

出售剩餘居屋單位第 5 期

Sale of Surplus HOS Flats Phase 5

售價概覽

Price Summary

整幢出售大廈的單位

FLATS IN ENTIRE BLOCK PROJECT

- 油塘 油翠苑一期
YAU CHUI COURT STAGE I YAU TONG

零散未售單位

SCATTERED UNSOLD FLATS

- 馬鞍山 錦泰苑
KAM TAI COURT MA ON SHAN
- 天水圍 天富苑
TIN FU COURT TIN SHUI WAI

回購單位

RETURNED FLATS

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整幢出售大廈的單位
FLATS IN ENTIRE BLOCK PROJECT

油塘 油翠苑一期 (新十字型)
YAU CHUI COURT STAGE I YAU TONG (NEW CRUCIFORM TYPE)

座 BLOCK	樓層 FLOOR	單位 FLAT	建築面積 (平方米) GROSS FLOOR AREA (M ²)	實用面積 (平方米) SALEABLE AREA (M ²)	售價 SALE PRICE	
					最低 MINIMUM	最高 MAXIMUM
E	1 - 37	1, 2, 6, 7	68.1	51.4	\$1,366,700	\$1,971,900
		3, 5, 8, 10	49.3	37.2	\$984,900	\$1,427,800
		4, 9	78.7	59.4	\$1,609,900	\$2,295,500

零散未售單位
SCATTERED UNSOLD FLATS

座 BLOCK	單位總數 TOTAL NO. OF FLATS	建築面積 (平方米) GROSS FLOOR AREA (M ²)	實用面積 (平方米) SALEABLE AREA (M ²)	售價 SALE PRICE	
				最低 MINIMUM	最高 MAXIMUM

馬鞍山 錦泰苑 (康和式)
KAM TAI COURT MA ON SHAN (CONCORD TYPE)

H	1	67.7	48.4	\$1,438,100	
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天水圍 天富苑 (康和式)
TIN FU COURT TIN SHUI WAI (CONCORD TYPE)

G, M	3	77.1 - 79.3	60.4	\$769,200	\$786,400
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回購單位 (註四)

RETURNED FLATS (Note 4)

屋苑 COURT	樓宇設計 BLOCK TYPE	單位總數 TOTAL NO. OF FLATS	建築面積 (平方米) GROSS FLOOR AREA (M²)	實用面積 (平方米) SALEABLE AREA (M²)	售價 SALE PRICE	
					最低 MINIMUM	最高 MAXIMUM
黃大仙 WONG TAI SIN						
宏景花園 Grand View Garden	私人參建居屋 PSPS	37	45.4 - 63.8	38.7 - 54.5	\$1,164,200	\$1,856,600
盈福苑 Ying Fuk Court	新十字型 New Cruciform	48*	47.0 - 74.6	37.8 - 59.9	\$1,054,000	\$1,981,700
將軍澳 TSEUNG KWAN O						
廣明苑 Kwong Ming Court	和諧式 Harmony	100	52.9 - 80.2	39.6 - 60.0	\$910,400	\$1,619,900
寶明苑 Po Ming Court	和諧式 Harmony	42	26.1 - 74.2	19.6 - 55.8	\$460,400	\$1,660,100
馬鞍山 MA ON SHAN						
錦泰苑 Kam Tai Court	康和式 Concord	403	61.6 - 79.2	47.0 - 60.4	\$1,051,800	\$1,958,700
粉嶺 FANLING						
景盛苑 King Shing Court	和諧式 Harmony	13	55.1 - 82.6	40.2 - 60.3	\$838,900	\$1,188,100
天水圍 TIN SHUI WAI						
天富苑 Tin Fu Court	康和式 Concord	375	61.8 - 79.3	47.0 - 60.4	\$578,500	\$955,700

* 包括 1 個前裝修承辦商示範單位

Including 1 former decoration contractor show flat

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備註

- 註一：「居屋」及「私人參建居屋」分別為「居者有其屋計劃」及「私人機構參建居屋計劃」的簡稱。
- 註二：所有單位售價以市值百分之七十計算。
- 註三：以上折扣百分比乃根據訂定售價時之市值而釐定。所有單位的售價在銷售期內將維持不變，但由於單位的市值會隨市況的轉變而調整，買家簽訂買賣協議時的實際折扣百分比或會與訂定售價時的折扣百分比不同，而此實際折扣百分比，將會用作日後計算補價。
- 註四：表中列出的回購單位包括一個前裝修承辦商示範單位，這些回購單位及前裝修承辦商示範單位均以「現狀」出售，香港房屋委員會不會為這些單位提供保養期。
- 註五：實用面積是指：就一個有牆壁圍繞的單位而言，該單位的樓面面積由該單位外牆的外部開始量度，如外牆屬分隔兩個相連單位的牆壁，則從牆壁的中部開始量度，並得包括該單位的內部間隔及支柱，但不包括牆外的公用地方；如有任何外牆與公用地方緊貼，則該牆壁的全部厚度亦會計算在內。
- 建築面積（包括露台面積，如有）= 實用面積（包括露台面積，如有）+ 窗台面積（如有）+ 按比例攤分的公用地方面積。（詳情請參閱有關屋苑之《售樓說明書》或《出售單位資料摘要》）
- (1平方米 = 10.764平方呎)
- 註六：本《售價概覽》只供參考，所有資料以《價目表》為準。入選申請人在選擇單位前約一星期，將獲發《價目表》、《售樓說明書》及《出售單位資料摘要》。位於香港房屋委員會客務中心內之居屋銷售小組辦事處於申請期間備有《價目表》及上述資料可供參閱，而該等資料亦可於香港房屋委員會/房屋署網站 (www.housingauthority.gov.hk) 內瀏覽。

NOTE

- NOTE 1: "HOS" and "PSPS" are respectively the abbreviated terms for "Home Ownership Scheme" and "Private Sector Participation Scheme".
- NOTE 2: Sale prices of all flats are set at a price discount of 30% off the Market Value.
- NOTE 3: The discount rate was set against the Market Value at the time the prices were fixed. The sale prices of all flats will remain unchanged during the sale period, but as the Market Value of a flat may fluctuate according to market conditions, the actual discount rate at the time of the signing of the Sale and Purchase Agreement by the purchaser may therefore be different from that when the prices were fixed. The actual discount rate will be adopted for calculation of premium in future.
- NOTE 4: Flats listed in the Returned Flats table include a former decoration contractor show flat. Both the returned flats and former decoration contractor show flat are to be sold on "as is" basis and defects liability period will not be provided by the Hong Kong Housing Authority.
- NOTE 5: The Saleable Area refers to: in relation to a flat enclosed by walls, the floor area of such flat measured from the exterior of the enclosing walls of such flat except where such enclosing walls separate two adjoining flats in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such flat; but shall exclude the common parts outside the enclosing walls of such flat provided that if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included.
- Gross Floor Area (including Balcony Area, if any) = Saleable Area (including Balcony Area, if any) + Area of Bay Window (if any) + Apportioned Share of Common Area (Please refer to the Sales Brochure or the Information Brochure of the concerned courts.)
- (1 M² [square metre] = 10.764 square feet)
- NOTE 6: This Price Summary is for reference only and all information should be as specified in the Price List which will be issued to successful applicants about one week before flat selection together with the Sales Brochures and the Information Brochure. The Price List and the said brochures are also available for viewing during the application period at the HOS Sales Unit in the Hong Kong Housing Authority Customer Service Centre and on the Hong Kong Housing Authority / Housing Department Web Site : (www.housingauthority.gov.hk).