

重啟申請
Re-Opening of Application

出售居者有其屋計劃單位 SALE OF HOME OWNERSHIP SCHEME FLATS 2018

售樓簡介單張 SALES LEAFLET

凱樂苑
Hoi Lok Court

啟朗苑
Kai Long Court

裕泰苑
Yu Tai Court

申請日期：2018年10月3日至10月16日*
APPLICATION PERIOD: 3 October to 16 October 2018*

預計攪珠日期

Tentative Date of Ballot

2018年11月

(確實日期有待公布)

November 2018

(Exact date to be announced)

預計開始選購單位日期

Tentative Date for
Commencement of Flat Selection

2019年2月

(確實日期有待公布)

February 2019

(Exact date to be announced)

申請表、申請須知及本售樓簡介單張可於2018年9月26日至10月16日期間在下列地點索取或從有關網址下載：

- 香港房屋委員會(房委會)客務中心
(九龍橫頭磡南道3號第一層平台(近港鐵樂富站A出口))
- 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)

* 房委會客務中心的截止收表時間為2018年10月16日晚上7時，其他收表處(詳情請參閱「申請須知」)只會於其個別辦公時間內收取申請表。在指定申請日期以外遞交之申請恕不受理。

Application Forms, Application Guides and this Sales Leaflet can be obtained from the following locations or downloaded from the websites during the period between 26 September and 16 October 2018:

- Hong Kong Housing Authority (HA) Customer Service Centre (Podium Level 1, 3 Wang Tau Hom South Road, Kowloon (near Exit A, Lok Fu MTR Station))
- 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)

* The closing time for receiving applications at the HA Customer Service Centre is 7:00 pm on 16 October 2018. Other form receiving offices (please refer to the Application Guides for details) only receive applications within respective office hours. Applications submitted before or after the application period will not be accepted.

有關發展項目的其他資料，請參閱存放於有關網址上的附加資料

Please refer to the additional information available at the websites for other details of the Developments

www.housingauthority.gov.hk/hos/2018

凱樂苑 Hoi Lok Court : www.housingauthority.gov.hk/hos/2018/HoiLok

啟朗苑 Kai Long Court: www.housingauthority.gov.hk/hos/2018/KaiLong

裕泰苑 Yu Tai Court : www.housingauthority.gov.hk/hos/2018/YuTai

銷售熱線 SALES HOTLINE

2712 8000

發展項目的資料 INFORMATION ON THE DEVELOPMENT

發展項目 Development	凱樂苑 <i>Hoi Lok Court</i>	啟朗苑 <i>Kai Long Court</i>	裕泰苑 <i>Yu Tai Court</i>
街道名稱及門牌號數 Name of street and street number	荔盈街3號* 3 Lai Ying Street*	沐安街18號* 18 Muk On Street*	東涌道399號* 399 Tung Chung Road*
區域 District	西南九龍 South West Kowloon	啟德 Kai Tak	東涌市中心地區 Tung Chung Town Centre Area
住宅大廈座數 Number of domestic blocks	5	3	2
將出售的住宅物業數目 Number of residential properties for sale	2,522	683	1,226
委任建築師 Appointed architect	房屋署總建築師(一) Chief Architect (1), Housing Department	房屋署總建築師(四) Chief Architect (4), Housing Department	房屋署總建築師(五) Chief Architect (5), Housing Department
承建商 Building contractor	精進建築有限公司 Aggressive Construction Company Limited	瑞安承建有限公司 Shui On Building Contractors Ltd.	保華建築營造有限公司 Paul Y. General Contractors Limited
代表賣方的律師事務所 Firm(s) of solicitors acting for the vendor	杜偉強律師事務所 胡百全律師事務所 高露雲律師行 高李葉律師行 劉漢銓律師行 W. K. To & Co.; P. C. Woo & Co.; Wilkinson & Grist Kao, Lee & Yip; Chu & Lau	胡百全律師事務所 劉漢銓律師行 P. C. Woo & Co. Chu & Lau	陳添耀、陳瑛律師事務所 何新權、黃天榮律師事務所 Raymond T. Y. Chan, Victoria Chan & Co. Ho and Wong
盡賣方所知的發展項目的預計關鍵日期 (「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。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 ("Material Date" means the date on which the Development is completed in all respects in compliance with the approved building plans. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)	A座： 2018年11月30日 B、C、D及E座： 2019年9月30日 Block A: 30 November 2018 Blocks B, C, D & E: 30 September 2019	2019年3月31日 31 March 2019	2020年10月31日 31 October 2020

*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.

以下資料適用於本單張所列之三個發展項目

賣方：香港房屋委員會

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

Information below applies to all three developments in this leaflet

Vendor: Hong Kong Housing Authority

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

住宅物業的面積及售價 AREA AND PRICE OF RESIDENTIAL PROPERTIES

發展項目 Development	凱樂苑 Hoi Lok Court	啟朗苑 Kai Long Court	裕泰苑 Yu Tai Court		
住宅物業的實用面積 Saleable Area of Residential Properties 平方米 (平方呎) sq.m. (sq.ft.)	35.6 (383) – 58.6 (631)	26.6 (286) – 43.8 (471)	25.8 (278) – 53.1 (572)	28.7 (309) – 45.4 (489)	
露台的面積 (計算入實用面積) Area of Balcony (Included in the Saleable Area) 平方米 (平方呎) sq.m. (sq.ft.)	–	–	–	2.8 (30) - 3.8 (41) 只有A座5-9號單位及B座 10-13號單位設有露台。 Balconies are provided in Flats 5-9 Block A and Flats 10-13 Block B only.	
住宅物業數目 Number of Residential Properties	2,522	683	885	341	
售價(元) Price (\$)	最高 Maximum	4,679,800	3,627,800	3,179,500	2,502,500
	最低 Minimum	2,168,000	1,688,500	1,181,000	1,230,300

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。

凱樂苑及啟朗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。裕泰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 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 Hoi Lok Court and Kai Long Court. 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 Yu Tai 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.

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居者有其屋計劃（居屋）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的提名人。業主須就申請出售單位繳付所需的行政費。

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 owner for the sale of Home Ownership Scheme (HOS) 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 nominee of 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) 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人。
- 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)轉讓予房委會的提名人。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人。
- 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。

房委會不會接受任何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)。

(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 person 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 nominee of 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 person 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 an 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 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.