

出售居者有其屋計劃單位
SALE OF HOME OWNERSHIP SCHEME FLATS 2019

葵涌 Kwai Chung

尚文苑
SHEUNG MAN COURT



售樓資料簡介 SALES BOOKLET

銷售安排

Sales Arrangements

申請日期

Application Period

2019年5月30日至2019年6月12日
(於指定申請日期以外遞交之申請表恕不受理)
30 May 2019 to 12 June 2019
(Applications submitted before or
after the application period
will not be accepted)

截止時間

Closing Time

2019年6月12日晚上7時正
7 pm on 12 June 2019

將出售的住宅物業數目

Number of residential properties for sale
494

將出售的住宅物業

Residential properties for sale

尚文苑 Sheung Man Court

樓層 Floor	單位 Flat
3-40	1-13

預計攪珠日期

Tentative Date of Ballot

2019年8月
(確實日期有待公布)
August 2019
(Exact date to be announced)

預計開始選購單位日期

Tentative Date for Commencement of Flat Selection

2019年11月
(確實日期有待公布)
November 2019
(Exact date 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



地段編號 葵涌市地段第513號	Lot number Kwai Chung Town Lot No. 513
街道名稱及門牌號數 德士古道69號* <small>* 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。</small>	Name of street and street number 69 Texaco Road* <small>* The above street number is provisional and is subject to confirmation when the Development is completed.</small>
發展項目座數 1座住宅大廈	Number of blocks in the Development 1 domestic block
樓層總數 42層(地下、1樓至40樓及天台； 沒有被略去的樓層號數)	Total number of storeys 42 storeys (G/F, 1/F to 40/F and roof; no omitted floor number)
住宅物業總數 494	Total number of residential properties 494
盡賣方所知的發展項目的預計關鍵日期 2020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 2020 ^(Notes) The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

註： 就尚文苑而言：

- 「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。
- 房委會須於尚文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 Sheung Man 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 Sheung Man 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
26.6 (286) - 42.6 (459)	494	1,770,900	3,539,000

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。

尚文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 Sheung Man 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.



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



此位置圖參考日期為2019年3月27日之測繪圖(編號為7-SW-C)製作,有需要處經修正處理。

地圖版權屬香港特區政府,經地政總署准許複印,版權特許編號8/2019。

The Location Plan is prepared with reference to Survey Sheet No. 7-SW-C dated 27 March 2019, with adjustments where necessary.

The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 8/2019.

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.

發展項目的布局圖

Layout Plan of the Development



圖例 NOTATION

停車位類別	Category of Parking Space	數目 Number	停車位類別	Category of Parking Space	數目 Number
	露天汽車停車位 Open Car Parking Spaces	22		有蓋汽車停車位(暢通易達停車位) Covered Car Parking Space (Accessible Parking Space)	1
	有蓋汽車停車位 Covered Car Parking Space	1		露天電單車停車位 Open Motorcycle Parking Spaces	5
	有蓋汽車停車位(部分露天) Covered Car Parking Space (Partially Open Air)	1		露天上落客貨停車位 Open Loading/Unloading Bay	1
				預留有蓋垃圾收集車停車位 Covered Loading/Unloading Space Reserved for Refuse Collection Vehicles	1

	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
	3樓-40樓單位室號 Flat Number on 3/F-40/F		2樓兒童遊樂區 Children's Play Area on 2/F
	擋土牆 Retaining Wall		3樓兒童遊樂區 Children's Play Area on 3/F
	花槽 Planter		

標準樓層平面圖 (4樓至40樓)

Typical Floor Plan (4/F-40/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
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

4樓部分平面圖
PART PLAN OF 4/F

隔聲簾(設於4-38樓)
ACOUSTIC FIN (4/F-38/F)

註：

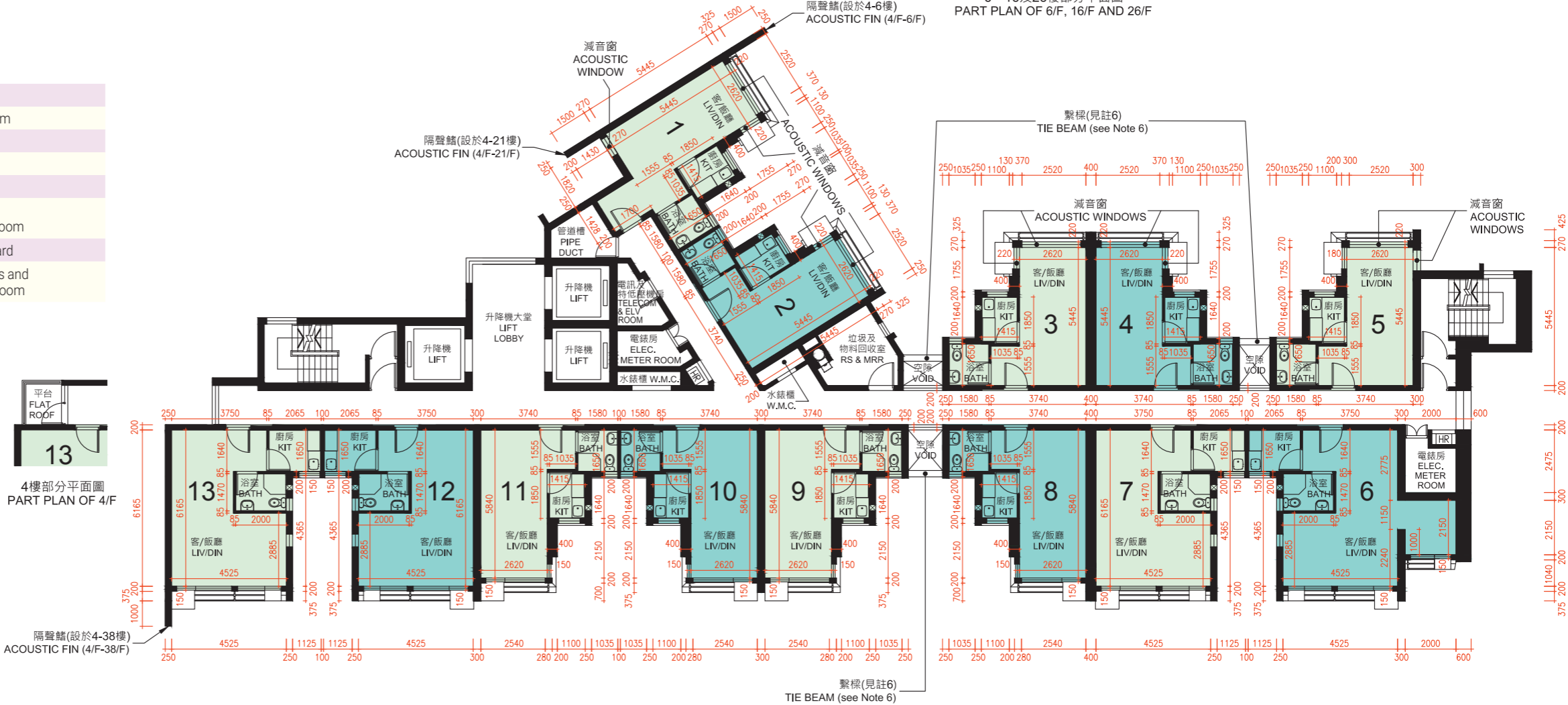
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度為2.75米(40樓除外)。40樓1號、3號、4號單位及6號至13號單位的層與層之間的高度為2.79米及2.925米。40樓2號及5號單位的層與層之間的高度為2.79米、2.925米及3.14米。
- 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(40樓除外)。40樓1號、3號、4號及6號至13號單位的樓板(不包括灰泥)的厚度為200毫米及335毫米。40樓2號及5號單位的樓板(不包括灰泥)的厚度為200毫米、335毫米及550毫米。
- 大廈設有3部升降機。每個住宅樓層均有2部升降機到達。
- 為減低道路交通噪音的影響，部分單位將設有減音窗。
- 繫樑只設於6、9、12、15、18、21、24、27、30、33、36及39樓。

Notes:

- The dimensions on the floor plan are all structural dimensions in millimetre.
- The floor-to-floor height of each residential property is 2.75m (except 40/F). The floor-to-floor height of Flats 1, 3, 4 and Flats 6 to 13 on 40/F are 2.79m and 2.925m. The floor-to-floor height of Flats 2 and 5 on 40/F are 2.79m, 2.925m and 3.14m.
- The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 40/F). The thicknesses of the floor slabs (excluding plaster) of Flats 1, 3, 4 and Flats 6 to 13 on 40/F are 200mm and 335mm. The thicknesses of the floor slabs (excluding plaster) of Flats 2 and 5 on 40/F are 200mm, 335mm and 550mm.
- There are 3 lifts in the building. Each residential floor is served by 2 lifts.
- In order to mitigate the impact of road traffic noise, acoustic windows are provided for some flats.
- Tie Beam at 6/F, 9/F, 12/F, 15/F, 18/F, 21/F, 24/F, 27/F, 30/F, 33/F, 36/F and 39/F only.



6、16及26樓部分平面圖
PART PLAN OF 6/F, 16/F AND 26/F



比例尺 SCALE: 0 5(米)
(m)

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、契諾及條件辦理。房委會不會回購或提名買家購買本銷售計劃下出售的單位。下列轉讓限制將適用於本銷售計劃下出售單位的業主：
- (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出售單位予房委會提名的人。
- (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人。
- (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人。
 - 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的差額計算。換句話說，補償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 to buy the flats sold under the current sale exercise. The following alienation restrictions will apply to the owners for the sale of the 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 an owner (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 a price not more than the original purchase price 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 person 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 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.

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

區域：葵涌

街道名稱及門牌號數：德士古道69號*

網址：www.housingauthority.gov.hk/hos/2019/SheungMan

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。

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。

District: Kwai Chung

Name of Street and Street No.: 69 Texaco Road*

Website: www.housingauthority.gov.hk/hos/2019/SheungMan

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.

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.



銷售熱線 SALES HOTLINE

2712 8000

索取申請文件

於2019年5月23日至2019年6月12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：

- 房委會客務中心
- 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)

To Obtain Application Documents

During the period from 23 May 2019 to 12 June 2019, application forms, application guides and this sales booklet can be obtained from:

- HA Customer Service Centre
- 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 office of HA Green Form Subsidised Home Ownership Scheme Sales Unit
(1/F, Pioneer Place, 33 Hoi Yuen Road, Kwun Tong, Kowloon)

或從以下網址下載 or downloaded from the website below

www.housingauthority.gov.hk/hos/2019

資料展覽

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)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 **HA Customer Service Centre** at Podium Level 1, 3 Wang Tau Hom South Road, Kowloon (near Exit A, Lok Fu MTR Station).

房委會客務中心開放時間 Opening Hours of the HA Customer Service Centre

2019年5月23日至2019年6月12日每日上午8時至晚上7時

8 am to 7 pm daily from 23 May 2019 to 12 June 2019

售樓說明書及價單可於選購單位期間在房委會客務中心索取或在此網址下載：www.housingauthority.gov.hk/hos/2019/SheungMan。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 HA Customer Service Centre or downloaded from this website: www.housingauthority.gov.hk/hos/2019/SheungMan. 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(五) • 承建商：安保工程有限公司 • 代表賣方的律師事務所：胡百全律師事務所 • 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

Vendor: Hong Kong Housing Authority • Appointed architect: Chief Architect (5), Housing Department • Building contractor: Able Engineering Company Limited • Firm(s) of solicitors acting for the vendor: P. C. Woo & Co. • 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

印製日期：2019年4月16日 Printing Date: 16 April 2019 • 由香港房屋委員會發布 Published by the Hong Kong Housing Authority