

2025 出售居者有其屋計劃單位 SALE OF HOME OWNERSHIP SCHEME FLATS

重售單位 RESALE FLATS

安秀苑

On Sau Court

昭明苑

Chiu Ming Court

啟欣苑

Kai Yan Court

冠山苑

Kwun Shan Court

安麗苑

On Lai Court

安樺苑

On Wah Court

兆翠苑

Siu Tsui Court

朗天苑

Long Tin Court

啟盈苑

Kai Ying Court

安柏苑

On Pak Court

裕興苑

Yu Hing Court

售樓簡介單張 SALES LEAFLET

索取申請文件

由開始接受申請前七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/2025

發展項目的資料 INFORMATION ON THE DEVELOPMENTS

發展項目 Development	啟欣苑 Kai Yan Court	冠山苑 Kwun Shan Court	安秀苑 On Sau Court	昭明苑 Chiu Ming Court	啟悅苑 Kai Yuet Court	安楹苑 On Ying Court
街道名稱及門牌號數 Name of street and street number	沐禮街6號 6 Muk Lai Street	高山道60號 60 Ko Shan Road	安愉道12號 12 On Yu Road	昭信路11號 11 Chiu Shun Road	沐和街2號 2 Muk Wo Street	安禧街15號 15 On Hei Street
區域 District	啟德 Kai Tak	馬頭角 Ma Tau Kok	觀塘(北部) Kwun Tong (North)	將軍澳 Tseung Kwan O	啟德 Kai Tak	觀塘(北部) Kwun Tong (North)
住宅大廈座數 Number of domestic block(s)	2	1	2	1	2	2
委任建築師 Appointed architect	房屋署總建築師(四) Chief Architect (4), Housing Department	房屋署總建築師(一) Chief Architect (1), Housing Department	房屋署總建築師(二) Chief Architect (2), Housing Department	房屋署總建築師(七) Chief Architect (7), Housing Department	房屋署總建築師(四) Chief Architect (4), Housing Department	房屋署總建築師(三) Chief Architect (3), Housing Department
承建商 Building contractor	安保工程有限公司 Able Engineering Company Limited	其士(建築)有限公司 Chevalier (Construction) Company Limited	瑞安承建有限公司 Shui On Building Contractors Limited	保華建築營造有限公司 Paul Y. General Contractors Limited	新福港營造有限公司 Sun Fook Kong Construction Limited	有利建築有限公司 Yau Lee Construction Company Limited
代表賣方的律師事務所 Firm(s) of solicitors acting for the vendor	杜偉強律師事務所； 高露雲律師行； 劉漢銓律師行 W.K. To & Co. Solicitors; Wilkinson & Grist; Chu & Lau	麥黃張律師行 Gary Mak, Dennis Wong & Chang	杜偉強律師事務所； 何新權、黃天榮律師事務所 W.K. To & Co. Solicitors; Ho and Wong	梁錦濤關學林律師行；高露雲律師行 Ford, Kwan & Company; Wilkinson & Grist	中倫律師事務所 有限法律責任合夥； 高露雲律師行 Zhong Lun Law Firm LLP; Wilkinson & Grist	劉漢銓律師行； 陳添耀、陳瑛律師事務所 Chu & Lau; Raymond T. Y. Chan, Victoria Chan & Co.
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	啟欣苑已於2024年12月13日獲發佔用文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of Kai Yan Court was obtained on 13 December 2024	冠山苑已於2024年11月21日獲發佔用文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of Kwun Shan Court was obtained on 21 November 2024	安秀苑已於2025年2月17日獲發佔用文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of On Sau Court was obtained on 17 February 2025	昭明苑已於2024年11月15日獲發佔用文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of Chiu Ming Court was obtained on 15 November 2024	啟悅苑已於2025年7月18日獲發佔用文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of Kai Yuet Court was obtained on 18 July 2025	安楹苑已於2025年6月27日獲發佔用文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of On Ying Court was obtained on 27 June 2025
將出售的住宅物業數目** Number of residential properties to be offered for sale**	11	1	55	1	67	34
住宅物業的實用面積# 平方米(平方呎) Saleable area of residential properties# sq.m (sq.ft.)	17.3-41.5 (186-447)	27.1 (292)	25.9-42.4 (279-456)	35.6 (383)	25.8-43.6 (278-469)	26.2-44.0 (282-474)

註 Notes

* 上述街道名稱及門牌號數為臨時，有待該發展項目建成時確認。

The above name of street and street number are provisional and are 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).

安麗苑 On Lai Court	安樺苑 On Wah Court	兆翠苑 Siu Tsui Court	朗天苑 Long Tin Court	啟盈苑 Kai Ying Court	安柏苑 On Pak Court	裕興苑 Yu Hing Court
安愉道15號 15 On Yu Road	安禧街2號 2 On Hei Street	恒富街26號 26 Hang Fu Street	青山公路 屏山段130號* 130 Castle Peak Road Ping Shan*	沐和街6號* 6 Muk Wo Street*	安禧街1號 1 On Hei Street	匯東街16號* 16 Wui Tung Street*
觀塘(北部) Kwun Tong (North)	觀塘(北部) Kwun Tong (North)	屯門 Tuen Mun	唐人新村 Tong Yan San Tsuen	啟德 Kai Tak	觀塘(北部) Kwun Tong (North)	東涌擴展區 Tung Chung Extension Area
3	2	2	3	2	1	2
房屋署總建築師 (二) Chief Architect (2), Housing Department	房屋署總建築師 (三) Chief Architect (3), Housing Department	房屋署總建築師 (六) Chief Architect (6), Housing Department	房屋署總建築師 (三) Chief Architect (3), Housing Department	房屋署總建築師 (四) Chief Architect (4), Housing Department	房屋署總建築師 (三) Chief Architect (3), Housing Department	房屋署總建築師 (二) Chief Architect (2), Housing Department
聯力建築有限公司 Unistress Building Construction Limited	瑞安承建有限公司 Shui On Building Contractors Limited	煥利建築有限公司 Woon Lee Construction Co., Ltd.	有利建築有限公司 Yau Lee Construction Company Limited	新福港營造有限公司 Sun Fook Kong Construction Limited	瑞安承建有限公司 Shui On Building Contractors Limited	安保工程有限公司 Able Engineering Company Limited
陳添耀、陳瑛律師 事務所；劉漢銓 律師行；何新權、 黃天榮律師事務所 Raymond T.Y. Chan, Victoria Chan & Co.; Chu & Lau; Ho and Wong	梁錦濤關學林律師行 Ford, Kwan & Company	何新權、黃天榮律師 事務所 Ho and Wong	高李葉律師行； 麥黃張律師行； 杜偉強律師事務所 Kao, Lee & Yip; Gary Mak, Dennis Wong & Chang; W.K. To & Co. Solicitors	中倫律師事務所 有限法律責任合夥； 麥黃張律師行 Zhong Lun Law Firm LLP; Gary Mak, Dennis Wong & Chang	高李葉律師行； 何新權、黃天榮律師 事務所 Kao, Lee & Yip; Ho and Wong	麥黃張律師行； 杜偉強律師事務所 Gary Mak, Dennis Wong & Chang; W.K. To & Co. Solicitors
安麗苑已於2025年 8月29日獲發佔用 文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of On Lai Court was obtained on 29 August 2025	安樺苑已於2025年 8月29日獲發佔用 文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of On Wah Court was obtained on 29 August 2025	兆翠苑已於2025年 3月13日獲發佔用 文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of Siu Tsui Court was obtained on 13 March 2025	2026年3月31日 [^] 31 March 2026 [^]	2026年10月31日 [^] 31 October 2026 [^]	安柏苑已於2025年 3月28日獲發佔用 文件(即佔用許可證) An occupation document (i.e. Occupation Permit) of On Pak Court was obtained on 28 March 2025	2026年4月30日 [^] 30 April 2026 [^]
52	30	3	52	4	2	4
25.8-46.2 (278-497)	27.5-45.8 (296-493)	26.2-35.6 (282-383)	26.0-42.0 (280-452)	26.4-35.7 (284-384)	37.8-37.9 (407-408)	35.4-46.7 (381-503)

** 啟欣苑、冠山苑、安秀苑、昭明苑、啟悅苑、安樺苑、安麗苑、安樺苑、兆翠苑、朗天苑、啟盈苑、安柏苑及裕興苑可供出售的重售單位數目可能有所更改，上述數字截至2026年2月16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 resale flats to be offered for sale in Kai Yan Court, Kwun Shan Court, On Sau Court, Chiu Ming Court, Kai Yuet Court, On Ying Court, On Lai Court, On Wah Court, Siu Tsui Court, Long Tin Court, Kai Ying Court, On Pak Court and Yu Hing Court is subject to change. The stated number is as at 16 February 2026. The finalised details of resale flats for sale will be announced prior to the commencement of flat selection.

上述實用面積，只代表2026年2月16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 resale flats confirmed to be offered for sale as at 16 February 2026.

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.

啟欣苑、昭明苑、啟悅苑、安楹苑、安樺苑、兆翠苑、啟盈苑、安柏苑及裕興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 Kai Yan Court, Chiu Ming Court, Kai Yuet Court, On Ying Court, On Wah Court, Siu Tsui Court, Kai Ying Court, On Pak Court and Yu Hing 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、6、7、8、9、10、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, 6, 7, 8, 9, 10, 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.

安麗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樓至25樓的1、2、3、4、21、22、23、24號單位及1樓至10樓的17、18、19、20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 On Lai Court. Acoustic balconies are provided in Flats 1, 2, 3, 4, 21, 22, 23, 24 of 1/F to 25/F and Flats 17, 18, 19, 20 of 1/F to 10/F of Block A only.

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。只有A座16、17、18、21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 Long Tin Court. Acoustic balconies are provided in Flats 16, 17, 18, 21 of Block A 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十三個發展項目

Information below applies to all thirteen developments in this leaflet

賣方：香港房屋委員會

Vendor: Hong Kong Housing Authority

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

Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable

已為發展項目的建造提供貸款的任何其他人：不適用

Any other person who has made a loan for the construction of the Development: Not applicable

轉讓限制 ALIENATION RESTRICTIONS

(只適用於啟欣苑、冠山苑、安秀苑、昭明苑、啟悅苑、安楹苑、安麗苑、安樺苑、兆翠苑及朗天苑)

Applicable to Kai Yan Court, Kwun Shan Court, On Sau Court, Chiu Ming Court, Kai Yuet Court, On Ying Court, On Lai Court, On Wah Court, Siu Tsui Court and Long Tin 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)。

(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.

轉讓限制 ALIENATION RESTRICTIONS

(只適用於啟欣苑、冠山苑、安秀苑、昭明苑、啟悅苑、安楹苑、安麗苑、安樺苑、兆翠苑及朗天苑)

Applicable to Kai Yan Court, Kwun Shan Court, On Sau Court, Chiu Ming Court, Kai Yuet Court, On Ying Court, On Lai Court, On Wah Court, Siu Tsui Court and Long Tin 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)購買啟欣苑／冠山苑／安秀苑／昭明苑／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)。
- (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 Kai Yan Court/ Kwun Shan Court/ On Sau Court/ Chiu Ming Court/ 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 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) 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：

1. 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。
2. 有關計算補償的詳情，以轉讓契據的條款和政府租契所載的條款、契諾及條件為準。

Notes:

1. Original purchase price is equal to the sale price and means the price of the flat as specified in the first assignment.
2. 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.

轉讓限制 ALIENATION RESTRICTIONS

(只適用於啟盈苑、安柏苑及裕興苑)

Applicable to Kai Ying Court, On Pak Court and Yu Hing 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)購買啟盈苑／安柏苑／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由房委會最後一次將單位售予業主的轉讓契據(下稱「最後轉讓契據」)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，按照該單位最後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)。
- (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 Kai Ying Court/ On Pak 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 last Deed of Assignment of the flat from the HA to an owner (the last 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 last 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) 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，及是指最後轉讓契據中所列明的單位購買價。
- 有關計算補償的詳情，以轉讓契據的條款和政府租契所載的條款、契諾及條件為準。

Notes:

- Original purchase price is equal to the sale price and means the price of the flat as specified in the last 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.

用途及居住 USE AND OCCUPATION

(只適用於啟欣苑、冠山苑、安秀苑及昭明苑)

Applicable to 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/herself and all the members of his/her 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.

(只適用於啟悅苑、安楹苑、安麗苑、安樺苑、兆翠苑、朗天苑、啟盈苑、安柏苑及裕興苑)

Applicable to Kai Yuet Court, On Ying Court, On Lai Court, On Wah Court, Siu Tsui Court, Long Tin Court, Kai Ying Court, On Pak Court and Yu Hing 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。

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/herself and all the members of his/her 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 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.

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

由開始接受申請前七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.

啟欣苑

Kai Yan Court

www.housingauthority.gov.hk/hos/2025/KaiYan

安樺苑

On Wah Court

www.housingauthority.gov.hk/hos/2025/OnWah

冠山苑

Kwun Shan Court

www.housingauthority.gov.hk/hos/2025/KwunShan

兆翠苑

Siu Tsui Court

www.housingauthority.gov.hk/hos/2025/SiuTsui

安秀苑

On Sau Court

www.housingauthority.gov.hk/hos/2025/OnSau

朗天苑

Long Tin Court

www.housingauthority.gov.hk/hos/2025/LongTin

昭明苑

Chiu Ming Court

www.housingauthority.gov.hk/hos/2025/ChiuMing

啟盈苑

Kai Ying Court

www.housingauthority.gov.hk/hos/2025/KaiYing

啟悅苑

Kai Yuet Court

www.housingauthority.gov.hk/hos/2025/KaiYuet

安柏苑

On Pak Court

www.housingauthority.gov.hk/hos/2025/OnPak

安楹苑

On Ying Court

www.housingauthority.gov.hk/hos/2025/OnYing

裕興苑

Yu Hing Court

www.housingauthority.gov.hk/hos/2025/YuHing

安麗苑

On Lai Court

www.housingauthority.gov.hk/hos/2025/OnLai

銷售熱線

SALES HOTLINE

2712 8000

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