

出售綠表置居計劃單位

2019 Sale of Green Form Subsidised
Home Ownership Scheme Flats

CHAI WAN 柴灣

蝶翠苑

Dip Tsui Court

售樓資料簡介 SALES BOOKLET

銷售安排

Sales Arrangements

申請日期

Application Period

2019年12月27日至2020年1月9日

(於指定申請日期外遞交之申請表恕不受理)

27 December 2019 to 9 January 2020

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

截止時間

Closing Time

2020年1月9日晚上7時正

7 pm on 9 January 2020

預計攪珠日期

Tentative Date of Ballot

2020年3月(確實日期有待公布)

March 2020 (Exact date to be announced)

預計開始選購單位日期

Tentative Date for Commencement of Flat Selection

2020年5月(確實日期有待公布)

May 2020 (Exact date to be announced)

將出售的住宅物業數目

Number of residential properties for sale

828

將出售的住宅物業

Residential properties for sale

蝶翠苑 Dip Tsui Court

樓層 Floor	單位 Flat
1-36	1-23

選購單位地點

香港房屋委員會(下稱「房委會」)

綠置居銷售小組辦事處

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)

The office of the Green Form Subsidised

Home Ownership Scheme (GSH) Sales Unit

1/F Pioneer Place, 33 Hoi Yuen Road,

Kwun Tong, Kowloon

發展項目名稱
Name of the Development

蝶翠苑
Dip Tsui Court

地段編號
柴灣內地段第183號

Lot number
Chai Wan Inland Lot No. 183

街道名稱及門牌號數
柴灣道388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
388 Chai Wan Road*
* 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 block in the Development
1 domestic block

樓層總數
39層(地下、平台、1樓至36樓及天台；
沒有被略去的樓層號數)及地庫停車場

Total number of storeys
39 storeys (G/F, Podium, 1/F to 36/F and roof; no omitted floor
number) and basement carpark

住宅物業總數
828

Total number of residential properties
828

盡賣方所知的發展項目的預計關鍵日期
2022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 2022 (Notes)
The above estimated material date is subject to any extension of
time that is permitted under the agreement for sale and purchase.

註：就蝶翠苑而言：

1. 「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。
2. 房委會須於蝶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)。
3. 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 Dip Tsui Court:

1. "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.
2. The HA shall apply in writing for an occupation document (i.e. Occupation Permit) in respect of Dip Tsui Court within 14 days after its having completed the Development in all respects in compliance with the approved building plans.
3. 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.)	減音露台的面積 (計算入實用面積) 平方米(平方呎) Area of Acoustic 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
17.4(187) – 26.7(287)	–	396	976,700	1,816,500
28.7(309) – 29.7(320)	2.6(28) – 3.0(32)*	432	1,643,300	2,072,000

只有1號至3號、13號至18號及21號至23號單位設有減音露台。
Acoustic balconies are provided in Flats 1 to 3, 13 to 18 and 21 to 23 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。

蝶翠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 Dip 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.

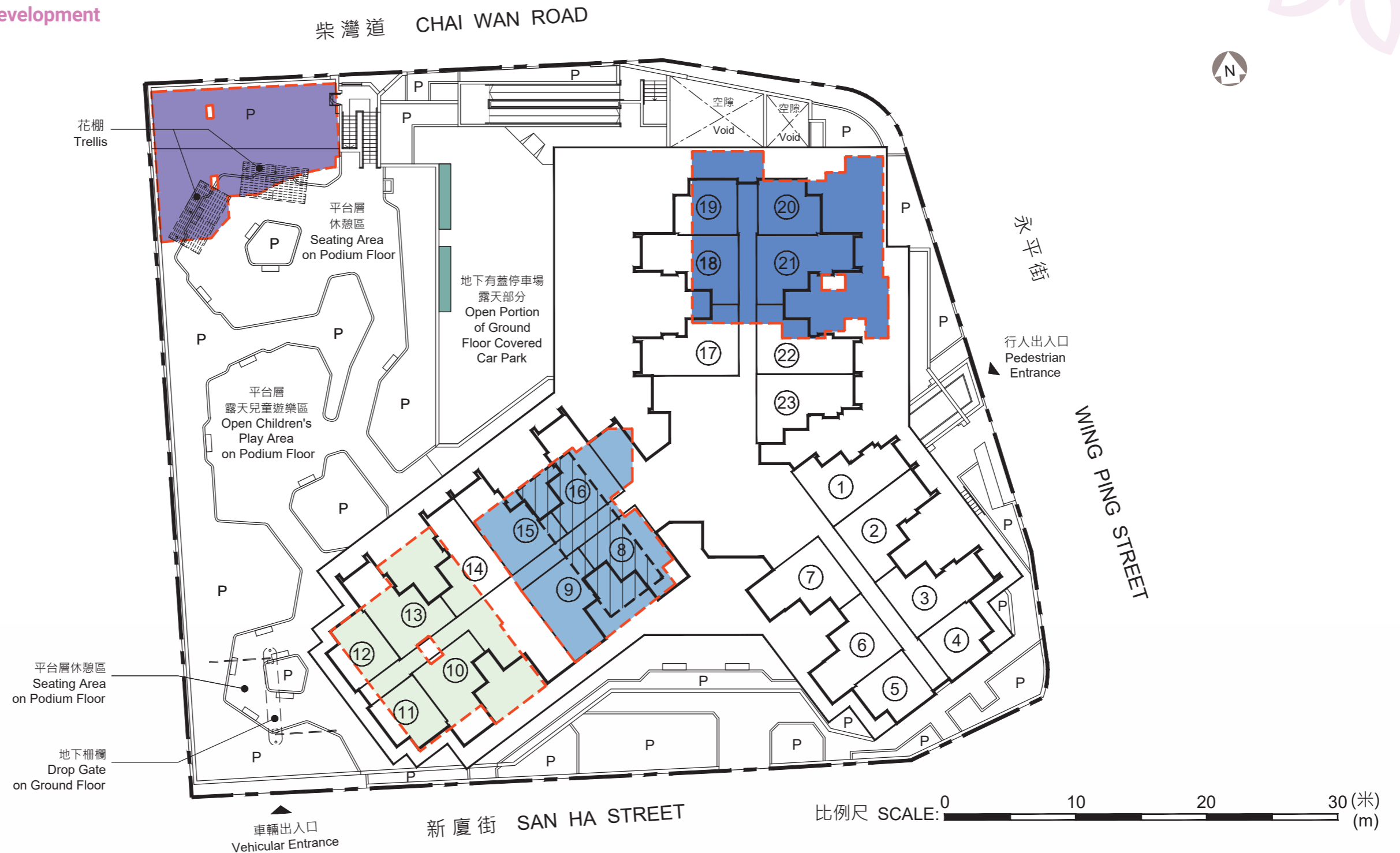


註：賣方建議買方向該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。

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	地下廢物收集站、垃圾及物料回收房	Junk Collection Point, Refuse Storage & Material Recovery Chamber on Ground Floor	地下有蓋汽車停車位 (部分露天) Covered Open Car Parking Spaces (Partially Open Air) on Ground Floor		2
① 1樓-36樓單位室號 Flat Number on 1/F- 36/F	平台層有蓋兒童遊樂區	Covered Children's Play Area on Podium Floor	地下預留有蓋垃圾收集車停車位 Covered Loading/Unloading Space Reserved for Refuse Collection Vehicles on Ground Floor		1
P 花槽 Planter	地下商業區	Commercial Area on Ground Floor			
	地下長者鄰舍中心	Neighbourhood Elderly Centre on Ground Floor			


發展項目另外設有30個有蓋汽車停車位、1個有蓋暢通易達停車位、6個有蓋電單車停車位、1個有蓋上落客貨停車位及2個有蓋輕型貨車停車位。

There are also 30 numbers of covered Car Parking Space, 1 number of covered Accessible Car Parking Space, 6 numbers of covered Motorcycle Parking Space, 1 number of covered Loading/Unloading Bay and 2 numbers of Light Goods Vehicle Parking Spaces provided in the Development.

標準樓層平面圖 (2樓至36樓)

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

圖例 NOTATION

BATH	浴室	Bathroom
ELEC. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
A. BAL	減音露台	Acoustic Balcony
P.D.	管道槽	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 & ELV ROOM	電訊及特低壓機房	Telecommunications and Extra Low Voltage Room
	減音窗 (設於2樓至36樓單位)	Acoustic Window (for Flats on 2/F to 36/F)
	減音窗 (設於2樓至13樓單位)	Acoustic Window (for Flats on 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(1號至3號、13號至18號及21號至23號單位除外)。
36樓1號至3號、13號至18號及21號至23號單位住宅物業的層與層之間的高度為2.79米及2.935米。
3. 2樓至35樓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(1號至3號、13號至18號及21號至23號單位除外)。
2樓至35樓1號至3號、13號至18號及21號至23號單位的樓板(不包括灰泥)的厚度為130毫米、160毫米及215毫米。
36樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及255毫米(1號至3號、13號至18號及21號至23號單位除外)。
36樓1號至3號、13號至18號及21號至23號單位的樓板(不包括灰泥)的厚度為200毫米、255毫米及420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，部分單位將設有減音窗或減音露台。

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 (except Flats 1 to 3, 13 to 18 and 21 to 23).
The floor-to-floor heights of Flats 1 to 3, 13 to 18 and 21 to 23 on 36/F are 2.79m and 2.935m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property on 2/F to 35/F are 160mm and 215mm (except Flats 1 to 3, 13 to 18 and 21 to 23).
The thicknesses of the floor slabs (excluding plaster) of Flats 1 to 3, 13 to 18 and 21 to 23 on 2/F to 35/F are 130mm, 160mm and 215mm.
The thicknesses of the floor slabs (excluding plaster) of each residential property on 36/F are 200mm and 255mm (except Flats 1 to 3, 13 to 18 and 21 to 23).
The thicknesses of the floor slabs (excluding plaster) of Flats 1 to 3, 13 to 18 and 21 to 23 on 36/F are 200mm, 255mm and 420mm.
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, acoustic windows or acoustic balconies are provided for some flats.

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售價百分之五的款額，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) 若買方在簽立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政府租契所載的條款、契諾及條件處理。房委會不會回購或提名買家(居屋第二市場除外)購買本銷售計劃下出售的蝶翠苑單位。下列轉讓限制將適用於本銷售計劃下出售的蝶翠苑單位的業主：

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

- 業主可在無須繳付補償的情況下，在居屋第二市場以不高於列於首次轉讓契據的原來買價(註)出售單位予房委會提名的綠表買家。

(ii) 由首次轉讓契據日期起計第三至第十年內：

- 業主可在無須繳付補償的情況下，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。

(iii) 由首次轉讓契據日期起計十年後：

- 業主可在無須繳付補償的情況下，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。
- 業主亦可在繳付補償後於公開市場出售單位。

業主須繳付的補償，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中所訂明的最初市值與當時買價(註)的差額計算。換句話說，補償相等於原來買價(註)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最初市值，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。補償款項將以簽訂買賣協議時確實的折扣率計算。

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

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 terms, covenants and conditions contained in the Government lease. The HA will not buy back or nominate a buyer (except HOS Secondary Market) to buy the flats in Dip Tsui Court sold under the current sale exercise. The following alienation restrictions will apply to the owners for the sale of the flats in Dip Tsui Court 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 an owner (first assignment):

- The owner may sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at a price not more than the original purchase price (Note) under the first assignment.

(ii) Between the third to the tenth year from the date of first assignment:

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

(iii) After ten years from the date of first assignment:

- The owner may sell the flat in the HOS Secondary Market to a Green Form buyer 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.

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 (Note) of the flat and its initial market value as specified in the first assignment. In other words, the premium is calculated by applying the original discount of the purchase price (Note) to the prevailing market value.

Purchasers should take note that the initial 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 sale price was fixed. The actual discount at the time of signing the ASP will be adopted for calculation of the premium.

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

(c) 任何違反與單位有關的買賣協議的任何條款或條件或違反單位的轉讓契據內的任何契諾所作出的按揭、其他押記、轉讓或其他讓與、連同任何關於如此按揭、押記、轉讓或以其他方式讓與的協議（下稱「非法讓與」），根據《房屋條例》（第283章）第17B條均屬無效。任何人就其單位作出非法讓與即屬犯罪，將面臨《房屋條例》（第283章）第27A條下之刑罰。

註：買價相等於售價，是指由房委會轉讓予該單位的首位業主之「首次轉讓契據」中所列明的單位購買價。

(c) Any purported mortgage, other charge, assignment or other alienation, together with any agreement so to mortgage, charge, assign or otherwise alienate in breach of any term or condition of the ASP or any covenant in the Deed of Assignment of the flat (“unlawful alienation”) shall be void under Section 17B of the Housing Ordinance (Cap. 283). Any person committing unlawful alienation of his/her flat commits an offence and will be subject to criminal sanction under Section 27A of the Housing Ordinance (Cap. 283).

Note: Purchase price is equal to the sale price and means the price of the flat as specified in the first assignment from the HA to the first owner of the flat.

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表置居計劃(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。

買方會在房委會的職員面前，簽署買賣協議。儘管如此，有關職員只會向買方詮釋買賣協議的內容，並見證其簽署買賣協議，但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，例如日後的轉讓限制、印花稅等。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。

(i) Before the signing of the 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 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, such as future alienation restrictions, stamp duties, etc. 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：柴灣

街道名稱及門牌號數：柴灣道388號*

網址：www.housingauthority.gov.hk/gsh/2019/DipTsui

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: Chai Wan

Name of Street and Street No.: 388 Chai Wan Road*

Website: www.housingauthority.gov.hk/gsh/2019/DipTsui

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2019年12月20日至2020年1月9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辦事處
(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 20 December 2019 to 9 January 2020, application forms, application guides and this sales booklet can be obtained from:

- The office of the Green Form Subsidised Home Ownership Scheme (GSH) Sales Unit of the HA
(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/2019

資料展覽

房委會綠置居銷售小組辦事處
(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 office of the Green Form Subsidised Home Ownership Scheme (GSH) Sales Unit of the HA** on 1/F Pioneer Place, 33 Hoi Yuen Road, Kwun Tong, Kowloon.

房委會綠置居銷售小組辦事處開放時間
Opening Hours of the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA
2019年12月20日至2020年1月9日每日上午8時至晚上7時
8 am to 7 pm daily from 20 December 2019 to 9 January 2020

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辦事處索取或在此網址下載：www.housingauthority.gov.hk/gsh/2019/DipTsui。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 office of the GSH Sales Unit of the HA or downloaded from this website: www.housingauthority.gov.hk/gsh/2019/DipTsui. 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(發展及標準策劃) • **承建商：**瑞安承建有限公司 • **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 (Development and Standards), Housing Department • **Building contractor:** Shui On Building Contractors Limited • **Firms 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



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.

