

香港房屋委員會「出售居者有其屋計劃單位2022」(「居屋2022」) (包括「出售租者置其屋計劃屋邨回收單位」) 售樓資料簡介/售樓簡介單張的修訂事項

注意：此單張須與下列「售樓資料簡介/售樓簡介單張」一併閱讀。

- 「居屋2022」售樓資料簡介(昭明苑)(印製日期：2022年1月7日)
- 「居屋2022」售樓資料簡介(啟欣苑)(印製日期：2022年1月7日)
- 「居屋2022」售樓資料簡介(驥華苑)(印製日期：2022年1月7日)
- 「居屋2022」售樓資料簡介(冠山苑)(印製日期：2022年1月7日)
- 「居屋2022」售樓資料簡介(安秀苑)(印製日期：2022年1月7日)
- 「居屋2022」售樓資料簡介(裕雅苑)(印製日期：2022年1月7日)
- 「居屋2022」售樓資料簡介(愉德苑)(印製日期：2022年1月7日)
- 重售單位售樓簡介單張(山麗苑及彩禾苑)(印製日期：2022年1月7日)
- 「出售租者置其屋計劃屋邨回收單位」(於「居屋2022」推售)售樓簡介單張(印製日期：2022年1月7日)

「售樓資料簡介/售樓簡介單張」的修訂事項

1. 銷售安排

- 申請日期：2022年2月25日至2022年3月24日
- 截止時間：2022年3月24日晚上7時正

2. 索取申請文件

- 於2022年2月18日至2022年3月24日期間，申請表、申請須知及售樓資料簡介 / 售樓簡介單張可從以下網址下載：
www.housingauthority.gov.hk/hos/2022
www.housingauthority.gov.hk/mini-site/tps/
- 2022年2月25日至2022年3月24日期間，申請表、申請須知及售樓資料簡介 / 售樓資料單張可在指定地點索取

3. 房委會客務中心開放時間

- 供展示室內間隔模型、建築模型、展板及其他資料的房委會客戶服務中心的開放時間、範圍以及展覽規模，可能須因應疫情予以適當調整，藉此控制人流。房委會客務中心的開放時間，請留意房委會發出的新聞公報、房委會 / 房屋署指定網址：www.housingauthority.gov.hk/hos/2022或致電房委會銷售熱線2712 8000查詢

Hong Kong Housing Authority
'Sale of Home Ownership Scheme Flats 2022' (HOS 2022)
(Including 'Sale of Recovered Flats from Estates under Tenants Purchase Scheme')
Amendment to Sales Booklet/Sales Leaflet

Note: This note should be read together with the following Sales Booklet/Sales Leaflet :

- HOS 2022 Sales Booklet (Chiu Ming Court) (Printing Date: 7 January 2022)
- HOS 2022 Sales Booklet (Kai Yan Court) (Printing Date: 7 January 2022)
- HOS 2022 Sales Booklet (Kei Wah Court) (Printing Date: 7 January 2022)
- HOS 2022 Sales Booklet (Kwun Shan Court) (Printing Date: 7 January 2022)
- HOS 2022 Sales Booklet (On Sau Court) (Printing Date: 7 January 2022)
- HOS 2022 Sales Booklet (Yu Nga Court) (Printing Date: 7 January 2022)
- HOS 2022 Sales Booklet (Yu Tak Court) (Printing Date: 7 January 2022)
- HOS 2022 Re-sale Flats Sales Leaflet (Shan Lai Court and Choi Wo Court) (Printing Date: 7 January 2022)
- 'Sale of Recovered Flats from Estates under Tenants Purchase Scheme' under HOS 2022 Sales Leaflet (Printing Date: 7 January 2022)

Amendment to Sales Booklet/Sales Leaflet

1. Sales Arrangements

- Application Period: 25 February 2022 to 24 March 2022
- Closing Time: 7 pm on 24 March 2022

2. To Obtain Application Documents

- During the period from 18 February 2022 to 24 March 2022, application forms, application guides and sales booklets/sales leaflets can be downloaded from the websites below:
www.housingauthority.gov.hk/hos/2022
www.housingauthority.gov.hk/mini-site/tps/
- During the period from 25 February 2022 to 24 March 2022, application forms, application guides and sales booklets/sales leaflets can be obtained at designated venues

3. Opening Hours of the HA Customer Service Centre (HACSC)

- Depending on the situation of the pandemic, the opening of the area at HACSC for exhibition of doll house(s), building model(s), exhibition panel(s) and other information as well as the opening hours, the scale of exhibition may be suitable adjusted to control the flow of people. For the opening hours of HACSC, please refer to the press release issued by the Hong Kong Housing Authority (HA), the HA/Housing Department designated website (www.housingauthority.gov.hk/hos/2022) or call the HA sales hotline at 2712 8000 for enquiry

出售居者有其屋計劃單位 2022
SALE OF HOME OWNERSHIP SCHEME FLATS

裕雅苑
Yu Nga Court

售樓資料簡介 SALES BOOKLET

銷售安排

Sales Arrangements

申請日期

Application Period

2022年2月25日至2022年3月10日

(於指定申請日期以外遞交之申請表恕不受理)

25 February 2022 to 10 March 2022

(Applications submitted before or after the application period will not be accepted)

截止時間

Closing Time

2022年3月10日晚上7時正

7 pm on 10 March 2022

將出售的住宅物業數目

Number of residential properties for sale

3,300

(A座 Block A: 570、B座 Block B: 570、C座 Block C: 570、D座 Block D: 570、E座 Block E: 510、F座 Block F: 510)

將出售的住宅物業

Residential properties for sale

裕雅苑 Yu Nga Court

座 Block	樓層Floor	單位 Flat
A	1-30	1-19
B	1-30	1-19
C	1-30	1-19
D	1-30	1-19
E	1-30	1-17
F	1-30	1-17

預計攪珠日期

Tentative Date of Ballot

2022年第二季

(確實日期有待公布)

The second quarter of 2022

(Exact date to be announced)

預計開始選購單位日期

Tentative Date for Commencement of Flat Selection

2022年第四季

(確實日期有待公布)

The fourth quarter of 2022

(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 Sales Unit
Podium Level 1, HA Customer Service Centre,
3 Wang Tau Hom South Road, Kowloon

發展項目名稱
Name of the Development

裕雅苑
Yu Nga Court

地段編號 東涌市地段第46號	Lot number Tung Chung Town Lot No. 46
街道名稱及門牌號數 怡東路8號* *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。	Name of street and street number 8 Yi Tung Road* * The above street number is provisional and is subject to confirmation when the Development is completed.
發展項目座數 6座住宅大廈	Number of blocks in the Development 6 domestic blocks
樓層總數 A座 32層(地下、1樓至30樓及天台；沒有被略去的樓層號數) B座 32層(地下、1樓至30樓及天台；沒有被略去的樓層號數) C座 32層(地下、1樓至30樓及天台；沒有被略去的樓層號數) D座 32層(地下、1樓至30樓及天台；沒有被略去的樓層號數) E座 32層(地下、1樓至30樓及天台；沒有被略去的樓層號數) F座 32層(地下、1樓至30樓及天台；沒有被略去的樓層號數)	Total number of storeys Block A 32 storeys (G/F, 1/F to 30/F and roof; no omitted floor number) Block B 32 storeys (G/F, 1/F to 30/F and roof; no omitted floor number) Block C 32 storeys (G/F, 1/F to 30/F and roof; no omitted floor number) Block D 32 storeys (G/F, 1/F to 30/F and roof; no omitted floor number) Block E 32 storeys (G/F, 1/F to 30/F and roof; no omitted floor number) Block F 32 storeys (G/F, 1/F to 30/F and roof; no omitted floor number)
住宅物業總數 3,300 (A座：570；B座：570；C座：570；D座：570；E座：510；F座：510)	Total number of residential properties 3,300 (Block A: 570; Block B: 570; Block C: 570; Block D: 570; Block E: 510; Block F: 510)
盡賣方所知的發展項目的預計關鍵日期 2022年9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 September 2022 ^(Notes) The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

註： 就裕雅苑而言：

- 「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。
- 房委會須於裕雅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 Yu Nga 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 Yu Nga 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).

住宅物業的實用面積及臨時參考售價

Saleable 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
25.3 (272) – 51.6 (555)	3,300	1,296,300	3,545,500

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。

裕雅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 Yu Nga Court.

註：

- 由於發展項目個別單位的間隔仍會改變，個別單位的實用面積有待確定。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。
- 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「出售居者有其屋計劃單位2022」發展項目個別單位的實用面積在2022年上半年（暫定時間）確定後，才確定最終的折扣率和平均售價。
若按最終實用面積訂定的折扣率高於臨時折扣率，折扣率將會上調，即平均售價會下調；但若按最終實用面積訂定的折扣率低於臨時折扣率，房委會將不會下調折扣率，即不會上調平均售價。

Notes:

- Given that the layout of individual flats in the Development are subject to changes, the saleable areas of individual flats are to be finalised. 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.
- The provisional reference price is just provisional figure 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 when the saleable areas of individual flats for developments under the Sale of Home Ownership Scheme Flats 2022 are finalised, tentatively in the first half of 2022.
Should the discount rate based on the finalised saleable areas is higher than the provisional discount rate, the discount rate would be adjusted upward, meaning that the average selling prices will be adjusted downward; but if the discount rate based on the finalised saleable areas is lower than the provisional discount rate, 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



此位置圖參考日期為2021年12月9日之測繪圖(編號為T9-SE-B)製作,有需要處經修正處理。

地圖由香港地理數據站提供,香港特別行政區政府為知識產權擁有人。

The Location Plan is prepared with reference to Survey Sheet No. T9-SE-B dated 9 December 2021, with adjustments where necessary.

The map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

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.

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

發展項目的布局圖

Layout Plan of the Development



圖例 NOTATION

- 地界
Lot Boundary
- ① A座1樓-30樓單位室號
Block A Flat Number on 1/F- 30/F
B座1樓-30樓單位室號
Block B Flat Number on 1/F- 30/F
C座1樓-30樓單位室號
Block C Flat Number on 1/F- 30/F
D座1樓-30樓單位室號
Block D Flat Number on 1/F- 30/F
E座1樓-30樓單位室號
Block E Flat Number on 1/F- 30/F
F座1樓-30樓單位室號
Block F Flat Number on 1/F- 30/F
- P 花槽
Planter
- S.V. 排煙口
Smoke Vent
- 地下垃圾收集站、廢物收集站及物料回收站
Refuse Collection Point, Junk Collection Point and Material Recovery Chamber on Ground Floor
- 地下垃圾及物料回收房
Refuse Storage & Material Recovery Chamber on Ground Floor
- 地下幼稚園
Kindergarten on Ground Floor

停車位類別	Category of Parking Space	數目 Number
	露天單車停車位 Open Bicycle Parking Spaces	143
	有蓋單車停車位 Covered Bicycle Parking Spaces	77
	露天上落客貨停車位 Open Loading/Unloading Bays	8
	有蓋垃圾收集車停車位(部分露天) Covered Parking Space for Refuse Collection Vehicle (Partially Open)	1

發展項目於地庫另外設有266個有蓋汽車停車位、4個有蓋暢通易達停車位及30個有蓋電車停車位。

There are also 266 numbers of covered Car Parking Space, 4 numbers of covered Accessible Car Parking Space and 30 numbers of covered Motorcycle Parking Space provided at the basement of the Development.

座標準樓層平面圖 (2樓至30樓)

Block A Typical Floor Plan (2/F-30/F)



圖例 NOTATION

BATH	浴室	Bathroom
ELEC. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉輦	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

比例尺 SCALE: 0 5(m)
(m)

- 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(30樓除外)。30樓每個住宅物業的層與層之間的高度為2.79米及2.845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(30樓除外)。30樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米。
 - 大廈設有4部升降機。每個住宅樓層均有2部升降機到達。
 - 此標準樓層平面圖是根據運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組最近期批准之建築圖則所編製。個別單位的間隔仍會改變,並會以最後獲批准之建築圖則為準。

- 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 30/F). The floor-to-floor heights of each residential property on 30/F are 2.79m and 2.845m.
 - The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 30/F). The thickness of the floor slab (excluding plaster) of each residential property on 30/F is 200mm.
 - There are 4 lifts in the building. Each residential floor is served by 2 lifts.
 - This Typical Floor Plan is prepared in accordance with the latest building plan approved by the Independent Checking Unit of the Office of the Permanent Secretary for Transport and Housing (Housing). The layout of individual flats are subject to changes and the final building plans to be approved.



座標準樓層平面圖 (2樓至30樓)

Block B Typical Floor Plan (2/F-30/F)



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(30樓除外)。30樓每個住宅物業的層與層之間的高度為2.79米及2.845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(30樓除外)。30樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米。
4. 大廈設有4部升降機。每個住宅樓層均有2部升降機到達。
5. 此標準樓層平面圖是根據運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組最近期批准之建築圖則所編製。個別單位的間隔仍會改變,並會以最後獲批准之建築圖則為準。

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 (except 30/F). The floor-to-floor heights of each residential property on 30/F are 2.79m and 2.845m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 30/F). The thickness of the floor slab (excluding plaster) of each residential property on 30/F is 200mm.
4. There are 4 lifts in the building. Each residential floor is served by 2 lifts.
5. This Typical Floor Plan is prepared in accordance with the latest building plan approved by the Independent Checking Unit of the Office of the Permanent Secretary for Transport and Housing (Housing). The layout of individual flats are subject to changes and the final building plans to be approved.

座標準樓層平面圖 (2樓至30樓)

Block C Typical Floor Plan (2/F-30/F)



圖例 NOTATION

BATH	浴室	Bathroom
ELEC. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉輦	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

比例尺 SCALE: 0 5(m)
(m)

Notes:

- The dimensions on the floor plan are all structural dimensions in millimetre.
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 - There are 4 lifts in the building. Each residential floor is served by 2 lifts.
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- 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(30樓除外)。30樓每個住宅物業的層與層之間的高度為2.79米及2.845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(30樓除外)。30樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米。
 - 大廈設有4部升降機。每個住宅樓層均有2部升降機到達。
 - 此標準樓層平面圖是根據運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組最近期批准之建築圖則所編製。個別單位的間隔仍會改變,並會以最後獲批准之建築圖則為準。

座標準樓層平面圖 (2樓至30樓)

Block D Typical Floor Plan (2/F-30/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(30樓除外)。30樓每個住宅物業的層與層之間的高度為2.79米及2.845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(30樓除外)。30樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米。
- 大廈設有4部升降機。每個住宅樓層均有2部升降機到達。
- 此標準樓層平面圖是根據運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組最近期批准之建築圖則所編製。個別單位的間隔仍會改變，並會以最後獲批准之建築圖則為準。

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 30/F). The floor-to-floor heights of each residential property on 30/F are 2.79m and 2.845m.
- The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 30/F). The thickness of the floor slab (excluding plaster) of each residential property on 30/F is 200mm.
- There are 4 lifts in the building. Each residential floor is served by 2 lifts.
- This Typical Floor Plan is prepared in accordance with the latest building plan approved by the Independent Checking Unit of the Office of the Permanent Secretary for Transport and Housing (Housing). The layout of individual flats are subject to changes and the final building plans to be approved.

座標準樓層平面圖 (2樓至30樓)

Block E Typical Floor Plan (2/F-30/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(30樓除外)。30樓每個住宅物業的層與層之間的高度為2.79米及2.845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(30樓除外)。30樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米。
- 大廈設有4部升降機。每個住宅樓層均有2部升降機到達。
- 此標準樓層平面圖是根據運輸及房屋局常任秘書長(房屋)辦公室的獨立審查組最近期批准之建築圖則所編製。個別單位的間隔仍會改變，並會以最後獲批准之建築圖則為準。

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 30/F). The floor-to-floor heights of each residential property on 30/F are 2.79m and 2.845m.
- The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 30/F). The thickness of the floor slab (excluding plaster) of each residential property on 30/F is 200mm.
- There are 4 lifts in the building. Each residential floor is served by 2 lifts.
- This Typical Floor Plan is prepared in accordance with the latest building plan approved by the Independent Checking Unit of the Office of the Permanent Secretary for Transport and Housing (Housing). The layout of individual flats are subject to changes and the final building plans to be approved.

Block F Typical Floor Plan (2/F-30/F)



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)購買昭明苑/啟欣苑/驥華苑/冠山苑/安秀苑/裕雅苑/愉德苑單位，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」)日期起計五年內：

- 業主須在無需繳付補償的情況下，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六至第十五年內：

- 業主須在無需繳付補償的情況下，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十五年後：

- 業主可在無需繳付補償的情況下，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)。

(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) where the HA agrees to the same, the HA shall be entitled to retain a sum equivalent to 5% of the purchase price as consideration for his agreeing to cancel 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 Chiu Ming Court/Kai Yan Court/Kei Wah Court/Kwun Shan Court/On Sau Court/Yu Nga Court/Yu Tak 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 five 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 sixth to the fifteenth 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 fifteen 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) 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。

(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：東涌擴展區

街道名稱及門牌號數：怡東路8號*

網址：www.housingauthority.gov.hk/hos/2022/YuNga

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。

District: Tung Chung Extension Area

Name of Street and Street No.: 8 Yi Tung Road*

Website: www.housingauthority.gov.hk/hos/2022/YuNga

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.

本售樓資料簡介所載列的資料只供參考，且不构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。

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2022年2月18日至2022年3月10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
- 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 18 February 2022 to 10 March 2022, 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
- 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/2022

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

2022年2月18日至2022年3月10日每日上午8時至晚上7時
8 am to 7 pm daily from 18 February 2022 to 10 March 2022

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/2022/YuNga。在選購單位前，準買方如欲了解該發展項目的詳情，請參閱售樓說明書。

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/2022/YuNga. Prospective purchasers should 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：精進建築有限公司 • 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 (5), Housing Department • Building contractor: Aggressive Construction 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

印製日期：2022年1月7日 Printing Date: 7 January 2022 • 由香港房屋委員會發布 Published by the Hong Kong Housing Authority