

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

2020

彩禾苑
Choi Wo Court

售樓資料簡介
SALES BOOKLET



銷售安排

Sales Arrangements



申請日期

Application Period

2020年7月30日至2020年8月12日
(於指定申請日期以外遞交之申請表恕不受理)

30 July 2020 to 12 August 2020
(Applications submitted before or after the
application period will not be accepted)

截止時間

Closing Time

2020年8月12日晚上7時正
7 pm 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)

將出售的住宅物業數目

Number of residential properties for sale

806

將出售的住宅物業

Residential properties for sale

彩禾苑 Choi Wo Court

樓層 Floor	單位 Flat
1	1, 4-21
2-28	1-21
29-34	1-3, 6-21
35-38	1-3, 7-21
39-40	1-3, 7-16, 18-21

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

發展項目的資料

INFORMATION ON THE DEVELOPMENT

發展項目名稱
Name of the Development



地段編號 沙田市地段第586號	Lot number Sha Tin Town Lot No. 586
街道名稱及門牌號數 禾上墩街18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 18 Wo Sheung Tun Street* <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 44層(地下低層2樓、地下低層1樓、地下、1樓至40樓及天台；沒有被略去的樓層號數)	Total number of storeys 44 storeys (LG2/F, LG1/F, G/F, 1/F to 40/F and roof; no omitted floor number)
住宅物業總數 806	Total number of residential properties 806
盡賣方所知的發展項目的預計關鍵日期 2020年8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。	To the best of the vendor's knowledge, the estimated material date for the Development 31 August 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：就彩禾苑而言：

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《一手住宅物業銷售條例》第2條。
2. 房委會須於彩禾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 Choi Wo 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 Residential Properties (First-hand Sales) Ordinance.
2. The HA shall apply in writing for an occupation document (i.e. Occupation Permit) in respect of Choi Wo 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).

住宅物業的面積及臨時參考售價

Area and Provisional Reference Price of Residential Properties

住宅物業的實用面積 平方米(平方呎) ^{註1} Saleable Area of Residential Properties sq.m. (sq.ft.) ^{Note 1}	住宅物業數目 Number of Residential Properties	臨時參考售價(元) ^{註2} Provisional Reference Price (\$) ^{Note 2}	
		最低 Minimum	最高 Maximum
36.6 (394) - 57.0 (614)	806	2,533,200	4,886,400

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。

彩禾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 Choi Wo Court.

- 註： 1. 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。
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。

Notes: 1. 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.

2. The provisional reference price is just provisional figures for reference by applicants before the finalisation 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.



發展項目的位置圖


LOCATION PLAN OF THE DEVELOPMENT




比例尺 SCALE: 0 50 100 150 200 250 (米)



圖例 NOTATION

 認可殯葬區*
Permitted Burial Ground*

 零散山墳所在斜坡*
Slope with Scattered Graves*

*只作識別用
*For Identification Purposes Only

此位置圖參考日期均為2020年6月15日之測繪圖(編號分別為7-SW-B及7-SE-A)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146/2019。

The Location Plan is prepared with reference to Survey Sheet Nos. 7-SW-B and 7-SE-A both dated 15 June 2020, with adjustments where necessary.

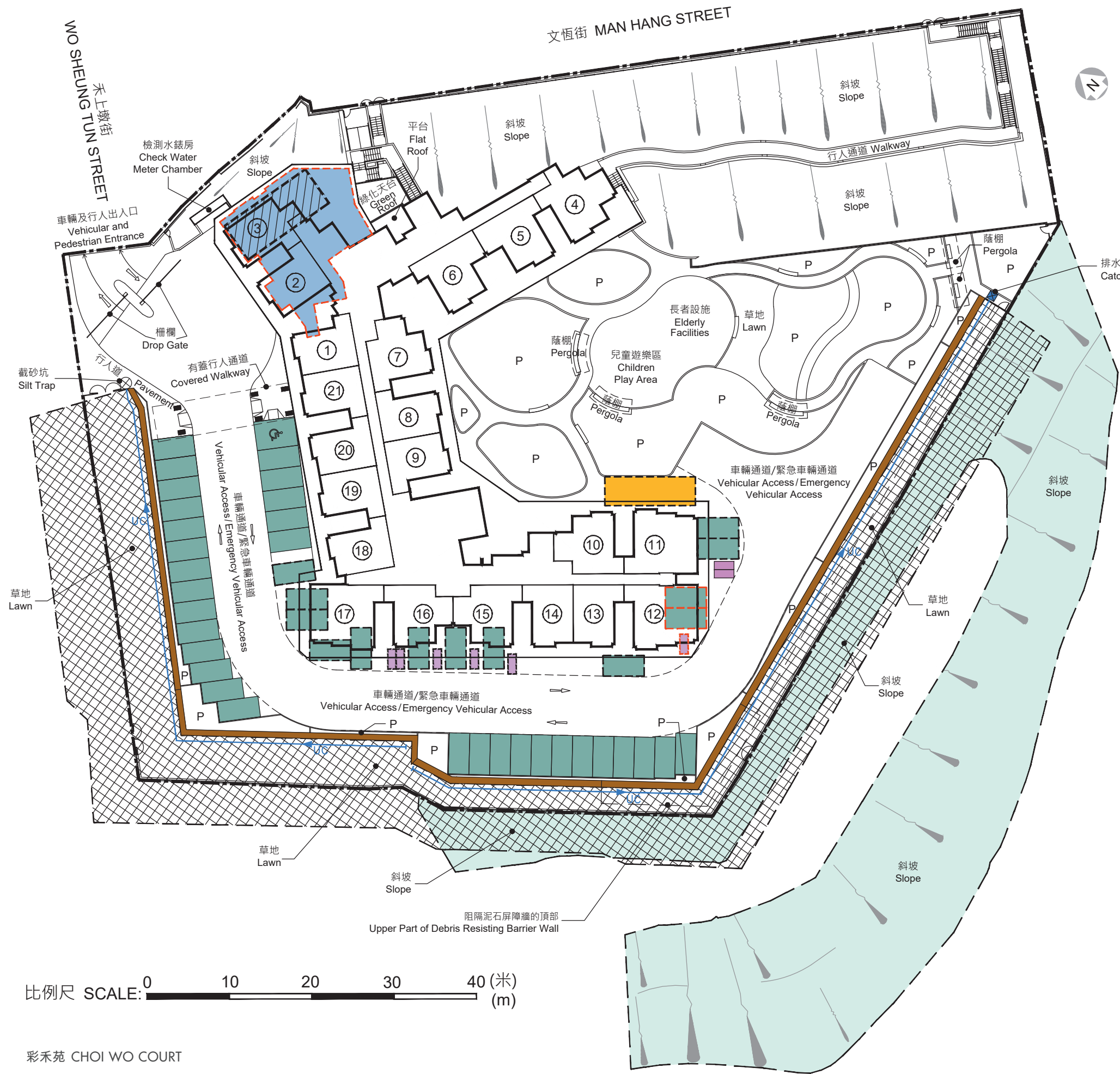
The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 146/2019.

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

--- 地界
Lot Boundary

① 2樓-28樓單位室號
Flat Number on 2/F-28/F

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

阻隔泥石屏障牆
Debris Resisting Barrier Wall

業主須負責清理山泥傾瀉泥石或巨石的範圍
Area within which future owners shall be responsible for clearance of landslide debris or boulders

業主須負責維修及保養地界以外的斜坡範圍
Area of Slope outside the lot boundary within which future owners shall be responsible for the maintenance

業主須負責清理山泥傾瀉泥石或巨石的範圍及業主須負責維修及保養地界以外的斜坡範圍
Area within which future owners shall be responsible for clearance of landslide debris or boulders and Area of Slope outside the lot boundary within which future owners shall be responsible for the maintenance

UC U型排水渠
U-channel

P 花槽
Planter

停車位類別	Category of Parking Space	數目 Number
[Green Box]	露天汽車停車位 Open Car Parking Spaces	31
[Green Box with Dashed Border]	露天汽車停車位 (部分有蓋) Open Car Parking Spaces (Partially Covered)	11
[Green Box with Red Border]	有蓋汽車停車位 Covered Car Parking Spaces	2
[Green Box with Wheelchair Icon]	露天汽車停車位 (暢通易達停車位) Open Car Parking Space (Accessible Car Parking Space)	1
[Purple Box]	露天電單車停車位 Open Motorcycle Parking Spaces	2
[Purple Box with Dashed Border]	露天電單車停車位 (部分有蓋) Open Motorcycle Parking Spaces (Partially Covered)	5
[Purple Box with Red Border]	有蓋電單車停車位 Covered Motorcycle Parking Space	1
[Orange Box]	露天上落客貨停車位 (部分有蓋) Open Loading/Unloading Bay (Partially Covered)	1
[Blue Hatched Box]	有蓋上落垃圾收集車位 Covered Space for Loading and Unloading of Refuse Collection Vehicles	1

標準樓層平面圖(2樓至28樓)

TYPICAL FLOOR PLAN (2/F-28/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 ROOM	電訊機房	Telecommunications Room

- 註：
1. 平面圖所列之數字為以毫米標示之建築結構尺寸。
 2. 每個住宅物業的層與層之間的高度為2.75米。
 3. 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。
 4. 大廈設有7部升降機。每個住宅樓層均有4部升降機到達。
 5. 繫樑只設於4、7、10、13、16、19、22、25及28樓。
 6. 此標準樓層平面圖是根據揀選一張可顯示每層最多住宅單位的圖則而選定。其他位於其餘樓層的住宅單位平面圖，請參閱將在選購單位日期前提供的售樓說明書。

- Notes:
1. The dimensions on the floor plan are all structural dimensions in millimetre.
 2. The floor-to-floor height of each residential property is 2.75m.
 3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
 4. There are 7 lifts in the building. Each residential floor is served by 4 lifts.
 5. Tie Beam at 4/F, 7/F, 10/F, 13/F, 16/F, 19/F, 22/F, 25/F and 28/F only.
 6. This Typical Floor Plan is selected on the basis of selecting one floor plan which shows the most number of residential flats per floor. For floor plans of other residential flats on the remaining floors, please refer to the sales brochure which will be available before the date of flat selection.



轉讓限制

ALIENATION RESTRICTIONS

(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）購買彩禾苑／啟翔苑／錦駿苑／山麗苑的單位，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」）日期起計兩年內：

- 業主須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：

- 業主須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原來買價（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。
- 有關補償程序，請瀏覽房委會／房屋署網站（www.housingauthority.gov.hk）。

(c) 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個月的差距。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訂定售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。

(d) 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。

註： 原來買價相等於售價，是指首次轉讓契據中所列明的單位購買價。

(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 requests for cancelling the Agreement for Sale and Purchase (ASP) before executing the Deed of Assignment and 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 Choi Wo Court/Kai Cheung Court/Kam Chun Court/Shan Lai 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 (the first assignment):

- The owner has to 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 the first assignment:

- The owner has to 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 the 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 original 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 discount of the original purchase price (Note) to the prevailing market value.
- Please refer to the HA/HD website (www.housingauthority.gov.hk) for details of the premium payment procedures.

(c) 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.

(d) 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).

Note: Original purchase price is equal to the sale price and means the price of the flat as specified in the first assignment.

區域：沙田

街道名稱及門牌號數：禾上墩街18號*

網址：www.housingauthority.gov.hk/hos/2020/ChoiWo

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: Shatin

Name of Street and Street No.: 18 Wo Sheung Tun Street*

Website: www.housingauthority.gov.hk/hos/2020/ChoiWo

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2020年7月23日至2020年8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 2020 to 12 August 2020, 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 the Green Form Subsidised Home Ownership Scheme (GSH) 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2020年8月12日 每日上午8時至晚上7時
8 am to 7 pm daily from 23 July 2020 to 12 August 2020

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/2020/ChoiWo**。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/2020/ChoiWo**. 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(六) • 承建商：安保工程有限公司 • 代表賣方的律師事務所：尚未委聘 • 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 (6), Housing Department • **Building contractor:** Able Engineering Company Limited • **Firm(s) of solicitors acting for the vendor:** Not yet appointed • **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

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