

出售居者有其屋計劃單位 2024
SALE OF HOME OWNERSHIP SCHEME FLATS



高曦苑
KO HEI COURT

售樓資料簡介
SALES BOOKLET



● 油塘 YAU TONG

發展項目名稱
Name of the Development

高曦苑
Ko Hei Court

將出售的住宅物業數目
Number of residential properties for sale

864

樓層 Floor	單位 Flat
3-38	1-24

地段編號 新九龍內地段第6670號	Lot number New Kowloon Inland Lot No. 6670
街道名稱及門牌號數 碧雲道5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 5 Pik Wan Road* <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3樓至地下低層1樓(安老院舍暨長者日間護理單位)、地下(住宅大堂、安老院舍暨長者日間護理單位)、平台1樓至平台2樓(停車場、安老院舍暨長者日間護理單位)、平台天台、3樓至38樓及天台；沒有被略去的樓層號數)	Total number of storeys 44 storeys (LG3/F to LG1/F (Residential Care Home for the Elderly cum Day Care Unit (RCHE cum DCU)), G/F (Domestic Lobby and RCHE cum DCU), PL1/F to PL2/F (Carpark and RCHE cum DCU), PR/F, 3/F to 38/F and roof; no omitted floor number)
住宅物業總數 864	Total number of residential properties 864
盡賣方所知的發展項目的預計關鍵日期 2028年2月29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 29 February 2028 ^(Notes) The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

註： 就高曦苑而言：

- 「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。
- 房委會須於高曦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 Ko Hei 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 Ko Hei 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

Saleable Area of Residential Properties

住宅物業的實用面積 平方米(平方呎) ^(註) Saleable Area of Residential Properties sq.m. (sq.ft.) ^(Note)	住宅物業數目 Number of Residential Properties
34.8 (375) – 44.4 (478)	864

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。

高曦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 Ko Hei Court.

註：

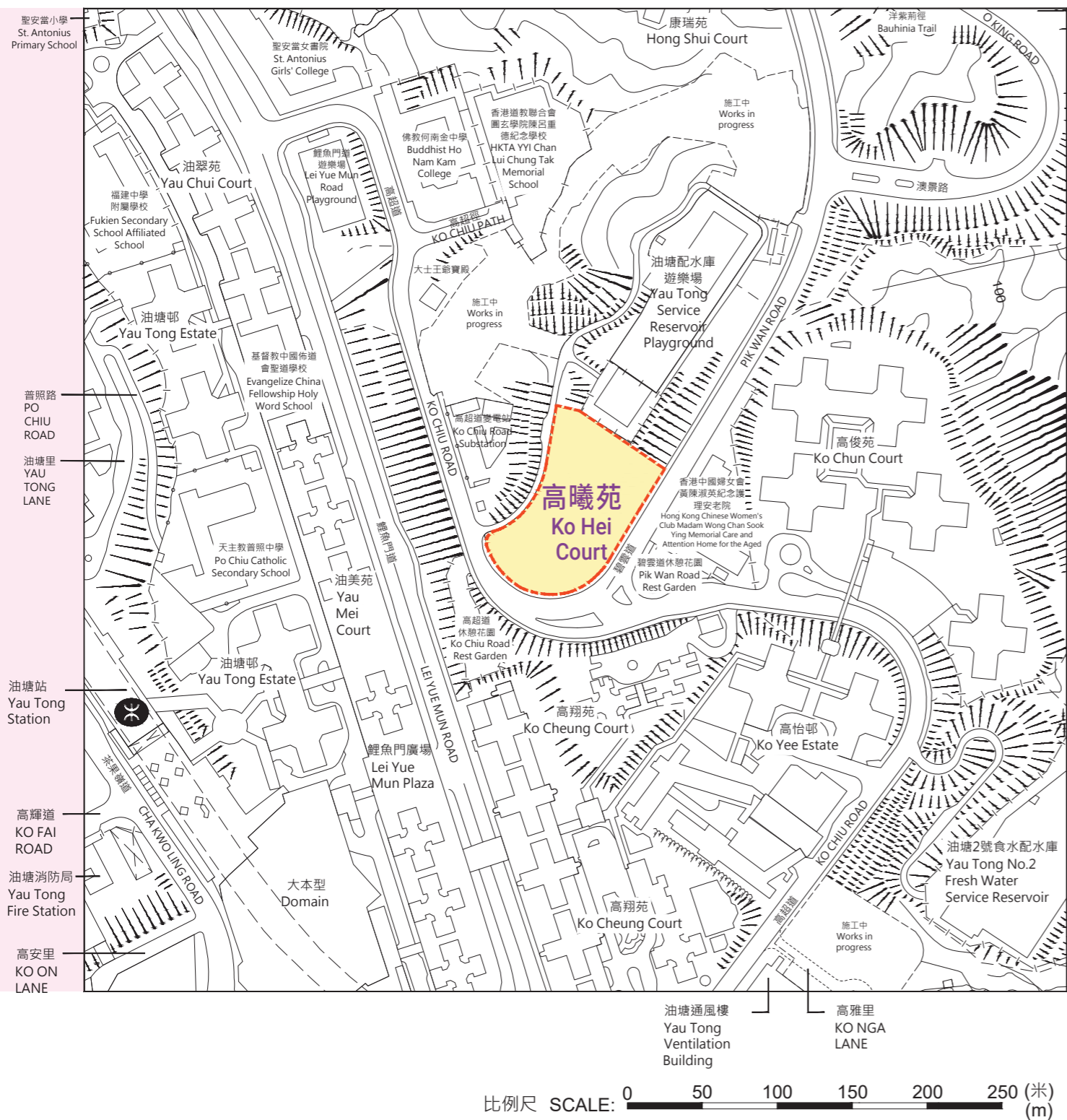
上述以平方呎列明之面積是以1平方米=10.764平方呎換算，並四捨五入至整數平方呎。

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.

發展項目的位置圖

Location Plan of the Development



此位置圖是參考地政總署測繪處於2024年7月18日及2024年8月4日出版之數碼地形圖(編號分別為T11-SE-B及T11-NE-D)製作,有需要處經修正處理。

地圖由空間數據共享平台入門網站提供,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 the Digital Topographic Map No. T11-SE-B and T11-NE-D dated 18 July 2024 and 4 August 2024 respectively from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

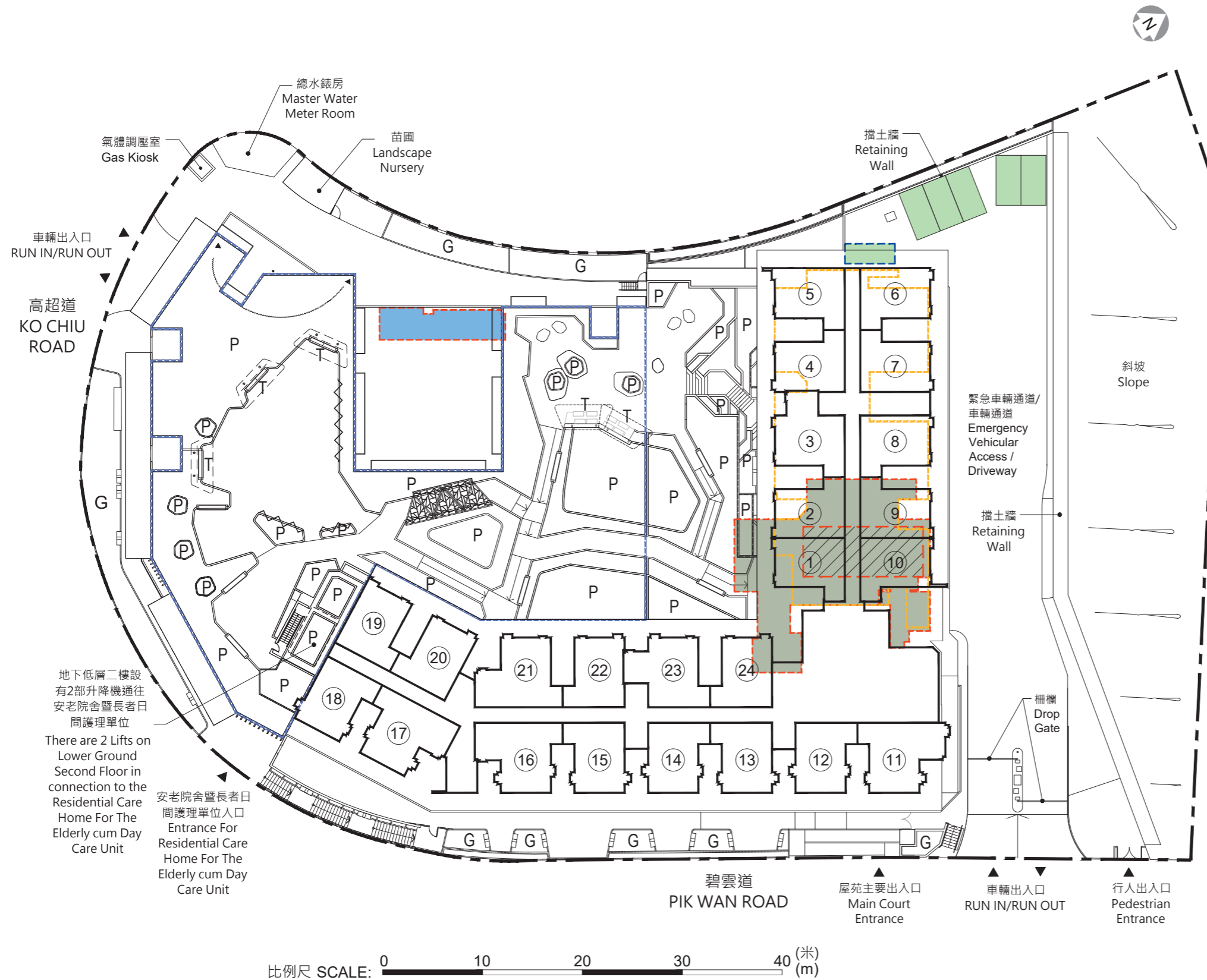
The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

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.

發展項目的布局圖

Layout Plan of the Development



圖例 NOTATION

- 地界
Lot Boundary
- ① 3樓-38樓單位室號
Flat Number on 3/F-38/F
- G 綠化設施
Greenery
- P 花槽
Planter
- T 花棚
Trellis
- 地下低層三樓垃圾及物料回收房(安老院舍暨長者日間護理單位)
Refuse Storage and Material Recovery Chamber on Lower Ground Third Floor (Residential Care Home For The Elderly cum Day Care Unit)
- 地下垃圾收集站及廢物收集站
Refuse Collection Point and Junk Collection Point on Ground Floor
- 地下低層三樓至平台二樓安老院舍暨長者日間護理單位
Residential Care Home For The Elderly cum Day Care Unit from Lower Ground Third Floor to Podium Level 2
- 平台二樓有蓋園景及遊樂區
Covered Landscaped and Play Area on Podium Level 2

停車位類別 Category of Parking Space 數目 Number

地下露天汽車停車位 Open Car Parking Spaces on Ground Floor	5
地下部分有蓋汽車停車位 Partially Covered Car Parking Space on Ground Floor	1
地下有蓋垃圾車專用車位 Covered Loading and Unloading Space Reserved for Refuse Collection Vehicle on Ground Floor	1

發展項目於地下低層三樓至平台二樓另設有55個有蓋汽車停車位、2個有蓋暢通易達汽車停車位、1個有蓋停車位(供安老院舍暨長者日間護理單位)、1個有蓋上落客貨停車位(供安老院舍暨長者日間護理單位)、1個有蓋上落客貨停車位及8個有蓋電單車停車位。

There are also 55 covered Car Parking Spaces, 2 covered Accessible Car Parking Spaces, 1 covered Parking Space (for Residential Care Home for the Elderly cum Day Care Unit), 1 covered Loading and Unloading Bay (for Residential Care Home for the Elderly cum Day Care Unit), 1 covered Loading and Unloading Bay and 8 covered Motorcycle Parking Spaces provided from Lower Ground Third Floor to Podium Level 2 of the Development.

標準樓層平面圖 (4樓至38樓)

Typical Floor Plan (4/F-38/F)

圖例 NOTATION

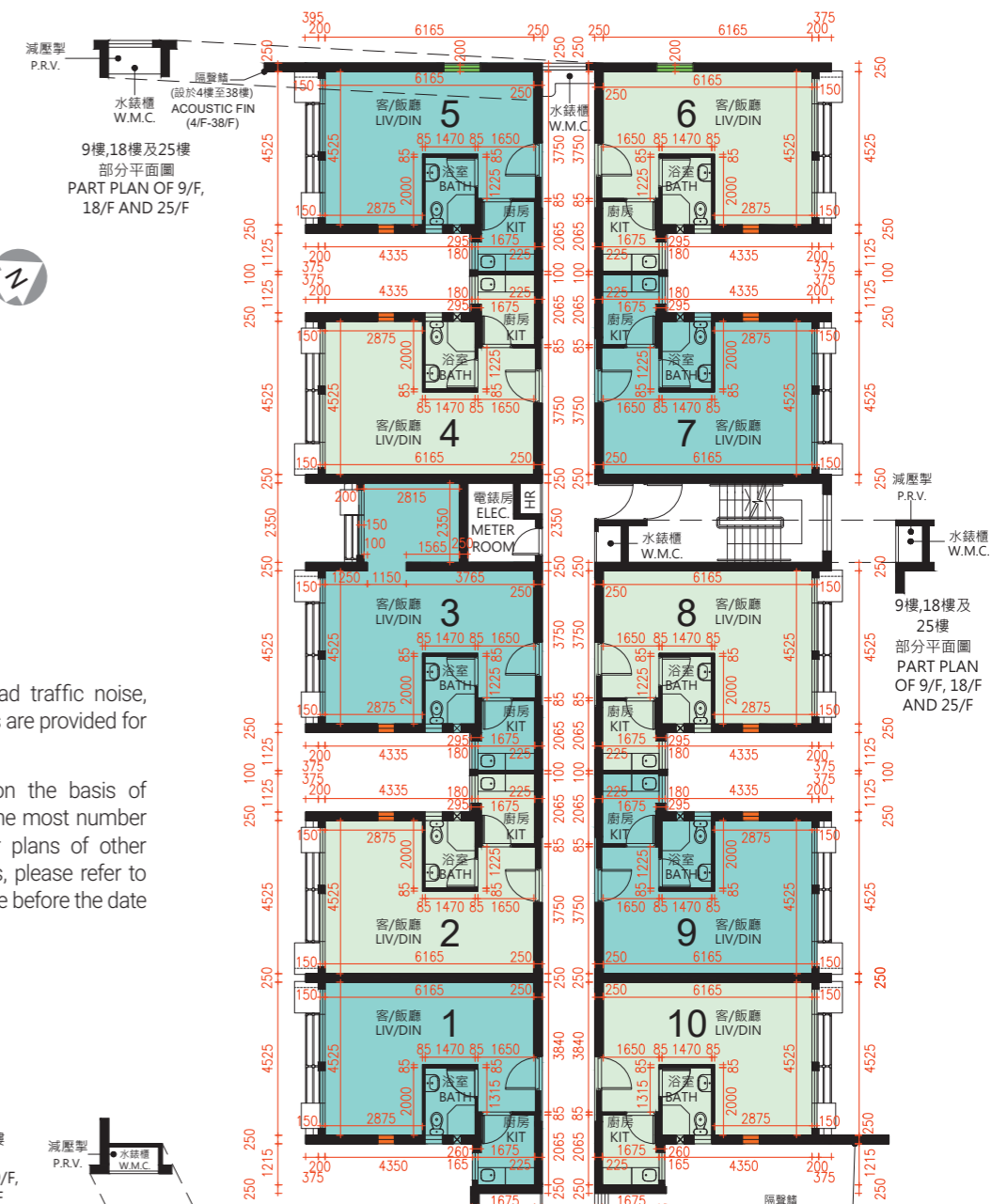
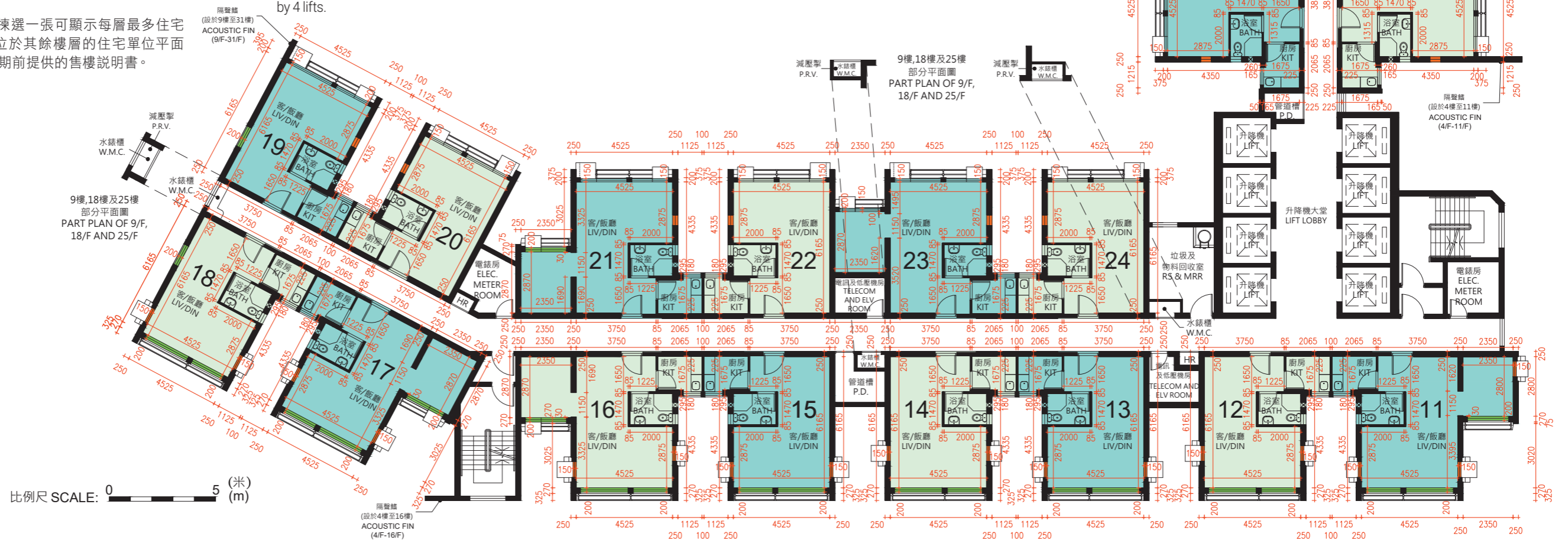
BATH	浴室	Bathroom
ELEC. METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
P.D.	管道槽	Pipe Duct
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
TELECOM AND ELV ROOM	電訊及特低壓機房	Telecommunications and Extra Low Voltage Room
W.M.C.	水錶櫃	Water Meter Cupboard
P.R.V.	減壓掣	Pressure Reducing Valve
	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(38樓除外)。
38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(38樓除外)。
38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8部升降機。每個住宅樓層均有4部升降機到達。
5. 為減低道路交通噪音的影響，部分單位將設有減音窗及/或固定窗。
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 (except 38/F).
The floor-to-floor height of each residential property on 38/F is 2.79m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 250mm (except 38/F).
The thicknesses of the floor slabs (excluding plaster) of each residential property on 38/F are 200mm and 290mm.
4. There are 8 lifts in the building. Each residential floor is served by 4 lifts.



- (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(包括印花稅(如有)及註冊費)。
- (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和購買單位時相關的土地文件所載的條款、契諾及條件處理。如需要，買方應為此尋求專業意見。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)購買啟盈苑/高曦苑/安柏苑/兆湖苑/裕興苑單位，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1)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或出租單位。
 - 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1)的差額的百分比計算。換句話說，補償相等於原來買價(註1)的折扣，化為現值計算。(註2)
 - 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 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) and registration fee) 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 and the land documents when purchasing the flat. A purchaser should seek professional advice in this respect if necessary. For Kai Ying Court/Ko Hei Court/On Pak Court/Siu Wu Court/Yu Hing 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 1) 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 or let 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 percentage difference between the original purchase price (Note 1) 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 1) to the prevailing market value. (Note 2)
 - 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，及是指首次轉讓契據中所列明的單位購買價。
- 有關計算補償的詳情，以轉讓契據的條款、政府租契所載的條款、契諾及條件和購買單位時相關的土地文件的條款為準。

用途及居住

Use and Occupation

買方只可將該物業作私人住宅用途，及受制於《房屋條例》(第283章)、「限制轉讓條款」、「政府批地書」及其任何修訂條文或變更的規定，並確保該物業將由其本人及名列購買該物業申請表上的全部家庭成員居住。任何家庭成員(包括買方本人在內)倘事前未得房委會的書面同意，不再實際或永久居於該物業，則不論原因為何及時期長短，房委會有絕對權利要求買方將該物業在免除任何產權負擔之情況下以買賣協議所列明的售價，並在扣除任何經房委會核證為修復該物業的損壞或損毀的合理費用以及解除該物業任何產權負擔及擬備或批准轉讓該物業的開支和費用的款額(該款額經房委會如此決定及核證後即為最終及不可推翻的)後轉讓回房委會。而買方在收到房委會的書面要求後，須立即(及在任何情況下不遲於該要求日期起計28天內或房委會的指定日期，以較後日期為準)簽立轉讓契據(採用房委會準備或房委會以唯一及絕對酌情權批准的格式)將該物業在免除任何產權負擔之情況下轉讓回房委會，及在買方簽立轉讓契據之同時或之前，將該物業交吉予房委會。

- (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).

Notes:

- Original purchase price is equal to the sale price and means the price of the flat as specified in the first assignment.
- The details of calculation of premium will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease and the terms of the land documents when purchasing the flat.

區域：茶果嶺、油塘、鯉魚門

街道名稱及門牌號數：碧雲道5號*

網址：www.housingauthority.gov.hk/hos/2024/KoHei

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。

District: Cha Kwo Ling, Yau Tong, Lei Yue Mun

Name of Street and Street No. : 5 Pik Wan Road*

Website: www.housingauthority.gov.hk/hos/2024/KoHei

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

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/2024



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/2024/KoHei。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/2024/KoHei. 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^(註) • 委任建築師：房屋署總建築師(二) • 承建商：興勝建築有限公司 • 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^(Note) • Appointed architect: Chief Architect (2), Housing Department • Building contractor: Hanison 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：2024年8月20日^(註) Printing Date: 20 August 2024^(Note) • 由香港房屋委員會發布 Published by the Hong Kong Housing Authority

註：該地契於本售樓資料簡介印製日期尚待簽立。香港房屋委員會將於申請日期前簽立該地契，成為發展項目之註冊業主及賣方。

Note: The Government lease is yet to be executed as of the printing date of this sales booklet. The Hong Kong Housing Authority shall execute the Government lease and become the registered owner and the vendor of the Development at the time of the commencement of the application period.