

# 出售居者有其屋計劃單位 2020

## SALE OF HOME OWNERSHIP SCHEME FLATS

重售單位 RE-SALE FLATS

申請日期：2020年7月30日至8月12日\*

Application Period: 30 July to 12 August 2020\*

凱樂苑  
Hoi Lok Court

裕泰苑  
Yu Tai Court

### 索取申請文件

2020年7月23日至8月12日期間，申請表、申請須知及本售樓簡介單張可在下列地點索取：

- 房委會客務中心
- 房委會轄下各屋邨辦事處及分區租約事務管理處
- 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 July to 12 August 2020, application forms, application guides and this sales leaflet 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 the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA  
(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/2020](http://www.housingauthority.gov.hk/hos/2020)

### 截止時間

Closing Time

2020年8月12日晚上7時正  
7pm on 12 August 2020

### 預計攪珠日期

Tentative Date of Ballot

2020年10月  
(確實日期有待公布)  
October 2020  
(Exact date to be announced)

### 預計開始選購單位日期

Tentative Date for  
Commencement of Flat Selection

2021年3月  
(確實日期有待公布)  
March 2021  
(Exact date to be announced)

\* 指定申請日期以外遞交之申請表恕不受理  
Applications submitted before or after  
the application period will not be accepted

### 售樓簡介單張 SALES LEAFLET

#### 選購單位地點

香港房屋委員會(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

## 發展項目的資料 INFORMATION ON THE DEVELOPMENTS

發展項目 Development	凱樂苑 Hoi Lok Court	裕泰苑 Yu Tai Court
街道名稱及門牌號數 Name of street and street number	荔盈街3號 3 Lai Ying Street	東涌道399號* 399 Tung Chung Road*
區域 District	西南九龍 South West Kowloon	東涌市中心地區 Tung Chung Town Centre Area
住宅大廈座數 Number of domestic blocks	5	2
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 (五) Chief Architect (5), Housing Department
承建商 Building contractor	精進建築有限公司 Aggressive Construction Company Limited	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 Firms 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	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 To the best of the vendor's knowledge, the estimated material date for the Development	(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。) (The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)	
	凱樂苑已獲發佔用文件(即佔用許可證)。 The occupation document (i.e. Occupation Permit) of Hoi Lok Court has been obtained.	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兩個發展項目

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 two 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

## 重售單位的面積及臨時參考售價 AREA AND PROVISIONAL REFERENCE PRICE OF THE RE-SALE FLATS

發展項目 Development			凱樂苑 Hoi Lok Court				裕泰苑 Yu Tai Court													
將出售的住宅物業數目* Number of residential properties to be offered for sale*			6				12													
將出售的住宅物業 Residential properties to be offered for sale	大廈名稱 Block Name		A	B	C	E	A				B									
	樓 Floor		22	6	9	4	27	35	9	12	18	24	30	36	4	11	23	31	34	37
	單位 Flat		21	9	1	8	4	2	15	9	5	13	10	15	3	13	9	9	10	15
住宅物業的實用面積# (註1) 平方米 (平方呎) Saleable area of residential properties# (Note 1) sq.m. (sq.ft.)			35.9 - 58.4 (386 - 629)				25.8 - 43.6 (278 - 469)													
臨時參考售價(元)# (註2) Provisional reference price (\$) # (Note 2)	最低 Minimum		\$3,128,300				\$1,743,400													
	最高 Maximum		\$5,575,500				\$3,037,700													

\* 凱樂苑及裕泰苑可供出售的重售單位數目可能有所更改並可能多於上述數字, 上述數字截至2020年6月10日。最終可供出售的重售單位資料, 將於開始選購單位前公布。

The number of re-sale flats to be offered for sale in Hoi Lok Court and Yu Tai Court is subject to change and may be more than the number stated above. The stated number is as at 10 June 2020. The finalised details of re-sale flats for sale will be announced prior to the commencement of flat selection.

# 上述實用面積及臨時參考售價, 只代表2020年6月10日當日, 已確認將出售的重售單位之實用面積及臨時參考售價。

The saleable areas and provisional reference prices stated above represent only the saleable areas and provisional reference prices of those re-sale flats confirmed to be offered for sale as at 10 June 2020.

上述實用面積按照《一手住宅物業銷售條例》第8條計算得出。

The saleable areas stated above are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

凱樂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。

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.

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。

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 Notes:

1. 前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。  
The areas as afore-mentioned in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.
2. 臨時參考售價只是在最終的折扣率和平均售價確定前供申請者參考的臨時數字。作為一項一次性的特別安排，房委會會在2020年8月下旬取得2020年4月至6月非業主住戶每月入息中位數時，才確定「出售居屋單位2020」最終的折扣率和平均售價。若相關入息數字下跌，折扣率將會上調，即平均售價會下調；但若相關入息數字上升，房委會將不會下調折扣率，即不會上調平均售價。  
The provisional reference price is just provisional figures for reference by applicants before the finalization of the discount rate and average selling prices. As a one-off special arrangement, HA would finalise the discount rate and average selling prices for Sale of HOS Flats 2020 when the median monthly household income of non-owner occupier households for April to June 2020 is available in late August 2020. Should the relevant income figure drop, the discount rate would be adjusted upward, meaning that the average selling prices will be adjusted downward; but in case the relevant income figure goes up, HA would not adjust the discount rate downward, meaning that the average selling prices will not be adjusted upward.

## 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凱樂苑/裕泰苑單位的業主：

(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。

(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。

### 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 owners of the flats at Hoi Lok Court/ Yu Tai Court:

(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) **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 value 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.

## 轉讓限制 ALIENATION RESTRICTIONS

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](http://www.housingauthority.gov.hk))。

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

## 資料展覽 EXHIBITION OF INFORMATION

**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 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**

2020年7月23日至8月12日每日上午8時至晚上7時

8 am to 7 pm daily from 23 July to 12 August 2020

各發展項目的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從以下網址下載。建議準買家在選購單位前參閱售樓說明書，以了解各發展項目的詳情。

During the flat selection period, sales brochures and price lists of respective developments can be obtained at the HA Customer Service Centre or downloaded from the websites below. Prospective purchasers are advised to make reference to the sales brochures for details of respective developments before flat selection.

**凱樂苑 Hoi Lok Court:** [www.housingauthority.gov.hk/hos/2020/HoiLok](http://www.housingauthority.gov.hk/hos/2020/HoiLok)

**裕泰苑 Yu Tai Court:** [www.housingauthority.gov.hk/hos/2020/YuTai](http://www.housingauthority.gov.hk/hos/2020/YuTai)

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 香港房屋委員會  
Hong Kong Housing Authority

銷售熱線 Sales Hotline

**2712 8000**