

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

屏山 PING SHAN

屏欣苑

Ping Yan 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:
2,409

將出售的住宅物業

Residential properties for sale:

屏欣苑 Ping Yan Court

A座 Block A		B座 Block B		C座 Block C	
樓層 Floor	單位 Flat	樓層 Floor	單位 Flat	樓層 Floor	單位 Flat
1 - 33	1 - 19	1 - 33	1 - 34	1 - 33	1 - 20

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

屏欣苑
Ping Yan Court

地段編號
丈量約份第126約地段第678號

Lot number
Lot No. 678 in Demarcation District No. 126

街道名稱及門牌號數
屏廈路65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
65 Ping Ha 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

Number of blocks in the Development
3 domestic blocks

樓層總數
35層(地下、1樓至33樓及天台;
沒有被略去的樓層號數)

Total number of storeys
35 storeys (G/F, 1/F to 33/F and roof;
no omitted floor number)

住宅物業總數
2,409

Total number of residential properties
2,409

盡賣方所知的發展項目的預計關鍵日期
2018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 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：就屏欣苑而言：

- 「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。
- 房委會須於屏欣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 Ping Yan 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 Ping Yan 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
34.9 (376) – 36.2 (390)	1,386	1,496,900	2,093,500
41.3 (445) – 42.6 (459)	858	1,817,700	2,512,800
53.0 (570) – 53.3 (574)	165	2,371,700	3,163,600

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。

屏欣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 Ping Yan 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.



公共設施

Public Facilities



天水圍公園 Tin Shui Wai Park



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天水圍公園 Tin Shui Wai Park



屏山天水圍文化康樂大樓
Ping Shan Tin Shui Wai Leisure and Cultural Building

區內公共設施

Public Facilities in the Neighbourhood

- 街市、商舖及休憩設施 – 屏欣苑範圍內設有街市、商舖以及康樂設施，包括籃球場、羽毛球場及屋苑社區遊樂區。
- 屏山天水圍文化康樂大樓 – 區內的屏山天水圍文化康樂大樓佔地5,400多平方米。低座設有全天候游泳池、多元化康樂設施及體育館。高座則為全港第二大的公共圖書館，亦是首間設有戶外庭園閱讀的公共圖書館[#]。
- 天水圍公園 – 距屏欣苑約11分鐘輕鐵車程^{*}，佔地14.86公頃，園內有多項設施，包括兒童遊樂場、健身站、緩跑徑、網球場、足球場及籃球場等[#]。
- 元朗及屯門市中心 – 乘坐西鐵前往元朗或屯門市中心分別只需約6分鐘及9分鐘[^]，區內設有商場和其他購物、飲食及消閒娛樂設施。
- **Market, Shops and Recreational Facilities** – There will be a market, shops and recreational facilities including a basketball court, a badminton court and a community play area in Ping Yan Court.
- **Ping Shan Tin Shui Wai Leisure and Cultural Building** – It consists of two blocks occupying over 5,400m². The Low Block houses a swimming pool and a sports centre while the High Block is the second largest public library in Hong Kong. It is also the first public library that provides outdoor reading[#].
- **Tin Shui Wai Park** – About a 11-minute ride on the Light Rail^{*}, the Park has a total area of 14.86 hectares. A variety of leisure and recreational facilities are provided, including children's play area, fitness stations, jogging trail, tennis courts, soccer pitch and basketball courts[#].
- **Yuen Long and Tuen Mun Town Centres** – Just a 6-minute and a 9-minute[^] ride respectively from Tin Shui Wai Station to the town centres of Yuen Long and Tuen Mun where malls and other shopping, dining and entertainment spots are available.

[#] 相關資料參考自康樂及文化事務署網站，僅供參考。
Relevant information is obtained from the website of Leisure and Cultural Services Department. For reference only.

^{*} 有關由輕鐵坑尾村站至天瑞站的預計行車時間，資料參考自港鐵公司網站，僅供參考。
The information on the travelling time from Hang Mei Tsuen Station to Tin Shui Wai Station of the Light Rail Line is obtained from the website of the MTR Corporation. For reference only.

[^] 有關由港鐵天水圍站至元朗站及屯門站的預計行車時間，資料參考自港鐵公司網站，僅供參考。
The information on the travelling time from Tin Shui Wai Station to Yuen Long Station and Tuen Mun Station is obtained from the website of the MTR Corporation. For reference only.

交通

Transport

位置圖 LOCATION PLAN



比例尺 SCALE:
0 50 100 150 200 250 (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.

公共交通配套

Public Transport

- **雙鐵綫** – 僅數分鐘步往港鐵天水圍站(西鐵綫)，或輕鐵坑尾村站及天水圍站^{*}。
- **公共運輸交匯處** – 屏欣苑毗鄰的天水圍站公共運輸交匯處建築工程預計在2018年完成^{#^}。
- **巴士** – 區內有巴士線來往鄰近地區及九龍市區。
- **小巴** – 設有綠色專線小巴及紅色小巴來往鄰近地區及市區。
- **Dual Rail Access** – Few minutes walk to Tin Shui Wai Station of the West Rail Line, or Hang Mei Tsuen Station and Tin Shui Wai Station^{*} of the Light Rail.
- **Public Transport Interchange** – Construction works of the Tin Shui Wai Station Public Transport Interchange (PTI) adjacent to Ping Yan Court are expected to be completed in 2018^{#^}.
- **Buses** – Bus routes to nearby areas and Kowloon are available in the area.
- **Mini Buses** – Green / Red Mini Bus routes connecting nearby and urban areas are available.

^{*} 所述之步行時間僅供參考，並受實際交通及路面情況限制。
The walking time is for reference only and is subject to the actual traffic situation and road condition.

[#] 相關資料參考自運輸及房屋局網站，僅供參考。
Relevant information is obtained from the website of Transport and Housing Bureau. For reference only.

[^] 公共運輸交匯處及相關設施或會因不可預見的情況而未能與本發展項目同步完成。
PTI and related facilities may not be completed at the same time with the completion of the Development due to unforeseeable circumstances.



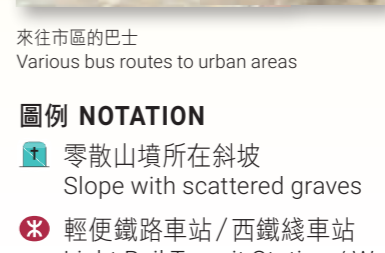
港鐵天水圍站(西鐵綫)
Tin Shui Wai MTR Station
(West Rail Line)



輕鐵坑尾村站
Hang Mei Tsuen Station (Light Rail)



來往鄰近地區的綠色專線小巴
Green mini bus to nearby areas



來往市區的巴士
Various bus routes to urban areas

圖例 NOTATION

↑ 零散山墳所在斜坡
Slope with scattered graves

* 輕便鐵路車站 / 西鐵綫車站
Light Rail Transit Station / West Rail Line Station

此位置圖參考日期為2015年9月8日之測繪圖(編號為6-NW-A)及日期為2015年11月9日之測繪圖(編號為6-NW-B)製作，有需要處經修正處理。

The Location Plan is prepared with reference to Survey Sheet No. 6-NW-A dated 8 September 2015 and Survey Sheet No. 6-NW-B dated 9 November 2015, with adjustments where necessary.

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