

「特快公屋編配計劃」(2026) 暨 「重售綠表置居計劃單位 及 租者置其屋計劃回收單位」

Express Flat Allocation Scheme (2026) -cum-
Resale of Green Form Subsidised Home
Ownership Scheme Flats and
Recovered Tenants Purchase
Scheme Flats

重售綠表置居計劃單位

Resale of Green Form Subsidised Home Ownership Scheme Flats

及 - and -

租者置其屋計劃回收單位

Recovered Tenants Purchase Scheme Flats

選購單位地點

香港房屋委員會 (下稱「房委會」)

房委會客戶服務中心

九龍橫頭磡南道3號第一層平台

Venue of Flat Selection

The Hong Kong Housing Authority (HA)

HA Customer Service Centre

Podium Level 1, 3 Wang Tau Hom South Road, Kowloon

售樓簡介單張 SALES LEAFLET

索取申請須知及本售樓簡介單張

於2026年7月3日至7月16日期間，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))

To Obtain Application Guide and This Sales Leaflet

During the period from 3 July to 16 July 2026, the documents can be obtained from:

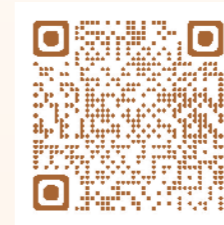
- HA Customer Service Centre
(Podium Level 1, 3 Wang Tau Hom South Road, Kowloon
(near Exit A, Lok Fu MTR Station))

或從以下網址下載 **or downloaded from the website below**

www.housingauthority.gov.hk: Home > PRH Application > Express Flat Allocation Scheme

www.housingauthority.gov.hk: 主頁 > 公屋申請 > 特快公屋編配計劃

www.housingauthority.gov.hk/EFAS2026-resale-gsh-tps



資料展覽

房委會客戶服務中心(九龍橫頭磡南道3號第一層平台)設有「重售綠表置居計劃單位及租者置其屋計劃回收單位」的資料展覽。

Exhibition of Information

Exhibition of information on Resale of Green Form Subsidised Home Ownership Scheme Flats and Recovered Tenants Purchase Scheme Flats is displayed at the **HA Customer Service Centre** (Podium Level 1, 3 Wang Tau Hom South Road, Kowloon).

房委會客戶服務中心開放時間

Opening Hours of the HA Customer Service Centre

2026年7月3日至7月16日每日上午8時至晚上7時

8 am to 7 pm daily from 3 July to 16 July 2026

各綠表置居計劃(綠置居)發展項目的售樓說明書/各租者置其屋計劃(租置計劃)屋邨的售樓小冊子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上網址下載。在選購單位前，準買方如欲了解各綠置居發展項目/各租置計劃屋邨的詳情，請參閱相關售樓說明書/售樓小冊子。

During the flat selection period, sales brochures of respective Green Form Subsidised Home Ownership Scheme (GSH) developments / sales pamphlets of respective Tenants Purchase Scheme (TPS) estates and price lists can be obtained at the HA Customer Service Centre or downloaded from the website above. Prospective purchasers should make reference to the relevant sales brochures / sales pamphlets for details of respective GSH developments / TPS estates before flat selection.

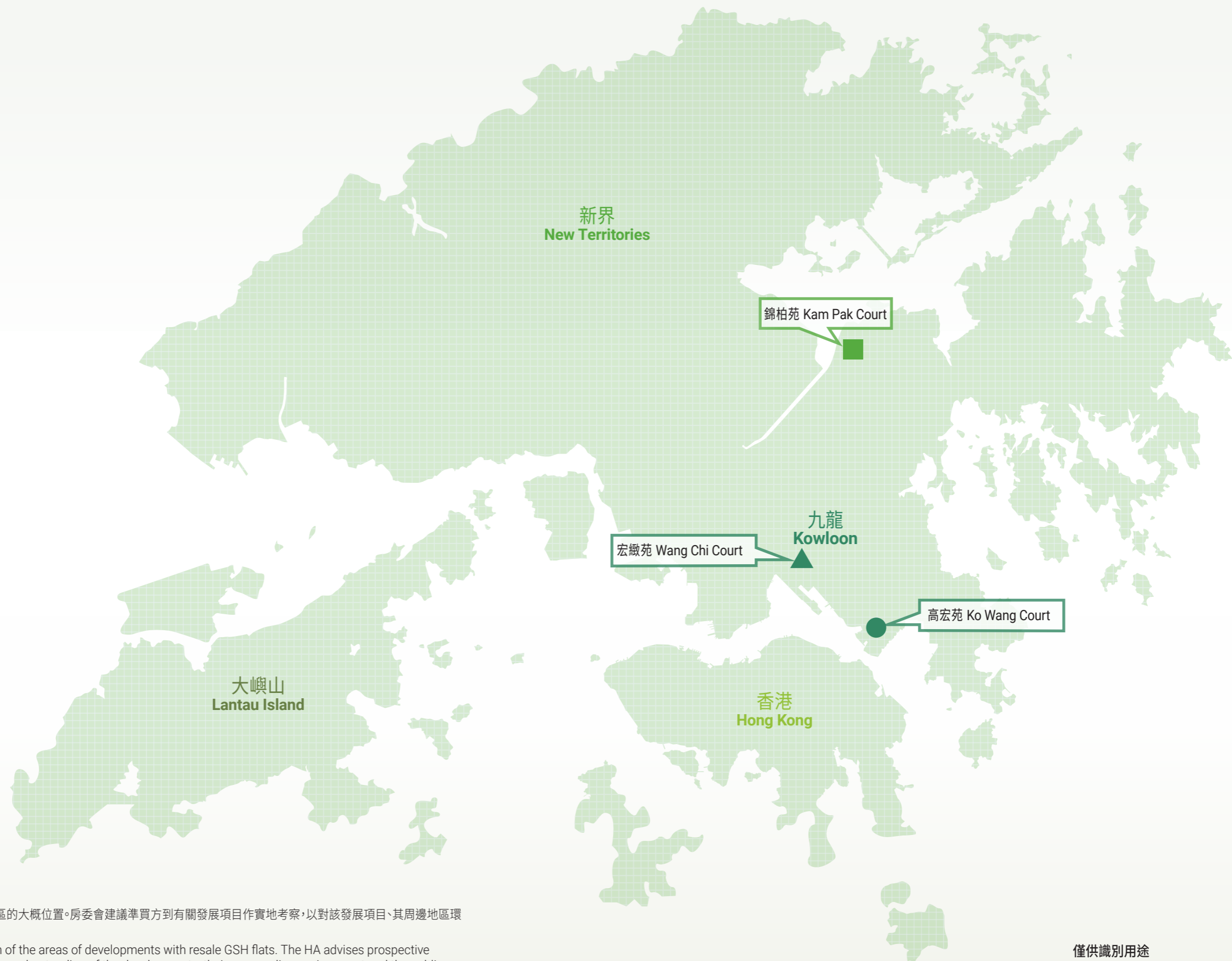
發展項目 Developments

九龍
KOWLOON

- 高宏苑
Ko Wang Court
- ▲ 宏緻苑
Wang Chi Court

新界
NEW TERRITORIES

- 錦柏苑
Kam Pak Court



註：本地圖只顯示重售綠置居單位的發展項目的所在地區的大概位置。房委會建議準買方到有關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 map indicates only the approximate location of the areas of developments with resale GSH flats. The HA advises prospective purchasers to conduct an on-site visit for a better understanding of the developments, their surrounding environment and the public facilities nearby.

僅供識別用途
For identification purposes only

重售綠表置居計劃 (綠置居) 單位 Resale of Green Form Subsidised Home Ownership Scheme (GSH) Flats

發展項目的資料 INFORMATION ON THE DEVELOPMENTS

| 發展項目 Development | 高宏苑 KO WANG COURT | 錦柏苑 KAM PAK COURT | 宏緻苑 WANG CHI COURT |
|--|---|---|---|
| 街道名稱及門牌號數 Name of street and street number | 欣榮街131號 131 Yan Wing Street | 恆泰路2號* 2 Hang Tai Road* | 宏照道7號 7 Wang Chiu Road |
| 區域 District | 茶果嶺、油塘、 鯉魚門 Cha Kwo Ling, Yau Tong, Lei Yue Mun | 馬鞍山 Ma On Shan | 牛頭角及九龍灣 Ngau Tau Kok and Kowloon Bay |
| 住宅大廈座數 Number of domestic block(s) | 2 | 3 | 3 |
| 委任建築師 Appointed architect | 房屋署總建築師 (發展及標準策劃) Chief Architect (Development and Standards), Housing Department | 房屋署總建築師(五) Chief Architect (5), Housing Department | 房屋署總建築師(六) Chief Architect (6), Housing Department |
| 承建商 Building contractor | 中國建築工程(香港) 有限公司 China State Construction Engineering (Hong Kong) Limited | 中國建築工程(香港) 有限公司 China State Construction Engineering (Hong Kong) Limited | 中國建築工程(香港) 有限公司 China State Construction Engineering (Hong Kong) Limited |
| 代表賣方的律師 事務所 Firm(s) of solicitors acting for the vendor | 高露雲律師行, 中倫 律師事務所有限法律責任合夥, 劉漢銓律師行 Wilkinson & Grist; Zhong Lun Law Firm LLP; Chu & Lau | 麥黃張律師行, 陳添耀、 陳瑛律師事務所 Gary Mak, Dennis Wong & Chang; Raymond T.Y. Chan, Victoria Chan & Co. | 麥黃張律師行, 陳添耀、 陳瑛律師事務所, 高露雲律師行 Gary Mak, Dennis Wong & Chang; Raymond T.Y. Chan, Victoria Chan & Co.; Wilkinson & Grist |
| 佔用文件發出的日期 The date on which the Occupation Document is issued | 高宏苑A座及B座已分別於 2025年4月29日及 2025年5月28日獲發 佔用文件(即佔用許可證) The occupation documents (i.e. Occupation Permit) of Block A and Block B, Ko Wang Court were obtained on 29 April 2025 and 28 May 2025 respectively. | 錦柏苑已於2026年4月10日 獲發佔用文件 (即佔用許可證) An occupation document (i.e. Occupation Permit) of Kam Pak Court was obtained on 10 April 2026. | 宏緻苑已於2026年2月6日 獲發佔用文件 (即佔用許可證) An occupation document (i.e. Occupation Permit) of Wang Chi Court was obtained on 6 February 2026. |

* 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.

以下資料適用於本單張所列之三個綠置居發展項目 Information below applies to all three GSH developments in this leaflet

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

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

重售單位的面積 AREA OF THE RESALE FLATS

| 發展項目 Development | 高宏苑 KO WANG COURT | 錦柏苑 KAM PAK COURT | 宏緻苑 WANG CHI COURT |
|---|----------------------------|----------------------------|----------------------------|
| 將出售的住宅物業 數目* Number of residential properties to be offered for sale* | 31 | 20 | 38 |
| 住宅物業的實用面積* 平方米(平方呎) Saleable area of residential properties* sq.m (sq.ft.) | 17.2 - 20.7 (185 - 223) | 17.1 - 17.2 (184 - 185) | 17.9 - 18.0 (193 - 194) |

* 高宏苑、錦柏苑及宏緻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5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 resale flats to be offered for sale in Ko Wang Court, Kam Pak Court and Wang Chi Court is subject to change. The stated number is as at 31 May 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5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 resale flats confirmed to be offered for sale as at 31 May 2026.

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。

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

高宏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17號至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 Ko Wang Court. Acoustic balconies are provided in Flats 17 to 20 of Block A only.

錦柏苑及宏緻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 Kam Pak Court and Wang Chi 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.

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
索取或從右方網址下載。在選購單位前, 準買方如欲了解各綠
置居發展項目的詳情, 請參閱售樓說明書。

During the flat selection period, sales brochures and price
lists can be obtained at the HA Customer Service Centre
or downloaded from the websites on the right. Prospective
purchasers should make reference to the sales brochures
for details of respective GSH developments before flat
selection.

高宏苑 KO WANG COURT

www.housingauthority.gov.hk/efas/2026/KoWang

錦柏苑 KAM PAK COURT

www.housingauthority.gov.hk/efas/2026/KamPak

宏緻苑 WANG CHI COURT

www.housingauthority.gov.hk/efas/2026/WangChi

轉讓限制 ALIENATION RESTRICTIONS

只適用於高宏苑／錦柏苑

Applicable to Ko Wang Court / Kam Pak 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)購買高宏苑／錦柏苑單位，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綠表買家。
- (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綠表買家。
- (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綠表買家。
 - 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 Ko Wang Court / Kam Pak 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 Green Form buyer 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 Green Form buyer 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 Green Form buyer 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。

註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。

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

Note 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

只適用於宏緻苑

Applicable to Wang Chi 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)購買宏緻苑單位，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綠表買家。
- (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綠表買家。
- (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綠表買家。
 - 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 Wang Chi 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 Green Form buyer 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 Green Form buyer 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 Green Form buyer 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1: 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。

註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。

Note 1: Original purchase price is equal to the sale price and means the price of the flat as specified in the last assignment.

Note 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.

用途及居住 USE AND OCCUPATION

只適用於高宏苑／錦柏苑

Applicable to Ko Wang Court / Kam Pak 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公屋申請內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。

用途及居住 USE AND OCCUPATION

只適用於宏緻苑

Applicable to Wang Chi 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公屋申請內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 listed in the application for public rental housing. 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.

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 listed in the application for public rental housing. 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 Agreement for Sale and Purchase 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.

委聘律師的安排 ARRANGEMENTS ON APPOINTMENT OF SOLICITORS

(i) 在簽署買賣協議前，買方宜自行委聘屬意的律師行就與購買綠表置居計劃（綠置居）單位有關的事宜，例如轉讓限制、權利和責任、印花稅等，向買方提供意見，及代表他們辦理購買單位的手續。有關律師行能夠在購樓交易的每個階段向買方提供意見。

買方會在房委會的職員面前，簽署買賣協議。儘管如此，有關職員只會向買方詮釋買賣協議的內容，並見證其簽署買賣協議，但不會就買賣協議或與交易有關的任何其他事宜，向買方提供任何法律意見。

(ii) 如所購綠置居單位的售價為一百萬元以上

買方必須自行委聘屬意的律師行代表他們辦理購買事宜。該律師行不可以是房委會為有關單位所委聘的律師行。

如所購綠置居單位的售價不超過一百萬元

買方可：

- 自行委聘屬意的律師行代表他們辦理購買綠置居單位事宜；或
- 與房委會所委聘的代表律師行商議代表他們辦理購買綠置居單位事宜。

(iii) 如買方自行委聘律師行代表他們辦理買賣交易，該律師行便能夠在購樓交易的每個階段向買方提供獨立意見，例如轉讓限制、權利和責任、印花稅等。買方須負責支付代表他們的律師的費用及開支。

如買方選擇委聘房委會的代表律師行代表他們辦理買賣交易，有關律師行將同時代表房委會及買方。買方須負責支付辦理買賣交易的所有律師的費用及開支。同時，如房委會與買方之間出現利益衝突，房委會的代表律師行可能不能夠保障買方的利益。

(i) Before the signing of the ASP, all purchasers are urged to appoint a firm of solicitors of their choice to advise them on matters relating to the purchase of a flat under the Green Form Subsidised Home Ownership Scheme (GSH), such as alienation restrictions, rights and obligations, stamp duties, etc., and to act for them in relation to their purchase of the flat. The firm of solicitors will be able to give advice to them at every stage of the purchase.

Although the purchasers will sign the ASP before the staff of the HA, the staff will only interpret the contents of the ASP to the purchasers and attest their signing of the ASP. The staff will not give the purchasers any legal advice on the ASP or any other matters in connection with the transaction.

(ii) If the price of the GSH flat is over one million dollars

Purchasers must appoint a separate firm of solicitors of their choice to act for them in relation to the transaction. Such firm of solicitors should not be the firm of solicitors appointed by the HA for the concerned flat.

If the price of the GSH flat does not exceed one million dollars

Purchasers may either:

- appoint a separate firm of solicitors of their choice to act for them in relation to the transaction; or
- consult with the HA's solicitors to act for them in relation to the transaction.

(iii) If the purchasers appoint a separate firm of solicitors to act for them in relation to the transaction, that firm of solicitors will be able to give independent advice, such as alienation restrictions, rights and obligations, stamp duties, etc. to them at every stage of the purchase. The purchasers have to pay the legal costs and expenses of their own solicitors.

If the purchasers appoint the HA's solicitors to act for them in relation to the transaction, the solicitors will be acting jointly for the HA and the purchasers. Purchasers are required to pay all legal costs and expenses of the solicitors for completion of the sale and purchase. If a conflict of interest arises between the HA and the purchasers, the HA's solicitors may not be able to protect the purchaser's interests.

地區 AREA

香港 HONG KONG

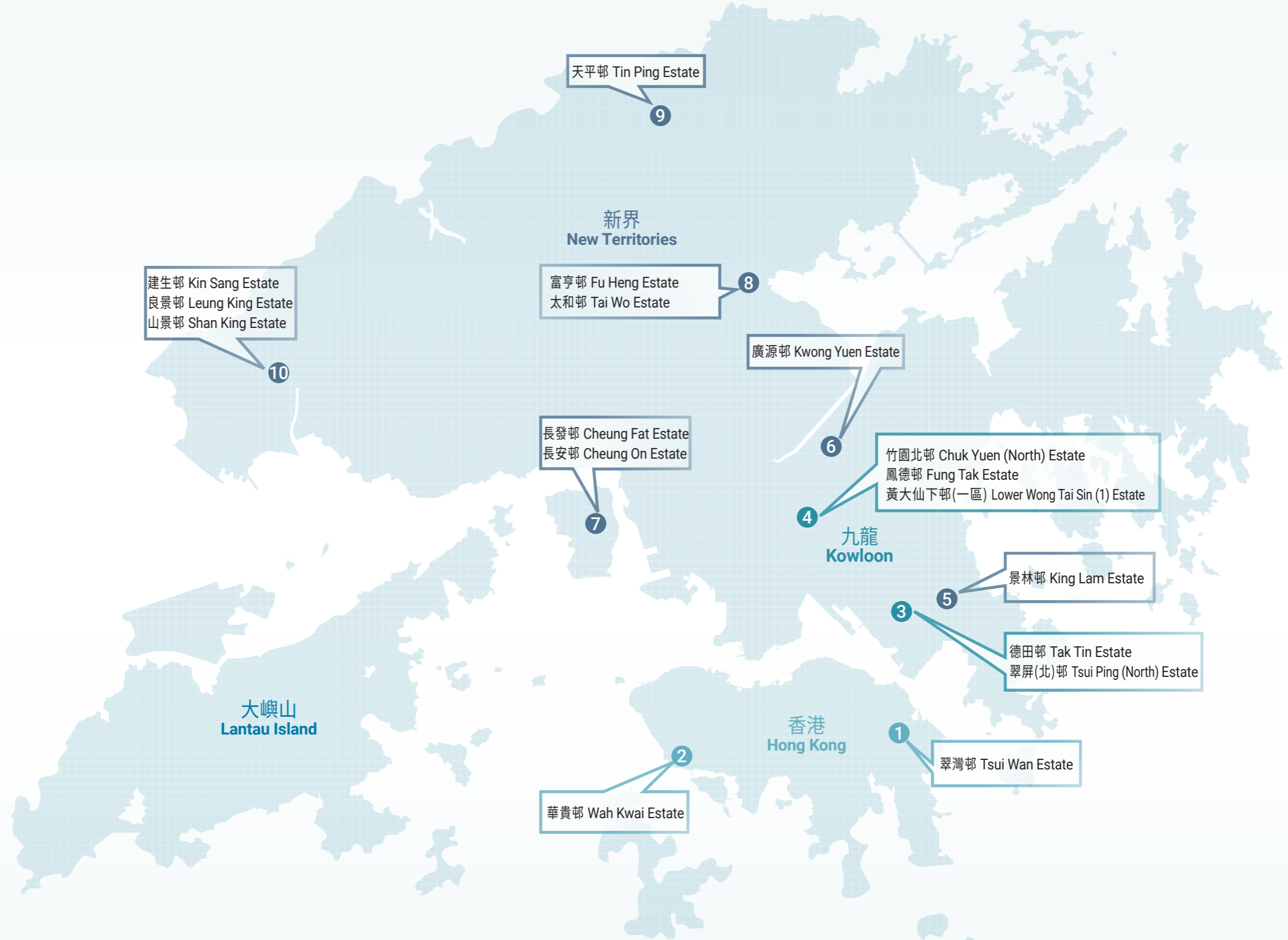
- 1 柴灣 Chai Wan
- 2 薄扶林 Pok Fu Lam

九龍 KOWLOON

- 3 觀塘/藍田 Kwun Tong/Lam Tin
- 4 黃大仙 Wong Tai Sin

新界 NEW TERRITORIES

- 5 將軍澳 Tseung Kwan O
- 6 沙田 Sha Tin
- 7 青衣 Tsing Yi
- 8 大埔 Tai Po
- 9 上水 Sheung Shui
- 10 屯門 Tuen Mun



註：本地圖只顯示個別租置計劃屋邨所在地區的大概位置，並不代表今次銷售包括上列租置計劃屋邨。可供出售的單位將於開始選購單位前公布。房委會建議準買方到有關屋邨作實地考察，以對該屋邨、其周邊地區環境及附近的公共設施有較佳的了解。

Note: The map indicates only the approximate location of the areas of specific TPS estates, and does not mean that the above TPS estates are included in this sale exercise. The flats for sale will be announced prior to the commencement of flat selection. The HA advises prospective purchasers to conduct an on-site visit for a better understanding of the estates, their surrounding environment and the public facilities nearby.

僅供識別用途
For identification purposes only

租者置其屋計劃 (租置計劃) 的屋邨資料^(註1)

Information on Estates under Tenants Purchase Scheme (TPS)^(Note 1)

| 地區 Area | 屋邨名稱 Estate name | 街道名稱及門牌號數 Name of street and street number | 區域 District | 入伙年份 Year of intake | 屋邨內租置計劃的座數 No. of TPS blocks in the estate | 代表賣方的律師事務所 ^(註2) Firm(s) of solicitors acting for the vendor ^(Note 2) | 網址 ^(註3) Website ^(Note 3) |
|---------------------------|--|---|---|------------------------|---|---|---|
| 香港 HONG KONG | | | | | | | |
| 1 | 翠灣邨 Tsui Wan Estate | 翠灣街3號 3 Tsui Wan Street | 柴灣 Chai Wan | 1988-1989 | 4 | 盧王徐律師事務所、 黃乾亨黃英豪律師事務所 Lo, Wong & Tsui; Philip K.H.Wong, Kennedy Y.H. Wong & Co. | www.housingauthority.gov.hk/ mini-site/tps/TsuiWan |
| 2 | 華貴邨 Wah Kwai Estate | 華貴道3號 3 Wah Kwai Road | 薄扶林與香港仔及鴨脷洲 Pok Fu Lam and Aberdeen & Ap Lei Chau | 1991 | 5 | 高漢釗律師樓、杜偉強律師事務所 Ko and Co.; W.K. To & Co. | www.housingauthority.gov.hk/ mini-site/tps/WahKwai |
| 九龍 KOWLOON | | | | | | | |
| 3 | 德田邨 Tak Tin Estate | 碧雲道223號 223 Pik Wan Road | 觀塘南部與茶果嶺、油塘、鯉魚門 Kwun Tong (South) and Cha Kwo Ling, Yau Tong, Lei Yue Mun | 1991-1992 | 7 | 何耀棟律師事務所、咸頓金仕騰律師行、 黃乾亨黃英豪律師事務所、陳淑雄律師行 Gallant; Hampton, Winter and Glynn; Philip K.H.Wong, Kennedy Y.H. Wong & Co.; S.H. Chan & Co. | www.housingauthority.gov.hk/ mini-site/tps/TakTin |
| | 翠屏(北)邨 Tsui Ping (North) Estate | 翠屏道19號 19 Tsui Ping Road | 觀塘南部 Kwun Tong (South) | 1982-1994 | 12 | 劉漢銓律師行、國浩律師(香港)事務所、 梁錦濤, 關學林律師行、胡百全律師事務所 Chu & Lau; Grandall Zimmern Law Firm; Ford, Kwan & Company; P.C. Woo & Co. | www.housingauthority.gov.hk/ mini-site/tps/TsuiPingNorth |
| 4 | 竹園北邨 Chuk Yuen (North) Estate | 穎竹街8號 8 Wing Chuk Street | 慈雲山、鑽石山及新蒲崗 Tsz Wan Shan, Diamond Hill & San Po Kong | 1987-1989 | 8 | 劉漢銓律師行、何耀棟律師事務所、 黎錦文李孟華律師事務所、陳淑雄律師行 Chu & Lau; Gallant; K. M. Lai & Li; S.H. Chan & Co. | www.housingauthority.gov.hk/ mini-site/tps/ChukYuenNorth |
| | 鳳德邨 Fung Tak Estate | 鳳德道111號 111 Fung Tak Road | 慈雲山、鑽石山及新蒲崗 Tsz Wan Shan, Diamond Hill & San Po Kong | 1991-1992 | 7 | 劉漢銓律師行、何新權, 黃天榮律師事務所、 盧王徐律師事務所、高露雲律師行 Chu & Lau; Ho and Wong; Lo, Wong & Tsui; Wilkinson & Grist | www.housingauthority.gov.hk/ mini-site/tps/FungTak |
| | 黃大仙下邨(一區) Lower Wong Tai Sin (1) Estate | 大成街3號 3 Tai Shing Street | 橫頭磡及東頭 Wang Tau Hom & Tung Tau | 1989-1991 | 9 | 咸頓金仕騰律師行、劉陳高律師事務所、 史蒂文生黃律師事務所 Hampton, Winter and Glynn; Lau, Chan & Ko; Stevenson, Wong & Co. | www.housingauthority.gov.hk/ mini-site/tps/LowerWongTaiSin1 |
| 新界 NEW TERRITORIES | | | | | | | |
| 5 | 景林邨 King Lam Estate | 寶琳北路38號 38 Po Lam Road North | 將軍澳 Tseung Kwan O | 1990-1991 | 7 | 國浩律師(香港)事務所、 史蒂文生黃律師事務所 Grandall Zimmern Law Firm; Stevenson, Wong & Co. | www.housingauthority.gov.hk/ mini-site/tps/KingLam |
| 6 | 廣源邨 Kwong Yuen Estate | 小瀝源路68號 68 Siu Lek Yuen Road | 沙田 Sha Tin | 1989-1991 | 6 | 梁錦濤, 關學林律師行、咸頓金仕騰律師行 Ford, Kwan & Company; Hampton, Winter and Glynn | www.housingauthority.gov.hk/ mini-site/tps/KwongYuen |

租者置其屋計劃 (租置計劃) 的屋邨資料 (註1)

Information on Estates under Tenants Purchase Scheme (TPS) (Note 1)

| 地區 Area | 屋邨名稱 Estate name | 街道名稱及門牌號數 Name of street and street number | 區域 District | 入伙年份 Year of intake | 屋邨內租置計劃的座數 No. of TPS blocks in the estate | 代表賣方的律師事務所(註2) Firm(s) of solicitors acting for the vendor (Note 2) | 網址(註3) Website (Note 3) |
|---------------------------|--------------------------|---|----------------------------------|------------------------|---|---|---|
| 新界 NEW TERRITORIES | | | | | | | |
| 7 | 長發邨 Cheung Fat Estate | 担杆山路6號 6 Tam Kon Shan Road | 青衣 Tsing Yi | 1989 | 4 | 劉漢銓律師行 Chu & Lau | www.housingauthority.gov.hk/ mini-site/tps/CheungFat |
| | 長安邨 Cheung On Estate | 担杆山路1號 1 Tam Kon Shan Road | 青衣 Tsing Yi | 1988-1989 | 10 | 劉漢銓律師行、梁錦濤、關學林律師行、 何君柱律師樓、盧王徐律師事務所、 陳淑雄律師行、高露雲律師行 Chu & Lau; Ford, Kwan & Company; K.C. Ho & Fong; Lo, Wong & Tsui; S.H. Chan & Co.; Wilkinson & Grist | www.housingauthority.gov.hk/ mini-site/tps/CheungOn |
| 8 | 富亨邨 Fu Heng Estate | 頌雅路6號 6 Chung Nga Road | 大埔 Tai Po | 1990-1991 | 8 | 何君柱律師樓、劉陳高律師事務所 K.C. Ho & Fong; Lau, Chan & Ko | www.housingauthority.gov.hk/ mini-site/tps/FuHeng |
| | 太和邨 Tai Wo Estate | 大埔太和路12號 12 Tai Po Tai Wo Road | 大埔 Tai Po | 1989-1990 | 9 | 陳添耀, 陳瑛律師事務所、陳淑雄律師行 Raymond T.Y. Chan, Victoria Chan & Co.; S.H. Chan & Co. | www.housingauthority.gov.hk/ mini-site/tps/TaiWo |
| 9 | 天平邨 Tin Ping Estate | 天平路48號 48 Tin Ping Road | 粉嶺 / 上水 Fanling / Sheung Shui | 1986-1990 | 7 | 何新權, 黃天榮律師事務所、 胡百全律師事務所 Ho and Wong; P.C. Woo & Co. | www.housingauthority.gov.hk/ mini-site/tps/TinPing |
| 10 | 建生邨 Kin Sang Estate | 良運街3號 3 Leung Wan Street | 屯門 Tuen Mun | 1989 | 4 | 高漢釗律師樓 Ko and Co. | www.housingauthority.gov.hk/ mini-site/tps/KinSang |
| | 良景邨 Leung King Estate | 田景路31號 31 Tin King Road | 屯門 Tuen Mun | 1988-1990 | 8 | 黃乾亨黃英豪律師事務所、陳淑雄律師行 Philip K.H. Wong, Kennedy Y.H. Wong & Co.; S.H. Chan & Co. | www.housingauthority.gov.hk/ mini-site/tps/LeungKing |
| | 山景邨 Shan King Estate | 鳴琴路1號 1 Ming Kum Road | 屯門 Tuen Mun | 1983-1986 | 9 | 劉漢銓律師行、何新權, 黃天榮律師事務所、 何君柱律師樓、黎錦文李孟華律師事務所、 杜偉強律師事務所 Chu & Lau; Ho and Wong; K.C. Ho & Fong; K.M. Lai & Li; W.K. To & Co. | www.housingauthority.gov.hk/ mini-site/tps/ShanKing |

賣方：香港房屋委員會

註：

- (1) 上表列出個別租置計劃屋邨的資料，並不代表今次銷售包括上列租置計劃屋邨。截至2026年4月，上列17個租置計劃屋邨中所有未售單位的售價介乎約16萬元至137萬元。最終售價範圍取決於今次銷售計劃將會推售的租置計劃回收單位。最終可供出售單位的資料，將於開始選購單位前公布。
- (2) 代表賣方的律師事務所可能有所更改或以房委會另行委任為準。
- (3) 有關屋邨的其他資料，請參閱存放於有關網址的附加資料及文件。

Vendor: Hong Kong Housing Authority

Notes:

- (1) The above table sets out the information of specific TPS estates, and does not mean that the above TPS estates are included in this sale exercise. As at April 2026, the prices of the unsold TPS flats in the above 17 TPS estates range from about \$160,000 to \$1,370,000. The final price range will depend on the recovered TPS flats that will be put up for sale in this sale exercise. The finalised details of flats for sale will be announced prior to the commencement of flat selection.
- (2) Firm(s) of solicitors acting for the vendor is subject to change or as otherwise appointed by the HA.
- (3) Please refer to the additional information and documents available at the websites for other information of the estates.

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。若買方在簽署轉讓契據前要求撤銷買賣協議，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，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) 若買方簽立轉讓契據成為業主後欲轉讓或出租其租置計劃回收單位，須按照轉讓契據的條款和《房屋條例》(第283章)的條文及其日後修訂的規定處理。下列的轉讓限制將適用於有關單位的業主：
- (i) 由首次轉讓契據日期(註)起計兩年內：
- 業主可以轉讓契據內所訂明的買價把該單位售回予房委會。
- (ii) 由首次轉讓契據日期起計第三至第五年內：
- 業主可以房委會評定的回購價把該單位售回予房委會。回購價為該單位在業主提出回售申請時的評估市值，減去原先購買該單位時所獲得的折扣後的價格。
 - 若房委會拒絕業主的回售申請，業主可在繳付補價給房委會後在公開市場出售或出租該單位。
 - 業主亦可在居者有其屋計劃(居屋)第二市場按業主自行議定的價格出售該單位予合資格買家，而無須繳付補價給房委會。
- (iii) 由首次轉讓契據日期起計五年後：
- 業主可在繳付補價給房委會後在公開市場出售或出租該單位。
 - 業主亦可在居屋第二市場按業主自行議定的價格出售該單位予合資格買家，而無須繳付補價給房委會。

- (a) The flat shall not be assigned by the purchaser to any other person or organization before executing the Deed of Assignment. If a purchaser requests for cancelling the Agreement for Sale and Purchase (ASP) before executing the Deed of Assignment and the HA agrees to the same, a sum equivalent to 5% of the purchase price will be retained by the HA as consideration for cancellation of the ASP. Besides, the purchaser is 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 recovered TPS flat after becoming an owner under the Deed of Assignment will be subject to the terms of the Deed of Assignment and the provisions in the Housing Ordinance (Cap.283) and its subsequent amendments. The following alienation restrictions will apply to the owners:
- (i) Within the first two years from the Date of First Assignment (Note):
- The owner may sell the flat back to the HA at the purchase price specified in the Deed of Assignment.
- (ii) Between the third to fifth year from the Date of First Assignment:
- The owner may sell the flat back to the HA at the buyback price to be assessed by the HA, which is the assessed market value at the time of offer deducting the original purchase discount.
 - If the HA declines to accept the buyback application, the owner may sell or let the flat in the open market subject to the payment of a premium to the HA.
 - The owner may also sell the flat to an eligible purchaser in the Home Ownership Scheme (HOS) Secondary Market without payment of a premium to the HA and at his/her own negotiated price.
- (iii) After five years from the Date of First Assignment:
- The owner may sell or let the flat in the open market subject to payment of a premium to the HA.
 - The owner may also sell the flat to an eligible purchaser in the HOS Secondary Market without payment of a premium to the HA and at his/her own negotiated price.

轉讓限制 ALIENATION RESTRICTIONS

接獲將租置計劃回收單位售予房委會的申請後，房委會會根據屆時適用的政策，保留權利由房委會接受轉讓或拒絕接受轉讓。按現行政策，房委會不會接受任何租置計劃回收單位由首次轉讓契據日期起計五年後的回售申請。

業主須繳付的補價，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的差額的百分比計算。換句話說，補價相等於原來買價的折扣，化為現值計算。

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。補價款項將以簽訂買賣協議時確實的折扣率計算。

有關補價程序，請瀏覽房委會 / 房屋署網站 (www.housingauthority.gov.hk)。

Upon receipt of an application of offer to sell to the HA, the HA reserves the right to accept the assignment of the recovered TPS flat to the HA or to decline the offer in accordance with the prevailing policy. Under the current policy, the HA will not accept any application/offer to sell a recovered TPS flat back to the HA from an owner after 5-year alienation restrictions period from the Date of First Assignment.

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 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 to the prevailing market value.

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 this sale exercise, once fixed, will remain unchanged throughout the sales 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.

Please refer to the HA/HD website (www.housingauthority.gov.hk) for details of the premium payment procedures.

註：首次轉讓契據日期是指房委會首次將該租置計劃單位售予業主的轉讓契據日期。

Note: The Date of First Assignment refers to the date of the first Deed of Assignment of a particular TPS flat from the HA to an owner.

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)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公屋申請內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) 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 listed in the application for public rental housing. 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.

委聘律師的安排 ARRANGEMENTS ON APPOINTMENT OF SOLICITORS

(a) 在簽署買賣協議前，買方宜自行委聘屬意的律師行就與購買租置計劃回收單位有關的事宜，例如轉讓限制、權利和責任、印花稅等，向買方提供意見，及代表他們辦理購買單位的手續。有關律師行能夠在購樓的每個階段向買方提供獨立意見。

買方會在房委會的職員面前，簽署買賣協議。儘管如此，有關職員只會向買方詮釋買賣協議的內容，並見證其簽署買賣協議，但不會就買賣協議或與買樓交易有關的任何其他事宜，向買方提供任何法律意見。

(b) (i) 如所購租置計劃回收單位的售價為一百萬元以上，買方必須自行委聘屬意的律師行代表他們辦理買樓交易事宜。該律師行不可以是房委會的代表律師行。

(ii) 如所購租置計劃回收單位的售價不超過一百萬元，買方可：

- 自行委聘屬意的律師行代表他們辦理買樓交易事宜；或
- 與房委會所委聘的代表律師行商議代表他們辦理買樓交易事宜。

(c) 如買方自行委聘律師行代表他們辦理買樓交易，該律師行便能夠在購樓的每個階段向買方提供獨立意見，例如轉讓限制、權利和責任、印花稅等。買方須負責支付代表他們的律師的費用及開支。

如買方選擇委聘房委會的代表律師行代表他們辦理買樓交易，有關律師行將同時代表房委會及買方。買方須負責支付辦理買賣交易的律師費用以及其他所有法律費用及開支。如房委會與買方之間出現利益衝突，房委會的代表律師行可能不能夠保障買方的利益。

(a) Before the signing of the ASP, all purchasers are urged to appoint a firm of solicitors of their choice to advise them on matters relating to the purchase of a recovered TPS flat, such as alienation restrictions, rights and obligations, stamp duties, etc., and to act for them in relation to their purchase of the flat. The firm of solicitors will be able to give independent advice to them at every stage of the purchase.

Although the purchasers will sign the ASP before the staff of the HA, the staff will only interpret the contents of the ASP to the purchasers and attest their signing of the ASP. The staff will not give the purchasers any legal advice on the ASP or any other matters in connection with the transaction.

(b) (i) If the price of the recovered TPS flat is over one million dollars, purchasers must appoint a separate firm of solicitors of their choice to act for them in relation to the transaction. Such firm of solicitors should not be the same one acting for the HA.

(ii) If the price of the recovered TPS flat does not exceed one million dollars, purchasers may either:

- appoint a separate firm of solicitors of their choice to act for them in relation to the transaction; or
- consult with the HA's appointed solicitors to act for them in relation to the transaction.

(c) If the purchasers appoint a separate firm of solicitors to act for them in relation to the transaction, that firm of solicitors will be able to give independent advice, such as alienation restrictions, rights and obligations, stamp duties, etc. to them at every stage of the purchase. The purchasers have to pay the legal costs and expenses of their own solicitors.

If the purchasers appoint the HA's solicitors to act for them in relation to the transaction, the solicitors will be acting jointly for the HA and the purchasers. Purchasers are required to pay the solicitor fee plus all other legal costs and expenses for completion of the sale and purchase. If a conflict of interest arises between the HA and the purchasers, the HA's solicitors may not be able to protect the purchaser's interests.

轉讓及相關事宜 CONVEYANCING AND RELATED MATTERS

在收回租置計劃單位後，房委會會進行翻新工程使其質素達到合理水平，有關水平與用作出租用途的水平相若，然後才把單位交予買方。租置計劃回收單位將以「現狀」出售，即按單位目前的實際情況和狀況出售。房委會的律師會在買賣協議日期起計28日內，向買方或其委聘律師送達通知書，通知買方租置計劃回收單位的買賣必須在14日內或通知書訂明的其他日期內完成，而買方須於買賣完成時繳付售價餘額。

買方應留意是次銷售計劃申請須知有關選購單位的安排。

After recovery of TPS flats, the HA will carry out refurbishment works to bring them up to a reasonable standard which commensurates with that of the flats that are used for letting purpose, before hand over to purchasers. The recovered TPS flats will be sold on an "as-is" basis and in the physical state and condition as they stand. Within 28 days after the date of ASP, HA's solicitors will serve on the purchasers or their appointed solicitors notices to complete the sale and purchase of the recovered TPS flats within 14 days or such other date as stipulated in the notices, and the purchasers shall pay the balance of the purchase price upon completion of the sale and purchase.

Purchasers should pay attention to the Application Guide for this sale exercise regarding the arrangement for flat selection.

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/屋邨之想像。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/屋邨的詳情，請參閱售樓說明書/售樓小冊子。賣方亦建議準買家到有關發展地盤/屋邨作實地考察，以對該發展地盤/屋邨、其周邊地區環境及附近的公共設施有較佳了解。

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the developments/estates 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 brochures/sales pamphlets for details of the developments/estates. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development sites/estates, their surrounding environment and the public facilities nearby.

房委會已盡其所能提供本售樓簡介單張印製日期當日其所知悉的資料。本售樓簡介單張所載列的資料只供參考，且不構成亦不得詮釋為房委會就各發展項目/屋邨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/售樓小冊子，以了解該發展項目/屋邨的詳情。

The HA has made its best endeavours to provide information known at the time when this sales leaflet is printed. The information contained in this sales leaflet 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 developments/estates or any part thereof. Prospective purchasers are advised to make reference to the sales brochures/sales pamphlets, which will be made available before the scheduled date of flat selection, for details of the developments/estates.





香港房屋委員會

Hong Kong Housing Authority

銷售熱線
SALES HOTLINE

2712 8000

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