

出售綠表置居計劃單位 2024

SALE OF GREEN FORM SUBSIDISED HOME OWNERSHIP SCHEME FLATS



發展項目 Development	<div>宏緻苑</div> <div>WANG CHI COURT</div>			
區域 District	<div>牛頭角及九龍灣</div> <div>Ngau Tau Kok and Kowloon Bay</div>			
街道名稱及門牌號數 Name of street and street number	<div>宏照道 7 號*</div> <div>7 Wang Chiu Road*</div>			
將出售的住宅物業數目 Number of residential properties for sale	<div>2,576</div>			
重售單位 Re-sale Flats				
發展項目 Development	<div>啟鑽苑</div> <div>Kai Chuen Court</div>	<div>高宏苑</div> <div>Ko Wang Court</div>	<div>錦柏苑</div> <div>Kam Pak Court</div>	<div>清濤苑</div> <div>Ching Tao Court</div>
區域 District	<div>慈雲山、鑽石山及新蒲崗</div> <div>Tsz Wan Shan, Diamond Hill and San Po Kong</div>	<div>茶果嶺、油塘、鯉魚門</div> <div>Cha Kwo Ling, Yau Tong, Lei Yue Mun</div>	<div>馬鞍山</div> <div>Ma On Shan</div>	<div>粉嶺/上水</div> <div>Fanling/Sheung Shui</div>
街道名稱及門牌號數 Name of street and street number	<div>彩虹道 235 號</div> <div>235 Choi Hung Road</div>	<div>欣榮街 131 號*</div> <div>131 Yan Wing Street*</div>	<div>恆泰路 2 號*</div> <div>2 Hang Tai Road*</div>	<div>清曉路 1 號</div> <div>1 Ching Hiu Road</div>
*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.				



宏緻苑

WANG CHI COURT

牛頭角及九龍灣
Ngau Tau Kok and Kowloon Bay

位置優越
毗鄰啟德發展區

An Excellent Location
Adjacent to the Kai Tak
Development Area

項目位於宏照道，毗鄰啟德發展區，又鄰近彩虹邨及坪石邨，位置優越。

The development is located at Wang Chiu Road, adjacent to the Kai Tak Development Area and close to Choi Hung Estate and Ping Shek Estate, boasting an excellent location.

交通便捷
穿梭港九新界

Superb Accessibility
Travelling to Various
Districts

區內交通四通八達，步行便可到達港鐵彩虹站和啟德站，匯聚港鐵觀塘線及屯馬線的優勢，附近亦有多條巴士及小巴路線穿梭九龍、港島及新界各地，方便市民出行。

The area is well-served by an extensive transportation network. It is within a walking distance to the MTR Choi Hung Station and Kai Tak Station, benefitting from the combined connectivity advantage of the MTR Kwun Tong Line and the Tuen Ma Line. Multiple bus and minibus routes connect it to various districts in Kowloon, Hong Kong Island, and the New Territories, offering great convenience for residents.

生活配套完善

Comprehensive
Ancillary Facilities

區內生活配套完善，附近的商場和街市提供多元化的購物、飲食及休閒娛樂選擇，滿足市民不同生活所需。康體休憩設施亦一應俱全，市民可享受舒適健康的生活環境。

Comprehensive range of ancillary facilities is available with nearby shopping malls and markets offering a diverse range of shopping, dining, leisure and entertainment options to meet various needs of the community. The area is equipped with a wide range of recreational and sports facilities, providing a comfortable and healthy living environment.

啟德車站廣場
Kai Tak Station Square

區域 District

牛頭角及九龍灣
Ngau Tau Kok and Kowloon Bay

街道名稱及門牌號數 Name of Street and Street No.

宏照道7號*
7 Wang Chiu Road*

賣方：香港房屋委員會*、委任建築師：房屋署總建築師(六)、承建商：中國建築工程(香港)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 (6), Housing Department, Building contractor: China State Construction Engineering (Hong Kong) 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

www.housingauthority.gov.hk/gsh/2024/WangChi

*上述門牌號數為臨時門牌號數，有待發展項目落成時確認。The above street number is provisional and is subject to confirmation when the Development is completed.

*該地租於本資料印製日期尚未存在。香港房屋委員會將於申請日期前簽立該地契，成為發展項目的註冊業主及賣方。

*The Government lease is yet to be executed as of the printing date of this information. The Hong Kong Housing Authority shall execute the Government lease and become the registered owner and the vendor of the Development at the time of the commencement of the application period.



啟德主場館
Kai Tak Stadium

發展項目的資料

Information on the Development

地段編號

新九龍內地段第6656號

Lot number

New Kowloon Inland Lot No. 6656

街道名稱及門牌號數

宏照道7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

7 Wang Chiu Road*

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

發展項目座數

3座住宅大廈
A座至C座

Number of blocks in the Development

3 domestic blocks
Block A to Block C

樓層總數

A座

41層(地下(住宅大堂)、1樓至39樓及天台;
沒有被略去的樓層號數)

B座

39層(地下(住宅大堂及零售商店)、1樓
(安老院舍暨長者日間護理單位)、2樓
(住宅大堂、安老院舍暨長者日間護理單位、
幼兒中心)、3樓至37樓及天台;沒有被略去的
樓層號數)

C座

41層(地庫(停車場)、地下(住宅大堂及停車
場)、2樓(住宅大堂及幼稚園)、3樓至38樓
及天台;沒有被略去的樓層號數)

Total number of storeys

Block A

41 Storeys (G/F (Domestic Lobby), 1/F-39/F and
Roof; no omitted floor number)

Block B

39 Storeys (G/F (Domestic Lobby and retail
shops), 1/F (Residential Care Home for the
Elderly cum Day Care Unit (RCHE cum DCU)),
2/F (Domestic Lobby, Residential Care Home
for the Elderly cum Day Care Unit (RCHE cum
DCU) and Child Care Centre (CCC)), 3/F-37/F
and roof; no omitted floor number)

Block C

41 Storeys (Basement (Carpark), G/F
(Domestic Lobby and Carpark), 2/F (Domestic
Lobby and Kindergarten), 3/F-38/F and roof; no
omitted floor number)

住宅物業總數

2,576
(A座: 811; B座: 1,015; C座: 750)

Total number of residential properties

2,576
(Block A: 811; Block B: 1,015; Block C: 750)

盡賣方所知的發展項目的預計關鍵日期

2026年5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 May 2026 ^(Notes)

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

註：就宏緻苑而言：

- 「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」定義的詳情，請參閱一手住宅物業銷售條例第2條。
- 香港房屋委員會(下稱「房委會」)須於宏緻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 Wang Chi Court:

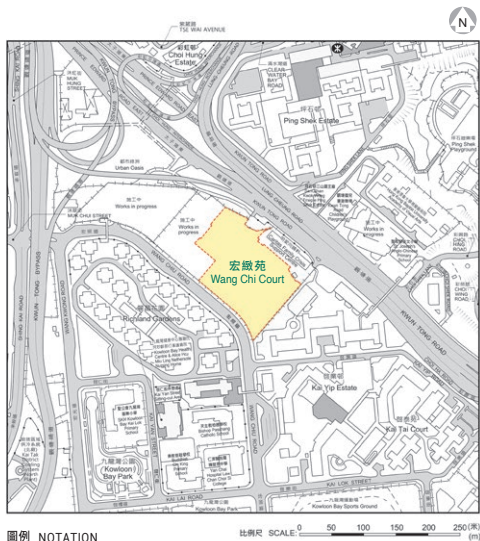
- "Material date" means the date on which the Development is completed in all respects in compliance with the approved building plans. For details of the definition of "material date", please refer to section 2 of the Residential Properties (First-hand Sales) Ordinance.
- The Hong Kong Housing Authority (HA) shall apply in writing for an occupation document (i.e. Occupation Permit) in respect of Wang Chi 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).



彩虹邨
Choi Hung Estate

發展項目的位置圖

Location Plan of the Development



圖例 NOTATION

彩虹站
CHOI HUNG STATION

此位置圖是參考地政總署測繪處於2025年5月8日出版之數碼地形圖(編號分別為T11-NE-A及T11-NE-C)製作,有需要處經修正處理。
地圖由空間數據共享平台入門網站提供,香港特別行政區政府為知識產權擁有人。

The Location Plan is prepared with reference to the Digital Topographic Map Nos. T11-NE-A and T11-NE-C all dated 8 May 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

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,此位置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。

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.

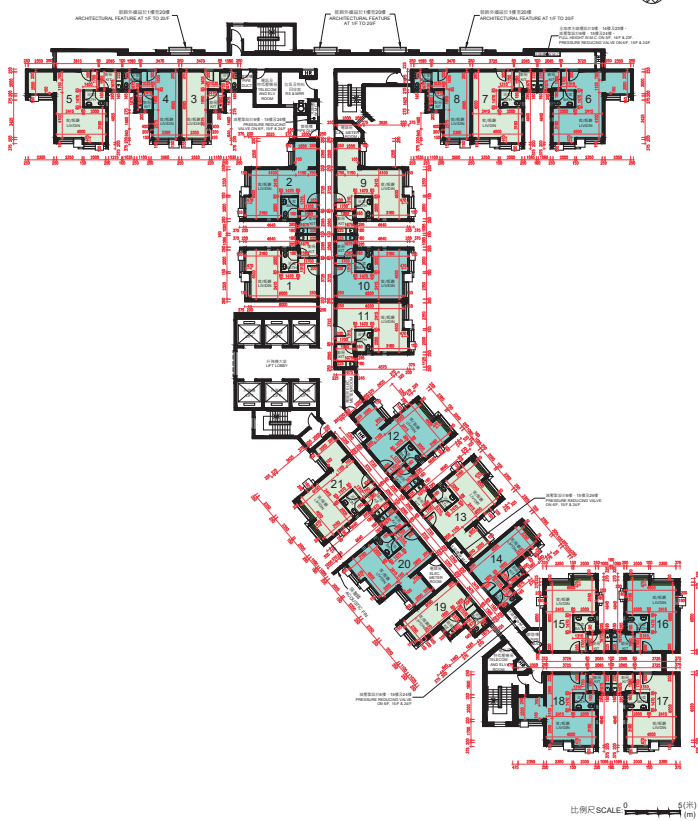


晴朗街市
Ching Long Market

印製日期: 2025年6月3日
Printing Date: 3 June 2025

由香港房屋委員會發布
Published by the Hong Kong Housing Authority

A座標準樓層平面圖(2樓至35樓)
Block A Typical Floor Plan (2/F – 35/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
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TELECOM AND ELV ROOM	電訊及特低壓機房	Telecommunications and Extra Low Voltage Room
W.M.C.	水錶櫃	Water Meter Cupboard
	減音窗	Acoustic Window

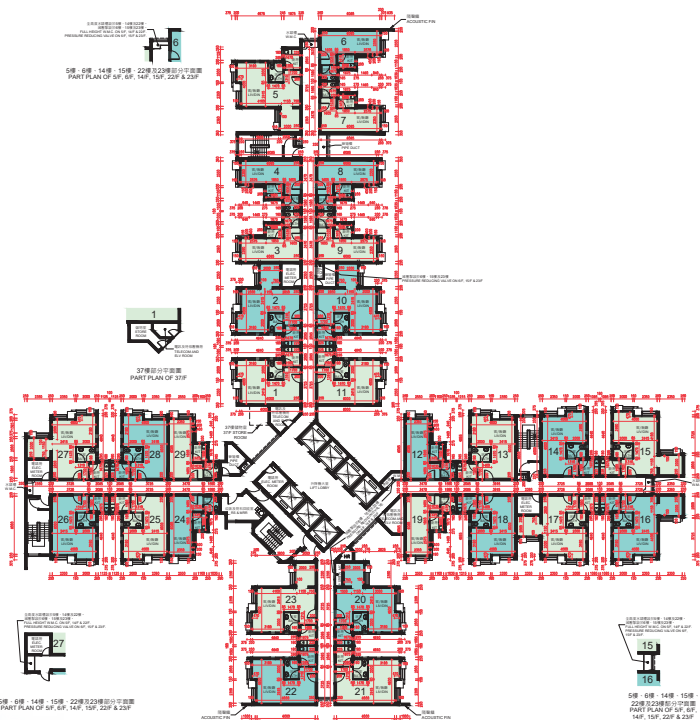
- 註:
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 每個住宅物業的層與層之間的高度為2.75米。
 3. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米、195毫米及250毫米。
 4. 大廈設有6部升降機。每個住宅樓層均有3部升降機到達。
 5. 為減低道路交通噪音的影響，部分單位將設有減音窗。
 6. 此標準樓層平面圖是根據挑選一張可顯示每層最多住宅單位的圖則而選定。其他位於其餘樓層的住宅單位平面圖，請參閱將在選購單位日期前提供的售樓說明書。

- 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, 195mm and 250mm.
 4. There are 6 lifts in the building. Each residential floor is served by 3 lifts.
 5. In order to mitigate the impact of road traffic noise, acoustic windows are provided for some flats.
 6. This Typical Floor Plan is selected on the basis of selecting one floor plan which shows the most number of residential flats per floor. For floor plans of other residential flats on the remaining floors, please refer to the sales brochure which will be available before the date of flat selection.



標準樓層平面圖 Typical Floor Plan

B 座標準樓層平面圖(4樓至37樓) Block B Typical Floor Plan (4/F – 37/F)



彩虹

Choi Hung

港鐵彩虹站
Choi Hung MTR Station

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
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TELECOM AND ELV ROOM	電訊及特低壓機房	Telecommunications and Extra Low Voltage Room
W.M.C.	水錶櫃	Water Meter Cupboard

- 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(37樓除外)。37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、195毫米及250毫米(37樓除外)。37樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及290毫米。
 4. 大廈設有7部升降機。3樓至24樓分成兩個升降機區域，每個住宅樓層均有2部升降機到達。25樓至37樓每個住宅樓層均有3部升降機到達。
 5. 此標準樓層平面圖是根據揀選一張可顯示每層最多住宅單位的圖則而選定。其他位於其餘樓層的住宅單位平面圖，請參閱將在選購單位日期前提供的售樓說明書。

- 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 37/F). The floor-to-floor height of each residential property on 37/F is 2.79m.
 3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm, 195mm and 250mm (except 37/F). The thicknesses of the floor slabs (excluding plaster) of each residential property on 37/F are 200mm and 290mm.
 4. There are 7 lifts in the building. Assigned to two lift zones, each residential floor on 3/F to 24/F is served by 2 lifts. Each residential floor on 25/F to 37/F is served by 3 lifts.
 5. This Typical Floor Plan is selected on the basis of selecting one floor plan which shows the most number of residential flats per floor. For floor plans of other residential flats on the remaining floors, please refer to the sales brochure which will be available before the date of flat selection.

標準樓層平面圖 Typical Floor Plan

C座標準樓層平面圖(4樓至36樓) Block C Typical Floor Plan (4/F – 36/F)



比例尺 SCALE 0 3 (米) (m)



港鐵啟德站
Kai Tak MTR Station

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
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TELECOM AND ELV ROOM	電訊及特低壓機房	Telecommunications and Extra Low Voltage Room
W.M.C.	水錶櫃	Water Meter Cupboard
	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、195毫米及250毫米。
4. 大廈設有5部升降機。3樓至18樓每個住宅樓層均有2部升降機到達。19樓至38樓每個住宅樓層均有3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。
6. 此標準樓層平面圖是根據揀選一張可顯示每層最多住宅單位的圖則而選定。其他位於其餘樓層的住宅單位平面圖，請參閱將在選購單位日期前提供的售樓說明書。

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, 195mm and 250mm.
4. There are 5 lifts in the building. Each residential floor on 3/F to 18/F is served by 2 lifts. Each residential floor on 19/F to 38/F is served by 3 lifts.
5. In order to mitigate the impact of road traffic noise, acoustic windows are provided for some flats.
6. This Typical Floor Plan is selected on the basis of selecting one floor plan which shows the most number of residential flats per floor. For floor plans of other residential flats on the remaining floors, please refer to the sales brochure which will be available before the date of flat selection.



大型購物商場
Large Shopping Mall



圖例 NOTATION	
	地界 Lot Boundary
①	A座2樓至35樓單位室號 Block A Flat Number on 2/F- 35/F B座3樓至37樓單位室號 Block B Flat Number on 3/F- 37/F C座3樓至36樓單位室號 Block C Flat Number on 3/F- 36/F
CPA	地下及2樓公用遊樂區 Communal Play Area on Ground Floor and 2/F
P	花槽 Planter
G	3樓綠化天台 Green Roof on 3/F
M	沙井 Manhole
	地下垃圾收集站、廢物收集站及物料回收站及垃圾及物料回收房 Refuse Collection Point, Junk Collection Point, Material Recovery Point and Refuse Storage & Material Recovery Chamber on Ground Floor
	地下垃圾及物料回收房 Refuse Storage and Material Recovery Chamber on Ground Floor
	A座地下有蓋乒乓球場 Covered Table Tennis Court on Ground Floor of Block A
	B座1樓安老院舍 Residential Care Home for the Elderly on 1/F of Block B
	B座2樓安老院舍 Residential Care Home for the Elderly on 2/F of Block B
	B座2樓幼兒中心 Child Care Centre on 2/F of Block B
	B座2樓自修室暨福利用途 Study Room cum Welfare Uses on 2/F of Block B
	C座2樓幼稚園 Kindergarten on 2/F of Block C

停車位類別	Category of Parking Space	數目 Number
	地下露天上落客貨停車位 Open Loading and Unloading Bay on Ground Floor	1
	地下部分有蓋上落客貨停車位 Partially Covered Loading and Unloading Bay on Ground Floor	1
	地下露天停車位 Open Car Parking Spaces on Ground Floor	14
	地下露天暢通易達汽車停車位 Open Accessible Car Parking Space on Ground Floor	1
	地下露天輕型貨車停車位 Open Light Goods Vehicle Parking Spaces on Ground Floor	5
	地下部分有蓋輕型貨車停車位 Partially Covered Light Goods Vehicle Parking Spaces on Ground Floor	2
	地下部分有蓋垃圾車專用車位 Partially Covered Loading and Unloading Space Reserved for Refuse Collection Vehicle on Ground Floor	1

發展項目於地下及地庫另設有76個有蓋汽車停車位、2個有蓋暢通易達汽車停車位、23個有蓋電單車停車位、5個有蓋輕型貨車停車位、4個有蓋上落客貨停車位、1個有蓋私家小巴停車位及1個有蓋路旁停車處。

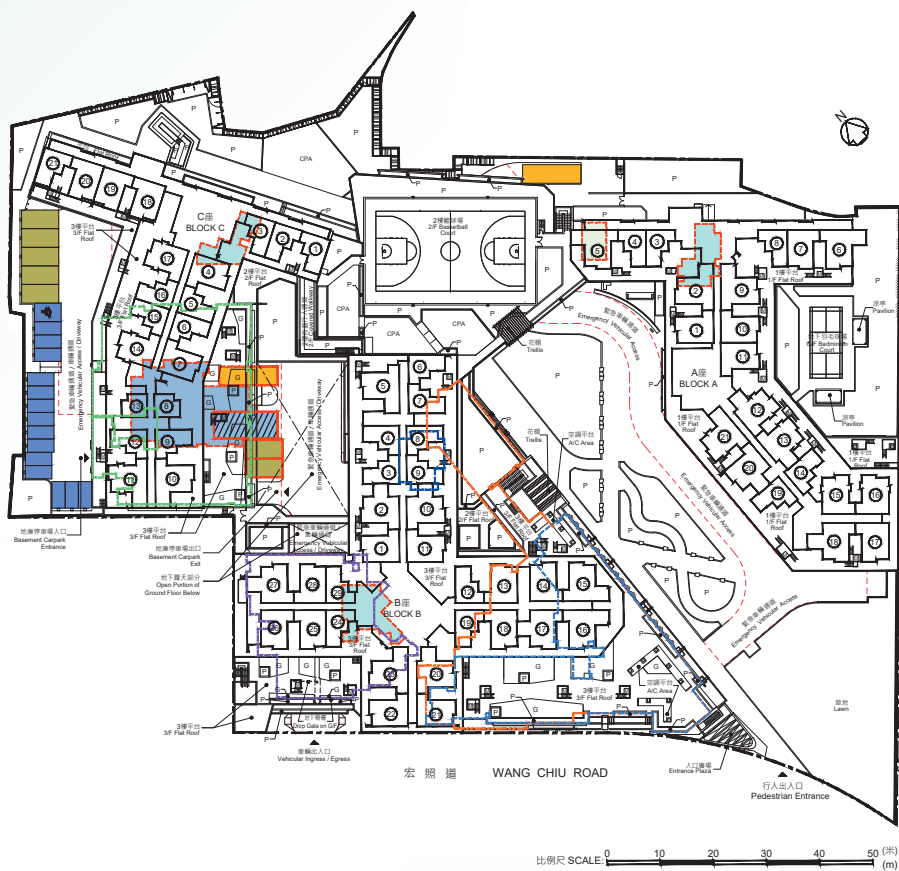
There are also 76 covered Car Parking Spaces, 2 covered Accessible Car Parking Spaces, 23 covered Motorcycle Parking Spaces, 5 covered Light Goods Vehicle Parking Spaces, 4 covered Loading and Unloading Bays, 1 covered Private Light Bus Parking Space and 1 covered Lay-by respectively on G/F and at the basement of the Development.

發展項目於B座地下設有商業設施。

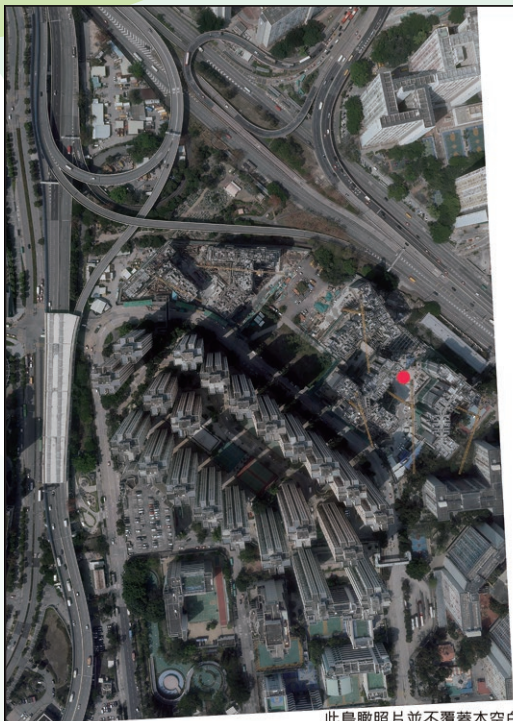
There are commercial facilities provided at Block B (G/F) of the Development.

發展項目的布局圖

Layout Plan of the Development



發展項目的鳥瞰照片 Aerial Photograph of the Development



此鳥瞰照片並不覆蓋本空白範圍。
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此鳥瞰照片並不覆蓋本空白範圍。

This blank area falls outside the coverage of the relevant aerial photograph.

● 宏緻苑 Wang Chi Court

摘錄自地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號為E222024C。

照片由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 2,000 feet, photo no. E222024C, dated 20 March 2024.

The photograph is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

註：

1. 該發展項目的鳥瞰照片之副本可於房委會綠置居銷售小組辦事處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 office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA.

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.



以單位平均售價\$247萬(約)為例

Taking the average flat selling price of
\$2.47million (about) as an example

住宅物業的實用面積及售價

Saleable Area and Price of Residential Properties

住宅物業的實用面積 平方米(平方呎) ^(註) Saleable Area of Residential Properties sq.m. (sq.ft.) ^(Note)	住宅物業數目 Number of Residential Properties
17.9 (193) – 43.3 (466)	2,576
售價(元) Price (\$)	
最低 Minimum	1,149,200
最高 Maximum	3,492,100
<small>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。 宏緻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 Wang Chi 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.</small>	



首期(約)

Down Payment (About)

HK\$130,000

其他費用

Other Expenses

律師費及雜費*
Legal Fees and Miscellaneous*

(約)
(About) **HK\$40,000**

一般裝修費用**
Renovation Costs**

(約)
(About) **HK\$200,000**

以上費用合共

Total Expenses Above

(約)
(About) **HK\$370,000**

註: * 假設為單位售價的1.5%, 包括印花稅、土地註冊費用等。
** 假設為單位售價的8%。
Notes: * Assumed to be approximately 1.5% of the selling price, including stamp duty and land registration fee etc.
** Renovation costs are assumed to be approximately 8% of the selling price.

每月按揭還款(約)

Monthly Mortgage Payment (About)

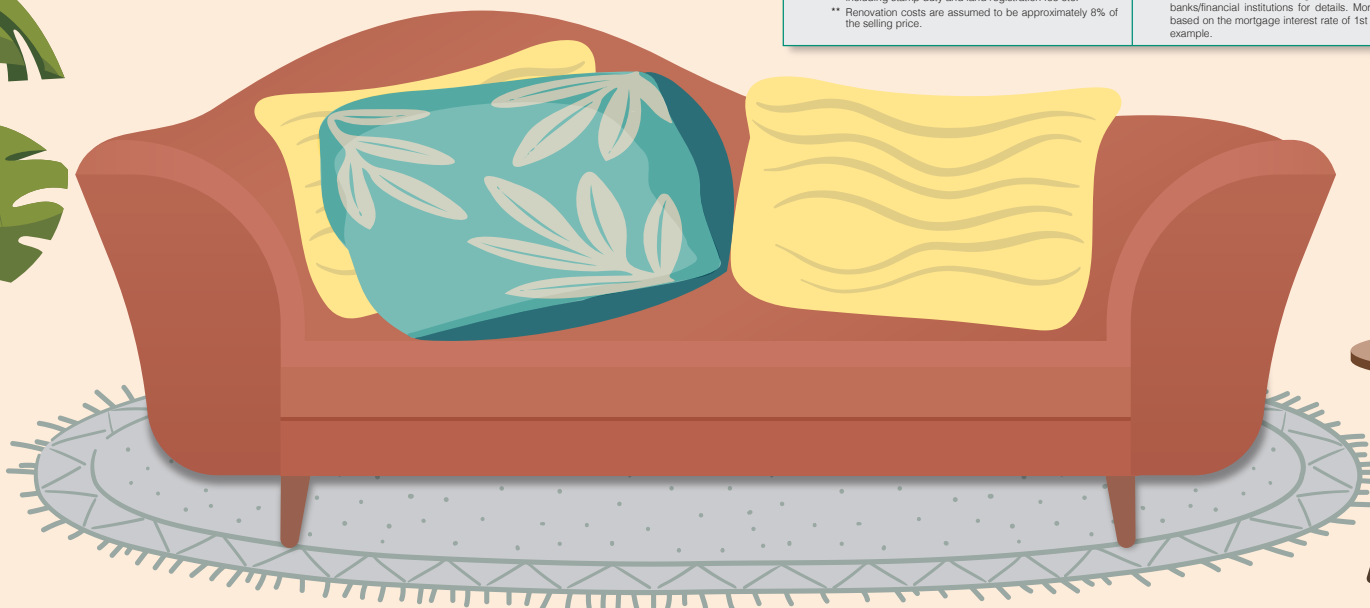
HK\$10,500

按揭貸款:
Mortgage Loan 95%

還款年期:
Repayment Period 30 years

按揭利率:
Mortgage Interest Rate 3.5%

註: 每月按揭還款額視乎不同貸款金額、利息及收費等因素而定, 詳情請向銀行/財務機構查詢。按揭利率以2025年第一季按揭利率為例。
Note: The monthly mortgage payment is subject to the mortgage loan amount, interest and charges. Please contact participating banks/financial institutions for details. Mortgage interest rate is based on the mortgage interest rate of 1st quarter of 2025 as an example.



啟鑽苑

Kai Chuen Court

慈雲山、鑽石山及新蒲崗
Tsz Wan Shan, Diamond Hill and San Po Kong



重售單位的面積及售價

Area and Price of the Re-sale Flats

發展項目名稱 Name of the Development		啟鑽苑 Kai Chuen Court
將出售的住宅物業數目* Number of Residential Properties to be offered for Sale*		4
住宅物業的實用面積# 平方米 (平方呎) Saleable Area of Residential Properties# sq.m. (sq.ft.)		17.1 – 35.0 (184 – 377)
售價# (元) Price# (\$)	最低 Minimum	1,159,500
	最高 Maximum	2,695,900

* 啟鑽苑可供出售的重售單位數目可能有所更改並可能多於上述數字，上述數字截至2025年4月30日。最終可供出售的重售單位資料，將於開始選購單位前公布。

The number of re-sale flats to be offered for sale in Kai Chuen Court is subject to change and may be more than the number stated above. The stated number is as at 30 April 2025. The finalised details of re-sale flats for sale will be announced prior to the commencement of flat selection.

上述之實用面積及售價，只代表2025年4月30日當日，已確認將出售的重售單位之實用面積及售價。

The saleable areas and prices stated above represent only the saleable areas and prices of those re-sale flats confirmed to be offered for sale as at 30 April 2025.

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。

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

啟鑽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。

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 Kai Chuen 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.



港房屋委員會 • 委任建築師：房屋署總建築師(五) • 承建商：新福港營造有限公司 • 代表賣方的律師事務所：麥黃張律師行，李楚正律師事務所，

• 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
• 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

www.housingauthority.gov.hk/gsh/2024/KaiChuen

發展項目的資料

Information on the Development

街道名稱及門牌號數

彩虹道235號

Name of street and street number

235 Choi Hung Road

發展項目座數

5座住宅大廈

1座及2座：公共租住房屋（公屋）

3座至5座：綠表置居計劃（綠置居）

Number of blocks in the Development

5 domestic blocks

Block 1 and Block 2: Public Rental Housing (PRH)

Block 3 to Block 5: Green Form Subsidised Home Ownership Scheme (GSH)

住宅物業總數

2,112

(3座: 507; 4座: 897; 5座: 708)

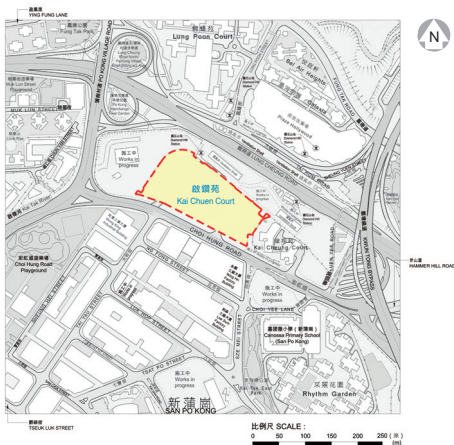
Total number of residential properties

2,112

(Block 3: 507; Block 4: 897; Block 5: 708)

發展項目的位置圖

Location Plan of the Development



此位置圖是參考地政總署測繪處於2025年5月8日出版之數碼地形圖（編號為T11-NE-A）製作，有需要處經修正處理。

地圖由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

The Location Plan is prepared with reference to the Digital Topographic Map No. T11-NE-A dated 8 May 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

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.

區域 District

慈雲山、鑽石山及新蒲崗
Tsz Wan Shan, Diamond Hill and San Po Kong

街道名稱及門牌號數
Name of Street and Street No.

彩虹道235號
235 Choi Hung Road

賣方：香
高露雲律
Vendor
Kong C
& Grist
Develop
WV



高宏苑

Ko Wang Court

茶果嶺、油塘、鯉魚門

Cha Kwo Ling, Yau Tong, Lei Yue Mun

重售單位的面積及售價

Area and Price of the Re-sale Flats

發展項目名稱 Name of the Development		高宏苑 Ko Wang Court
將出售的住宅物業數目* Number of Residential Properties to be offered for Sale*		64
住宅物業的實用面積# 平方米 (平方呎) Saleable Area of Residential Properties# sq.m. (sq.ft.)		17.2 – 42.1 (185 – 453)
售價# (元) Price# (\$)	最低 Minimum	989,500
	最高 Maximum	3,104,000

* 高宏苑可供出售的重售單位數目可能有所更改並可能多於上述數字，上述數字截至2025年4月30日。最終可供出售的重售單位資料，將於開始選購單位前公布。

The number of re-sale flats to be offered for sale in Ko Wang Court is subject to change and may be more than the number stated above. The stated number is as at 30 April 2025. The finalised details of re-sale flats for sale will be announced prior to the commencement of flat selection.

上述之實用面積及售價，只代表2025年4月30日當日，已確認將出售的重售單位之實用面積及售價。

The saleable areas and prices stated above represent only the saleable areas and prices of those re-sale flats confirmed to be offered for sale as at 30 April 2025.

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。

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

高宏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。只有A座17號至20號單位設有減音露台。

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 Ko Wang Court. Acoustic balconies are provided in Flats 17 to 20 of Block A only.

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.



委任建築師：房屋署總建築師(發展及標準策劃)・承建商：中國建築工程(香港)有限公司・代表賣方的律師事務所：高麗雲律師行，中倫律師事務所
委託律師行，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

Housing Authority・Appointed architect: Chief Architect (Development and Standards), Housing Department・Building State Construction Engineering (Hong Kong) Limited・Firm(s) of solicitors acting for the vendor: Wilkinson & Grist; Zhong Chu & Lau・Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable

usingauthority.gov.hk/gsh/2024/KoWang

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

發展項目的資料 Information on the Development

街道名稱及門牌號數

欣榮街131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

131 Yan Wing Street*

*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

A座及B座

Number of blocks in the Development

2 domestic blocks

Block A and Block B

住宅物業總數

2,021

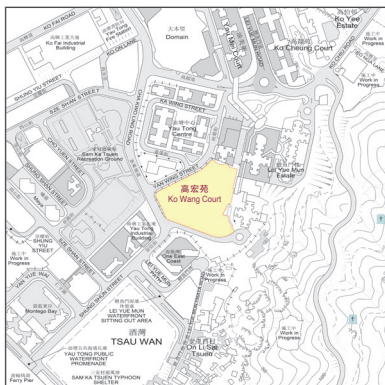
(A座: 1,032; B座: 989)

Total number of residential properties

2,021

(Block A: 1,032; Block B: 989)

發展項目的位置圖 Location Plan of the Development



圖例 NOTATION

↑ 斜坡上有零散山墳*
Slope with Scattered Graves*

* 只作識別用

* For Identification Purposes Only

比例尺 SCALE: 0 50 100 150 200 250 (米) (m)

此位置圖是參考地政總署測繪處於2025年5月8日出版之數碼地形圖(編號為T11-SE-B)製作，有需要處經修正處理。

地圖由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

The Location Plan is prepared with reference to the Digital Topographic Map No. T11-SE-B dated 8 May 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

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.

區域 District

茶果嶺、油塘、鯉魚門
Cha Kwo Ling, Yau Tong, Lei Yue Mun

街道名稱及門牌號數
Name of Street and Street No.

欣榮街131號*
131 Yan Wing Street*

*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。

賣方：香港房屋委員會
有限法律責任合夥，劉
Vendor: Hong Kong
contractor: China S
Lun Law Firm LLP;
of the Development
www.ho

錦柏苑

Kam Pak Court

馬鞍山
Ma On Shan

重售單位的面積及售價 Area and Price of the Re-sale Flats

發展項目名稱 Name of the Development		錦柏苑 Kam Pak Court
將出售的住宅物業數目* Number of Residential Properties to be offered for Sale*		31
住宅物業的實用面積# 平方米 (平方呎) Saleable Area of Residential Properties# sq.m. (sq.ft.)		17.1 - 36.0 (184 - 388)
售價# (元) Price# (\$)	最低 Minimum	909,600
	最高 Maximum	2,342,800

* 錦柏苑可供出售的重售單位數目可能有所更改並可能多於上述數字，上述數字截至2025年4月30日。最終可供出售的重售單位資料，將於開始選購單位前公布。

The number of re-sale flats to be offered for sale in Kam Pak Court is subject to change and may be more than the number stated above. The stated number is as at 30 April 2025. The finalised details of re-sale flats will be announced prior to the commencement of flat selection.

上述之實用面積及售價，只代表2025年4月30日當日，已確認將出售的重售單位之實用面積及售價。

The saleable areas and prices stated above represent only the saleable areas and prices of those re-sale flats confirmed to be offered for sale as at 30 April 2025.

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。

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

錦柏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。

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 Kam Pak 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.

署總建築師(五)・承建商：中國建築工程(香港)有限公司・代表賣方的律師事務所：麥黃張律師行，陳添耀、
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

Appointed architect: Chief Architect (5), Housing Department • Building contractor: China State
limited • Firm(s) of solicitors acting for the vendor: Gary Mak, Dennis Wong & Chang; Raymond T.Y.
institution that has made a loan, or has undertaken to provide finance, for the construction of
other person who has made a loan for the construction of the Development: Not applicable

ity.gov.hk/gsh/2024/KamPak

r is provisional and is subject to confirmation when the Development is completed.

發展項目的資料

Information on the Development

街道名稱及門牌號數

恆泰路2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

2 Hang Tai Road*

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

發展項目座數

3座住宅大廈
A座至C座

Number of blocks in the Development

3 domestic blocks
Block A to Block C

住宅物業總數

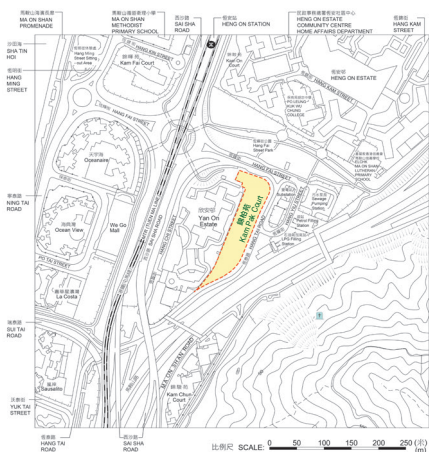
1,896
(A座: 656; B座: 600; C座: 640)

Total number of residential properties

1,896
(Block A: 656; Block B: 600; Block C: 640)

發展項目的位置圖

Location Plan of the Development



圖例 NOTATION

↑ 斜坡上有零散山墳*
Slope with Scattered Graves*

* 只作識別用
* For Identification Purposes Only

此位置圖是參考地政總署測繪處於2025年4月26日出版之數碼地形圖(編號分別為T7-NE-C及T7-NE-D)製作，有需要處經修正處理。

地圖由空間數據共享平台入門網站提供，香港特別行政區政府為知識產權擁有人。

The Location Plan is prepared with reference to the Digital Topographic Map Nos. T7-NE-C and T7-NE-D all dated 26 April 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

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.

區域 District

馬鞍山
Ma On Shan

街道名稱及門牌號數
Name of Street and Street No.

恆泰路2號*
2 Hang Tai 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

賣方：香港房屋委員會，委任建築師：房屋陳瑛律師事務所，已為發展項目的建造提供

Vendor: Hong Kong Housing Authority, Construction Engineering (Hong Kong) Limited, Victoria Chan & Co., Authorised the Development: Not applicable, Any, www.housingauthor



清濤苑

Ching Tao Court

粉嶺 / 上水
Fanling/Sheung Shui

重售單位的面積及售價 Area and Price of the Re-sale Flats

發展項目名稱 Name of the Development		清濤苑 Ching Tao Court
將出售的住宅物業數目* Number of Residential Properties to be offered for Sale*		48
住宅物業的實用面積# 平方米 (平方呎) Saleable Area of Residential Properties# sq.m. (sq.ft.)		25.7 – 41.5 (277 – 447)
售價# (元) Price# (\$)	最低 Minimum	1,346,100
	最高 Maximum	2,347,200

* 清濤苑可供出售的重售單位數目可能有所更改並可能多於上述數字，上述數字截至2025年4月30日。最終可供出售的重售單位資料，將於開始選購單位前公布。

The number of re-sale flats to be offered for sale in Ching Tao Court is subject to change and may be more than the number stated above. The stated number is as at 30 April 2025. The finalised details of re-sale flats for sale will be announced prior to the commencement of flat selection.

上述之實用面積及售價，只代表2025年4月30日當日，已確認將出售的重售單位之實用面積及售價。

The saleable areas and prices stated above represent only the saleable areas and prices of those re-sale flats confirmed to be offered for sale as at 30 April 2025.

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。

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

清濤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。

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 Ching Tao 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.



：房屋署總建築師(二)・承建商：中國海外房屋工程有限公司・代表賣方的律師事務所：高露雲律師行・已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

thority・Appointed architect: Chief Architect (2), Housing Department・Building contractor: ruction Ltd.・Firm(s) of solicitors acting for the vendor: Wilkinson & Grist・Authorised an, or has undertaken to provide finance, for the construction of the Development: Not ho has made a loan for the construction of the Development: Not applicable

hority.gov.hk/gsh/2024/ChingTao

發展項目的資料

Information on the Development

街道名稱及門牌號數

清曉路1號

Name of street and street number

1 Ching Hiu Road

發展項目座數

1座住宅大廈

Number of blocks in the Development

1 domestic block

住宅物業總數

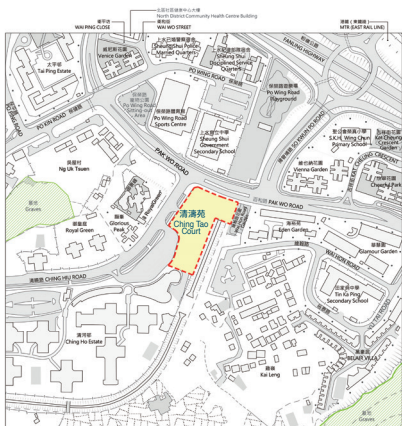
776

Total number of residential properties

776

發展項目的位置圖

Location Plan of the Development



圖例 NOTATION

認可殯葬區*
Permitted Burial Ground*

* 只作識別用

* For Identification Purposes Only

比例尺 SCALE:

0 50 100 150 200 250 (米)

此位置圖是參考地政總署測繪處於2025年5月8日出版之數碼地形圖(編號為T3-SW-A)製作,有需要處經修正處理。

地圖由空間數據共享平台入門網站提供,香港特別行政區政府為知識產權擁有人。

The Location Plan is prepared with reference to the Digital Topographic Map No. T3-SW-A dated 8 May 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

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.

區域 District

粉嶺/上水

Fanling/Sheung Shui

街道名稱及門牌號數

Name of Street and Street No.

清曉路1號

1 Ching Hiu Road

賣方: 香港房屋委員會・委任建築師

發展項目的建造提供貸款或已承諾為該

Vendor: Hong Kong Housing Au

China Overseas Building Const

institution that has made a lo

applicable. Any other person w

www.housingaut

租者置其屋計劃(租置計劃)的屋邨資料

Information on Estates under Tenants Purchase Scheme (TPS)

地區 AREA

香港 HONG KONG

- | | | |
|------------------|----------------------|---------------------|
| 1 柴灣
Chai Wan | 2 鴨脷洲
Ap Lei Chau | 3 薄扶林
Pok Fu Lam |
|------------------|----------------------|---------------------|

九龍 KOWLOON

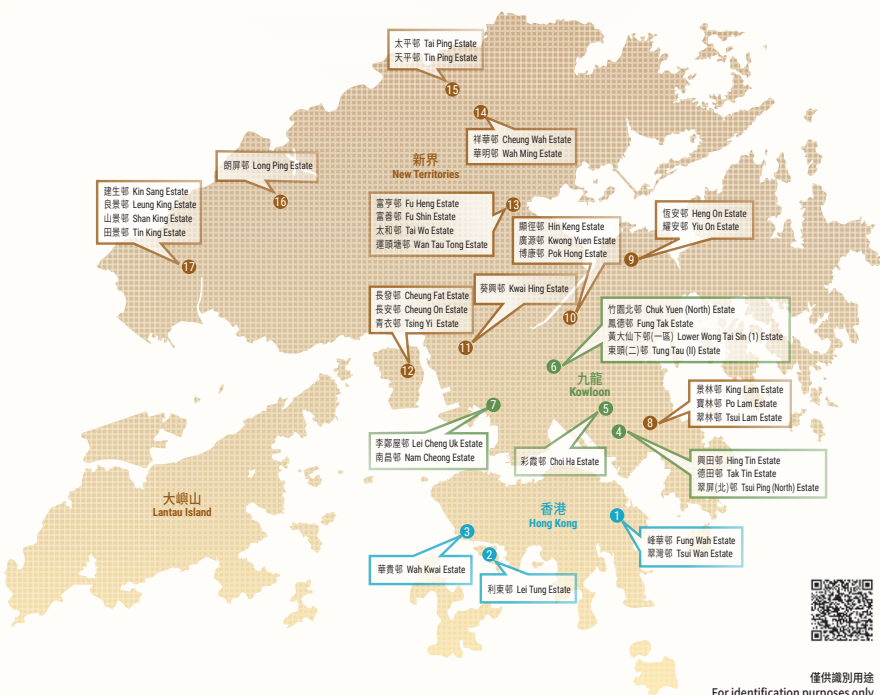
- | | | | |
|------------------------------|----------------------|-----------------------|-----------------------|
| 4 觀塘/藍田
Kwun Tong/Lam Tin | 5 九龍灣
Kowloon Bay | 6 黃大仙
Wong Tai Sin | 7 深水埗
Sham Shui Po |
|------------------------------|----------------------|-----------------------|-----------------------|

新界 NEW TERRITORIES

- | | | | | |
|------------------------|---------------------|----------------------|---------------------|-------------------|
| 8 將軍澳
Tseung Kwan O | 9 馬鞍山
Ma On Shan | 10 沙田
Sha Tin | 11 葵涌
Kwai Chung | 12 青衣
Tsing Yi |
| 13 大埔
Tai Po | 14 粉嶺
Fanling | 15 上水
Sheung Shui | 16 元朗
Yuen Long | 17 屯門
Tuen Mun |

註： 本地圖只顯示所有租置計劃屋邨所在地區的大概位置，並不代表今次銷售包括所有租置計劃屋邨可供出售的單位將於開始選購單位前公布。房委會建議準買方到有關屋邨作實地考察，以對該屋邨、其周邊地區環境及附近的公共設施有較佳的了解。

Note: The map indicates only the approximate location of the areas of all the TPS estates, and does not mean that all TPS estates are included in this sale exercise. The flats for sale will be announced prior to the commencement of flat selection. The HA advises prospective purchasers to conduct an on-site visit for a better understanding of the estates, their surrounding environment and the public facilities nearby.



僅供識別用途
For identification purposes only

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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.

本資料展覽所載列的資料只供參考，且不构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 exhibition of information 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.