

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



售樓說明書 SALES BROCHURE

你在購置尚文苑居者有其屋計劃（下稱「居屋」）單位之前，應留意下列事項：

### 1 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：[www.srpe.gov.hk](http://www.srpe.gov.hk)），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽香港房屋委員會（下稱「房委會」）作為賣方就出售尚文苑單位所指定的互聯網網站（下稱「指定網站」）（[www.housingauthority.gov.hk/hos/2019/SheungMan](http://www.housingauthority.gov.hk/hos/2019/SheungMan)）內的有關資訊，包括售樓說明書、價單及尚文苑單位的成交紀錄冊。
- 尚文苑的售樓說明書及有關價單，會在該項目的首個選購單位日期前向公眾發布。
- 在指定網站內載有尚文苑單位成交資料的成交紀錄冊，以供查閱。

### 2 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向房委會客務中心居屋銷售小組（下稱「居屋銷售小組」）了解，你須付予房委會或尚文苑管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有），以及/或清理廢料的費用（如有）。

### 3 價單、支付條款及按揭貸款安排

- 房委會會把價單所涵蓋的住宅物業悉數推售。
- 留意價單所載列的支付條款。
- 綠表買方於居屋銷售小組辦理簽署買賣協議手續時，須攜同總數為港幣七萬七千元正（HK\$77,000）的銀行本票，抬頭人為「香港房屋委員會」，以繳付所需定金（不少於樓價的百分之五），若上述本票金額不足選購單位樓價的百分之五，定金餘額須即時以個人支票方式繳付（不接受現金付款）。
- 白表買方於居屋銷售小組辦理簽署買賣協議手續時，須攜同總數為港幣十五萬五千元正（HK\$155,000）的銀行本票，抬頭人為「香港房屋委員會」，以繳付所需定金（不少於樓價的百分之十），若上述本票金額不足選購單位樓價的百分之十，定金餘額須即時以個人支票方式繳付（不接受現金付款）。
- 如你擬選用名列於房委會公布名單內的銀行或財務機構提供的各類按揭貸款計劃，在簽訂買賣協議前，應先細閱有關價單及其他銷售文件內列出的按揭貸款

You are advised to take the following steps before purchasing Home Ownership Scheme (HOS) flats in Sheung Man Court:

### 1 Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](http://www.srpe.gov.hk)) on the first-hand residential property market.
- Study the information on the website designated by the Hong Kong Housing Authority (HA) as vendor for the sale of flats in Sheung Man Court (designated website) ([www.housingauthority.gov.hk/hos/2019/SheungMan](http://www.housingauthority.gov.hk/hos/2019/SheungMan)), including the sales brochure, price list and the register of transactions of the flats in Sheung Man Court.
- Sales brochure and price list for Sheung Man Court will be made available to the general public before the first date of flat selection of the Development.
- Information on transactions of the flats in Sheung Man Court can be found on the register of transactions on the designated website.

### 2 Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the HOS Sales Unit at the HA Customer Service Centre (HOS Sales Unit) the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the HA or the manager of Sheung Man Court.

### 3 Price list, payment terms and mortgage loan arrangement

- The HA will offer to sell all the residential properties that are covered in a price list.
- Pay attention to the terms of payment as set out in the price list.
- The Green Form Purchaser must, at the time of signing the Agreement for Sale and Purchase (ASP) at the HOS Sales Unit, bring along with him/her cashier's order(s) in the sum of HK\$77,000 made payable to "HONG KONG HOUSING AUTHORITY" for paying the deposit (not less than 5% of the purchase price). If the amount of such cashier's order(s) is less than 5% of the purchase price, any outstanding balance should be paid by a personal cheque upon signing of the ASP (payment in cash will not be accepted).
- The White Form Purchaser must, at the time of signing the ASP at the HOS Sales Unit, bring along with him/her cashier's order(s) in the sum of HK\$155,000 made payable to "HONG KONG HOUSING AUTHORITY" for paying the deposit (not less than 10% of the purchase price). If the amount of such cashier's order(s) is less than 10% of the purchase price, any outstanding balance should be paid by a personal cheque upon signing of the ASP (payment in cash will not be accepted).
- If you intend to opt for any mortgage plans offered by banks or financial institutions on the approved list provided by the HA, before entering into an ASP, you must study the details of various mortgage loan

安排資料。如就按揭貸款計劃的詳情有任何疑問，應在簽訂買賣協議前，直接向有關銀行或財務機構查詢。

- 按揭貸款安排的資料包括可獲得的按揭貸款金額上限、最長還款年期、最高按揭利率，須繳付的行政費以及買方所需的其他按揭貸款安排的相關批准(如適用)。

#### 4 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸。售樓說明書所提供有關住宅物業外部及內部的尺寸，不會把批盪和裝飾物料包括在內。買方收樓前如欲購置家具，應留意這點。
- 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項：
  - (i) 每個住宅物業的外部尺寸；
  - (ii) 每個住宅物業的內部尺寸；
  - (iii) 每個住宅物業的內部間隔的厚度；
  - (iv) 每個住宅物業內個別分隔室的外部尺寸。
- 根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

arrangement as set out in the price list and other sales documents concerned. If you have any questions about mortgage loan plans, you should check with the banks or financial institutions concerned direct before entering into an ASP.

- The details of various mortgage loan arrangement include the loan limit, the maximum loan repayment period, mortgage interest rate, the payment of administrative fees and necessary approvals for other mortgage arrangement required by the purchaser (if applicable).

#### 4 Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/ metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
  - Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
    - According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following:
      - (i) the external dimensions of each residential property;
      - (ii) the internal dimensions of each residential property;
      - (iii) the thickness of the internal partitions of each residential property;
      - (iv) the external dimensions of individual compartments in each residential property.
    - According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.
  - Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.
- #### 5 Sales brochure
- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
  - Read through the sales brochure and in particular, check the following information in the sales brochure:
    - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information

- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

## 6 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。房委會會在居屋銷售小組提供政府批地文件和公契（或公契擬稿）的複本，供準買方免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

## 7 售樓處內有關可供揀選住宅物業的資料

- 向居屋銷售小組查詢清楚有那些一手住宅物業可供揀選。你可從居屋銷售小組展示的「銷售情況表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日內有那些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立買賣協議。

## 8 成交紀錄冊

- 留意發展項目的成交紀錄冊。房委會須於買賣協議訂立後一個工作天內，披露該買賣協議的資料。你可透過成交紀錄冊得悉發展項目的銷售情況。

## 9 買賣協議

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在買賣協議上列明。
- 留意夾附於買賣協議的圖則。該圖則會顯示所有賣方售予你的物業面積，而該面積通常較該物業的實用面積為大。
- 於居屋銷售小組簽署買賣協議時，你須向房委會繳付不少於樓價的5%（適用於綠表申請人）或不少於樓價的10%（適用於白表申請人）作為定金（請參閱第一頁的第三項有關價單、支付條款及按揭貸款安排）。

contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualise the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

## 6 Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The HA will provide copies of the Government land grant and the DMC (or the draft DMC) at the HOS Sales Unit for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

## 7 Information on availability of residential properties for selection at sales office

- Check with the HOS Sales Unit which residential properties are available for selection. You may check from the status of sale of flats table displayed at the HOS Sales Unit on the progress of sale on a date of sale, including which residential properties have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into an ASP rashly.

## 8 Register of transactions

- Pay attention to the register of transactions for a development. The HA must, within 1 working day after entering into an ASP, enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

## 9 Agreement for sale and purchase

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- At the time of signing the ASP at the HOS Sales Unit, a deposit of not less than 5% of the purchase price (for Green Form applicants) or not less than 10% of the purchase price (for White Form applicants) is payable by you to the HA (Please refer to item 3 on page 1 regarding price list, payment terms and mortgage loan arrangement).

- 倘買方要求撤銷買賣協議，且獲房委會同意，則房委會有權保留樓價的5%，作為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）。

#### 10 委聘律師

- 你應在參與選購單位前，自行聘請你屬意的律師行，代表你處理買樓交易。請注意，房委會的律師只代表房委會，並不能保障你的權益。如你另行聘請律師行，該律師行便能夠在買樓交易的每個階段為你提供獨立意見及就買樓交易有關的風險、權利及任何其他事宜提供意見。你須注意你會在房委會職員面前簽署買賣協議，有關職員只會向你詮釋買賣協議內容及見證你簽署買賣協議。如你沒有另行委託律師代表你完成買樓交易，房委會的律師只會向你詮釋轉讓契據的內容及見證你簽署轉讓契據，並不會在交易過程中代表你。你需明白房委會的職員及房委會律師並不會就有關買賣協議或任何有關事宜，向你提供法律意見（請參閱第51頁的對買方的警告）。
- 比較不同律師的收費。

#### 適用於一手未落成住宅物業

#### 11 預計關鍵日期及收樓日期

- 查閱售樓說明書中尚文苑的預計關鍵日期。
  - 「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。有關「關鍵日期」的定義的詳情，請參閱條例第2條。
  - 售樓說明書中尚文苑的預計關鍵日期並不同買方的「收樓日期」。
- 尚文苑的收樓日期：
  - 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。
  - 有關物業的買賣須於房委會發出上述通知的日期的14日內完成。有關物業的買賣完成後，房委會將安排買方收樓事宜。
- 委任建築師可批予在預計關鍵日期之後完成尚文苑。
  - 房委會有權獲得委任建築師在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

- If you request for cancelling the ASP where the HA agrees to the same, the HA shall be entitled to retain an amount of 5% of the purchase price as consideration for cancelling the ASP; and in addition you shall pay or reimburse the HA for all legal costs, charges, disbursements (including stamp duty, if any) in connection with or arising from the cancellation of the ASP.

#### 10 Appointment of solicitor

- Before attending flat selection, you are urged to engage a separate firm of solicitors of your choice to act for you in relation to the transaction. Please note that the solicitors appointed by the HA are acting for the HA only and will not be able to protect your interest. If you instruct a separate firm of solicitors, that firm of solicitors will be able to give independent advice to you at every stage of the purchase and advise you on your risks and rights and any other matters in connection with your purchase. It should be noted that the ASP shall be signed by you before the staff of the HA who will only interpret the contents of the ASP to you and attest your signing of the ASP. If you do not instruct a separate firm of solicitors to act for you in the completion of the purchase, the solicitors of the HA will only interpret the contents of the assignment to you and attest your execution and will not act for you in the transaction. It is important to note that the staff and the solicitors of the HA will not give any legal advice to you on the ASP or any other matters in connection with the transaction (please refer to Warning to Purchasers on page 51).
- Compare the charges of different solicitors.

#### For first-hand uncompleted residential properties

#### 11 Estimated material date and handing over date

- Check the estimated material date for Sheung Man Court in the sales brochure.
  - “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 Ordinance.
  - The estimated material date for Sheung Man Court in the sales brochure is not the same as the date on which a residential property is handed over to purchaser.
- Handing over date for Sheung Man Court:
  - 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).
  - The sale and purchase shall be completed within 14 days after the date of the notification aforesaid. Upon completion of the sale and purchase, the HA shall arrange handover of the property to the purchaser.
- Appointed Architect may grant extension(s) of time for completion of the Sheung Man Court beyond the estimated material date.
  - The HA is entitled to an extension of time for completion of the development beyond the estimated material date as granted by the Appointed Architect having regard to delays caused exclusively by any one or more of the following reasons:

- 工人罷工或封閉工地；
- 暴動或內亂；
- 不可抗力或天災；
- 火警或其他房委會所不能控制的意外；
- 戰爭；或
- 惡劣天氣。
- 委任建築師可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 房委會須於委任建築師批予延期後的14日內，向買方提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向房委會查詢。

適用於一手已落成住宅物業

**12 賣方資料表格**

- 確保取得最近三個月內印製有關你擬購買的一手已落成住宅物業的「賣方資料表格」。

**13 買方須注意的其他事項**

- 房委會不會接納所有在2007年及以後出售的居屋單位的回購申請。
- 本銷售計劃下出售的居屋單位的使用、佔用及轉讓限制（包括業權轉讓或出租限制）是受制於政府租契、買賣協議及轉讓契據所載的條款、契諾、條件和相關規定。

其他相關聯絡資料：

	電話	傳真	網址/電郵
一手住宅物業銷售監管局	2817 3313	2219 2220	www.srpa.gov.hk/ enquiry_srpa@hd.gov.hk
消費者委員會	2929 2222	2856 3611	www.consumer.org.hk/ cc@consumer.org.hk
地產代理監管局	2111 2777	2598 9596	www.eaa.org.hk/ enquiry@eaa.org.hk
香港地產建設商會	2826 0111	2845 2521	—
稅務局	2594 3202	2519 6740	www.ird.gov.hk/ taxsdo@ird.gov.hk

- strike or lock-out of workmen;
- riots or civil commotion;
- force majeure or Act of God;
- fire or other accident beyond the HA's control;
- war; or
- inclement weather.
- The Appointed Architect may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The HA shall within 14 days after the issue of an extension of time granted by the Appointed Architect, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the HA if there are any questions on handing over date.

For first-hand completed residential properties

**12 Vendor's information form**

- Ensure that you obtain the "vendor's information form" printed within the previous 3 months in relation to the residential property you intend to purchase.

**13 Other points to note**

- The HA will decline all buyback offers for HOS flats sold from 2007 onwards.
- The use, occupation and alienation restrictions (including restrictions on assignment or letting) of HOS flats under the current sale exercise are subject to the terms, covenants, conditions and relevant requirements contained in the Government lease, the Agreement for Sale and Purchase and the Deed of Assignment.

Other useful contacts:

	Telephone	Fax	Website/Email
Sales of First-hand Residential Properties Authority	2817 3313	2219 2220	www.srpa.gov.hk/ enquiry_srpa@hd.gov.hk
Consumer Council	2929 2222	2856 3611	www.consumer.org.hk/ cc@consumer.org.hk
Estate Agents Authority	2111 2777	2598 9596	www.eaa.org.hk/ enquiry@eaa.org.hk
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521	—
Inland Revenue Department	2594 3202	2519 6740	www.ird.gov.hk/ taxsdo@ird.gov.hk

# 02 發展項目的資料

## Information on the Development

<b>發展項目名稱</b>	<b>Name of the Development</b>
尚文苑	Sheung Man Court
<b>街道名稱及門牌號數</b> 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>	<b>Name of street and street number</b> 69 Texaco Road* <small>* The above street number is provisional and is subject to confirmation when the Development is completed.</small>
<b>樓層總數</b> 42層(包括地下及天台)	<b>Total number of storeys</b> 42 storeys (including ground floor and roof)
<b>樓層號數</b> 地下、1樓至40樓及天台	<b>Floor numbering</b> G/F, 1/F to 40/F and roof
<b>被略去的樓層號數</b> 不適用	<b>Omitted floor numbers</b> Not applicable
<b>庇護層</b> 置於天台	<b>Refuge floor</b> Located on the main roof
<b>由發展項目的委任建築師提供的該項目的預計關鍵日期</b> 2020年7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。為買賣協議的目的，該項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。	<b>Estimated material date for the Development as provided by the appointed architect for the Development</b> 31 July 2020 (Notes) The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an Occupation Permit for every building in the Development is issued.

註：就尚文苑而言：

1. 「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，請參閱條例第2條。
2. 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)。
3. 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 :

1. "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 Ordinance.
2. 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.
3. 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).

# 03 賣方及有參與發展項目的其他人的資料

## Information on Vendor and Others Involved in the Development

<b>賣方</b>	<b>Vendor</b>
香港房屋委員會	Hong Kong Housing Authority
<b>委任建築師</b>	<b>Appointed architect</b>
房屋署總建築師 (五)	Chief Architect (5), Housing Department
<b>承建商</b>	<b>Building contractor</b>
安保工程有限公司	Able Engineering Company Limited
<b>代表賣方的律師事務所</b>	<b>Firm(s) of solicitors acting for the vendor</b>
胡百全律師事務所	P. C. Woo & Co.
<b>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</b>	<b>Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development</b>
不適用	Not applicable
<b>已為發展項目的建造提供貸款的任何其他人</b>	<b>Any other person who has made a loan for the construction of the Development</b>
不適用	Not applicable

# 04 有參與發展項目的各方的關係

## Relationship between Parties Involved in the Development

a	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用	the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorised person for the Development;	Not applicable
b	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用	the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorised person;	Not applicable
c	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	不適用	the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorised person;	Not applicable
d	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用	the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorised person;	Not applicable
e	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用	the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorised person;	Not applicable
f	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；	不適用	the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorised person;	Not applicable
g	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用	the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
h	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用	the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
i	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	不適用	the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not applicable
j	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	不適用	the vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorised person for the Development, or an associate of such an authorised person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	Not applicable

k	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用	the vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorised person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	Not applicable
l	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	不適用	the vendor or a building contractor for the Development is a corporation, and such an authorised person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	Not applicable
m	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用	the vendor or a building contractor for the Development is a partnership, and such an authorised person, or such an associate, is an employee of that vendor or contractor;	Not applicable
n	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	不適用	the vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor;	Not applicable
o	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用	the vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	Not applicable
p	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	不適用	the vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	Not applicable
q	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用	the vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;	Not applicable
r	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	不適用	the vendor or a building contractor for the Development is a corporation, and the corporation of which an authorised person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;	Not applicable
s	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	不適用	the vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Not applicable

# 05 發展項目的設計的資料

## Information on Design of the Development

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.

非結構的預製外牆的厚度範圍：

**Range of thickness of the non-structural prefabricated external walls:**

150毫米 – 270毫米

150mm – 270mm

每個住宅物業的非結構的預製外牆的總面積：

**Total area of the non-structural prefabricated external walls of each residential property:**

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of the non-structural prefabricated external walls of each residential property (sq.m.)
3樓 – 40樓 3/F – 40/F	1, 2, 3, 4	0.938
	5	0.838
	6	1.242
	7	0.916
	8, 9, 10, 11	0.594
	12, 13	0.916

構成圍封牆的一部分的幕牆：

**Curtain walls forming part of the enclosing walls:**

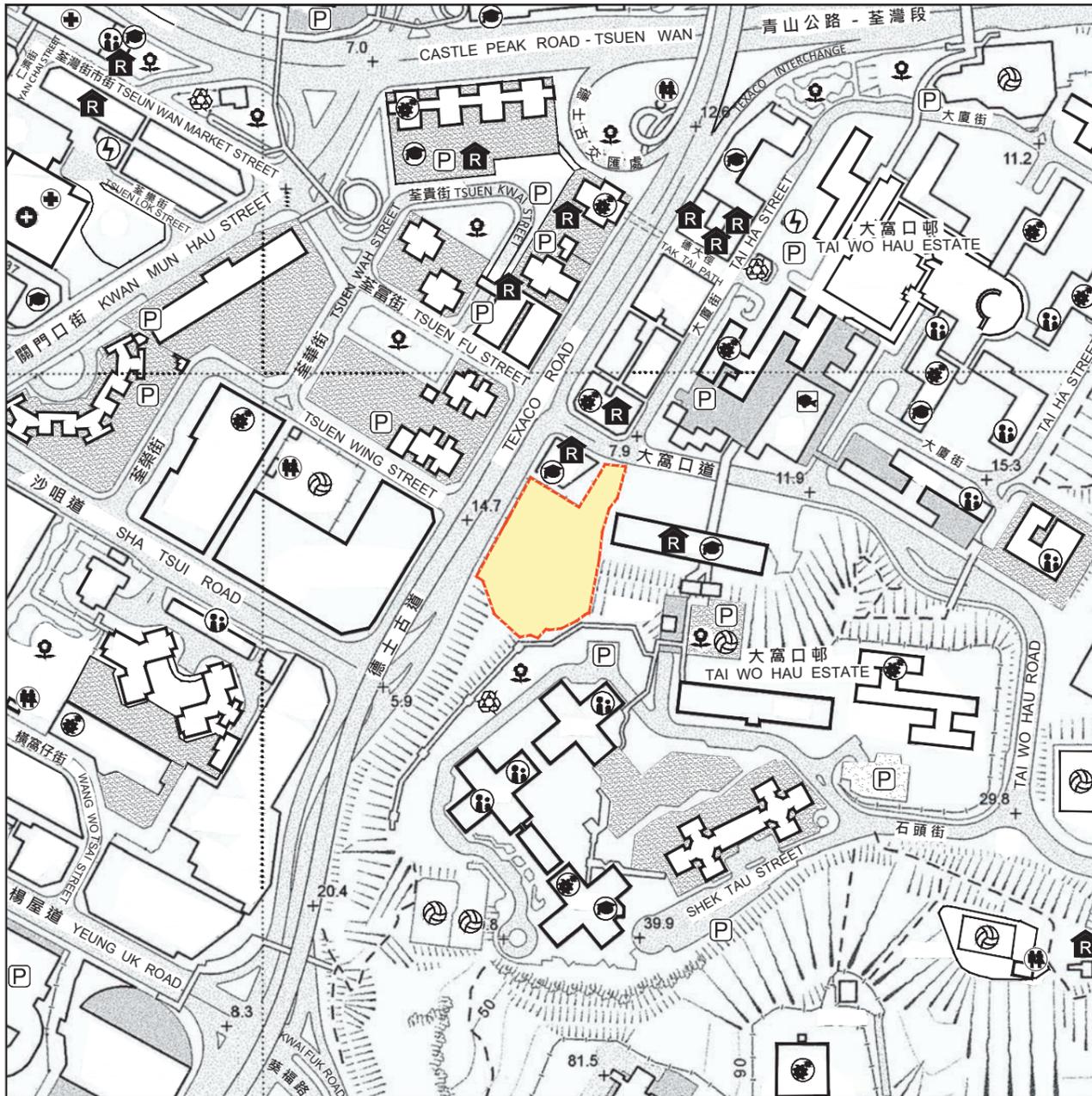
不適用

Not applicable

# 06 物業管理的資料

## Information on Property Management

根據公契在售楼說明書的印製日期的最新擬稿獲委任的該發展項目的 管理人	The Manager of the Development appointed under the latest draft Deed of Mutual Covenant as at the date on which the sales brochure is printed
香港房屋委員會	Hong Kong Housing Authority



尚文苑  
Sheung Man Court

#### 圖例 NOTATION

	垃圾收集站 A Refuse Collection Point		宗教場所(包括教堂、廟宇及祠堂) A Religious Institution (including a Church, a Temple and a Tsz Tong)
	市場(包括濕貨市場及批發市場) A Market (including a Wet Market and a Wholesale Market)		社會福利設施(包括老人中心及弱智人士護理院) Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)
	發電廠(包括電力分站) A Power Plant (including Electricity Sub-stations)		體育設施(包括運動場及游泳池) Sports Facilities (including a Sports Ground and a Swimming Pool)
	公眾停車場(包括貨車停泊處) A Public Carpark (including a Lorry Park)		公園 A Public Park
	公廁 A Public Convenience		診療所 A Clinic
	學校(包括幼稚園) A School (including a Kindergarten)		醫院 A Hospital
	公用事業設施裝置 A Public Utility Installation		

此位置圖參考日期為2020年2月19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70/2019。

The Location Plan is prepared with reference to Survey Sheet No. 7-SW-C dated 19 February 2020, with adjustments where necessary.

The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 70/2019.

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。
- 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:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- 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.

Revision Date: 9 March 2020

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



● 尚文苑  
Sheung Man Court

摘錄自地政總署測繪處於2017年4月2日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E017654。  
香港特區政府地政總署測繪處 © 版權所有 未經許可 不得複製

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E017654, dated 2 April 2017.

Survey and Mapping Office, Lands Department, The Government of the Hong Kong SAR © Copyright reserved - reproduction by permission only

註：

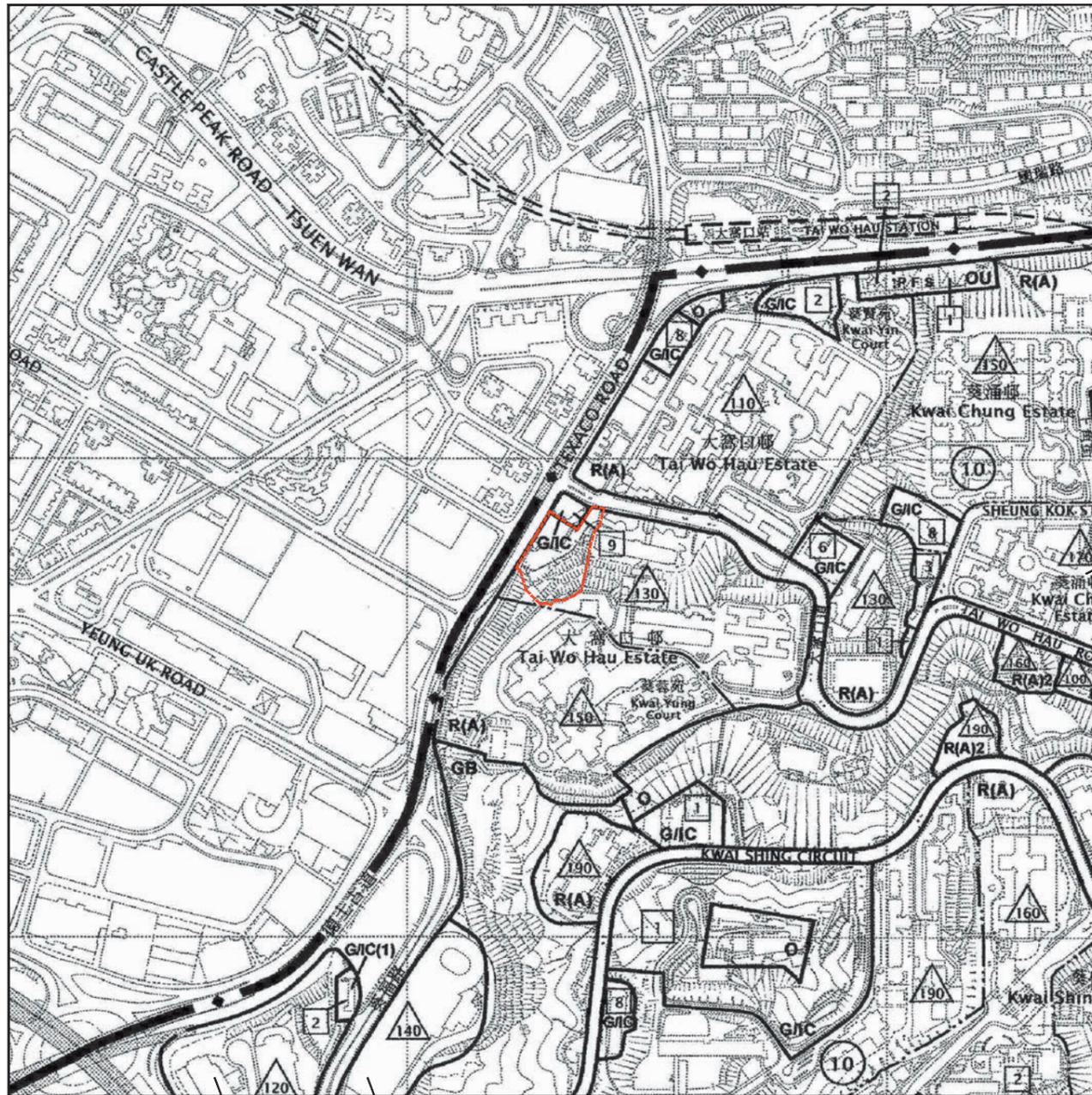
1. 該發展項目的鳥瞰照片之副本可於房委會客務中心開放時間內免費查閱。
2. 由於該發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

Notes :

1. Copy of the aerial photograph of the Development is available for free inspection during opening hours at the HA Customer Service Centre.
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.

# 09 關乎發展項目的分區計劃大綱圖

## Outline Zoning Plan Relating to the Development



比例尺 SCALE: 0 100 200 300 400 500 (米) (m)



尚文苑  
Sheung Man Court

### 圖例 NOTATION

地帶 ZONES					
C	商業	Commercial	I	工業	Industrial
CDA	綜合發展區	Comprehensive Development Area	G/C	政府、機構或社區	Government, Institution or Community
R(A)	住宅(甲類)	Residential (Group A)	O	休憩用地	Open Space
R(B)	住宅(乙類)	Residential (Group B)	OU	其他指定用途	Other Specified Uses
R(E)	住宅(戊類)	Residential (Group E)	GB	綠化地帶	Green Belt
V	鄉村式發展	Village Type Development			
交通 COMMUNICATIONS					
	鐵路及車站	Railway and Station		主要道路及路口	Major Road and Junction
	鐵路及車站(地下)	Railway and Station (Underground)		高架道路	Elevated Road
	鐵路及車站(高架)	Railway and Station (Elevated)			
其他 MISCELLANEOUS					
	規劃範圍界線	Boundary of Planning Scheme	PFS	加油站	Petrol Filling Station
9	規劃區編號	Planning Area Number	8	最高建築物高度(樓層數目)	Maximum Building Height (in number of storeys)
	建築物高度管制區界線	Building Height Control Zone Boundary	[NBA]	非建築用地	Non-Building Area
	最高建築物高度(在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)			

摘錄自2018年1月19日刊憲之葵涌分區計劃大綱草圖，圖則編號為S/KC/29。

Adopted from part of the draft Kwai Chung Outline Zoning Plan No. S/KC/29 gazetted on 19 January 2018.

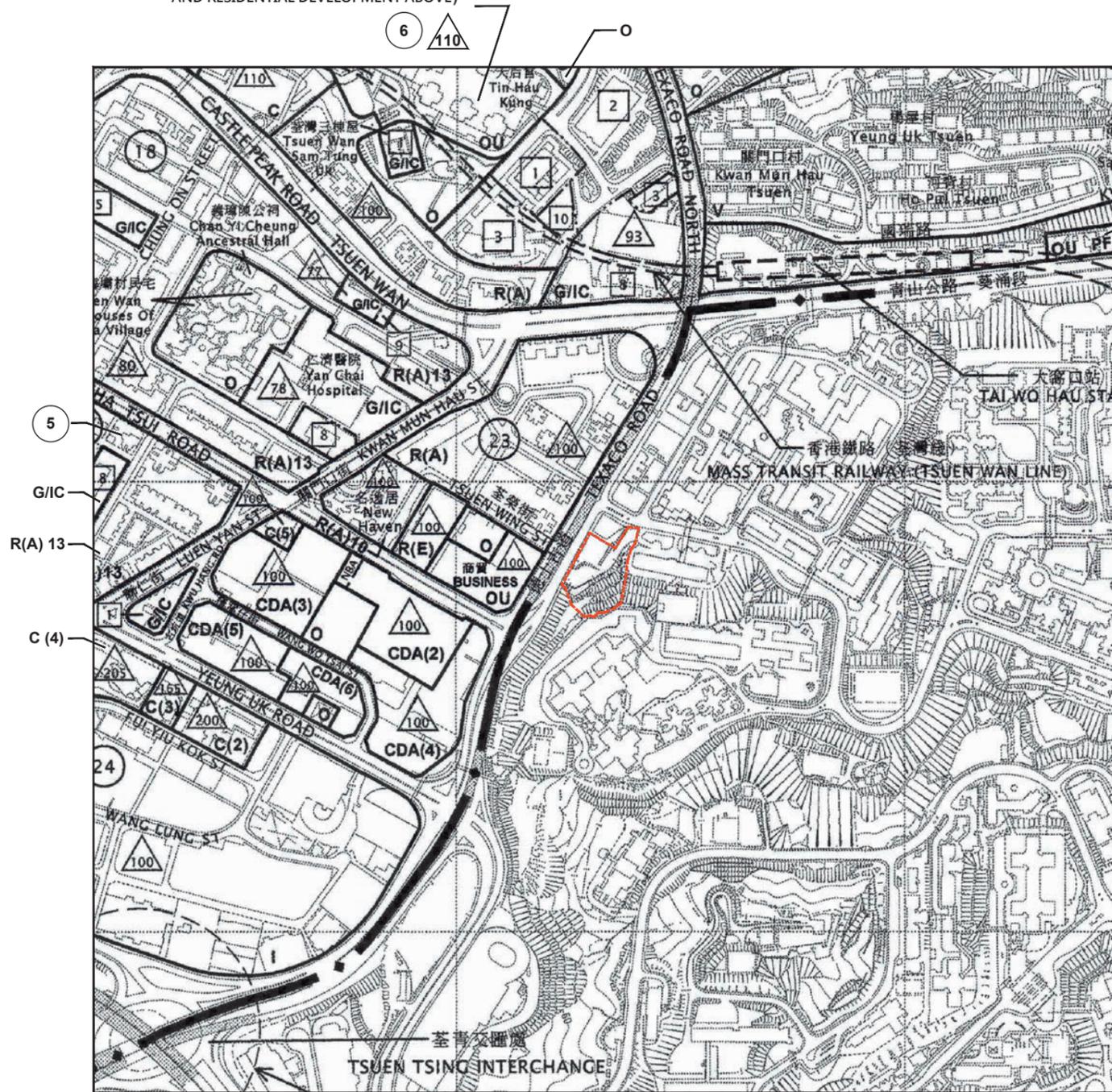
註：

- 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。
- 由於該發展項目的邊界不規則的技術原因，此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。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
- 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

Notes:

- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
- 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.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
- The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.

OU (香港鐵路車廠與上蓋的商業及住宅發展 MASS TRANSIT RAILWAY DEPOT WITH COMMERCIAL AND RESIDENTIAL DEVELOPMENT ABOVE)



1  
OU (PFS) 尚文苑  
Sheung Man Court

圖例 NOTATION

地帶 ZONES						
C	商業	Commercial	v	鄉村式發展	Village Type Development	
CDA	綜合發展區	Comprehensive Development Area	I	工業	Industrial	
R(A)	住宅(甲類)	Residential (Group A)	G/IC	政府、機構或社區	Government, Institution or Community	
R(B)	住宅(乙類)	Residential (Group B)	O	休憩用地	Open Space	
R(C)	住宅(丙類)	Residential (Group C)	OU	其他指定用途	Other Specified Uses	
R(E)	住宅(戊類)	Residential (Group E)	GB	綠化地帶	Green Belt	
交通 COMMUNICATIONS						
鐵路及車站(地下)		Railway and Station (Underground)	高架道路		Elevated Road	
主要道路及路口		Major Road and Junction				
其他 MISCELLANEOUS						
—•— 規劃範圍界線		Boundary of Planning Scheme	△ 《註釋》內訂明最高建築物高度限制		Maximum Building Height Restriction as stipulated on the Notes	
①	規劃區編號	Planning Area Number	PFS	加油站	Petrol Filling Station	
— — — 建築物高度管制區界線		Building Height Control Zone Boundary	8	最高建築物高度(樓層數目)	Maximum Building Height (in number of storeys)	
△ 100	最高建築物高度(在主水平基準上若干米)	Maximum Building Height (in metres above Principal Datum)	[NBA] 非建築用地			Non-Building Area

摘錄自2017年4月28日刊憲之荃灣分區計劃大綱核准圖，圖則編號為S/TW/33。

Adopted from part of the approved Tsuen Wan Outline Zoning Plan No. S/TW/33 gazetted on 28 April 2017.

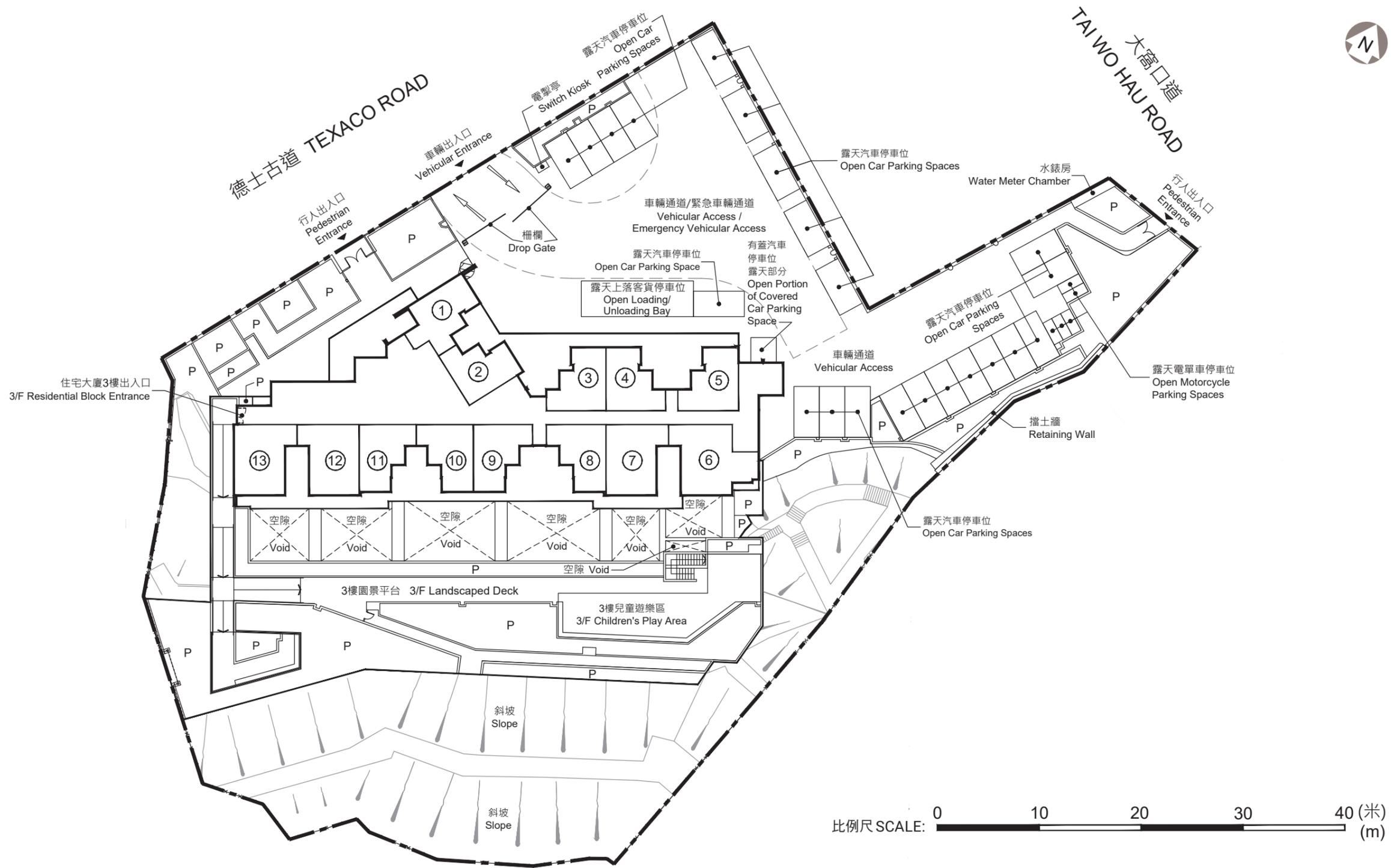
註：

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。
3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
4. 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

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.
3. The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
4. The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.





## 圖例 NOTATION

— · — · — ·	地界	Lot Boundary
①	3樓-40樓單位室號	Flat Number on 3/F - 40/F
P	花槽	Planter

由發展項目的委任建築師提供的該項目內的建築物或設施的預計落成日期：2020年10月31日

Estimated date of completion of the buildings or facilities within the Development as provided by the appointed architect for the Development: 31 October 2020

註：上述該項目內的建築物或設施的預計落成日期為有關建築物或設施的佔用許可證的預計發出日期。

Note: The estimated date of completion of the buildings or facilities within the Development is the estimated date for issue of Occupation Permit for the buildings or facilities concerned.