

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*

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

凱德苑
Hoi Tak Court

錦暉苑
Kam Fai Court

旭禾苑
Yuk Wo Court

尚文苑
Sheung Man Court

雍明苑
Yung Ming Court

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

售樓簡介單張 SALES LEAFLET

發展項目的資料 INFORMATION ON THE DEVELOPMENTS

發展項目 Development	凱德苑 Hoi Tak Court	錦暉苑 Kam Fai Court	尚文苑 Sheung Man Court	旭禾苑 Yuk Wo Court	雍明苑 Yung Ming Court
街道名稱及門牌號數 Name of street and street number	發祥街西5號* 5 Fat Tseung Street West*	恆健街8號* 8 Hang Kin Street*	德士古道69號* 69 Texaco Road*	坳背灣街23號* 23 Au Pui Wan Street*	至善街5號* 5 Chi Shin Street*
區域 District	西南九龍 South West Kowloon	馬鞍山 Ma On Shan	葵涌 Kwai Chung	沙田 Sha Tin	將軍澳 Tseung Kwan O
住宅大廈座數 Number of domestic blocks	1	1	1	1	2
委任建築師 Appointed architect	房屋署總建築師(三) Chief Architect (3), Housing Department	房屋署總建築師 (發展及標準策劃) Chief Architect (Development and Standards), Housing Department	房屋署總建築師(五) Chief Architect (5), Housing Department	房屋署總建築師(七) Chief Architect (7), Housing Department	房屋署總建築師(五) Chief Architect (5), Housing Department
承建商 Building contractor	有利建築有限公司 Yau Lee Construction Company Limited	新福港營造有限公司 Sun Fook Kong Construction Limited	安保工程有限公司 Able Engineering Company Limited	中國海外房屋工程 有限公司 China Overseas Building Construction 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 Firm(s) of solicitors acting for the vendor	劉漢銓律師行， 高露雲律師行 Chu & Lau; Wilkinson & Grist	杜偉強律師事務所， 梁錦濤關學林律師行 W. K. To & Co.; Ford, Kwan & Co.	胡百全律師事務所 P. C. Woo & Co.	高李葉律師行， 陳添耀、陳瑛律師 事務所 Kao, Lee & Yip; Raymond T. Y. Chan, Victoria Chan & Co.	劉陳高律師事務所， 麥黃張律師行， 劉漢銓律師行， 何新權、黃天榮律師 事務所 Lau, Chan & Ko; Gary Mak, Dennis Wong & Chang; Chu & Lau; Ho & 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.)				
	2020年10月31日 31 October 2020	2020年10月31日 31 October 2020	—	2020年10月31日 31 October 2020	2020年8月31日 31 August 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五個發展項目

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 five 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

重售單位的面積及售價 AREA AND PRICE OF THE RE-SALE FLATS

發展項目 Development		凱德苑 Hoi Tak Court	錦暉苑 Kam Fai Court	尚文苑 Sheung Man Court	旭禾苑 Yuk Wo Court	雍明苑 Yung Ming Court
將出售的住宅物業數目 Number of residential properties to be offered for sale						
將出售的住宅物業 Residential properties to be offered for sale	大廈名稱 Block Name					
	樓 Floor					
	單位 Flat					
住宅物業的實用面積# 平方米(平方呎) Saleable area of residential properties# sq.m. (sq.ft.)						
售價(元) Price (\$)	最低 Minimum					
	最高 Maximum					

截至2020年6月10日，上述發展項目可供出售的重售單位的數目及其相關資料仍在核實中。重售單位的詳情(如有)將於稍後時間公佈。

As at 10 June 2020, the number and the relevant information of the re-sale flats to be offered for sale in the above developments are under review. The details of re-sale flats (if any) will be announced in due course.

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 are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

凱德苑、尚文苑及雍明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 Tak Court, Sheung Man Court and Yung Ming Court.

錦暉苑及旭禾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 Kam Fai Court and Yuk Wo Court.

註：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 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售價百分之五的款額，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、契諾及條件處理。房委會不會回購或提名買家（居者有其屋計劃（居屋）第二市場除外）購買凱德苑 / 尚文苑 / 錦暉苑 / 旭禾苑 / 雍明苑的單位，而下列轉讓限制將適用於有關單位的業主：

(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（註）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（註）的差額計算。換句話說，補償相等於原來買價（註）的折扣，化為現值計算。

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. For Hoi Tak Court / Sheung Man Court / Kam Fai Court / Yuk Wo Court / Yung Ming Court, the HA will not buy back or nominate a buyer (except Home Ownership Scheme (HOS) Secondary Market) to buy the flats and the following alienation restrictions will apply to the owners:

(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 (Note) 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 (Note) 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 (Note) to the prevailing market value.

買方須注意，在計算購樓時的折扣率所沿用的最初市值，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)。

Purchasers should take note that the initial 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 sale 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.

- (c) 任何違反與單位有關的買賣協議的任何條款或條件或違反單位的轉讓契據內的任何契諾所作出的按揭、其他押記、轉讓或其他讓與、連同任何關於如此按揭、押記、轉讓或以其他方式讓與的協議（下稱「非法讓與」），根據《房屋條例》（第283章）第17B條均屬無效。任何人就其單位作出非法讓與即屬犯罪，將面臨《房屋條例》（第283章）第27A條下之刑罰。
- (c) Any purported mortgage, other charge, assignment or other alienation, together with any agreement so to mortgage, charge, assign or otherwise alienate in breach of any term or condition of the ASP or any covenant in the Deed of Assignment of the flat ("unlawful alienation") shall be void under Section 17B of the Housing Ordinance (Cap. 283). Any person committing unlawful alienation of his/her flat commits an offence and will be subject to criminal sanction under Section 27A of the Housing Ordinance (Cap. 283).

註：買價相等於售價，是指由房委會轉讓予該單位的首位業主之「首次轉讓契據」中所列明的單位購買價。

Note: Purchase price is equal to the sale price and means the price of the flat as specified in the first assignment from the HA to the first owner of the flat.

銷售熱線 Sales Hotline

2712 8000

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

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

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.

凱德苑 Hoi Tak Court: www.housingauthority.gov.hk/hos/2020/HoiTak
錦暉苑 Kam Fai Court: www.housingauthority.gov.hk/hos/2020/KamFai
尚文苑 Sheung Man Court: www.housingauthority.gov.hk/hos/2020/SheungMan
旭禾苑 Yuk Wo Court: www.housingauthority.gov.hk/hos/2020/YukWo
雍明苑 Yung Ming Court: www.housingauthority.gov.hk/hos/2020/YungMing

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