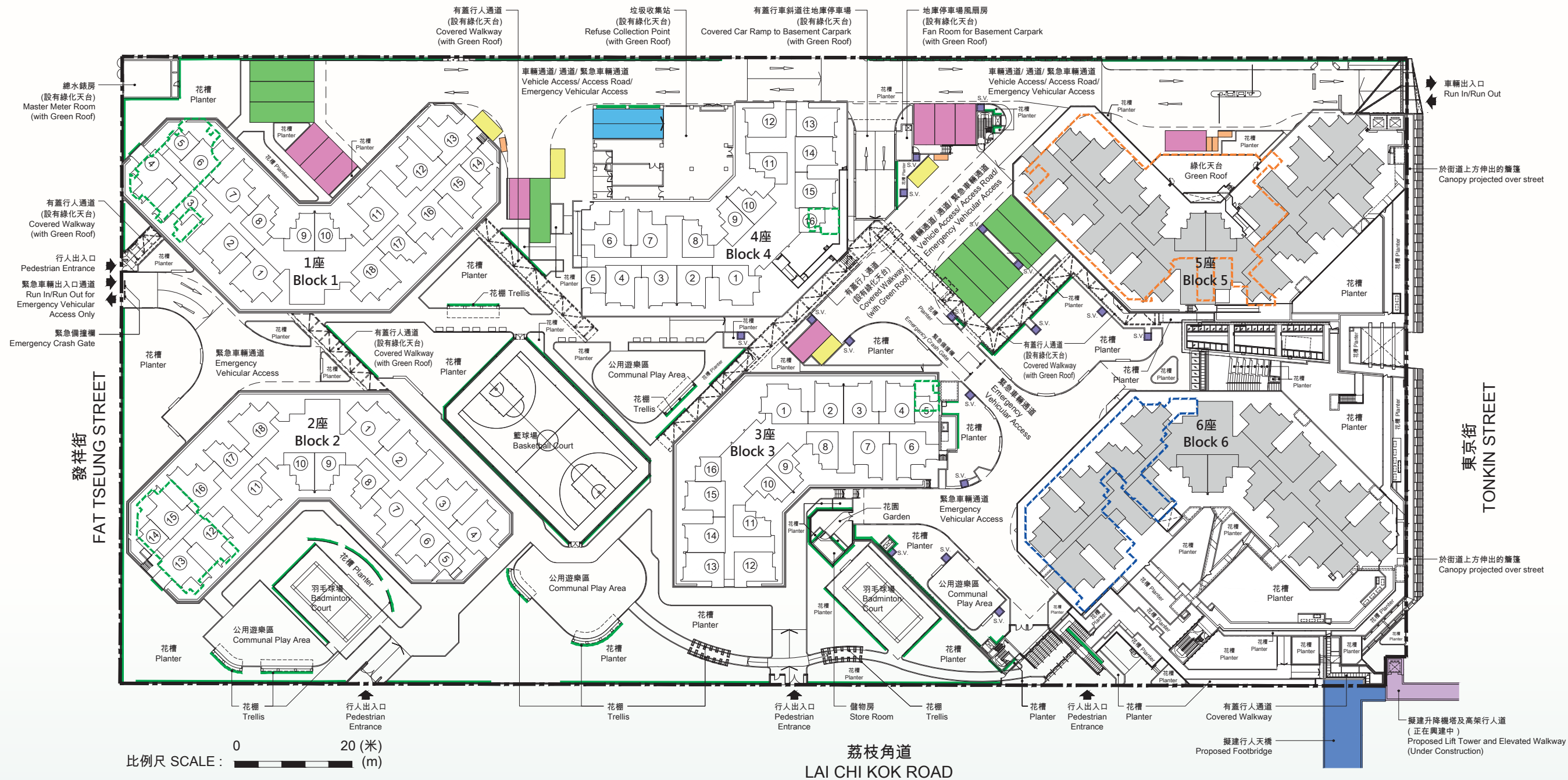
The map reproduced with permission of the Director of Lands. ©The Government of the Hong Kong SAR. Licence No. 97/2018.

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
——	地界 Lot Boundary	露天汽車停車位 Open Car Parking Space	4
①	1座1樓至39樓單位室號 Block 1 Flat Number on 1/F-39/F	露天電單車停車位 Open Motorcycle Parking Space	5
	2座1樓至36樓單位室號 Block 2 Flat Number on 1/F-36/F	露天輕型客貨車停車位 Open Light Goods Vehicle Parking Space	9
	3座1樓至36樓單位室號 (35樓至36樓不設1號及2號單位) Block 3 Flat Number on 1/F-36/F (No provision of Flat 1 and Flat 2 for 35/F to 36/F)	露天上落客貨停車位 Open Loading/Unloading Bay	9
	4座1樓至39樓單位室號 (39樓不設1號單位) Block 4 Flat Number on 1/F-39/F (No provision of Flat 1 for 39/F)	有蓋垃圾收集車停車位 Covered Refuse Collection Vehicle Parking Space	1
---	地下有蓋公用遊樂區 Covered Communal Play Area on Ground Floor		
---	1樓幼稚園 Kindergarten on First Floor		
---	1樓輔助宿舍 Supported Hostel on First Floor		
---	公共租住房屋單位 Public Rental Housing Flats		
---	垂直綠化牆 Vertical Green Wall		
S.V.	排煙口 Smoke Vent		

發展項目於地庫設有96個有蓋汽車停車位、3個有蓋暢通易達停車位及22個有蓋電單車停車位。
發展項目於5座及6座的地下及1樓設有商業設施。

There are 96 numbers of covered Car Parking Space, 3 numbers of covered Accessible Parking Space and 22 numbers of covered Motorcycle Parking Space provided at the basement of the Development.
There are commercial facilities provided at G/F and 1/F of Block 5 and Block 6 of the Development.

1 座標準樓層平面圖 (2樓至39樓)

Block 1 Typical Floor Plan (2/F-39/F)

圖例 NOTATION

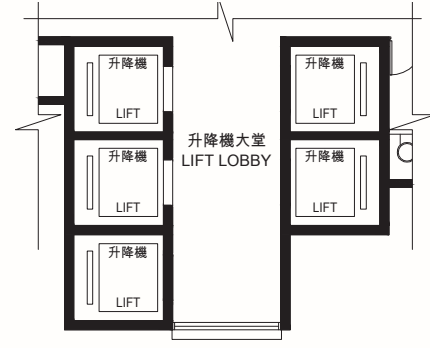
BATH	浴室	Bathroom
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
P.D.	管槽	Pipe Duct
RS&MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
W.M.C.	水錶櫃	Water Meter Cupboard
TELECOM AND ELV. RM.	電訊及特低壓電掣機房	Telecommunication and Extra-Low Voltage Cable Room
ELEC. METER RM.	電錶房	Electrical Meter Room
SWITCH RM.	電掣房	Switch Room



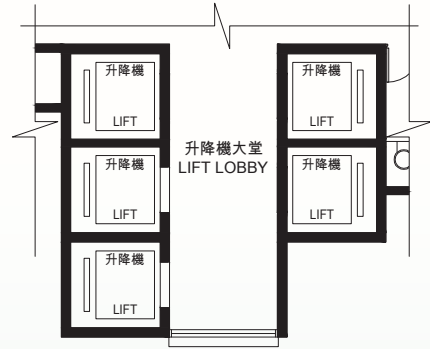
2樓至5樓1號
單位部分平面圖
PLAN OF FLAT 1
FROM 2/F TO 5/F

2樓至5樓18號
單位部分平面圖
PLAN OF FLAT 18
FROM 2/F TO 5/F

比例尺 SCALE : 0 5 (米) (m)



17樓至27樓升降機大堂平面圖
LIFT LOBBY PLAN FROM 17/F TO 27/F



28樓至39樓升降機大堂平面圖
LIFT LOBBY PLAN FROM 28/F TO 39/F

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(39樓除外)。
39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(39樓除外)。
39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5部升降機。每個住宅樓層均有2部升降機到達。

Notes:

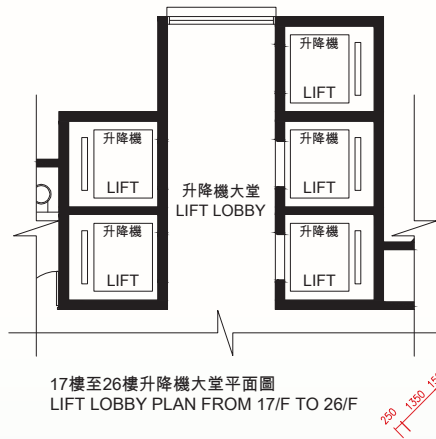
1. The dimensions on the floor plan are all structural dimensions in millimetre.
2. The floor-to-floor height of each residential property is 2.75m (except 39/F).
The floor-to-floor height of each residential property on 39/F is 2.79m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 39/F).
The thickness of the floor slab (excluding plaster) of each residential property on 39/F is 200mm.
4. There are 5 lifts in the building. Each residential floor is served by 2 lifts.

2座標準樓層平面圖 (2樓至36樓)

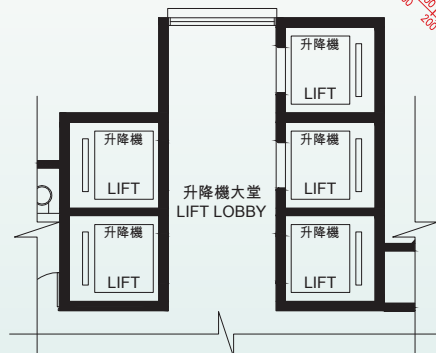
Block 2 Typical Floor Plan (2/F-36/F)

圖例 NOTATION

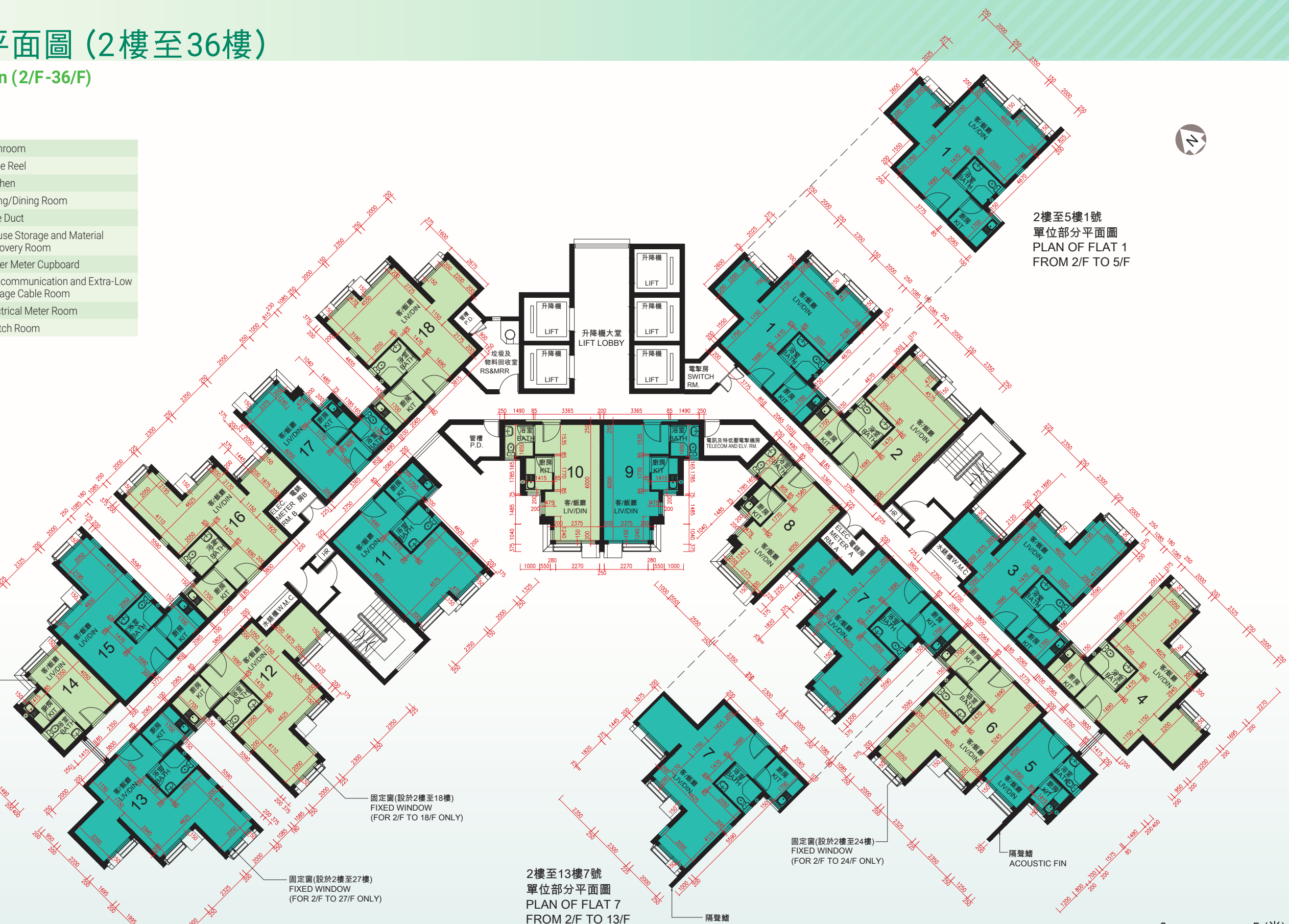
BATH	浴室	Bathroom
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
P.D.	管槽	Pipe Duct
RS&MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
W.M.C.	水錶櫃	Water Meter Cupboard
TELECOM AND ELV.RM.	電訊及特低壓電掣機房	Telecommunication and Extra-Low Voltage Cable Room
ELEC. METER RM.	電錶房	Electrical Meter Room
SWITCH RM.	電掣房	Switch Room



固定窗(設於2樓至5樓)
FIXED WINDOW
(FOR 2/F TO 5/F ONLY)



27樓至36樓升降機大堂平面圖
LIFT LOBBY PLAN FROM 27/F TO 36/F



2樓至5樓1號
單位部分平面圖
PLAN OF FLAT 1
FROM 2/F TO 5/F

2樓至13樓7號
單位部分平面圖
PLAN OF FLAT 7
FROM 2/F TO 13/F

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(36樓除外)。
36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(36樓除外)。
36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5部升降機。每個住宅樓層均有2部升降機到達。
5. 為減低道路交通噪音的影響,部分單位將設有固定窗。

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 36/F).
The floor-to-floor height of each residential property on 36/F is 2.79m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 36/F).
The thickness of the floor slab (excluding plaster) of each residential property on 36/F is 200mm.
4. There are 5 lifts in the building. Each residential floor is served by 2 lifts.
5. In order to mitigate the impact of road traffic noise, fixed windows are provided for some flats.

0 5 (米)
比例尺 SCALE : (m)

3 座標準樓層平面圖 (2樓至36樓)

Block 3 Typical Floor Plan (2/F-36/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
P.D.	管槽	Pipe Duct
RS&MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
W.M.C.	水錶櫃	Water Meter Cupboard
TELECOM AND ELV. RM.	電訊及特低壓電掣機房	Telecommunication and Extra-Low Voltage Cable Room
ELEC. METER RM.	電錶房	Electrical Meter Room



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(36樓除外)。36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(36樓除外)。36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. 為減低道路交通噪音的影響,部分單位將設有固定窗。

Notes:

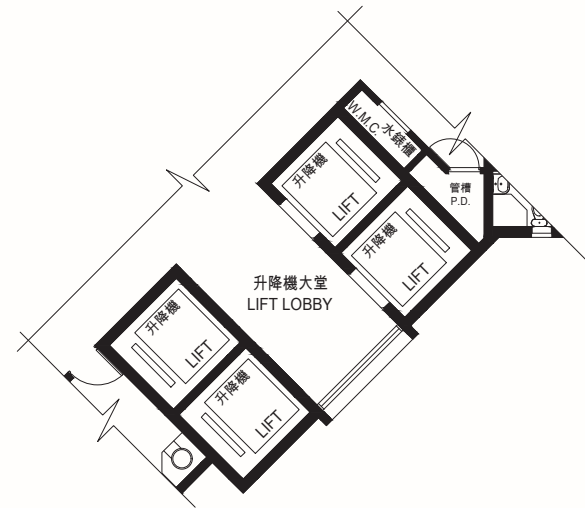
1. The dimensions on the floor plan are all structural dimensions in millimetre.
2. The floor-to-floor height of each residential property is 2.75m (except 36/F). The floor-to-floor height of each residential property on 36/F is 2.79m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 36/F). The thickness of the floor slab (excluding plaster) of each residential property on 36/F is 200mm.
4. There are 4 lifts in the building. Each residential floor is served by 2 lifts.
5. In order to mitigate the impact of road traffic noise, fixed windows are provided for some flats.

4 座標準樓層平面圖 (2樓至39樓)

Block 4 Typical Floor Plan (2/F-39/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
P.D.	管槽	Pipe Duct
RS&MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
W.M.C.	水錶櫃	Water Meter Cupboard
TELECOM AND ELV. RM.	電訊及特低壓電掣機房	Telecommunication and Extra-Low Voltage Cable Room
ELEC. METER RM.	電錶房	Electrical Meter Room



20樓至39樓升降機大堂平面圖
LIFT LOBBY PLAN FROM 20/F TO 39/F



2樓, 6樓, 14樓, 15樓及24樓部分平面圖
PART PLAN ON 2/F, 6/F, 14/F, 15/F AND 24/F

39樓部分平面圖(不設1號單位)
PART PLAN FOR 39/F
(THERE IS NO PROVISION OF FLAT 1)

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(39樓除外)。
39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(39樓除外)。
39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。

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 39/F).
The floor-to-floor height of each residential property on 39/F is 2.79m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 39/F).
The thickness of the floor slab (excluding plaster) of each residential property on 39/F is 200mm.
4. There are 4 lifts in the building. Each residential floor is served by 2 lifts.

轉讓限制

Alienation Restrictions

轉讓或出租

- (a) 在簽署轉讓契據前，買方不得把單位轉讓予其他人士或機構。若買方在簽署轉讓契據前要求撤銷買賣協議，且獲房委會同意，房委會有權保留一筆相等於樓價百分之五的款額，作為同意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）。
- (b) 若買方在簽署轉讓契據成為業主後轉讓或出租其單位，須按照轉讓契據的條款和《房屋條例》（第283章）的條文及其日後修訂的規定辦理。此外，下列轉讓限制和程序將適用於本銷售計劃下所售綠置居單位的業主：

- (i) 由房委會首次將單位售予業主的轉讓契據簽署日期（下稱「首次轉讓日期」）起計兩年內：

業主須申請將單位售予房委會。按現行政策，房委會不會回購單位，但會行使《房屋條例》（第283章）賦予的權力提名買家。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提名的綠表買家。業主須就申請出售單位繳付所需的行政費。

- (ii) 由首次轉讓日期起計第三至第五年內：

- 業主可申請將單位售予房委會，或在無須繳付補價的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的綠表買家。
- 如業主申請將單位售予房委會，按現行政策，房委會不會回購單位，但會行使《房屋條例》（第283章）賦予的權力提名買家。單位將根據房委會不時訂立的程序和規定，按房屋署署長評定的售價（即由房屋署署長評估單位在回售申請提出時的市值，扣除從房委會購買單位時享有的原來折扣）轉讓予房委會提名的綠表買家。業主須就申請出售單位和評估單位售價繳付行政費用。

- (iii) 由首次轉讓日期起計五年後：

- 業主可在無須繳付補價的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的綠表買家。
- 業主亦可在繳付補價後於公開市場出售單位。

接獲將單位售予房委會的申請後，房委會會根據屆時適行的政策，保留權利由房委會（而非房委會的提名人）接受轉讓；或拒絕接受轉讓。

房委會不會接受綠置居單位業主由首次轉讓日期起計五年後的回售申請。

業主須繳付的補價，是根據屆時該單位並無轉讓限制的市值，按照該單位首次轉讓契據或最近一次由房委會售予購樓人士的轉讓契據（適用於重售單位）中所訂明的最初市值與當時購買價的差額，依比例計算。換句話說，補價相等於原來樓價的折扣，化為現值計算。

買方須注意，在計算購樓時的折扣率所沿用的市值，是根據買方簽訂買賣協議時的市值。本銷售計劃單位的

Assignment or letting

- (a) The flat shall not be assigned by the purchaser to any other person or organisation before executing the Deed of Assignment. If a purchaser would like to cancel the Agreement for Sale and Purchase (ASP) and if the HA agrees to the same, a sum equivalent to 5% of the purchase price will be retained by the HA as consideration for cancellation of the ASP. Besides the purchaser is required to pay or reimburse the HA for all legal costs, charges and disbursements (including stamp duty, if any) in connection with or arising from the cancellation of the ASP.
- (b) A purchaser who wishes to assign or let the flat after becoming an owner under the Deed of Assignment will be subject to the terms of the Deed of Assignment and the provisions in the Housing Ordinance (Cap. 283) and its subsequent amendments. Besides, the following alienation restrictions and procedures will apply to the owners for the sale of GSH flats sold under the current sale exercise:

- (i) **Within the first two years from the date of the first deed of assignment of the flat from the HA to a flat owner (date of first assignment):**

The owner has to offer to sell the flat to the HA. Under existing policy, the HA will not buy back the flat, but will exercise the power under the Housing Ordinance (Cap. 283) to nominate a buyer. The flat is to be assigned to a Green Form buyer to be nominated by the HA at the original purchase price in accordance with the procedures and requirements as from time to time stipulated by the HA. The owner is required to pay the required administrative fee for the application for offer to sell.

- (ii) **Between the third to the fifth year 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 Green Form buyer to be nominated by the HA without payment of premium and at his/her own negotiated price.
- If the owner offers to sell the flat to the HA, under existing policy, the HA will not buy back the flat, but will exercise the power under the Housing Ordinance (Cap. 283) to nominate a buyer. The flat is to be assigned to a Green Form buyer to be nominated by the HA 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) in accordance with the procedures and requirements as from time to time stipulated by the HA. The owner will need to pay for the administrative fee for the application for offer to sell and for assessment of the price of the flat.

- (iii) **After five years from the date of first assignment:**

- The owner may sell the flat in the HOS Secondary Market to a Green Form buyer to be nominated by the HA without payment of premium and at his/her own negotiated price.
- The owner may also sell the flat in the open market after payment of premium.

Upon receipt of an application for offer to sell to the HA, the HA reserves the right to accept the assignment of the flat to the HA (instead of to a nominee of the HA) or to decline the offer, in accordance with its prevailing policy.

The HA will not accept any offer to sell from a GSH flat owner after five years from the date of first assignment.

The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the difference between the purchase price of the

售價一經訂定，於銷售期間將維持不變，而訂定售價的時間和簽訂買賣協議的時間一般約有數月的差距。在這期間，單位的市值可能會隨市況的轉變而調整。因此，買方簽訂買賣協議時的確實折扣率或會與定價時的折扣率有所不同。補價款項將以簽訂買賣協議時確實的折扣率計算。

有關補價程序，請瀏覽房委會/房屋署網站 (www.housingauthority.gov.hk)。

委聘律師的安排

Arrangements on Appointment of Solicitors

- (i) 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。

- (ii) 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。

如所購綠置居單位的售價不超過一百萬元

買方可：

- 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
- 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。

- (iii) 如買方自行委聘律師行代表他們辦理買賣交易，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。

flat and its initial market value as specified in the first assignment or latest assignment (for a resale flat) between the HA and the purchaser. In other words, the premium is calculated by applying the original discount of the purchase price to the prevailing market value.

Purchasers should take note that the market value used to calculate the discount at the time of purchase is the market value prevailing at the date of the ASP. The sale price of flats in the current sale exercise, once fixed, will remain unchanged throughout the sale period. As there is normally a time lag of a few months between the fixing of the sale price and the signing of the ASP, during which the market value of a flat may fluctuate according to the market conditions, the actual discount rate at the time of signing the ASP may be different from that when the price was fixed. The actual discount at the time of signing the ASP will be adopted for calculation of the premium.

Please refer the HA/HD website (www.housingauthority.gov.hk) for details of the premium payment procedures.

- (i) Before the signing of the Agreement for Sale and Purchase (ASP), all purchasers are urged to appoint a firm of solicitors of their choice to advise them on matters relating to the purchase of a flat under the GSH, such as future alienation 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.

- (ii) *If the Price of the GSH flat is over one million dollars*

Purchasers must appoint 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 the HA.

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

Purchasers may either :

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

- (iii) If the purchasers appoint 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 the HA's solicitors to act for them in relation to the transaction, the solicitors will be acting jointly for the 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：長沙灣

街道名稱及門牌號數：荔枝角道608號*

網址：www.housingauthority.gov.hk/gsh/2018/LaiTsui

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。

District: Cheung Sha Wan

Name of Street and Street No.: 608 Lai Chi Kok Road*

Website: www.housingauthority.gov.hk/gsh/2018/LaiTsui

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.

銷售熱線 SALES HOTLINE

2712 8000

索取申請文件

於2018年12月21日至2019年1月10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：

- 房委會綠置居銷售小組 (九龍觀塘開源道33號建生廣場一樓)
- 房委會客務中心 (九龍橫頭磡南道3號第一層平台)
- 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 21 December 2018 to 10 January 2019, application forms, application guides and this sales booklet can be obtained from:

- HA Green Form Subsidised Home Ownership Scheme (GSH) Sales Unit (1/F Pioneer Place, 33 Hoi Yuen Road, Kwun Tong, Kowloon)
- HA Customer Service Centre (Podium Level 1, 3 Wang Tau Hom South Road, Kowloon)
- 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/gsh/2018

資料展覽

房委會綠置居銷售小組 (九龍觀塘開源道33號建生廣場一樓)設有本次銷售的資料展覽。

Exhibition of Information

Exhibition of information on this sale exercise is displayed at the **HA Green Form Subsidised Home Ownership Scheme (GSH) Sales Unit** on 1/F Pioneer Place, 33 Hoi Yuen Road, Kwun Tong, Kowloon.

房委會綠置居銷售小組開放時間

Opening Hours of the HA Green Form Subsidised Home Ownership Scheme Sales Unit

2018年12月21日至2019年1月10日每日上午8時至晚上7時
8 am to 7 pm daily from 21 December 2018 to 10 January 2019

售樓說明書及價單可於選購單位期間在房委會綠置居銷售小組索取或在此網址下載：www.housingauthority.gov.hk/gsh/2018/LaiTsui。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 GSH Sales Unit or downloaded from this website: www.housingauthority.gov.hk/gsh/2018/LaiTsui. 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(七) • **承建商:** 安保工程有限公司 • **代表賣方的律師事務所:** 胡百全律師事務所、高露雲律師行、劉漢銓律師行、麥黃張律師行、高李葉律師行 • **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 (7), Housing Department • **Building contractor:** Able Engineering Company Limited • **Firms of solicitors acting for the vendor:** P. C. Woo & Co.; Wilkinson and Grist; Chu & Lau; Gary Mak, Dennis Wong & Chang; Kao, Lee & Yip • **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

房委會綠置居銷售小組 Housing Authority Green Form Subsidised Home Ownership Scheme Sales Unit

九龍觀塘開源道33號建生廣場1樓 1/F Pioneer Place, 33 Hoi Yuen Road, Kwun Tong, Kowloon



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。

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.

印製日期：2018年11月16日 Printing Date: 16 November 2018 • 由香港房屋委員會發布 Published by the Hong Kong Housing Authority

