

出售居者有其屋計劃單位
SALE OF HOME OWNERSHIP SCHEME FLATS 2016

沙田 SHA TIN

嘉順苑

Ka Shun Court



售樓資料簡介 SALES BOOKLET

銷售安排

Sales Arrangements

申請日期

Application Period

2016年2月29日至2016年3月14日

(於指定申請日期外遞交之申請表恕不受理)

29 February 2016 to 14 March 2016

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

截止時間

Closing Time

2016年3月14日晚上7時正

7 pm on 14 March 2016

將出售的住宅物業數目

Number of residential properties for sale:

248

將出售的住宅物業

Residential properties for sale:

嘉順苑 Ka Shun Court

樓層 Floor	單位 Flat
1 - 31	1, 2, 3, 4, 5, 6, 7, 8

預計攪珠日期

Tentative Date of Ballot

2016年5月

(確實日期有待公布)

May 2016

(Exact date to be announced)

預計開始選購單位日期

Tentative Date for Commencement of Flat Selection

2016年7月25日

(日期或有變更，有待另行公布)

25 July 2016

(Subject to change and to be announced)

選購單位地點

香港房屋委員會(下稱「房委會」)居屋銷售小組
九龍橫頭磡南道3號房委會客務中心第一層平台

Venue for Flat Selection

The Hong Kong Housing Authority (HA)
Home Ownership Scheme (HOS) Sales Unit
Podium Level 1, HA Customer Service Centre
3 Wang Tau Hom South Road, Kowloon



發展項目名稱
Name of the Development

嘉順苑
Ka Shun Court

地段編號
沙田市地段第584號

Lot number
Sha Tin Town Lot No. 584

街道名稱及門牌號數
顯田街11號*

Name of street and street number
11 Hin Tin 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。

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

發展項目座數
1座住宅物業

Number of blocks in the Development
1 domestic block

樓層總數
34層（地下、閣樓、1樓至31樓及天台；
沒有被略去的樓層號數）

Total number of storeys
34 storeys (G/F, M/F, 1/F to 31/F and roof;
no omitted floor number)

住宅物業總數
248

Total number of residential properties
248

盡賣方所知的發展項目的預計關鍵日期
2018年6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 June 2018^(Notes)
The above estimated material date is subject to any extension of
time that is permitted under the agreement for sale and purchase.

註：就嘉順苑而言：

- 「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。
- 房委會須於嘉順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 Ka Shun 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 Ka Shun 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
41.3 (445) – 41.7 (449)	248	2,445,800	3,275,700

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。

嘉順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 Ka Shun 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.

