

大埔頌雅路西 第一期

Phase 1 of
Chung Nga Road West, Tai Po

售樓資料簡介
SALES BOOKLET

宏福苑業主「特設銷售計劃」
Special Sales Exercise for Wang Fuk Court Owners

發展項目名稱
Name of the Development

大埔頌雅路西 第一期

Phase 1 of
Chung Nga Road West, Tai Po

將出售的住宅物業數目
Number of Residential Property for Sale

920

樓層 Floor	單位 Flat
4 - 24 & 26 - 50	1 - 20

發展項目名稱 大埔頌雅路西第一期	Name of the development Phase 1 of Chung Nga Road West, Tai Po
地段編號 大埔市地段第268號	Lot number Tai Po Town Lot No. 268
街道名稱及門牌號數 未有該項資料	Name of street and street number This information is not yet available
發展項目座數 1座住宅大樓	Number of blocks in the Development 1 domestic block
樓層總數 52層(地下(住宅大堂)、平台1樓至平台2樓(停車場)、平台3樓(住宅大堂)、4樓至50樓及天台; 沒有被略去的樓層號數)	Total number of storeys 52 storeys (G/F (Domestic Lobby), P1/F to P2/F (Carpark), P3/F (Domestic Lobby), 4/F to 50/F and roof; no omitted floor number)
盡賣方所知的發展項目的預計關鍵日期 2029年12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 December 2029 ^(Notes) The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

註： 就大埔頌雅路西第一期而言：

1. 「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。
2. 房委會須於大埔頌雅路西第一期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)。
3. 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 Phase 1 of Chung Nga Road West, Tai Po:

1. "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.
2. The HA shall apply in writing for an occupation document (i.e. Occupation Permit) in respect of Phase 1 of Chung Nga Road West, Tai Po within 14 days after its having completed the Development in all respects in compliance with the approved building plans.
3. 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 平方米(平方呎)^(註) Saleable Area of Residential Properties sq.m. (sq.ft.)^(Note)	住宅物業總數 Total Number of Residential Properties
41.6 (448) - 45.4 (489)	920

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。

大埔頌雅路西第一期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 Phase 1 of Chung Nga Road West, Tai Po.

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:

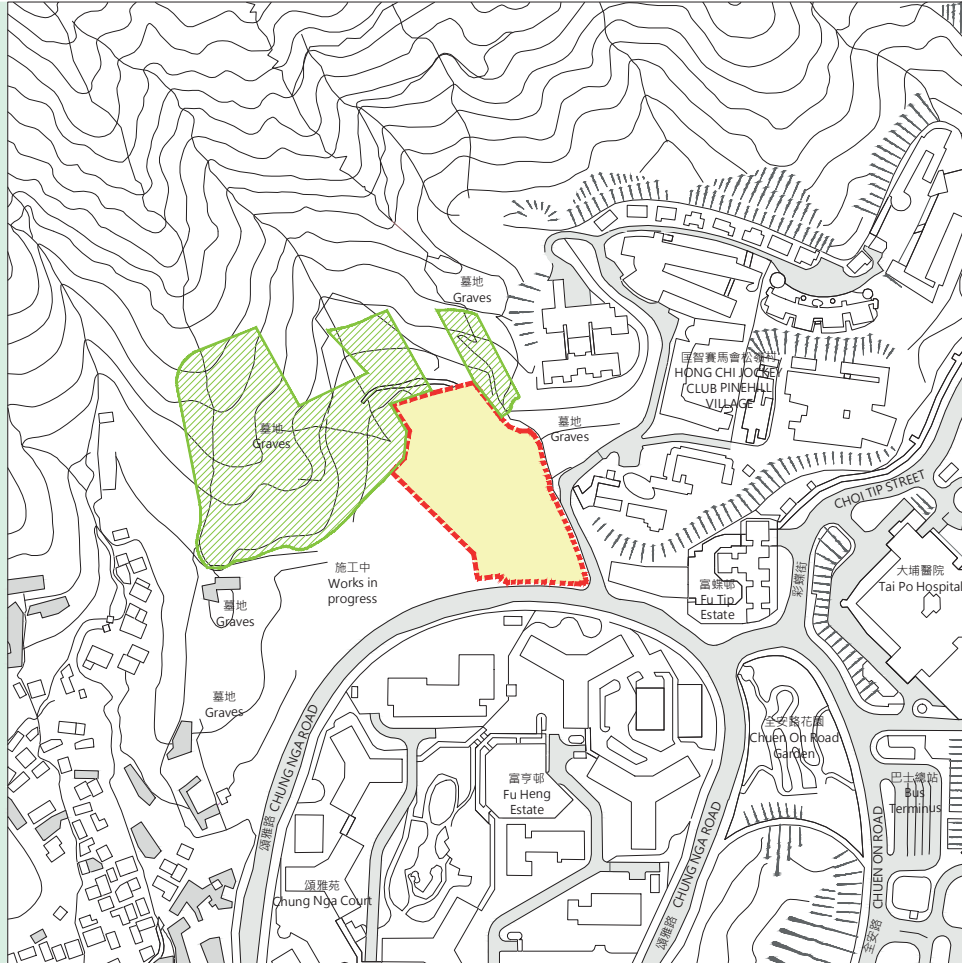
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

* 於本書據資料簡介印製日期，大埔頌雅路西第一期發展項目的建築圖則已經提交相關政府部門批准。所有與建築圖則相關的資料(包括但不限於樓層及住宅物業總數及實用面積、布局、設計及設施)均以政府有關部門最終批准建築圖則為準，並可能出現改變。買方保留修改建築圖則的權利。

* The building plans of Phase 1 of Chung Nga Road West, Tai Po development have been submitted to relevant Government departments for approval as of the printing date of this sales booklet. All information relating to or in connection with the building plans (including but not limited to the total number of storeys, number and saleable area of the residential properties and layouts, design and facilities of the development) are subject to the final approval of building plans by the relevant Government departments and may change from time to time. The vendor reserves the right to alter the building plans.

發展項目的位置圖

Location Plan of the Development



圖例 NOTATION

- 大埔頌雅路西第一期
Phase 1 of Chung Nga Road West, Tai Po
- 認可葬葬區*
Permitted Burial Ground *

* 只作識別用
* For Identification Purposes Only

此位置圖是參考地政總署測繪處於2026年3月26日出版之數碼地形圖(編號分別為T3-SW-D及T7-NW-B)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 Nos. T3-SW-D and T7-NW-B all dated 26 March 2026 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.

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



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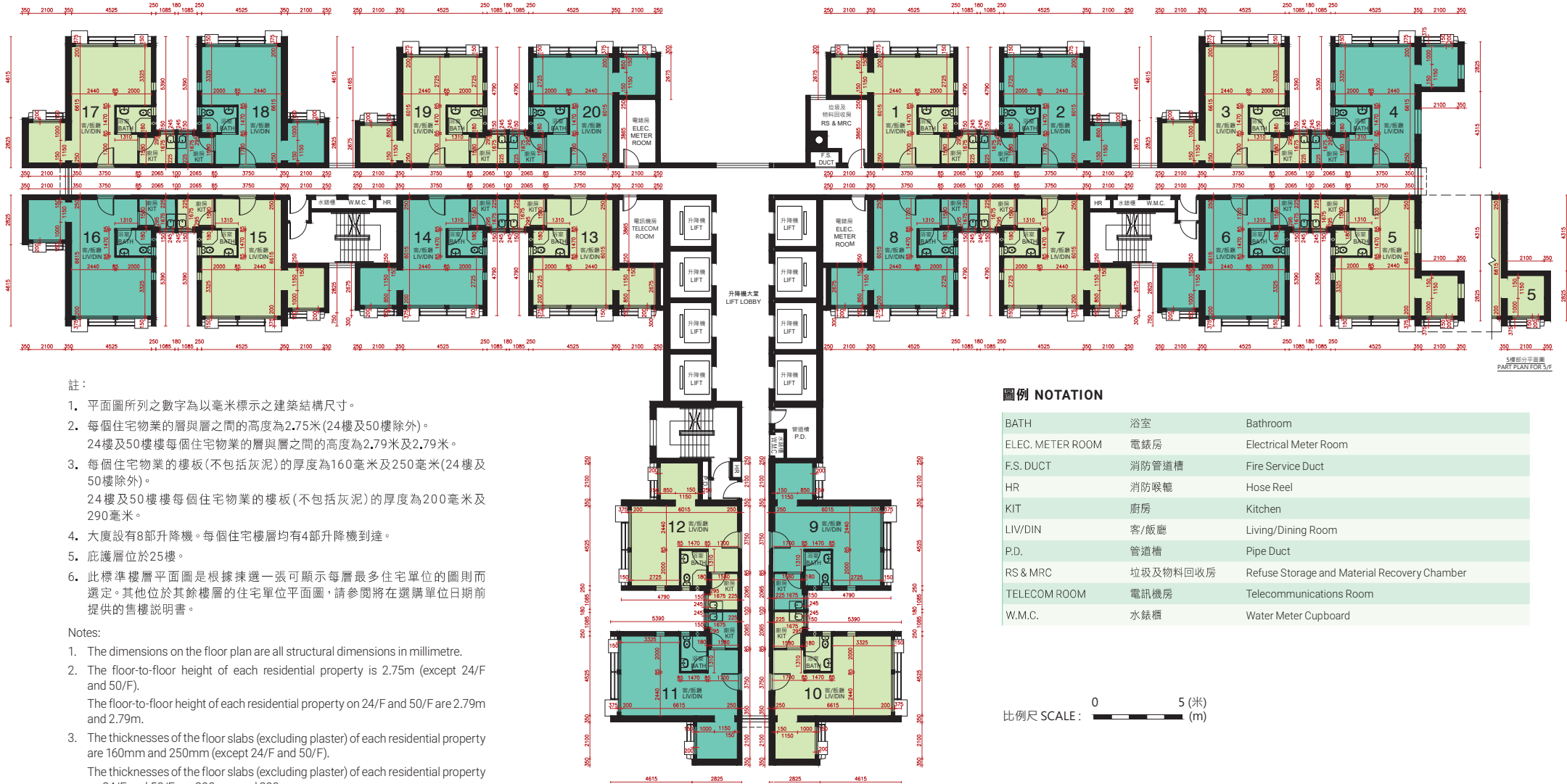
圖例 NOTATION

- | | |
|--|--|
| 地界
Lot Boundary | 地下廢物收集站(零售)
Junk Collection Point (Retail) on Ground Floor |
| 4樓至24樓及26樓至50樓單位室號
Flat Number on 4/F - 24/F & 26/F - 50/F | 平台3樓綜合職業康復服務中心
Integrated Vocational Rehabilitation Services Centre on Podium 3/F |
| 花槽/草坪
Planter / Lawn | 平台4樓中度智障人士宿舍
Hostel for Moderated Mentally Handicapped Persons on Podium 4/F |
| 地下垃圾收集站(住宅及零售)
Refuse Collection Point (Residential and Retail) on Ground Floor | 平台5樓日間社區康復中心
Community Rehabilitation Day Centre on Podium 5/F |
| 地下垃圾收集站(零售)
Refuse Collection Point (Retail) on Ground Floor | 公用遊樂區
Communal Play Area |
| 平台3樓垃圾及物料回收房(住宅)
Refuse Storage and Material Recovery Chamber (Residential) on Podium 3/F | 地下零售商店
Retail Shops on Ground Floor |
| 地下垃圾收集站(福利設施)
Refuse Collection Point (Welfare) on Ground Floor | 斜坡
Slope |
| 平台3樓廢物收集站(住宅)
Junk Collection Point (Residential) on Podium 3/F | |
- 地界以內有業主須負責維修及保養的人造斜坡。有關該人造斜坡的範圍，請參閱將在選購單位日期前提供的售樓說明書。
There are man-made slopes within the lot boundary in which future owners shall be responsible for the maintenance. For the area of the man-made slopes, please refer to the sales brochure which will be available before the date of flat selection.

停車位類別	Category of Parking Space	數目	Number
	地下有蓋上落客貨停車位(零售) Covered Loading and Unloading Bay (Retail) on Ground Floor	1	發展項目於地下、平台1樓及平台2樓另設有119個有蓋汽車停車位、4個有蓋暢通易達汽車停車位、9個有蓋電車停車位及62個有蓋單車停車位。 There are also 119 covered Car Parking Spaces, 4 covered Accessible Car Parking Spaces, 9 covered Motorcycle Parking Spaces and 62 covered Bicycle Parking Spaces provided on Ground Floor, Podium 1/F and Podium 2/F of the Development.
	平台3樓部分有蓋上落客貨停車位(住宅) Partially Covered Loading and Unloading Bay (Residential) on Podium 3/F	2	
	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	
	地下有蓋輕型貨車停車位(福利設施) Covered Light Goods Vehicle Parking Spaces (Welfare) on Ground Floor	3	
	平台3樓部分有蓋輕型貨車停車位(住宅) Partially Covered Light Goods Vehicle Parking Space (Residential) on Podium 3/F	1	
	平台3樓露天輕型貨車停車位(住宅) Open Light Goods Vehicle Parking Spaces (Residential) on Podium 3/F	3	

標準樓層平面圖 (5樓至24樓及26樓至50樓)

Typical Floor Plan (5/F – 24/F & 26/F – 50/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50樓除外)。
24樓及50樓樓每個住宅物業的層與層之間的高度為2.79米及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50樓除外)。
24樓及50樓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. 庇護層位於25樓。
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 24/F and 50/F).
The floor-to-floor height of each residential property on 24/F and 50/F are 2.79m and 2.79m.
3. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 250mm (except 24/F and 50/F).
The thicknesses of the floor slabs (excluding plaster) of each residential property on 24/F and 50/F are 200mm and 290mm.
4. There are 8 lifts in the building. Each residential floor is served by 4 lifts.
5. Refuge floor is located at 25/F.
6. This Typical Floor Plan is selected on the basis of selecting one floor plan 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.

圖例 NOTATION

BATH	浴室	Bathroom
ELEC. METER ROOM	電錶房	Electrical Meter Room
F.S. DUCT	消防管道槽	Fire Service Duct
HR	消防喉輻	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客/飯廳	Living/Dining Room
P.D.	管道槽	Pipe Duct
RS & MRC	垃圾及物料回收房	Refuse Storage and Material Recovery Chamber
TELECOM ROOM	電訊機房	Telecommunications Room
W.M.C.	水錶櫃	Water Meter Cupboard

比例尺 SCALE: 0 5 (米) (m)

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區域：大埔

街道名稱及門牌號數：未有該項資料

網址：www.housingauthority.gov.hk/ssewfc/cnrw_1

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。

District: Tai Po

Name of Street and Street No. : This information is not yet available

Website: www.housingauthority.gov.hk/ssewfc/cnrw_1

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.

查詢熱線
ENQUIRY HOTLINE 2129 8133

「特設銷售計劃」網址
Website For Special Sales Exercise
www.housingauthority.gov.hk/ssewfc



售樓說明書及價單可於選購單位期間在房委會綠置居銷售小組辦事處(地址:九龍觀塘開源道33號建生廣場1樓)索取或在有關網址下載。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 office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA (Address: 1/F, Pioneer Place, 33 Hoi Yuen Road, Kwun Tong, Kowloon) or downloaded from the website of the Development. 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(六) • 承建商: 尚未委聘 • 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 (6), Housing Department • Building contractor: Not yet appointed • 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

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選購單位期間開始前簽立該地契, 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 flat selection period.

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.

印製日期: 2026年4月13日 Printing Date: 13 April 2026 • 由香港房屋委員會發布 Published by the Hong Kong Housing Authority

 香港房屋委員會
Hong Kong Housing Authority