

出售居者有其屋計劃單位

SALE OF HOME OWNERSHIP SCHEME FLATS

2023

朗天苑

*Long Tin Court*



售樓資料簡介 SALES BOOKLET

## 申請日期

### Application Period

2023年年中

(請留意房委會最新的新聞公布及「居屋2023」申請須知)

Mid 2023

(Please refer to the latest Press Release issued by the HA and HOS 2023 Application Guide)

## 攪珠日期

### Date of Ballot

2023年第四季(暫定)

The fourth quarter of 2023 (Tentative)

## 開始選購單位日期

### Date for Commencement of Flat Selection

2024年第一季度(暫定)

The first quarter of 2024 (Tentative)

## 將出售的住宅物業數目

### Number of residential properties for sale

3,080

(A座 Block A: 976 ; B座 Block B: 1,052 ; C座 Block C: 1,052)

## 將出售的住宅物業

### Residential properties for sale

朗天苑 Long Tin Court

### A座 Block A

樓層 Floor	單位 Flat
3-23	1-23
24 (庇護層 Refuge Floor)	-
25-38	1-23
39-47	1-6, 11-23

### B座 Block B

樓層 Floor	單位 Flat
1	1-8, 13-22
2-24	1-22
25 (庇護層 Refuge Floor)	-
26-49	1-22

### C座 Block C

樓層 Floor	單位 Flat
1	1-4, 9-22
2-24	1-22
25 (庇護層 Refuge Floor)	-
26-49	1-22

## 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號房委會客戶服務中心  
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  
**朗天苑**  
Long Tin Court

**地段編號**

丈量約份第122約地段第1768號

**Lot number**

Lot No.1768 in Demarcation District No. 122

**街道名稱及門牌號數**

青山公路屏山段130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**

130 Castle Peak Road Ping Shan\*

\* The above street number is provisional and is subject to confirmation when the Development is completed.

**發展項目座數**

3座住宅大廈

**Number of blocks in the Development**

3 domestic blocks

**樓層總數**

**A座**

49層(地下(住宅大堂及幼稚園)、平台一樓(綜合青少年服務中心及長者鄰舍中心)、平台二樓、3樓至23樓、24樓(庇護層)、25樓至47樓及天台;沒有被略去的樓層號數)

**B座**

51層(地下(住宅大堂)、1樓至24樓、25樓(庇護層)、26樓至49樓及天台;沒有被略去的樓層號數)

**C座**

51層(地下(住宅大堂)、1樓至24樓、25樓(庇護層)、26樓至49樓及天台;沒有被略去的樓層號數)

**Total number of storeys**

**Block A**

49 storeys (G/F (Domestic Lobby and Kindergarten), PL1/F (Integrated Children & Youth Services Centre and Neighbourhood Elderly Centre), PL2/F, 3/F to 23/F, 24/F (Refuge Floor), 25/F to 47/F and roof; no omitted floor number)

**Block B**

51 storeys (G/F (Domestic Lobby), 1/F to 24/F, 25/F (Refuge Floor), 26/F to 49/F and roof; no omitted floor number)

**Block C**

51 storeys (G/F (Domestic Lobby), 1/F to 24/F, 25/F (Refuge Floor), 26/F to 49/F and roof; no omitted floor number)

**住宅物業總數**

3,080 (A座: 976; B座: 1,052; C座: 1,052)

**Total number of residential properties**

3,080 (Block A: 976; Block B: 1,052; Block C: 1,052)

**盡賣方所知的發展項目的預計關鍵日期**

2026年3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 March 2026<sup>(Notes)</sup>

The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

註：就朗天苑而言：

- 「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」定義的詳情，請參閱《一手住宅物業銷售條例》第2條。
- 房委會須於朗天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 Long Tin 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 Long Tin 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售價**

**Saleable Area and Price of Residential Properties**

住宅物業的實用面積 平方米(平方呎) <sup>(註)</sup> Saleable Area of Residential Properties sq.m. (sq.ft.) <sup>(Note)</sup>	減音露台的面積 (計算入實用面積) 平方米(平方呎) <sup>(註)</sup> Area of Acoustic Balcony (Included in the Saleable Area) sq.m. (sq.ft.) <sup>(Note)</sup>	住宅物業數目 Number of Residential Properties	售價(元) Price (\$)	
			最低 Minimum	最高 Maximum
26.0 (280) – 42.2 (454)	2.8 (30) – 3.0 (32)*	3,080	1,487,200	3,182,600

\* 只有A座16、17、18及21號單位設有減音露台。

Acoustic balconies are provided in Flats 16, 17, 18 and 21 of Block A only.

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。

朗天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。

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 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 Long Tin Court.

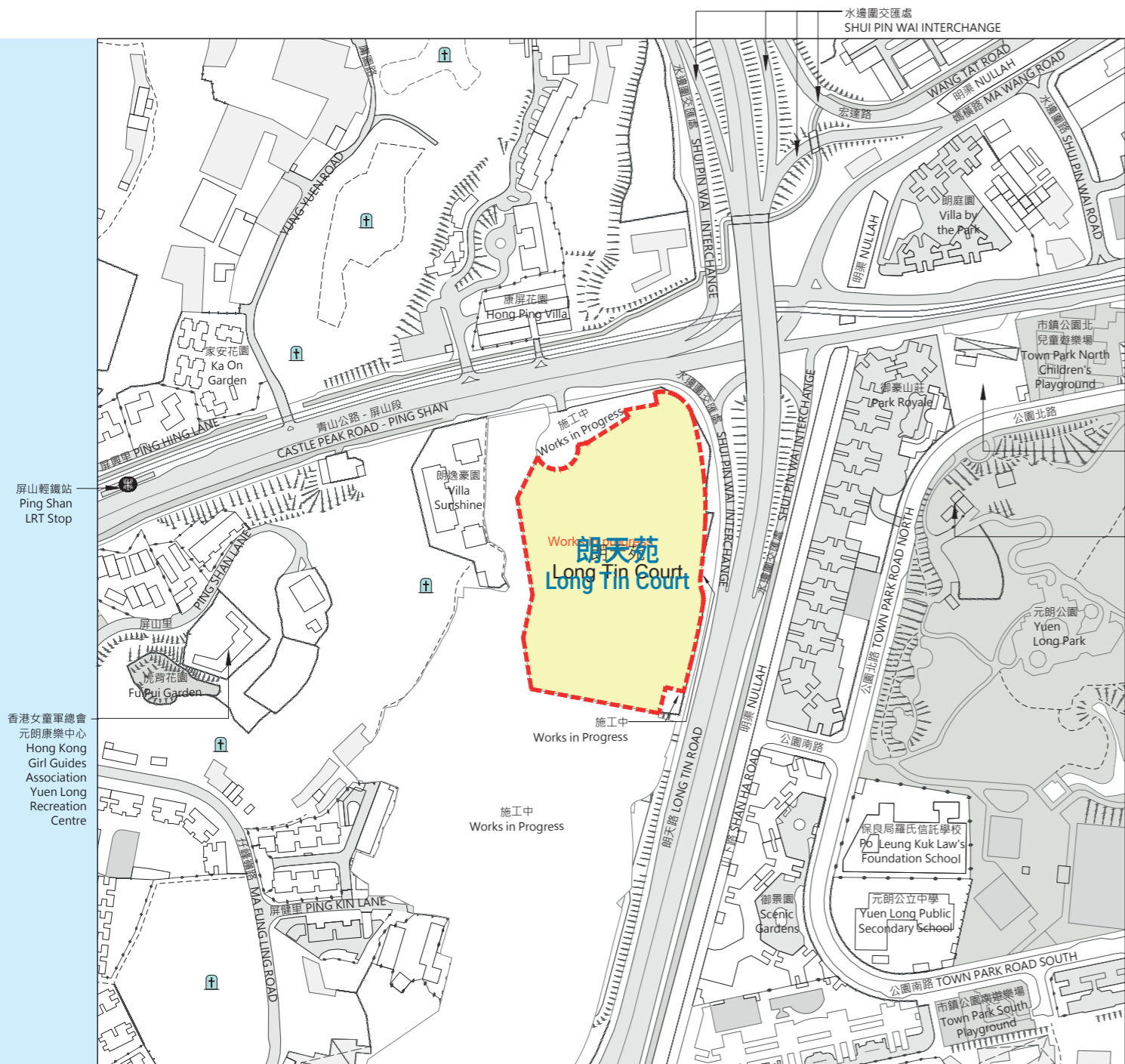
註：

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。

Note:

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.





### 圖例 NOTATION

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

\* 只作識別用  
\* For Identification Purposes Only

博愛醫院元朗商會極限運動場  
Pok Oi Hospital Yuen Long Merchants Association Extreme Sports Park

香港女童軍總會元朗西區區總部  
Scout Association of Hong Kong Yuen Long West District Headquarters

此位置圖參考日期為2023年5月11日之測繪圖(編號為T6-NW-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. T6-NW-B dated 11 May 2023, 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

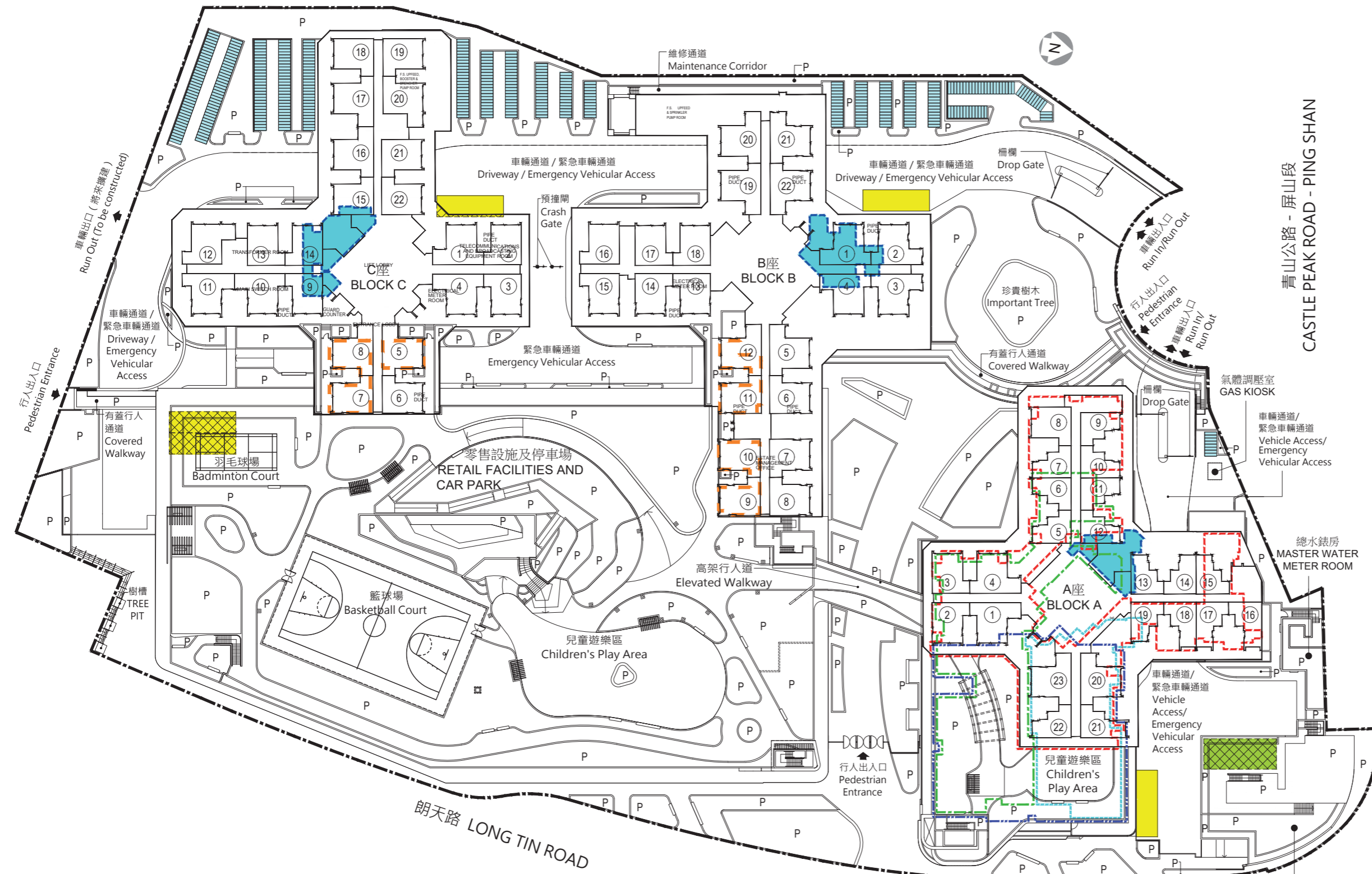
### 圖例 NOTATION

- 地界 Lot Boundary
- ① A座3樓-23樓及25樓-47樓單位室號 (39樓-47樓不設7號-10號單位)  
Block A Flat Number on 3/F to 23/F and 25/F to 47/F (No provision of Flat 7 to Flat 10 for 39/F to 47/F)
- B座1樓-24樓及26樓-49樓單位室號 (1樓不設9號-12號單位)  
Block B Flat Number on 1/F to 24/F and 26/F to 49/F (No provision of Flat 9 to Flat 12 for 1/F)
- C座1樓-24樓及26樓-49樓單位室號 (1樓不設5號-8號單位)  
Block C Flat Number on 1/F to 24/F and 26/F to 49/F (No provision of Flat 5 to Flat 8 for 1/F)
- P 花槽 Planter
- 地下幼稚園 Kindergarten on Ground Floor
- 平台一樓長者鄰舍中心 Neighbourhood Elderly Centre on Podium Level 1
- 平台一樓綜合青少年服務中心 Integrated Children and Youth Services Centre on Podium Level 1
- 平台二樓有蓋平台花園 / 有蓋兒童遊樂區 / 有蓋園景區 / 有蓋園景及遊樂區 Covered Podium Garden / Covered Children's Play Area / Covered Landscaped Area / Covered Landscaped and Play Area on Podium Level 2
- 一樓有蓋遊樂區 / 有蓋兒童遊樂區 Covered Play Area / Covered Children's Play Area on First Floor
- 地下垃圾及物料回收房 Refuse Storage and Material Recovery Chamber on Ground Floor
- 花棚 Trellis

### 停車位類別 Category of Parking Space 數目 Number

- 地下露天上落客貨停車位 Open Loading and Unloading Bays on Ground Floor 2
- 地下部分有蓋上落客貨停車位 Partially Covered Loading and Unloading Bay on Ground Floor 1
- 地下有蓋上落客貨停車位 (供商業設施) Covered Loading and Unloading Bays on Ground Floor (for commercial facilities) 2
- 地下露天單車停車位 Open Bicycle Parking Spaces on Ground Floor 411
- 地下有蓋垃圾收集車專用車位 Covered Loading and Unloading Space Reserved for Refuse Collection Vehicles on Ground Floor 1

- 發展項目於地下及平台一樓另設有263個有蓋汽車停車位、4個有蓋暢通易達汽車停車位及28個有蓋電車停車位。  
There are also 263 numbers of covered Car Parking Space, 4 numbers of covered Accessible Car Parking Space and 28 numbers of covered Motorcycle Parking Space provided on Ground Floor and Podium Level 1 of the Development.
- 發展項目於零售設施及停車場的地下設有商業設施。  
There are commercial facilities provided on Ground Floor of the Retail Facilities and Car Park of the Development.



比例尺 SCALE: 0 10 20 30 40 50 (米) (m)

# 座標準樓層平面圖 (4樓至38樓，24樓除外)

## Block A Typical Floor Plan (4/F-38/F, except 24/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(23樓1號至23號單位及38樓7號至10號單位除外)。  
23樓1號至23號單位及38樓7號至10號單位每個住宅物業的層與層之間的高度為2.79米。
  3. 4樓至22樓及25樓至37樓每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及250毫米(16號至18號及21號單位除外)。  
4樓至22樓及25樓至37樓的16號至18號及21號單位每個住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及250毫米。  
23樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及290毫米(16號至18號及21號單位除外)。  
23樓的16號至18號及21號單位每個住宅物業的樓板(不包括灰泥)的厚度為200毫米、290毫米及450毫米。  
38樓每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及250毫米(7號至10號、16號至18號及21號單位除外)。  
38樓的7號至10號單位每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及290毫米。  
38樓的16號至18號及21號單位每個住宅物業的樓板(不包括灰泥)的厚度為130毫米、160毫米及250毫米。
  4. 大廈設有8部升降機。每個住宅樓層均有4部升降機到達。
  5. 庇護層位於24樓。
  6. 為減低道路交通噪音的影響，部分單位設有減音露台、減音窗及/或固定窗。
  7. 此標準樓層平面圖是根據每座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 (except Flat 1 to 23 on 23/F and Flat 7 to 10 on 38/F).  
The floor-to-floor height of each residential property of Flat 1 to 23 on 23/F and Flat 7 to 10 on 38/F is 2.79m.
  3. The thicknesses of the floor slabs (excluding plaster) of each residential property on 4/F to 22/F and 25/F to 37/F are 160mm and 250mm (except Flat 16 to 18 and 21).  
The thicknesses of the floor slabs (excluding plaster) of each residential property of Flat 16 to 18 and 21 on 4/F to 22/F and 25/F to 37/F are 130mm, 160mm and 250mm.  
The thicknesses of the floor slabs (excluding plaster) of each residential property on 23/F are 200mm and 290mm (except Flat 16 to 18 and 21).  
The thicknesses of the floor slabs (excluding plaster) of each residential property of Flat 16 to 18 and 21 on 23/F are 200mm, 290mm and 450mm.  
The thicknesses of the floor slabs (excluding plaster) of each residential property on 38/F are 160mm and 250mm (except Flat 7 to 10, 16 to 18 and 21).  
The thicknesses of the floor slabs (excluding plaster) of each residential property of Flat 7 to 10 on 38/F are 200mm and 290mm.  
The thicknesses of the floor slabs (excluding plaster) of each residential property of Flat 16 to 18 and 21 on 38/F are 130mm, 160mm and 250mm.
  4. There are 8 lifts in the building. Each residential floor is served by 4 lifts.
  5. Refuge floor is located at 24/F.
  6. In order to mitigate the impact of road traffic noise, acoustic balconies, acoustic windows and/or fixed windows are provided for some flats.
  7. This Typical Floor Plan is selected on the basis of selecting one floor plan per block 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.

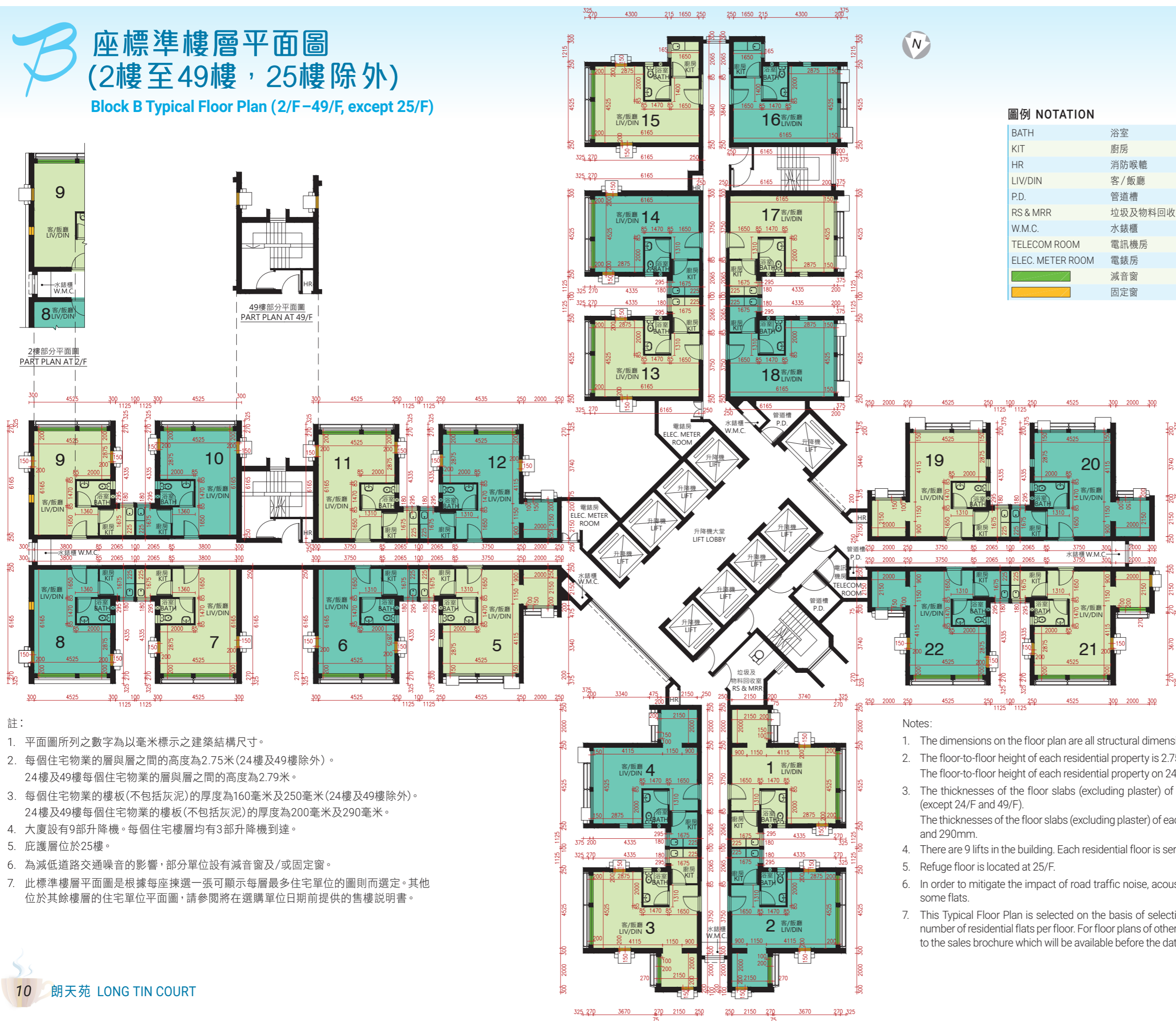
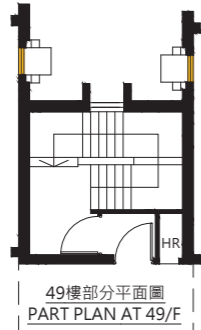
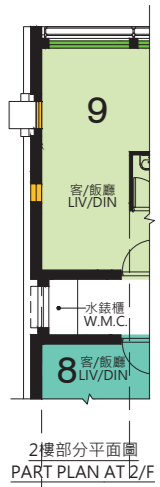






# 座標準樓層平面圖 (2樓至49樓，25樓除外)

Block B Typical Floor Plan (2/F-49/F, except 25/F)



### 圖例 NOTATION

BATH	浴室	Bathroom
KIT	廚房	Kitchen
HR	消防喉轆	Hose Reel
LIV/DIN	客/飯廳	Living/Dining Room
P.D.	管道槽	Pipe Duct
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
ELEC. METER ROOM	電錶房	Electrical Meter Room
	減音窗	Acoustic Window
	固定窗	Fixed Window



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(24樓及49樓除外)。  
24樓及49樓每個住宅物業的層與層之間的高度為2.79米。
3. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及250毫米(24樓及49樓除外)。  
24樓及49樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及290毫米。
4. 大廈設有9部升降機。每個住宅樓層均有3部升降機到達。
5. 庇護層位於25樓。
6. 為減低道路交通噪音的影響，部分單位設有減音窗及/或固定窗。
7. 此標準樓層平面圖是根據每座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 (except 24/F and 49/F).  
The floor-to-floor height of each residential property on 24/F and 49/F is 2.79m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 250mm (except 24/F and 49/F).  
The thicknesses of the floor slabs (excluding plaster) of each residential property on 24/F and 49/F are 200mm and 290mm.
4. There are 9 lifts in the building. Each residential floor is served by 3 lifts.
5. Refuge floor is located at 25/F.
6. In order to mitigate the impact of road traffic noise, acoustic windows and/or fixed windows are provided for some flats.
7. This Typical Floor Plan is selected on the basis of selecting one floor plan per block 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.



# 座標準樓層平面圖 (2樓至49樓，25樓除外)

Block C Typical Floor Plan (2/F-49/F, except 25/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(24樓及49樓除外)。  
24樓及49樓每個住宅物業的層與層之間的高度為2.79米。
3. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及250毫米(24樓及49樓除外)。  
24樓及49樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及290毫米。
4. 大廈設有9部升降機。每個住宅樓層均有3部升降機到達。
5. 庇護層位於25樓。
6. 為減低道路交通噪音的影響，部分單位設有減音窗及/或固定窗。
7. 此標準樓層平面圖是根據每座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。



## 圖例 NOTATION

BATH	浴室	Bathroom
KIT	廚房	Kitchen
HR	消防喉轆	Hose Reel
LIV/DIN	客/飯廳	Living/Dining Room
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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
ELEC. METER ROOM	電錶房	Electrical Meter Room
	減音窗	Acoustic Window
	固定窗	Fixed Window



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 24/F and 49/F).  
The floor-to-floor height of each residential property on 24/F and 49/F is 2.79m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 250mm (except 24/F and 49/F).  
The thicknesses of the floor slabs (excluding plaster) of each residential property on 24/F and 49/F are 200mm and 290mm.
4. There are 9 lifts in the building. Each residential floor is served by 3 lifts.
5. Refuge floor is located at 25/F.
6. In order to mitigate the impact of road traffic noise, acoustic windows and/or fixed windows are provided for some flats.
7. This Typical Floor Plan is selected on the basis of selecting one floor plan per block 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，撤銷買賣協議受買賣協議的條款限制，包括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)購買啟悅苑/安楹苑/安麗苑/安樺苑/兆翠苑/朗天苑單位，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](http://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。
- (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 cancellation of the ASP is subject to the provisions of the ASP including the purchaser being 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 will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease. For Kai Yuet Court/ On Ying Court/ On Lai Court/ On Wah Court/ Siu Tsui Court/ Long Tin 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) From 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](http://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).

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。

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：唐人新村

街道名稱及門牌號數：青山公路屏山段130號\*

網址：[www.housingauthority.gov.hk/hos/2023/LongTin](http://www.housingauthority.gov.hk/hos/2023/LongTin)

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: Tong Yan San Tsuen**

**Name of Street and Street No.: 130 Castle Peak Road  
Ping Shan\***

**Website: [www.housingauthority.gov.hk/hos/2023/LongTin](http://www.housingauthority.gov.hk/hos/2023/LongTin)**

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。

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

由開始接受申請前7日直至申請結束期間，申請表、申請須知及本售樓資料簡介可在下列地點索取：

- 房委會客戶服務中心  
(九龍橫頭磡南道3號第一層平台(近港鐵樂富站A出口))
- 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(較接近港鐵觀塘站B3出口))

## To Obtain Application Documents

Starting seven days before the commencement and up to the end of the application period, application forms, application guides and this sales booklet can be obtained from:

- HA Customer Service Centre (Podium Level 1, 3 Wang Tau Hom South Road, Kowloon (near Exit A, Lok Fu MTR Station))
- 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 (nearer to MTR Exit B3, Kwun Tong MTR Station))

或從以下網址下載 or downloaded from the website below  
[www.housingauthority.gov.hk/hos/2023](http://www.housingauthority.gov.hk/hos/2023)

## 資料展覽

房委會客戶服務中心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.

### 房委會客戶服務中心開放時間 Opening Hours of the HA Customer Service Centre

由開始接受申請前7日直至申請結束期間每日上午8時至晚上7時

8 am to 7 pm daily starting seven days before the commencement and up to the end of the application period

售樓說明書及價單可於選購單位期間在房委會客戶服務中心索取或在此網址下載：[www.housingauthority.gov.hk/hos/2023/LongTin](http://www.housingauthority.gov.hk/hos/2023/LongTin)。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/2023/LongTin](http://www.housingauthority.gov.hk/hos/2023/LongTin). 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(三) • 承建商：有利建築有限公司 • 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 (3), Housing Department • Building contractor: Yau Lee 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

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