

居者有其屋計劃

Home Ownership Scheme

大澳天利苑
Tin Lee Court
Tai O

售樓說明書
Sales Brochure

買家須知

Notes to Purchasers

你在購置天利苑居者有其屋計劃（下稱「居屋」）單位之前，應留意下列事項：

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽香港房屋委員會（下稱「房委會」）（賣方）就出售天利苑單位所指定的互聯網網站（下稱「指定網站」）（www.housingauthority.gov.hk/TinLee）內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及天利苑單位的成交紀錄冊。
- 天利苑的售樓說明書，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 在指定網站內載有天利苑單位成交資料的成交紀錄冊供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向房委會客務中心居屋銷售小組（下稱「居屋銷售小組」）瞭解，你須付予房委會或天利苑管理人的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及/或清理廢料的費用（如有）。

You are advised to take the following steps before purchasing Home Ownership Scheme (HOS) flats in Tin Lee Court.

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) on the first-hand residential property market.
- Study the information on the website designated by the Hong Kong Housing Authority (HA) (Vendor) for the sale of flats in Tin Lee Court (designated website) (www.housingauthority.gov.hk/TinLee), including the sales brochure, price list, document containing the sales arrangements, and the Register of Transactions of the flats in Tin Lee Court.
- Sales brochure for Tin Lee Court will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before a date of sale.
- Information on transactions of the flats in Tin Lee Court can be found on the register of transactions on the designated website.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the HOS Sales Unit at the HA Customer Service Centre (HOS Sales Unit) the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the HA or the manager of Tin Lee Court.

3. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和價格。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的物業位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

4. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製、檢視或修訂。
- 閱覽售樓說明書，並須特別留意以下資訊 -
 - > 售樓說明書內有否關於「有關資料」的部分，列出房委會知悉但可能並非為一般公眾人士所知悉，關於相當可能對享用有關物業造成重大影響的事宜的資料；

3. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

4. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous three months.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
 - > Whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the HA but may not be known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out;

- > 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- > 室內和外部的裝置、裝修物料和設備；
- > 管理費按甚麼基準分擔；
- > 小業主有否責任或需要分擔管理、營運或維修天利苑以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- > 小業主是否須要負責維修斜坡。

5. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。房委會會在居屋銷售小組提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件和公契內所訂明小業主是否須要負責支付地租。
- 留意公契內訂明有關物業內可否飼養動物。

- > The cross section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualise the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- > interior and exterior fittings and finishes and appliances;
- > the basis on which management fees are shared;
- > whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside Tin Lee Court, and the location of the public open space or public facilities; and
- > whether individual owners have responsibility to maintain slopes.

5. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The HA will provide copies of the Government land grant and the DMC (or the draft DMC) at the HOS Sales Unit for free inspection by prospective purchasers.
- Check the Government land grant and the DMC on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

6. 買賣協議

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有售予你的物業面積，而該面積通常較該物業的實用面積為大。
- 於居屋銷售小組簽署買賣合約時，你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。
- 倘買方要求撤銷買賣合約，且獲房委會同意，則房委會有權保留樓價的5%，作為撤銷買賣合約買方應付的代價。此外，買方須向房委會支付或償付與撤銷買賣合約有關或其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）。

7. 表達購樓意向

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此你不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此你不應向賣方或其授權代表提出有關意向。

6. Agreement for sale and purchase

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the agreement for sale and purchase (ASP).
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- At the time of signing the ASP at the HOS Sales Unit, 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) is payable by you to the HA.
- If you withdraw from the ASP where the HA agrees to the same, an amount of 5% of the property price will be forfeited by the HA; and in addition you shall pay or reimburse the HA for all legal costs, charges, disbursements (including stamp duty, if any) in connection with or arising from the cancellation of the ASP.

7. Expression of intent of purchasing a residential property

- Note that vendors (including their authorised representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or authorised representative(s).
- Note that vendors (including their authorised representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or authorised representative(s).

8. 委聘律師

- 你應在參與選購單位和簽署買賣合約前，自行聘請你屬意的律師行，代表你處理買樓交易。請注意，房委會的律師只代表房委會，並不能保障你的權益。如你另行聘請律師行，該律師行便能夠在買樓交易的每個階段為你提供獨立意見及就買樓交易有關的風險、權利及任何其他事宜提供意見。你須注意你會在房委會職員面前簽署買賣合約，有關職員只會向你講述買賣合約內容及見證你簽署買賣合約。如你沒有另行委託律師代表你完成買樓交易，房委會的律師只會向你講述轉讓契據的內容及見證你簽署轉讓契據，並不會在交易過程中代表你。你需明白房委會的職員及房委會律師並不會就有關買賣合約或任何有關事宜，向你提供法律意見。
- 比較不同律師的收費。

9. 賣方資料表格

- 確保取得最近三個月內印製的「賣方資料表格」。

10. 參觀物業

- 購置已落成住宅物業前，確保已獲安排參觀你打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非你以書面同意賣方無須開放與有關物業相若的物業供你參觀。你應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，你可以對該物業進行量度、拍照或拍攝影片。

8. Appointment of solicitor

- Before attending flat selection and signing the ASP, you are urged to engage a separate firm of solicitors of your choice to act for you in relation to the transaction. Please note that the solicitors appointed by the HA are acting for the HA only and will not be able to protect your interest. If you instruct a separate firm of solicitors, that firm of solicitors will be able to give independent advice to you at every stage of the purchase and advise you on your risks and rights and any other matters in connection with your purchase. It should be noted that the ASP shall be signed by you before the staff of the HA who will only interpret the contents of the ASP to you and attest your signing of the ASP. If you do not instruct a separate firm of solicitors to act for you in the completion of the purchase, the solicitors of the HA will only interpret the contents of the assignment to you and attest your execution and will not act for you in the transaction. It is important to note that the staff and the solicitors of the HA will not give any legal advice to you on the ASP or any other matters in connection with the transaction.
- Compare the charges of different solicitors.

9. Vendor's Information Form

- Ensure that you obtain the "vendor's information form" printed within the previous three months.

10. Viewing of property

- Ensure that, before you purchase a completed residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

11. 買方須注意的其他事項

- 房委會不會接納所有在2007年及以後出售的居屋單位的回購申請。
- 居屋單位的使用、佔用及業權轉讓或出租限制是受制於《房屋條例》(第283章)及由房委會或房屋署所訂定的有關規定/要求。

相關聯絡資料：

	電話	傳真
一手住宅物業銷售監管局	2817 3313	2219 2220
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

11. Other points to note

- The HA will decline all buyback offers for HOS flats sold from 2007 onwards.
- The use, occupation and alienation of HOS flats are subject to the Housing Ordinance (Cap.283) and other relevant rules/requirements set by the HA and the Housing Department.

Useful contacts：

	Telephone	Fax
Sales of First-hand Residential Properties Authority	2817 3313	2219 2220
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

發展項目的資料

Information on the Development

發展項目名稱
天利苑
街道名稱及門牌號數
龍田街8號
樓層總數
13層（包括地下及天台）
樓層號數
地下、1樓至11樓及天台
被略去的樓層號數
不適用
庇護層
不適用

Name of the Development
Tin Lee Court
Name of street and street number
8 Lung Tin Street
Total number of storeys
13 storeys (including ground floor and roof)
Floor numbering
G/F, 1/F – 11/F and Roof
Omitted floor numbers
Not applicable
Refuge floor
Not applicable

賣方及有參與發展項目的其他人的資料

Information on Vendor and Others Involved in the Development

賣方
香港房屋委員會
委任建築師
房屋署總建築師(一)
承建商
保華德祥營造有限公司
代表賣方的律師事務所
劉漢銓律師行 劉陳高律師事務所
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的名稱
不適用
已為發展項目的建造提供貸款的任何其他人的姓名或名稱
不適用

Vendor
Hong Kong Housing Authority
Appointed Architect
Chief Architect(1), Housing Department
Building Contractor
Paul Y. Construction Co., Ltd.
Firm of Solicitors acting for Vendor
Chu & Lau Lau, Chan & Ko
Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Not applicable
Other person who has made a loan for the construction of the Development
Not applicable

有參與發展項目的各方的關係

Relationship between Parties Involved in the Development

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	不適用
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；	不適用
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用

(a) the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorised person for the Development;	Not applicable
(b) the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorised person;	Not applicable
(c) the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorised person;	Not applicable
(d) the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorised person;	Not applicable
(e) the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorised person;	Not applicable
(f) the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorised person;	Not applicable
(g) the vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable

(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	不適用
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份；	不適用
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	不適用
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用

(h) the vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
(i) the vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not applicable
(j) the vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorised person for the Development, or an associate of such an authorised person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	Not applicable
(k) the vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorised person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	Not applicable
(l) the vendor or a building contractor for the Development is a corporation, and such an authorised person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	Not applicable
(m) the vendor or a building contractor for the Development is a partnership, and such an authorised person, or such an associate, is an employee of that vendor or contractor;	Not applicable

(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份；	不適用
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份；	不適用
(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	不適用
(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	不適用
(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	不適用

(n) the vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor;	Not applicable
(o) the vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	Not applicable
(p) the vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	Not applicable
(q) the vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;	Not applicable
(r) the vendor or a building contractor for the Development is a corporation, and the corporation of which an authorised person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;	Not applicable
(s) the vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Not applicable

發展項目的設計的資料

Information on Design of the Development

構成圍封牆的一部分的任何非結構的預製外牆或幕牆：

不適用

Non-structural prefabricated external walls or curtain walls forming part of the enclosing walls:

Not applicable

物業管理的資料

Information on Property Management

根據公契在售樓說明書的印製日期的最新擬稿獲委任的該發展項目的
管理人

香港房屋委員會

The Manager of the Development appointed under the latest draft Deed
of Mutual Covenant as at the date on which the sales brochure is printed

Hong Kong Housing Authority