

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

重售單位 RE-SALE FLATS

錦駿苑

Kam Chun Court

驥華苑

Kei Wah Court

啟欣苑

Kai Yan Court

冠山苑

Kwun Shan Court

安秀苑

On Sau Court

昭明苑

Chiu Ming Court

北翠苑

Siu Tsui Court

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、申請須知及本售樓簡介單張可在下列地點索取：

- 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 leaflet 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

售樓簡介單張 SALES LEAFLET

發展項目的資料 INFORMATION ON THE DEVELOPMENTS

發展項目 Development	街道名稱及 門牌號數 Name of street and street number	區域 District	住宅大廈 座數 Number of domestic block(s)	委任建築師 Appointed architect
錦駿苑 <i>Kam Chun Court</i>	馬鞍山路150號 150 Ma On Shan Road	馬鞍山 Ma On Shan	5	房屋署總建築師(五) Chief Architect (5), Housing Department
驥華苑 <i>Kei Wah Court</i>	電照街9號 9 Tin Chiu Street	北角 North Point	1	房屋署總建築師(七) Chief Architect (7), Housing Department
啟欣苑 <i>Kai Yan Court</i>	沐禮街6號* 6 Muk Lai Street*	啟德 Kai Tak	2	房屋署總建築師(四) Chief Architect (4), Housing Department
冠山苑 <i>Kyun Shan Court</i>	高山道60號* 60 Ko Shan Road*	馬頭角 Ma Tau Kok	1	房屋署總建築師(一) Chief Architect (1), Housing Department
安秀苑 <i>On Sau Court</i>	安愉道12號* 12 On Yu Road*	觀塘(北部) Kwun Tong (North)	2	房屋署總建築師(二) Chief Architect (2), Housing Department
昭明苑 <i>Chiu Ming Court</i>	昭信路11號* 11 Chiu Shun Road*	將軍澳 Tseung Kwan O	1	房屋署總建築師(七) Chief Architect (7), Housing Department
北翠苑 <i>Siu Tsui Court</i>	恒富街26號* 26 Hang Fu Street*	屯門 Tuen Mun	2	房屋署總建築師(六) Chief Architect (6), Housing Department

* 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.

- ^ 1. 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.
2. 「關鍵日期」指該發展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。
“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.
3. 房委會須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)。
The HA shall apply in writing for an occupation document (i.e. Occupation Permit) in respect of the Development within 14 days after its having completed the Development in all respects in compliance with the approved building plans.
4. 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。
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).

承建商 Building contractor	代表賣方的 律師事務所 Firm(s) of solicitors acting for the vendor	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	將出售的 住宅物業數目** Number of residential properties to be offered for sale**	住宅物業的 實用面積# 平方米(平方呎) Saleable area of residential properties# sq.m (sq.ft.)
新福港營造有限公司 Sun Fook Kong Construction Limited	梁錦濤關學林律師行， 高露雲律師行，劉漢銓律師行， 何新權、黃天榮律師事務所， 陳添耀、陳瑛律師事務所， 麥黃張律師行 Ford, Kwan & Company; Wilkinson & Grist; Chu & Lau; Ho & Wong; Raymond T. Y. Chan, Victoria Chan & Co.; Gary Mak, Dennis Wong & Chang	錦駿苑已獲發佔用文件(即佔用許可證)。 The occupation document (i.e. Occupation Permit) of Kam Chun Court has been obtained.	1	38.8 (418)
興勝建築有限公司 Hanison Construction Company Limited	麥黃張律師行 Gary Mak, Dennis Wong & Chang	驥華苑已獲發佔用文件(即佔用許可證)。 The occupation document (i.e. Occupation Permit) of Kei Wah Court has been obtained.	7	26.0–42.5 (280–457)
安保工程有限公司 Able Engineering Company Limited	杜偉強律師事務所， 高露雲律師行、劉漢銓律師行 W. K. To & Co.; Wilkinson & Grist; Chu & Lau	2025年3月31日 [^] 31 March 2025 [^]	14	17.3–35.1 (186–378)
其士(建築)有限公司 Chevalier (Construction) Company Limited	麥黃張律師行 Gary Mak, Dennis Wong & Chang	2024年12月31日 [^] 31 December 2024 [^]	6	27.1–41.5 (292–447)
瑞安承建有限公司 Shui On Building Contractors Limited	杜偉強律師事務所， 何新權、黃天榮律師事務所 W. K. To & Co.; Ho and Wong	2025年2月28日 [^] 28 February 2025 [^]	31	25.9–42.4 (279–456)
保華建築營造 有限公司 Paul Y. General Contractors Limited	梁錦濤關學林律師行， 高露雲律師行 Ford, Kwan & Company; Wilkinson & Grist	2025年1月6日 [^] 6 January 2025 [^]	8	26.3–37.1 (283–399)
煥利建築有限公司 Woon Lee Construction Co., Ltd.	何新權、黃天榮律師事務所 Ho and Wong	2025年4月30日 [^] 30 April 2025 [^]	見註*** See Note***	見註*** See Note***

** 錦駿苑、驥華苑、啟欣苑、冠山苑、安秀苑、昭明苑及兆翠苑可供出售的重售單位數目可能有所更改並可能多於上述數字，上述數字截至2024年7月31日。最終可供出售的重售單位資料，將於開始選購單位前公布。
The number of re-sale flats to be offered for sale in Kam Chun Court, Kei Wah Court, Kai Yan Court, Kwun Shan Court, On Sau Court, Chiu Ming Court and Siu Tsui Court is subject to change and may be more than the number stated above. The stated number is as at 31 July 2024. The finalised details of re-sale flats for sale will be announced prior to the commencement of flat selection.

*** 截至2024年7月31日，兆翠苑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)將於稍後時間公布。
As at 31 July 2024, the number and the relevant information of the re-sale flats to be offered for sale in Siu Tsui Court are under review. The details of re-sale flats (if any) will be announced in due course.

上述實用面積，只代表2024年7月31日當日，已確認將出售的重售單位之實用面積。
The saleable areas stated above represent only the saleable areas of those re-sale flats confirmed to be offered for sale as at 31 July 2024.

上述實用面積按照《一手住宅物業銷售條例》第8條計算得出。

The saleable areas stated above are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

錦駿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。只有A座1、2、9及10號單位、B座1、2、9及10號單位、C座1至5號單位、D座4至9號單位及E座4至9號單位設有減音露台。

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 Chun Court. Acoustic balconies are provided in Flats 1, 2, 9 and 10 of Block A, Flats 1, 2, 9 and 10 of Block B, Flats 1 to 5 of Block C, Flats 4 to 9 of Block D and Flats 4 to 9 of Block E only.

驥華苑、啟欣苑、昭明苑及兆翠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 Kei Wah Court, Kai Yan Court, Chiu Ming Court and Siu Tsui Court.

冠山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。只有5至11號單位設有減音露台。

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 Kwun Shan Court. Acoustic balconies are provided in Flats 5 to 11 only.

安秀苑住宅物業均不設露台、工作平台、陽台、空調機房、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院。只有A座1樓至33樓的10、11號單位、3樓至33樓的23、24號單位及B座1樓至33樓的14、15、18、19號單位、3樓至33樓的6、7號單位設有窗台。

There is no provision of balcony, utility platform, verandah, air-conditioning plant room, cockloft, flat roof, garden, parking space, roof, stairhood, terrace and yard in respect of the residential properties in On Sau Court. Bay windows are provided in Flats 10 & 11 of 1/F to 33/F, Flats 23 & 24 of 3/F to 33/F of Block A and Flats 14, 15, 18 & 19 of 1/F to 33/F, Flats 6 & 7 of 3/F to 33/F of Block B only.

註： 前述以平方呎列明之面積是以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。

Note: The areas as afore-mentioned in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

以下資料適用於本單張所列之七個發展項目

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 seven 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

轉讓限制 ALIENATION RESTRICTIONS

(只適用於錦駿苑 *Applicable to Kam Chun Court only*)

(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）。

(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.

轉讓限制 ALIENATION RESTRICTIONS

(只適用於錦駿苑 *Applicable to Kam Chun Court only*)

- (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)購買錦駿苑單位，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」)日期起計兩年內：
- 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三至第十年內：
- 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)的差額的百分比計算。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。
- (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 Kam Chun 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) From 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 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) 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).

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。

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

轉讓限制 ALIENATION RESTRICTIONS

(只適用於驥華苑、啟欣苑、冠山苑、安秀苑、昭明苑及兆翠苑 *Applicable to Kei Wah Court, Kai Yan Court, Kwun Shan Court, On Sau Court, Chiu Ming Court and Siu Tsui Court only*)

- (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)購買驥華苑/啟欣苑/冠山苑/安秀苑/昭明苑/兆翠苑單位，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期內：
- 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)的差額的百分比計算。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。
- (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. For Kei Wah Court / Kai Yan Court / Kwun Shan Court / On Sau Court / Chiu Ming Court / Siu Tsui 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 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) 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).

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。

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

用途及居住 USE AND OCCUPATION

(只適用於錦駿苑、驥華苑、啟欣苑、冠山苑、安秀苑及昭明苑)

Applicable to Kam Chun Court, Kei Wah Court, Kai Yan Court, Kwun Shan Court, On Sau Court and Chiu Ming Court only)

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，房委會有權要求買方把該物業轉讓回房委會，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，有關費用及支出概由買方負責。

The purchaser shall use the property for private residential purposes only, and subject to the Housing Ordinance (Cap.283), the Restriction on Alienation Clause, the Government Grant and any amendments or modifications thereto, shall ensure that the property shall be occupied by himself and all the members of his family named in the Application Form for the purchase of the property. If, without the prior written consent of the HA, any family member, including the purchaser, ceases to actually or permanently live in the property for whatsoever reason(s), the HA has the right to require the purchaser to assign the property back to the HA. The purchaser shall forthwith upon the written request of the HA (and in any event not later than 28 days from the date of the request or the date as specified by the HA, whichever is the later) execute an assignment (in the form to be prepared or approved by the HA in its sole and absolute discretion) of the property back to the HA free from encumbrances and on or before the purchaser's execution of the assignment, deliver to the HA vacant possession of the property at the costs and expenses of the purchaser.

用途及居住 USE AND OCCUPATION

(只適用於兆翠苑 **Applicable to Siu Tsui Court only)**

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)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。

The purchaser shall use the property for private residential purposes only, and subject to the Housing Ordinance (Cap.283), the Restriction on Alienation Clause, the Government Grant and any amendments or modifications thereto, shall ensure that the property shall be occupied by himself and all the members of his family named in the Application Form for the purchase of the property. If, without obtaining the prior written consent of the HA, any family member, including the purchaser, ceases to actually or permanently live in the property for whatsoever reason(s) and for whatsoever period(s), the HA has the absolute right to require the purchaser to assign the property back to the HA free from encumbrances at the purchase price as set out in the ASP less any amount certified by the HA as being the reasonable cost of making good any damage or deterioration to the property and the costs and expenses for discharging any encumbrance(s) on the property and for preparing and/or approving the assignment of the property (the amount of which so determined and certified by the HA shall be final and conclusive). The purchaser shall forthwith upon the written request of the HA (and in any event not later than 28 days from the date of the request) execute an assignment (in the form to be prepared or approved by the HA in its sole and absolute discretion) of the property back to the HA free from encumbrances and on or before the purchaser's execution of the assignment, deliver to the HA vacant possession of the property.

資料展覽 EXHIBITION OF INFORMATION

房委會客戶服務中心設有本次銷售的資料展覽。

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

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

Opening Hours of the HA Customer Service Centre

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

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戶服務中心索取或從以下網址下載。在選購單位前，準買方如欲了解各發展項目的詳情，請參閱售樓說明書。

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 should make reference to the sales brochures for details of respective developments before flat selection.

錦駿苑 Kam Chun Court

www.housingauthority.gov.hk/hos/2024/KamChun

驥華苑 Kei Wah Court

www.housingauthority.gov.hk/hos/2024/KeiWah

啟欣苑 Kai Yan Court

www.housingauthority.gov.hk/hos/2024/KaiYan

冠山苑 Kwun Shan Court

www.housingauthority.gov.hk/hos/2024/KwunShan

安秀苑 On Sau Court

www.housingauthority.gov.hk/hos/2024/OnSau

昭明苑 Chiu Ming Court

www.housingauthority.gov.hk/hos/2024/ChiuMing

兆翠苑 Siu Tsui Court

www.housingauthority.gov.hk/hos/2024/SiuTsui

銷售熱線

SALES HOTLINE

2712 8000