



居者有其屋計劃 Home Ownership Scheme

天頌苑未售單位價單

Price List for Tin Chung Court Unsold Flat

出售單位數目
Number of Flats for Sale

1

價單編號：1A
Price List No. 1A

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	天頌苑 TIN CHUNG COURT	期數 (如有) Phase No. (if any)	第一建築期 Construction Phase 1
發展項目位置 Location of Development	天水圍 天榮路 3 號 3 Tin Wing Road, Tin Shui Wai		
發展項目 第一建築期 中的住宅物業的總數 The total number of residential properties in Construction Phase 1 of the development			1,920

印製日期 Date of Printing	價單編號 Numbering of Price List
2013-03-12	1

修改價單 (如有) *Revision to Price List (if any)*

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
2014-05-23	1A	✓

第二部份：面積及售價資料

Part 2: Information on Area and Price

天水圍 天頌苑 L座
Block L, Tin Chung Court, Tin Shui Wai

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) ※ 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) ※ sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit	※ 下列出售單位均不設露台、工作平台及陽台。 ※ There are no provision of balcony, utility platform and verandah in the flat below.			空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
天頌苑 L座 Block L, Tin Chung Court	8	6				-	-	-	-	-	-	-	-	-	-
				60.4 (650)	1,853,700	30,690 (2,852)									
				1,934,300	32,025 (2,976)										

第三部份：其他資料

- (1) 準買主應參閱發展項目的售樓說明書，以了解該項目的資料。
- (2) 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。

備註：價單所列以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數。每平方呎實用面積的售價，則以該整數的平方呎面積作計算。每平方米呎實用面積的售價，均以四捨五入計至元位。

(3) 購樓時須繳付的各項費用

1. 買主在辦理購樓手續時須繳付包括但不限於下列各項費用：

- (a) 印花稅（包括從價印花稅、雙倍從價印花稅、買家印花稅及額外印花稅（如適用））^(註一)；
- (b) 於土地註冊處登記契據文件的註冊費；
- (c) 律師費用：
 - (i) 買主（除非自行委聘律師）須繳付香港房屋委員會（房委會）所委任的律師的律師費用。有關房委會所委任的律師辦理本銷售計劃單位的買賣手續的律師費用容後通知（請注意：房委會所委任的律師只代表房委會而非買主。）；
 - (ii) 若買主自行委聘另一位代表律師，則只須負責支付本身的律師費用；
- (d) 契據文件（包括政府地契、公契、其他有關契約等）的核證副本的費用；
- (e) 清理廢料的費用（如有者）、裝修保證按金（如有者）和特別基金（如有者）；及
- (f) 管理費及管理費按金。

2. 如買主需以按揭貸款購買該單位，亦須支付：

- (a) 於土地註冊處登記按揭契的註冊費；及
- (b) 貸款銀行或財務機構或其律師安排有關按揭貸款的法律手續費用。（請注意：如貸款銀行或財務機構委聘房委會所委任的律師同時辦理按揭契據手續，該律師行可能會另行收費。）

3. 如對上述的收費及手續有任何疑問，請向居屋銷售小組或房委會所委任的律師查詢。

註一：差餉物業估價署負責評定居屋單位的市值，以釐定印花稅。房屋署在出售有關居屋單位時所評估的最初市值是該單位在無任何轉讓限制下的十足市值。而差餉物業估價署為徵收印花稅而評定的市值則反映其所受的轉讓限制。再者，居屋單位是以房委會所訂定的折讓價格出售。因此，應繳印花稅並非以居屋單位的最初市值或買價來釐定。

(4) 購樓付款方式

買主於居屋銷售小組辦理簽署買賣協議手續時，須向房委會繳付不少於樓價的百分之五 (適用於綠表申請人) 或不少於樓價的百分之十 (適用於白表申請人) 作為定金。房委會所委任的律師會稍後發信通知買主於指定日期內付清樓價餘款。

(5) 按揭貸款辦法

1. 買主簽妥買賣協議後，若需藉按揭貸款支付樓價餘款，應前往名列於居屋銷售小組公布名單內的銀行或財務機構，以房委會指定的特惠條件申請按揭貸款，其申請以有關銀行或財務機構最後批准作實。按揭貸款的部分條件如下：
 - (a) 貸款額：最高為繳付定金後的樓價餘款；
 - (b) 還款期限：最長為二十五年；及
 - (c) 利率：年息最高為有關銀行或財務機構所定的最優惠利率減半厘。
2. 買主亦可用第一次按揭方式，接受其僱主貸款（其僱主須辦有正式的僱員置業按揭貸款計劃）以支付樓價餘款。但買主在接受其僱主貸款前，須先經房屋署署長批准。除非得到房屋署署長批准，否則買主不得把該單位作任何其他形式的按揭、重按或提高其貸款額。有關詳情請向居屋銷售小組查詢。
3. 如買主把購買的單位抵押給與房委會簽訂「按揭保證契據」的財務機構而又在尚未償還所有按揭貸款前終止供款，財務機構將會出售該單位；若出售單位所得的款項未能全數償還買主尚欠有關財務機構的按揭貸款餘額及一切有關的利息、法律及行政費用等，有關財務機構會根據「按揭保證契據」向房委會申索買主的上述所有欠款，而房委會亦會根據「按揭保證契據」支付財務機構該等欠款。此後，房委會將就有關上述支付財務機構之欠款向買主追討所有欠款及利息。

(6) 過期完成交易之利息及撤銷買賣之費用

1. 如買主未能依照買賣協議在指定日期或之前完成交易，房委會有權在不影響其他補救措施的情況下，向買主收取未付樓價之利息，利率為香港上海滙豐銀行有限公司公布的最優惠利率加年息二厘。
2. 買主若在繳付樓價餘款前要求簽辦撤銷買賣協議，且獲房委會同意，把單位退回房委會，房委會有權保留相等於樓價的百分之五，作為撤銷買賣協議買主應付的代價。此外，買主須向房委會支付或償付與撤銷買賣協議有關或因此而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）。買主不得把單位轉讓予其他人士或機構。

Part 3 : Other Information

- (1) Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.
- (2) The Saleable Area refers to : with respect to a flat enclosed by walls, the floor area of such a flat measured from the exterior of the enclosing walls of the 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 the flat; but shall exclude the common parts outside the enclosing walls of the flat provided that if any of the enclosing walls abuts onto a common area, then the whole thickness of the enclosing walls which so abut shall be included.

NOTE : Areas in square feet as specified in the price lists are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square foot. Unit rates of saleable area per square foot are then calculated based on the rounded areas in square feet. Unit rates of saleable area per square metre or per square foot are rounded to the nearest dollar.

- (3) Fees and charges to be paid upon purchasing a flat
 1. The purchaser, when processing the formalities of purchasing a flat, is required to pay fees including but not limited to the following:
 - (a) Stamp Duty (including the ad valorem stamp duty, doubled ad valorem stamp duty, Buyer's Stamp Duty and Special Stamp Duty, if applicable) ^(Note 1) ;
 - (b) Registration fees for registration of the deeds at the Land Registry;
 - (c) Legal costs:
 - (i) The purchaser, unless appointing his/her own solicitors, is required to pay the legal costs of the solicitors appointed by the Hong Kong Housing Authority (HA). The fee rate charged by the HA's appointed solicitors for the current sale exercise will be made known later (Note: The HA's appointed solicitors are acting for the HA only and not the purchasers.) ;
 - (ii) If the purchaser appoints his/her own solicitor, he/she is only required to pay the legal costs of his/her solicitor;
 - (d) The fees for certified copies of the deeds (including the government lease, the Deed of Mutual Covenant and other relevant title deeds);
 - (e) Debris removal fee (if any), decoration deposit (if any) and special fund (if any); and
 - (f) Management fees and management fees deposit.
 2. If the purchaser requires a mortgage loan to finance the purchase of the flat, he/she is also required to pay:
 - (a) The registration fee for the mortgage deed; and
 - (b) Legal costs of the solicitors acting for the bank or the financial institution offering the loan for the mortgage arrangements. (Note: If the bank or the financial institution appoints also the HA's appointed solicitors to handle the mortgage arrangements, the solicitors may charge a separate fee.)
 3. For enquiries on the above fees and charges or procedures, please contact the Home Ownership Scheme (HOS) Sales Unit or the HA's appointed solicitors.

Note 1 : The Rating and Valuation Department is responsible for assessment of the market value of HOS flats for stamp duty purpose. The initial market value assessed by the Housing Department at the time of sale of the HOS flat is based on the assessment of full market value without any alienation restrictions. The market value assessed by the Rating and Valuation Department for stamp duty purpose reflects the alienation restrictions to which the flat is subject. Moreover, HOS flats are sold at a discounted price as determined by the Housing Authority. Thus, the stamp duty payable is not assessed based on the initial market value or purchase price of the flat.

(4) Payment of purchase price

The purchaser must, at the time when he/she signs the Agreement for Sale and Purchase at the HOS Sales Unit, make a deposit of not less than 5% of the purchase price (for Green Form Applicants) or not less than 10% of the purchase price (for White Form Applicants) to the HA. The HA's appointed solicitor will notify the purchaser in writing to pay the balance of the purchase price within a specified period of time.

(5) Mortgage arrangement

1. After signing the Agreement for Sale and Purchase, a purchaser requiring a mortgage loan to pay the balance of the purchase price should apply to a bank or financial institution on the approved list which is available from the HOS Sales Unit for a mortgage loan on special concessionary terms specified by the HA. The application is subject to final approval by the bank or financial institution concerned. Some of the mortgage terms are as follows:

- (a) loan amount not exceeding the balance of the purchase price after deposit;
- (b) maximum repayment period of 25 years; and
- (c) interest rate at a maximum of the Best Lending Rate quoted by the bank or financial institution concerned minus 0.5% per annum.

2. A purchaser may also obtain a loan to cover the balance of the purchase price under a mortgage from his/her employer who offers a bona fide staff housing mortgage loan scheme provided that prior approval from the Director of Housing is obtained. Except with the approval of the Director of Housing, the purchaser shall not secure any other form of mortgage financing or refinancing, including increasing the amount of the mortgage loan. For details, please contact the HOS Sales Unit.

3. If the purchaser, who has mortgaged the flat purchased to a participating financial institution that has entered into a Deed of Guarantee with the HA, defaults on mortgage payments before paying off the mortgage loan, the financial institution concerned will sell the flat. Should the sale proceeds of the flat fail to cover the full outstanding balance of the mortgage and all the interest, the legal costs, administration fees, etc. payable under the mortgage, the financial institution will, pursuant to the Deed of Guarantee, make a claim against the HA for the payment of all the above arrears that the purchaser owes. The HA shall then under the Deed of Guarantee pay the same to the financial institution. In relation to the payments made by the HA to the financial institution, the HA will then recover such payments and the interest from the purchaser.

(6) Fees and charges to be paid upon delay or cancellation of purchase

1. In the event of the purchaser failing to complete the transaction by the specified date in accordance with the Agreement for Sale and Purchase, the HA shall, without prejudice to any other remedy, be entitled to demand and receive from the purchaser payment of interest on the balance of the purchase price at the rate of 2% per annum above the Best Lending Rate as announced by the Hongkong and Shanghai Banking Corporation Limited.

2. If a purchaser wishes to cancel the Agreement for Sale and Purchase and return the flat to the HA before the payment of the balance of the purchase price and if the HA agrees, a sum equivalent to 5% of the purchase price will be retained by the HA as consideration for cancellation of the Agreement for Sale and Purchase. Besides, the purchaser is required to pay or reimburse the HA for all legal costs and disbursements (including stamp duty, if any) in connection with or arising from the cancellation of the Agreement for Sale and Purchase. The flat shall not be assigned by the purchaser to any other person or organization.

賣方就發展項目指定的互聯網網站的網址為：

The address of the website designated by the vendor for the development is :

www.housingauthority.gov.hk/TinChung