

發售

CHEUNG FAT ESTATE

租者置其屋計劃屋邨回收單位

Recovered Flats from Estates under Tenants Purchase Scheme

售樓小冊子
Sales Pamphlet

01 住宅物業買家須知

Notes to Purchasers of Residential Properties

你在購置租者置其屋計劃(下稱「租置計劃」)長發邨(下稱「該屋邨」)回收單位之前，應留意下列事項：

1 重要資訊

- 閱覽香港房屋委員會(下稱「房委會」)作為賣方就出售該屋邨回收單位所指定的互聯網網站(下稱「指定網站」)(www.housingauthority.gov.hk/mini-site/tps/CheungFat)內的有關資訊，包括售樓小冊子、價單、有關土地文件及該屋邨回收單位成交紀錄冊。
- 該屋邨的售樓小冊子及有關價單，會在首個選購單位日期前向公眾發布。
- 在指定網站內載有該屋邨回收單位成交資料的成交紀錄冊，以供查閱。

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、印花稅、由物業管理業監管局訂明所需繳付的徵款(如有)以及罰金(如有)。
- 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。
- 向指定網站提及的有關房委會的分區租約事務管理處/屋邨辦事處了解，你須付予該屋邨管理人的管理費、管理費上期金額(如有)，以及/或清理廢料的費用(如有)。

You are advised to take the following steps before purchasing recovered flats in Cheung Fat Estate (the estate) under the Tenants Purchase Scheme (TPS):

1 Important information

- Study the information on the website designated by the Hong Kong Housing Authority (HA) as vendor for the sale of recovered flats in the estate (designated website)(www.housingauthority.gov.hk/mini-site/tps/CheungFat), including the sales pamphlet, price list, relevant land documents and the register of transactions of recovered flats in the estate.
- Sales pamphlet and price list for the estate will be made available to the general public before the first date of flat selection.
- Information on transactions of the recovered flats in the estate 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, stamp duties, and the levy payable (if any) and penalty (if any) as prescribed by the Property Management Services Authority.
- 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 relevant District Tenancy Management Office/Estate Office of the HA mentioned in the designated website the amount of management fee, the amount of management fee payable in advance (if any) and/or the amount of debris removal fee (if any) you have to pay to the manager of the estate.

3 價單、支付條款及按揭貸款安排

- 房委會會把價單所涵蓋的住宅物業推售。房委會有絕對權利於售樓期間的任何時間撤回出售任何住宅物業。
- 留意價單所載列的支付條款。
- 買方於售樓處辦理簽署買賣協議手續時，可以銀行本票，抬頭人為「香港房屋委員會」，或以「轉數快」方式繳付按房委會發出的選樓通知書內指定金額，作為所需定金（不少於售價的百分之五），若上述銀行本票或「轉數快」方式繳付金額不足選購單位售價的百分之五，定金餘額須即時以銀行本票、個人支票或「轉數快」方式繳付，不接受現金或公司支票付款。此外，買方亦可於簽署買賣協議時以銀行本票或「轉數快」方式繳付全數所需定金。
- 如你擬選用名列於房委會公布名單內的銀行或財務機構提供的各類按揭貸款計劃，在簽訂買賣協議前，應先細閱有關價單及其他銷售文件內列出的按揭貸款安排資料。如就按揭貸款計劃的詳情有任何疑問，應在簽訂買賣協議前，直接向有關銀行或財務機構查詢。
- 按揭貸款安排的資料包括可獲得的按揭貸款金額上限、最長還款年期、按揭利率，須繳付的行政費以及買方所需的其他按揭貸款安排的相關批准(如適用)。

4 物業的面積及四周環境

- 留意載於售樓小冊子和價單內的物業面積資料，以及載於價單內的每平方米/ 每平方呎售價。一般而言，實用面積(及窗台面積(如有))是採納自房委會於1998年至2006年期間，首次發售租置計劃第1期至第6期乙個別屋邨時所列明的面積。有關的實用面積是指由該單位圍封牆的外部開始量度的樓面面積*(包括任何露台/ 陽台的樓面面積；如任何圍封牆屬分隔兩個相連單位的牆壁，則從該牆壁的中間開始量度)，並包括該單位的內部間隔及支柱的面積，但不包括圍封牆外的任何公用地方的面積；如有任何圍封牆與公用地方緊連，則該牆壁的全部厚度亦會計算在內。(*部分單位設有窗台，但其面積並不計算入實用面積內。)
- 親臨屋邨的所在地實地視察，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；參閱載於售樓小冊子內的位置圖、鳥瞰照片及分區計劃大綱圖。

3 Price list, payment terms and mortgage loan arrangement

- The HA will offer to sell the residential properties that are covered in a price list. The HA has the absolute right to withdraw from the sale of any residential property at any time during the sales period.
- Pay attention to the terms of payment as set out in the price list.
- The purchaser may, at the time of signing the Agreement for Sale and Purchase (ASP) at the sales office, pay an amount stated in the Flat Selection Notification issued by the HA by a cashier's order made payable to "HONG KONG HOUSING AUTHORITY" or via Faster Payment System (FPS) for the deposit (not less than 5% of the purchase price). If the amount of such cashier's order or FPS is less than 5% of the purchase price, any outstanding balance should be paid by a cashier's order, a personal cheque or via FPS upon signing of the ASP, payment in cash or company cheque will not be accepted. Alternatively, the purchasers may settle the full amount of deposit via cashier's order or FPS upon signing of the ASP.
- If you intend to opt for any mortgage plans offered by banks or financial institutions on the approved list provided by the HA, before entering into an ASP, you must study the details of various mortgage loan arrangement(s) as set out in the price list and other sales documents concerned. If you have any questions about mortgage loan plans, you should check with the banks or financial institutions concerned direct before entering into an ASP.
- The details of various mortgage loan arrangement(s) include the loan limit, the maximum loan repayment period, mortgage interest rate, the payment of administrative fees and necessary approvals for other mortgage arrangement(s) required by the purchaser (if applicable).

4 Property area and its surroundings

- Pay attention to the area information in the sales pamphlet and price list, and price per square foot/ metre in the price list. Generally speaking, saleable areas (and areas of bay window, if any) are based on the areas adopted for the respective estates at the time of first launch of the TPS Phase 1 to Phase 6B by the HA from 1998 to 2006. The saleable area means the floor area* (including the floor area of any balcony/verandah) as measured from the exterior of the enclosing walls of the flat (if any enclosing wall separates two adjoining flats, it is measured from the middle of such wall), including the area of partitions and columns within the flat, but excluding the area of any common part outside the enclosing walls; and if any enclosing wall abuts onto the common part, the whole thickness of such wall will be included in the measurement. (*There are bay windows in some flats, but their areas are not included in the saleable areas of the flats.)
- Visit the estate 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 and outline zoning plan that are provided in the sales pamphlet.

- 申請者在選樓日揀選租置計劃回收單位後，房委會會因應個別租置計劃屋邨的不同環境及物業管理情況，與相關持份者作出適當的安排，在可行的情況下安排申請者視察所選單位。房委會並不保證可按申請者的要求安排視察所選單位，同時，房委會會保留絕對權利隨時按個別情況更改或終止視察所選單位的安排。
- 留意相關銷售計劃的申請須知(適用於綠表申請者)有關視察單位(如可安排)及簽署租置計劃回收單位買賣協議的安排。

5 售樓小冊子

- 閱覽售樓小冊子，並須特別留意以下資訊：
 - 售樓小冊子內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」。

6 政府批地文件、公契及其他有關土地文件

- 閱覽政府批地文件、公契及其他有關土地文件。公契內載有天台和外牆業權等相關資料。房委會會在指定網站提供政府批地文件、公契及其他有關土地文件的複本，供準買方免費閱覽。準買方如有需要應諮詢專業意見。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關住宅物業內可否飼養動物。
- 留意小業主是否要負責維修斜坡。

7 售樓處內有關可供揀選住宅物業的資料

- 向售樓處查詢清楚有那些住宅物業可供揀選。你可從售樓處展示的「銷售情況表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日內有那些住宅物業已獲揀選及售出。
- 切勿隨便相信有關屋邨銷情的傳言，倉卒簽立買賣協議。

8 成交紀錄冊

- 留意屋邨的成交紀錄冊。房委會須於買賣協議訂立後一個工作天內，披露該買賣協議的資料。你可透過成交紀錄冊得悉屋邨的銷售情況。

- After a recovered TPS flat has been selected on a flat selection day, the HA would make necessary arrangements with relevant stakeholders having regard to different circumstances and property management arrangements of individual TPS estates to facilitate the flat viewing as far as practicable. The HA does not guarantee that flat viewing can be arranged as requested and the HA reserves the absolute right to change or cancel the flat viewing arrangements at any time as appropriate.
- Pay attention to the Application Guide for Green Form Applicants of the relevant sale exercise regarding the arrangements for flat viewing (if available) and the execution of ASP for recovered TPS flats.

5 Sales pamphlet

- Read through the sales pamphlet and in particular, check the following information in the sales pamphlet:
 - whether there is a section on “relevant information” in the sales pamphlet, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”.

6 Government land grant, deed of mutual covenant (DMC) and other relevant land document(s)

- Read the Government land grant, the DMC and other relevant land document(s). 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, the DMC and other relevant land document(s) at the designated website for free inspection by prospective purchasers. Prospective purchasers should seek professional advice if necessary.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.
- Check whether individual owners have responsibility to maintain slopes.

7 Information on availability of residential properties for selection at sales office

- Check with the sales office which residential properties are available for selection. You may check from the status of sale of flats table displayed at the sales office on the progress of sale on a date of sale, including which residential properties have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the estate and enter into an ASP rashly.

8 Register of transactions

- Pay attention to the register of transactions for an estate. The HA must, within 1 working day after entering into an ASP, enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned estate to learn more about the sales condition of the estate.

9 買賣協議

- 租置計劃回收單位以「現狀」出售，即按單位目前的實際情況和狀況出售。關於租置計劃回收單位的實際情況和狀況，以及裝置和裝修物料或設施及設備（如有者）的質量和適用性，房委會不作任何明示或暗示的保證或陳述，買方不得就其缺陷提出任何索償。
- 留意夾附於買賣協議的圖則。該圖則會顯示所有賣方售予你的物業面積，而該面積通常較該物業的實用面積為大。
- 於售樓處簽署買賣協議時，你須向房委會繳付不少於售價的5%作為定金（請參閱第2頁的第3項有關價單、支付條款及按揭貸款安排）。
- 倘你要求撤銷買賣協議，且獲房委會同意，則房委會有權保留售價的5%，作為撤銷買賣協議買方應付的代價。此外，你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）。
- 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購買該物業申請表上的全部家庭成員居住（如透過居者有其屋計劃／綠表置居計劃購買）或由其本人及名列公屋申請內的全部家庭成員居住（如透過特快公屋編配計劃購買）。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。

10 委聘律師

- 你應在參與選購單位前，自行委聘屬意的律師行，代表你處理買樓交易。如你自行委聘律師行代表你辦理買樓交易，該律師行便能夠在購樓的每個階段向你提供獨立意見。如你選擇委聘房委會的代表律師行代表你辦理買樓交易，有關律師行將同時代表你及房委會，倘發生利益衝突，未必能夠保障你的最大利益。

9 Agreement for sale and purchase

- The recovered TPS flats are sold on an “as-is” basis and in the physical state and condition as they stand. The HA makes no warranty or representation, express or implied, of any kind or nature whatsoever as to the physical state and condition of the recovered TPS flats and the quality and fitness of the fittings and finishes or the installations and appliances (if any) incorporated thereof and purchasers shall make no claim whatsoever for defects of the same.
- Pay attention to the floor 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 sales office, a deposit of not less than 5% of the purchase price is payable by you to the HA (Please refer to item 3 on page 2 regarding price list, payment terms and mortgage loan arrangement).
- If you request for cancelling the ASP where the HA agrees to the same, the HA shall be entitled to retain an amount of 5% of the purchase price as consideration for cancelling the ASP; and in addition you shall pay or reimburse the HA for all legal costs, charges, disbursements (including stamp duty (if any) and registration fee) in connection with or arising from the cancellation of the ASP.
- 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 named in the Application Form for the purchase of the property (if purchased through Home Ownership Scheme/Green Form Subsidised Home Ownership Scheme) or listed in the application for public rental housing (if purchased through Express Flat Allocation Scheme). 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.

10 Appointment of solicitor

- Before attending flat selection, you are urged to appoint a firm of solicitors of your choice to act for you in relation to the transaction. If you appoint a separate firm of solicitors to act for you in relation to the transaction, that firm of solicitors will be able to give independent advice to you at every stage of the purchase. If you appoint the HA's solicitors to act for you in relation to the transaction, the solicitors will be acting jointly for the HA and you, and they may not be able to protect your best interests in the event of a conflict of interest.

- 你須注意你會在房委會職員面前簽署買賣協議，有關職員只會向你詮釋買賣協議內容及見證你簽署買賣協議，他們不會就買賣協議或與買樓交易有關的任何其他事宜，向你提供任何法律意見。
- 如所購買的回收單位的售價為一百萬元以上，你必須自行委聘屬意的律師行代表你辦理買樓交易事宜。該律師行不可以是房委會的代表律師行。
- 如所購買的回收單位的售價不超過一百萬元，你可：
 - (i) 自行委聘屬意的律師行代表你辦理買樓交易事宜；或
 - (ii) 與房委會所委聘的代表律師行商議代表你辦理買樓交易事宜。
- 比較不同律師的收費。
(請參閱11對買方的警告)

11 收樓日期

- 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。
- 如對收樓日期有任何疑問，可向房委會查詢。

12 資料摘要

- 確保取得最近三個月內印製有關你擬購買的住宅物業的「資料摘要」。

13 買方須注意的其他事項

- 有關租置計劃回收單位的轉讓限制，請參閱16有關資料。
- 租置計劃回收單位的使用、佔用及轉讓限制(包括業權轉讓或出租限制)是受制於《房屋條例》(第283章)及其任何修訂條文，以及政府批地文件、買賣協議及轉讓契據的條款、契諾、條件和相關規定。

其他相關聯絡資料：

	電話	傳真	網址/電郵
消費者委員會	2929 2222	2856 3611	www.consumer.org.hk/ cc@consumer.org.hk
地產代理監管局	2111 2777	2598 9596	www.eaa.org.hk/ enquiry@eaa.org.hk
稅務局	2594 3202	2519 6740	www.ird.gov.hk/ taxsdo@ird.gov.hk

- 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. The staff will not give you any legal advice on the ASP or any other matters in connection with the transaction.
- If the price of the recovered flat is over one million dollars, you must appoint a separate firm of solicitors of your choice to act for you in relation to the transaction. Such firm of solicitors should not be the same one acting for the HA.
- If the price of the recovered flat does not exceed one million dollars, you may either:
 - (i) appoint a separate firm of solicitors of your choice to act for you in relation to the transaction; or
 - (ii) consult with the HA's appointed solicitors to act for you in relation to the transaction.
- Compare the charges of different solicitors.
(Please refer to 11 Warning to Purchasers)

11 Handing over date

- Within 28 days after the date of ASP, the 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.
- Ask the HA if there are any questions on handing over date.

12 Information note

- Ensure that you obtain the "information note" printed within the previous 3 months in relation to the residential property you intend to purchase.

13 Other points to note

- For alienation restrictions of recovered TPS flats, please refer to 16 Relevant Information.
- The use, occupation and alienation restrictions (including restrictions on assignment or letting) of recovered TPS flats are subject to the Housing Ordinance (Cap.283) and its subsequent amendments and terms, covenants, conditions and relevant requirements contained in the Government land grant, the ASP and the Deed of Assignment.

Other useful contacts:

	Telephone	Fax	Website/Email
Consumer Council	2929 2222	2856 3611	www.consumer.org.hk/ cc@consumer.org.hk
Estate Agents Authority	2111 2777	2598 9596	www.eaa.org.hk/ enquiry@eaa.org.hk
Inland Revenue Department	2594 3202	2519 6740	www.ird.gov.hk/ taxsdo@ird.gov.hk

02 屋邨的資料

Information on the Estate

屋邨名稱	Name of the Estate
長發邨	Cheung Fat Estate
街道名稱及門牌號數 担杆山路6號	Name of street and street number 6 Tam Kon Shan Road
樓層總數 敬發樓：36層 (包括地下及天台) 亮發樓：21層 (包括地下及天台) 賢發樓：21層 (包括地下及天台) 俊發樓：21層 (包括地下及天台)	Total number of storeys King Fat House : 36 storeys (including ground floor and roof) Leung Fat House : 21 storeys (including ground floor and roof) Yin Fat House : 21 storeys (including ground floor and roof) Chun Fat House : 21 storeys (including ground floor and roof)
樓層號數 敬發樓：地下、2樓至35樓及天台 亮發樓：地下、2樓至20樓及天台 賢發樓：地下、2樓至20樓及天台 俊發樓：地下、2樓至20樓及天台	Floor numbering King Fat House : G/F, 2/F to 35/F and roof Leung Fat House : G/F, 2/F to 20/F and roof Yin Fat House : G/F, 2/F to 20/F and roof Chun Fat House : G/F, 2/F to 20/F and roof
被略去的樓層號數 敬發樓：1樓 亮發樓：1樓 賢發樓：1樓 俊發樓：1樓	Omitted floor numbers King Fat House : 1/F Leung Fat House : 1/F Yin Fat House : 1/F Chun Fat House : 1/F
庇護層 不適用	Refuge floor Not applicable
入伙年份 1989	Year of intake 1989

03 賣方及有參與屋邨的其他人的資料

Information on Vendor and Others Involved in the Estate

賣方	Vendor
香港房屋委員會	Hong Kong Housing Authority
代表賣方的律師事務所*	Firm(s) of solicitors acting for the vendor*
劉漢銓律師行	Chu & Lau

* 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。

* Firm(s) of solicitors acting for the vendor is subject to change or as otherwise appointed by the HA.

04 物業管理的資料

Information on Property Management

根據已簽立的公契獲委任的該屋邨的管理人

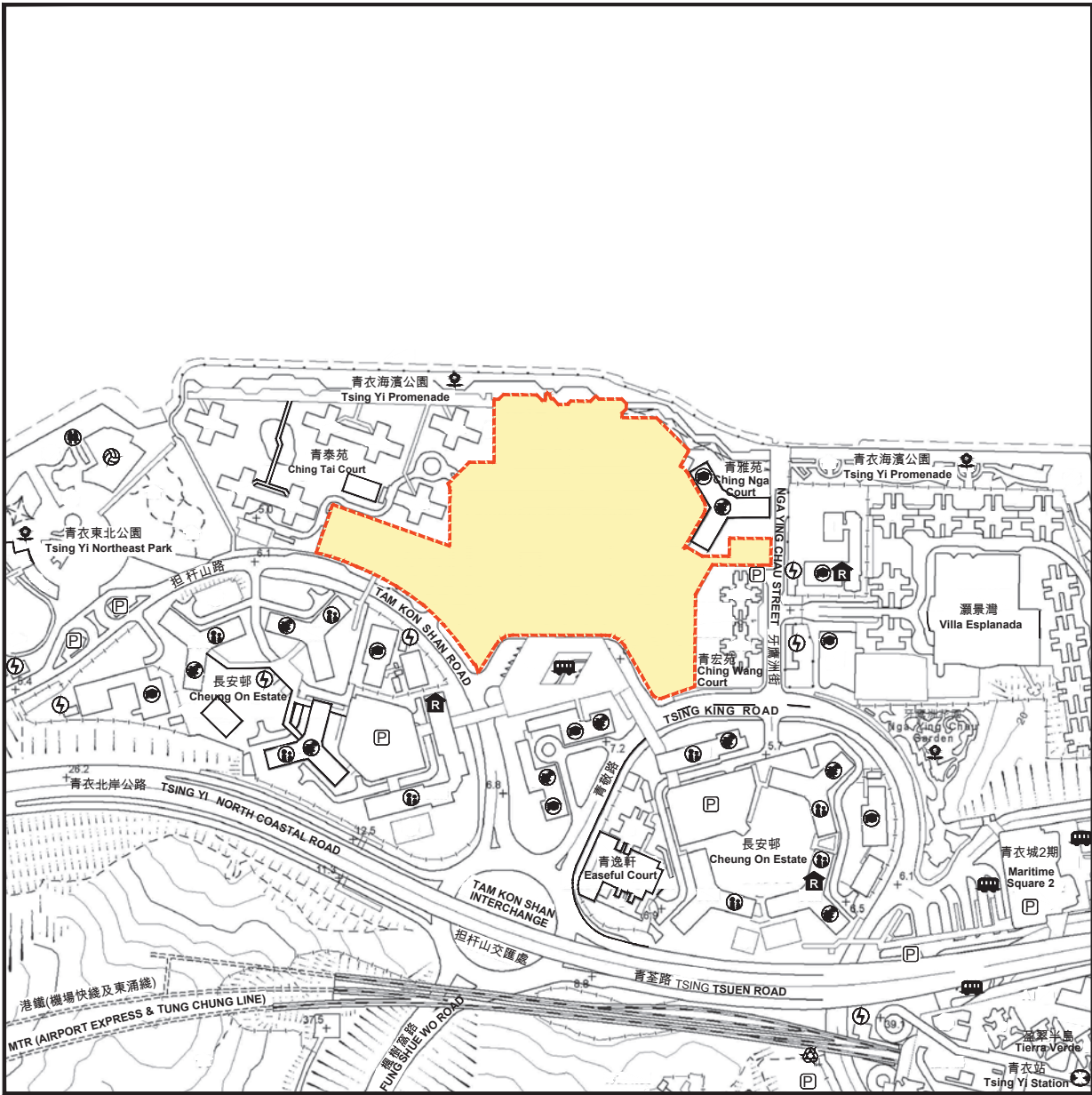
The Manager of the Estate appointed under the Deed of Mutual Covenant that has been executed

佳定物業管理有限公司

Guardian Property Management Limited

05 屋邨的所在位置圖

Location Plan of the Estate



 長發邨
Cheung Fat Estate

圖例 NOTATION

	學校 (包括幼稚園) A School (including a Kindergarten)		體育設施 (包括運動場及游泳池) Sports Facilities (including a Sports Ground and a Swimming Pool)
	公眾停車場 (包括貨車停泊處) A Public Carpark (including a Lorry Park)		公園 A Public Park
	發電廠 (包括電力分站) A Power Plant (including Electricity Sub-stations)		宗教場所 (包括教堂、廟宇及祠堂) A Religious Institution (including a Church, a Temple and a Tsz Tong)
	公廁 A Public Convenience		垃圾收集站 A Refuse Collection Point
	公共交通總站 (包括鐵路車站) A Public Transport Terminal (including a Rail Station)		公用事業設施裝置 A Public Utility Installation
	社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)		

此位置圖是參考地政總署測繪處於2026年4月23日出版之數碼地形圖(編號為T6-SE-D)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 No. T6-SE-D dated 23 April 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 Vendor advises purchasers to conduct an on-site visit for a better understanding of the estate, its surrounding environment and the public facilities nearby.

06 屋邨的鳥瞰照片

Aerial Photograph of the Estate



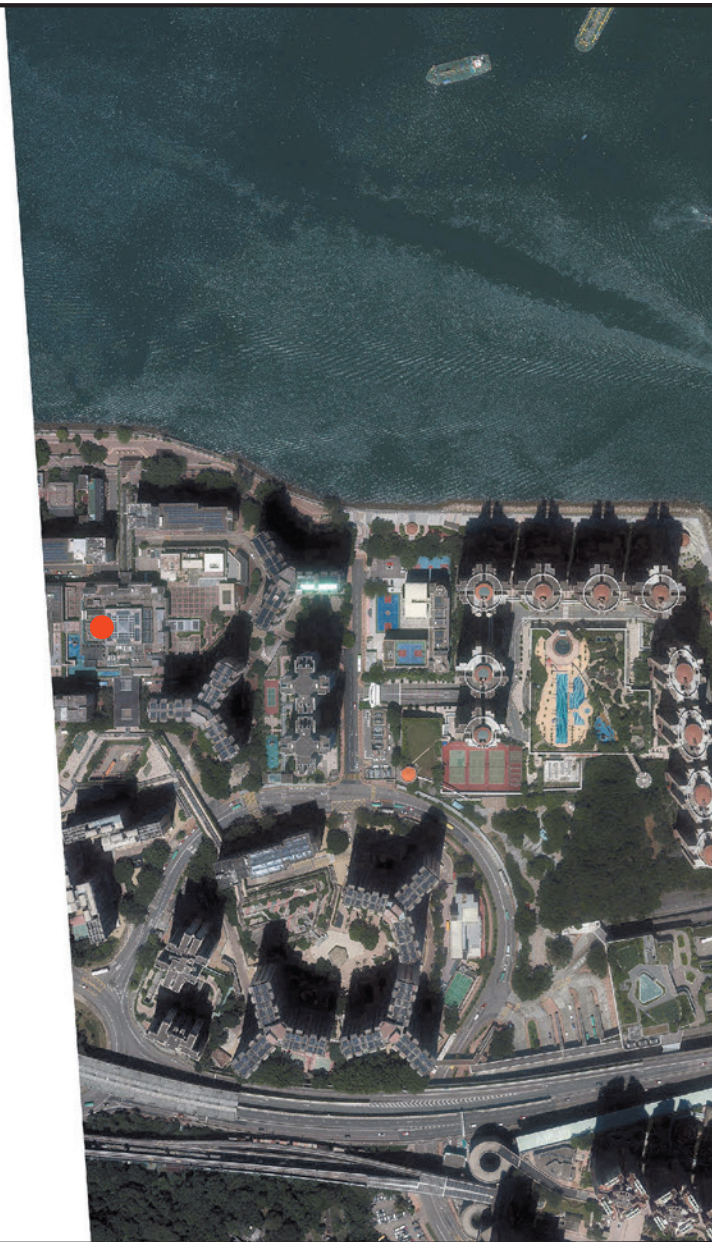
● 長發邨
Cheung Fat Estate

摘錄自地政總署測繪處於2025年9月14日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E262506C。
照片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。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E262506C, dated 14 September 2025.

The photograph is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

此鳥瞰照片並不覆蓋空白範圍。
This blank area falls outside the coverage of the relevant aerial photograph.



● 長發邨
Cheung Fat Estate

摘錄自地政總署測繪處於2025年9月14日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E262504C。
照片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。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo no. E262504C, dated 14 September 2025.

The photograph is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.



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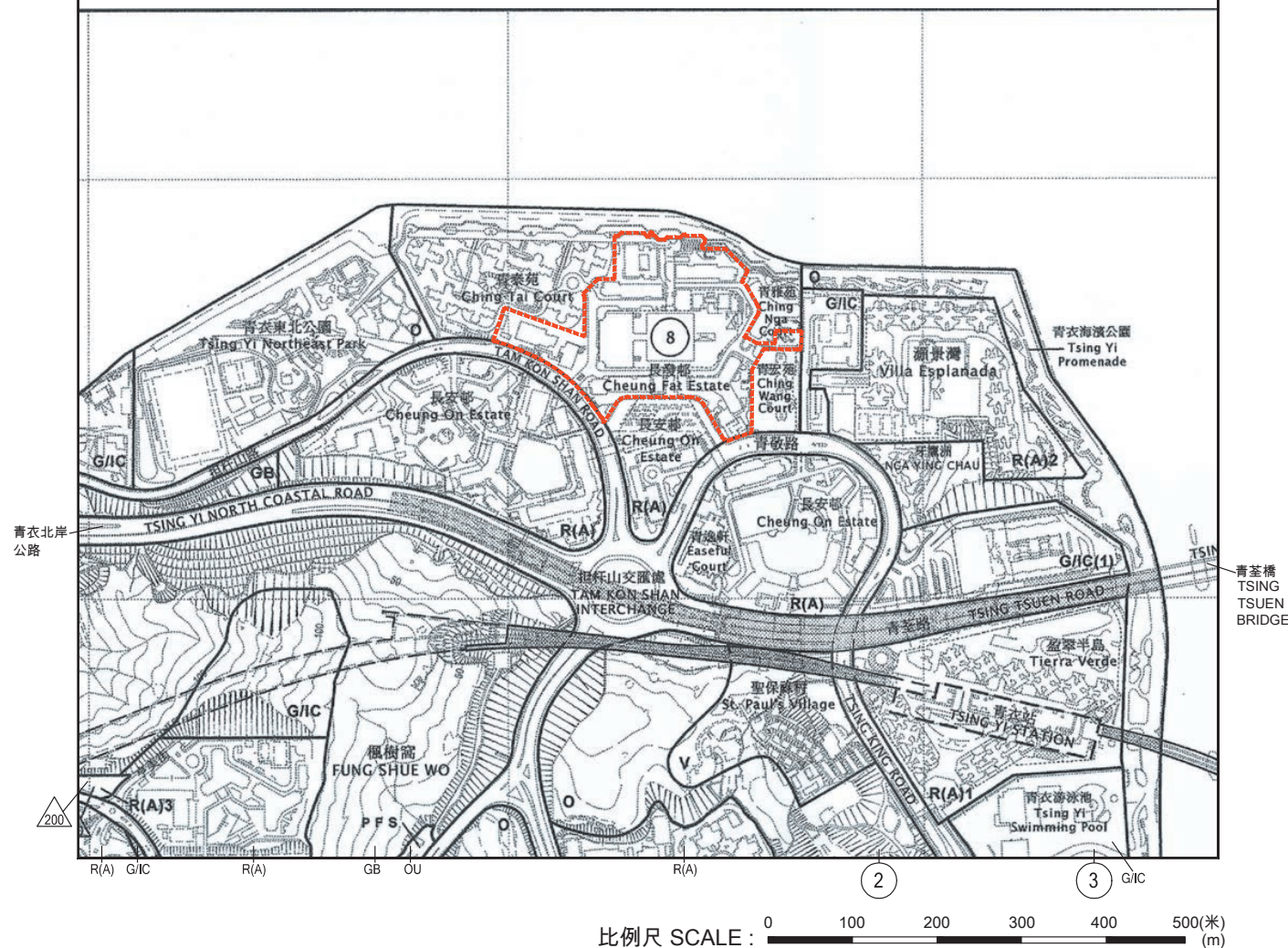
07 關乎屋邨的分區計劃大綱圖

Outline Zoning Plan Relating to the Estate



長發邨
Cheung Fat Estate

本空白範圍位於屋邨的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。
This blank area which situates within 500 metres from the boundary of the Estate falls outside the coverage of the relevant Outline Zoning Plan.



圖例 NOTATION

地帶 ZONES					
C	商業	Commercial	G/C	政府、機構或社區	Government, Institution or Community
R(A)	住宅 (甲類)	Residential (Group A)	O	休憩用地	Open Space
R(B)	住宅 (乙類)	Residential (Group B)	OU	其他指定用途	Other Specified Uses
V	鄉村式發展	Village Type Development	GB	綠化地帶	Green Belt
I	工業	Industrial	SSSI	具特殊科學價值地點	Site of Special Scientific Interest
交通 COMMUNICATIONS					
車站 STATION	鐵路及車站			主要道路及路口	
	Railway and Station			Major Road and Junction	
車站 STATION	鐵路及車站 (地下)			高架道路	
	Railway and Station (Underground)			Elevated Road	
車站 STATION	鐵路及車站 (高架)				
	Railway and Station (Elevated)				
其他 MISCELLANEOUS					
1	規劃區編號			最高建築物高度 (在主水平基準上若干米)	
	Planning Area Number			Maximum Building Height	
				(in metres above Principal Datum)	
PFS	加油站				
	Petrol Filling Station				

摘錄自2022年10月28日刊憲之青衣分區計劃大綱核准圖，圖則編號為S/TY/32。

Adopted from part of the approved Tsing Yi Outline Zoning Plan No. S/TY/32 gazetted on 28 October 2022.

註：

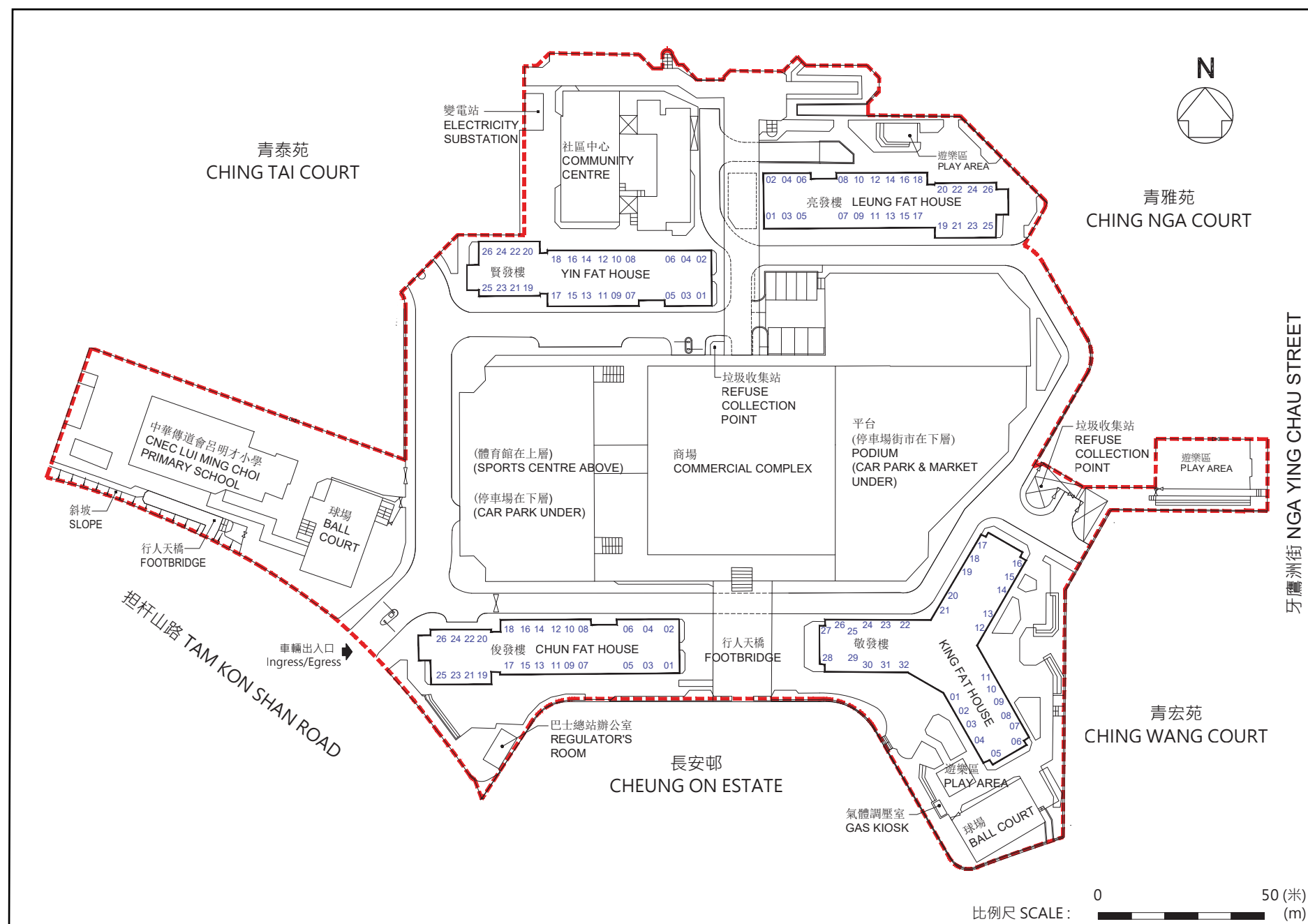
- 賣方建議買方到該屋邨作實地考察，以對該屋邨、其周邊地區環境及附近的公共設施有較佳的了解。
- 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。

Notes :

- The Vendor advises purchasers to conduct an on-site visit for a better understanding of the estate, its surrounding environment and the public facilities nearby.
- The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.

08 屋邨的布局圖

Layout Plan of the Estate



長發邨
Cheung Fat Estate

註：

1. 本圖參考備存於房屋局常任秘書長辦公室的獨立審查組的資料紀錄製作，有需要處經修正處理。
2. 本圖只用作顯示住宅樓宇在該屋邨內的位置和座向，並不旨在詳列屋邨設施、其他樓宇，以及邨內各處的目前實際情況、狀況等等。該屋邨現時的布局、設施、其他樓宇、斜坡及擋土牆等(如有)可能與本圖有所不同。
3. 藍色數目字代表位於住宅樓宇標準樓層的單位室號。
4. 房委會並不負責管理該屋邨的公眾地方及設施。房委會沒有亦不會就邨內的實際情況及現時狀況作出任何保證。買方應作實地考察，以對該屋邨、其周邊環境及公共設施有較佳的了解。

Notes:

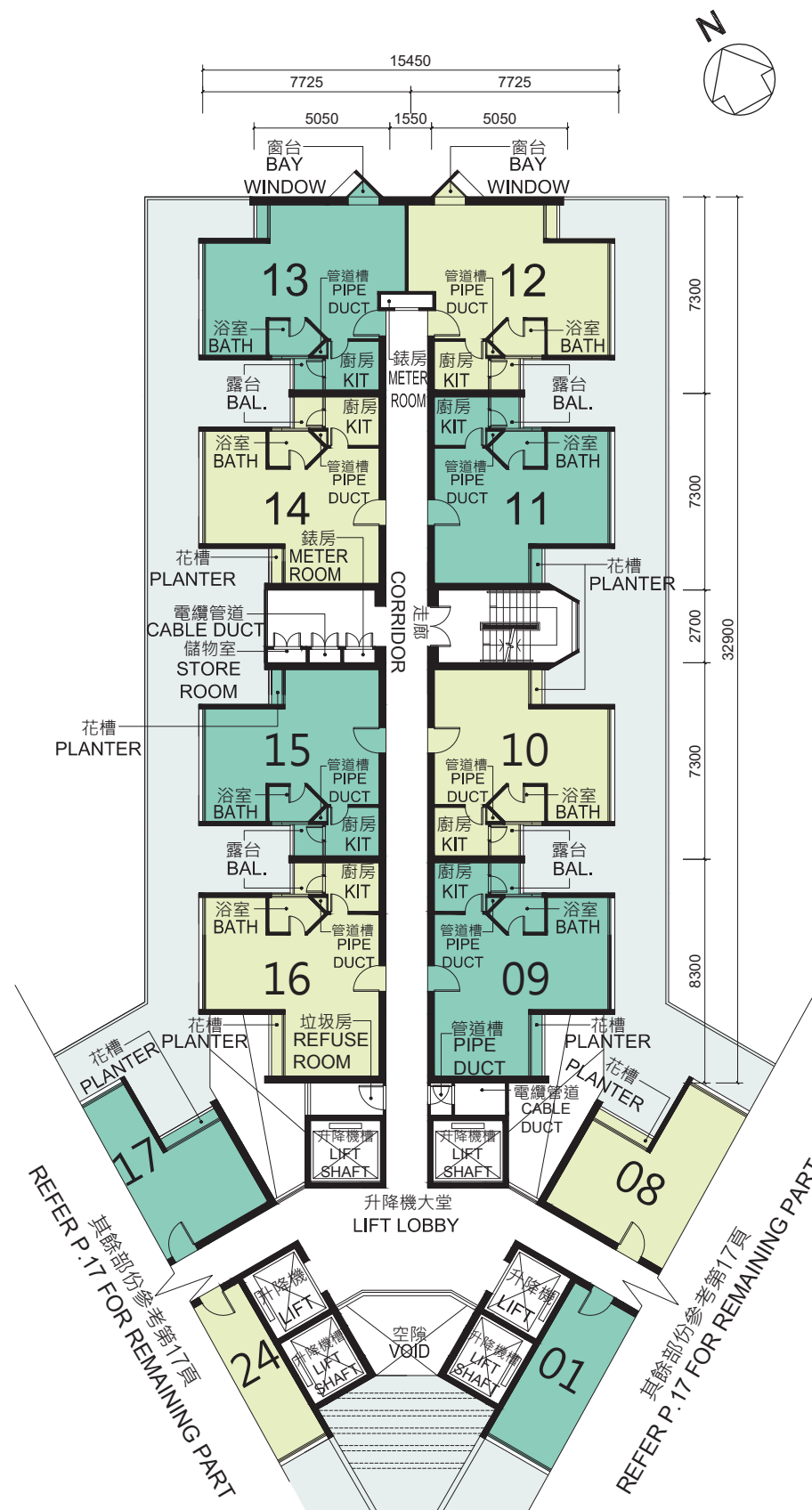
1. This plan is prepared with reference to the records kept by the Independent Checking Unit of the Office of the Permanent Secretary for Housing, with adjustments where necessary.
2. This plan is for identifying the locations and orientations of residential blocks in the estate and does not aim to list out the facilities, the other buildings in the estate, and the prevailing physical state and condition etc., regarding different parts of the estate. The existing layouts, the facilities, the other buildings, the slopes, the retaining walls and etc. (if any) in the estate may differ from this plan.
3. The **Arabic Numbers in blue colour** represent the flat numbers on typical floors of residential blocks.
4. The HA is not responsible for the management of the common parts and facilities of the estate. No warranty whatsoever has been given or is made by the HA regarding the physical state and existing condition of the estate. Purchasers should conduct an on-site visit for a better understanding of the estate, its surrounding environment and the public facilities.

09 屋邨的住宅物業的樓面平面圖

Floor Plans of Residential Properties in the Estate

敬發樓
2樓平面圖

KING FAT HOUSE
2/F FLOOR PLAN



圖例 NOTATION

BATH	浴室	Bathroom
KIT	廚房	Kitchen
BAL.	露台	Balcony
	簷篷 / 平台 / 傾斜天面	Canopy / Flat Roof / Sloping Roof

註：

1. 本圖參考備存於房屋局常任秘書長辦公室的獨立審查組的資料紀錄製作，有需要處經修正處理。
2. 本圖只用作顯示租置計劃回收單位(下稱「回收單位」)在樓宇內的位置和界線，並不旨在反映回收單位、其他住宅單位及樓宇目前的實際情況及狀況。回收單位或其他住宅單位內外的現場布局及樓宇內的公眾設施可能與這些資料紀錄及本圖有所不同。買方可參考由房委會於選購單位期間提供的回收單位照片和錄像短片(如有)，以便對回收單位有較佳的了解。
3. 房委會並不負責管理該屋邨的公眾地方及設施，以及已經出售的住宅單位。回收單位是按「現有」狀況及其現時的實際情況及狀況出售。房委會沒有亦不會就該屋邨的公眾地方及設施、回收單位內外的裝修、布局、尺寸、實際情況及狀況作出任何保證。買方應到該屋邨作實地考察，以對該屋邨、其周邊環境及公共設施有較佳的了解。
4. 本圖所列之數字為以毫米標示之尺寸。
5. 大廈設有6部升降機，每個住宅樓層均有2部升降機到達。
6. 大廈2至3樓部份單位為長者住屋。該樓層公眾走廊設有消防花灑及消防閃燈警鐘。

Notes :

1. This plan is prepared with reference to the records kept by the Independent Checking Unit of the Office of the Permanent Secretary for Housing, with adjustments where necessary.
2. This plan is for identifying the locations and boundaries of the recovered TPS flats in the blocks only and does not aim to reflect the prevailing physical state and condition of the recovered TPS flats, other residential flats and the blocks. The existing layouts inside and outside the recovered TPS flats or other residential flats and the common facilities in the blocks may differ from these records and this plan. Purchasers may refer to the photos and videos (if any) provided by the HA during the flat selection period for a better understanding of the recovered TPS flats.
3. The HA is not responsible for the management of the common parts and facilities of the estate and those sold residential flats. The recovered TPS flats are sold on an "as-is" basis and in the physical state and condition as they stand. No warranty whatsoever has been given or is made by the HA regarding the common parts and facilities of the estate, and the decoration, layout, dimensions, physical state and condition inside and outside the recovered TPS flats. Purchasers should conduct an on-site visit for a better understanding of the estate, its surrounding environment and the public facilities.
4. The dimensions on the floor plan are all in millimetres.
5. There are 6 lifts in the building, each residential floor is served by 2 lifts.
6. Some of the flats on the 2/F and 3/F are Housing for Senior Citizens. The common corridors on these floors are equipped with sprinklers and visual fire alarms.

敬發樓
2樓平面圖
KING FAT HOUSE
2/F FLOOR PLAN

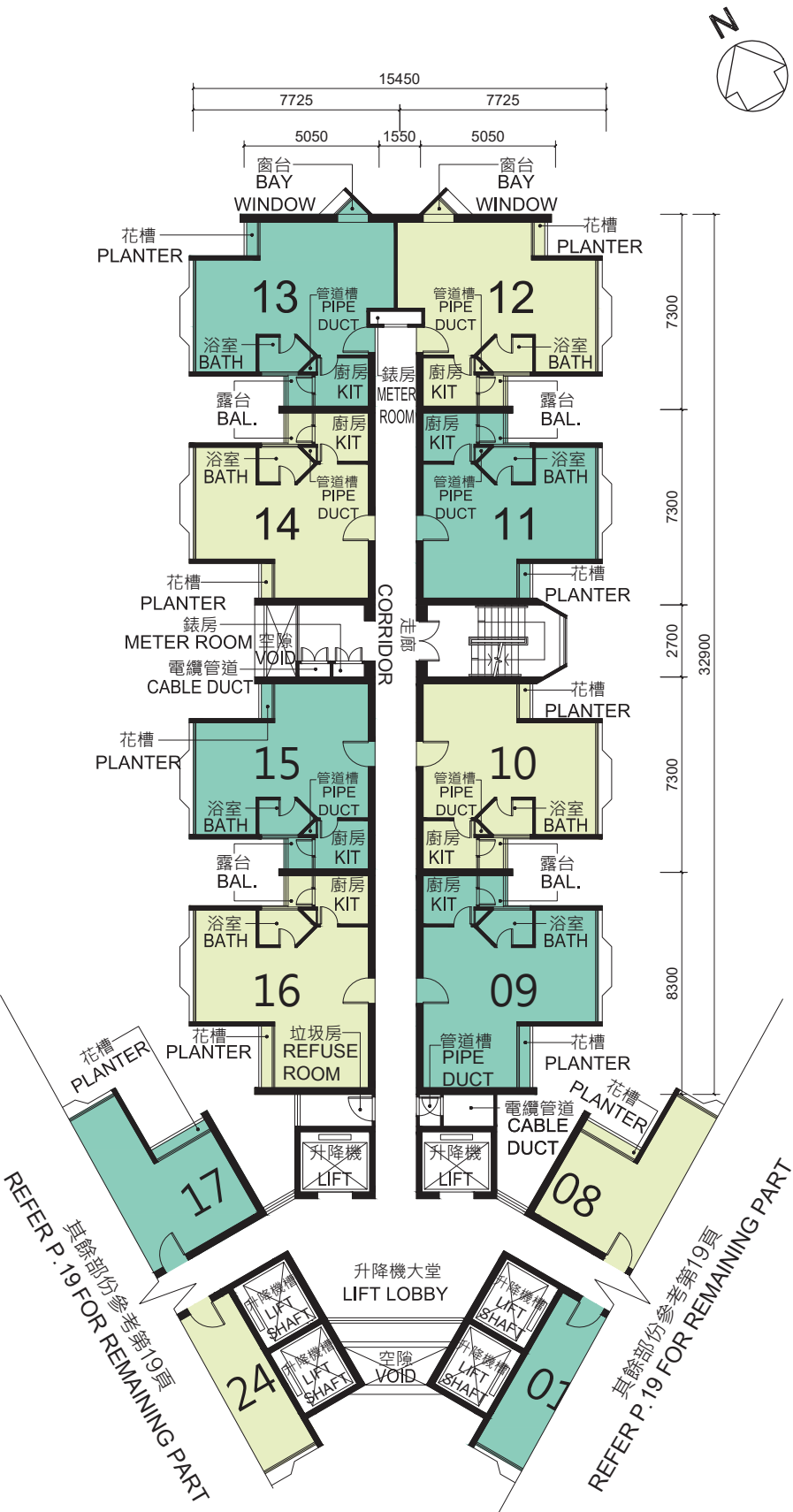
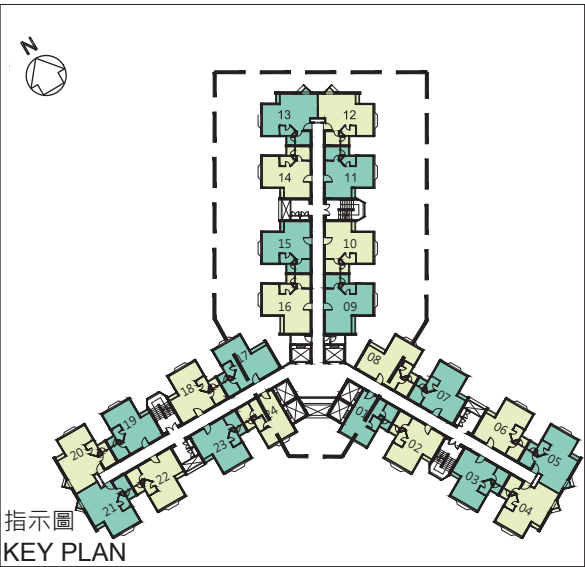


- 註：
1. 本圖參考備存於房屋局常任秘書長辦公室的獨立審查組的資料紀錄製作，有需要處經修正處理。
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- Notes :
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 6. Some of the flats on the 2/F and 3/F are Housing for Senior Citizens. The common corridors on these floors are equipped with sprinklers and visual fire alarms.

敬發樓
3樓平面圖

KING FAT HOUSE
3/F FLOOR PLAN



圖例 NOTATION

BATH	浴室	Bathroom
KIT	廚房	Kitchen
BAL.	露台	Balcony

- 註：
1. 本圖參考備存於房屋局常任秘書長辦公室的獨立審查組的資料紀錄製作，有需要處經修正處理。
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- Notes：
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 4. The dimensions on the floor plan are all in millimetres.
 5. There are 6 lifts in the building, each residential floor is served by 2 lifts.
 6. Some of the flats on the 2/F and 3/F are Housing for Senior Citizens. The common corridors on these floors are equipped with sprinklers and visual fire alarms.

敬發樓
3樓平面圖

KING FAT HOUSE
3/F FLOOR PLAN

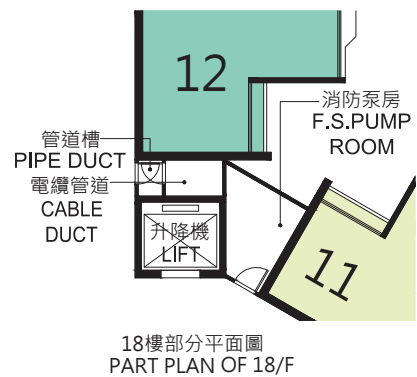
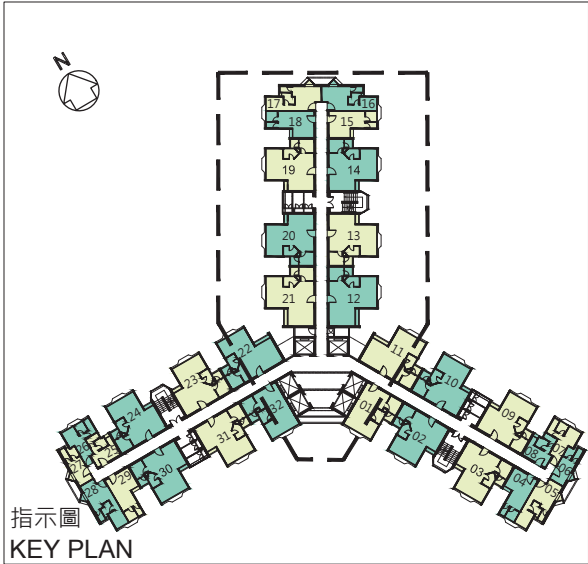


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 4. 本圖所列之數字為以毫米標示之尺寸。
 5. 大廈設有6部升降機，每個住宅樓層均有2部升降機到達。
 6. 大廈2至3樓部份單位為長者住屋。該樓層公眾走廊設有消防花灑及消防閃燈警鐘。

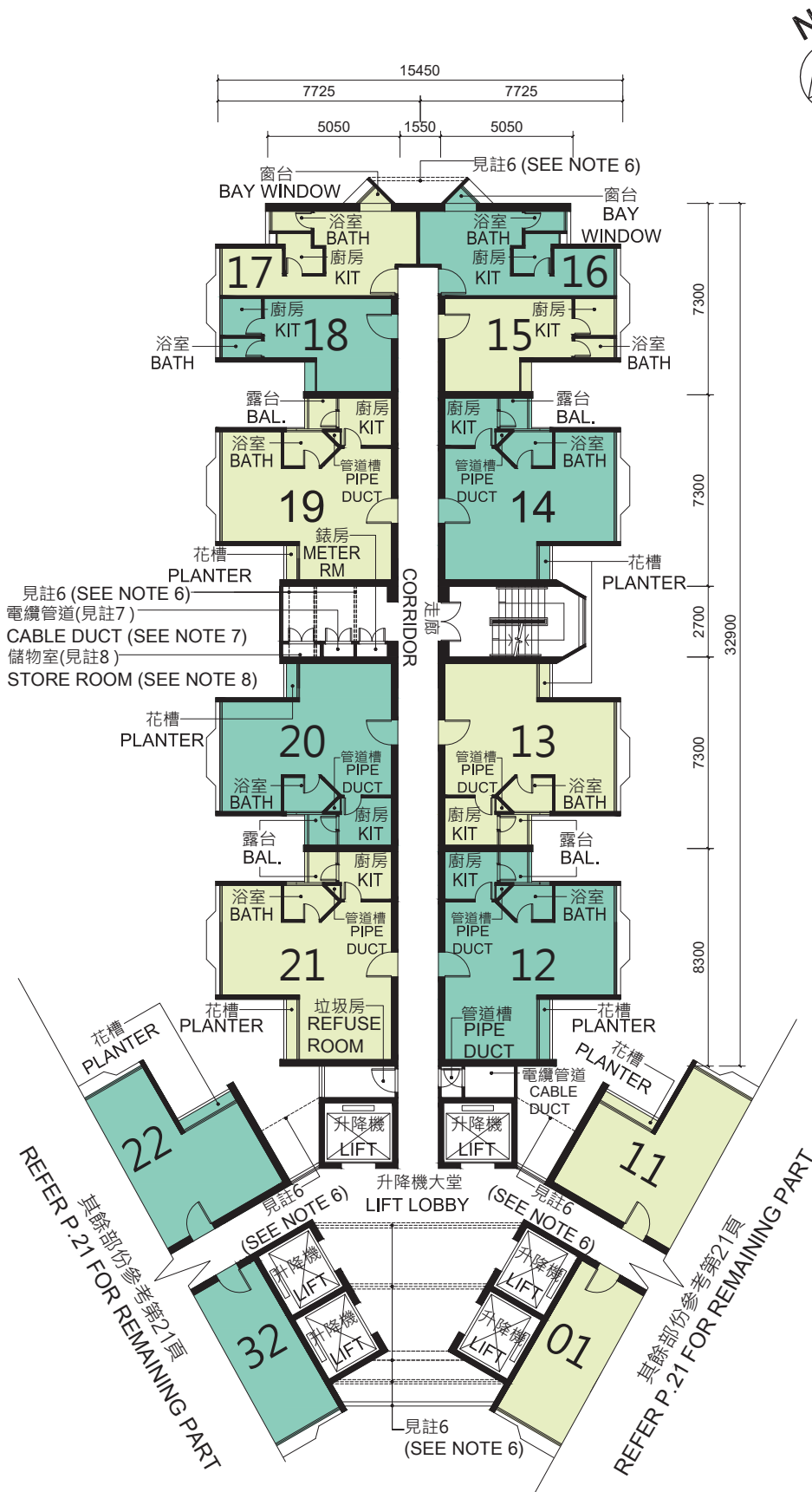
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 4. The dimensions on the floor plan are all in millimetres.
 5. There are 6 lifts in the building, each residential floor is served by 2 lifts.
 6. Some of the flats on the 2/F and 3/F are Housing for Senior Citizens. The common corridors on these floors are equipped with sprinklers and visual fire alarms.

屋邨的住宅物業的樓面平面圖
Floor Plans of Residential Properties in the Estate

敬發樓
4樓至35樓平面圖
KING FAT HOUSE
4/F-35/F FLOOR PLAN



比例尺 SCALE: 0 5 (米) (m)



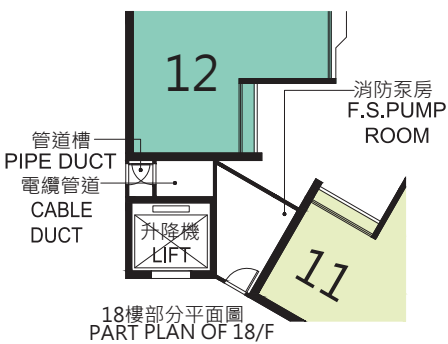
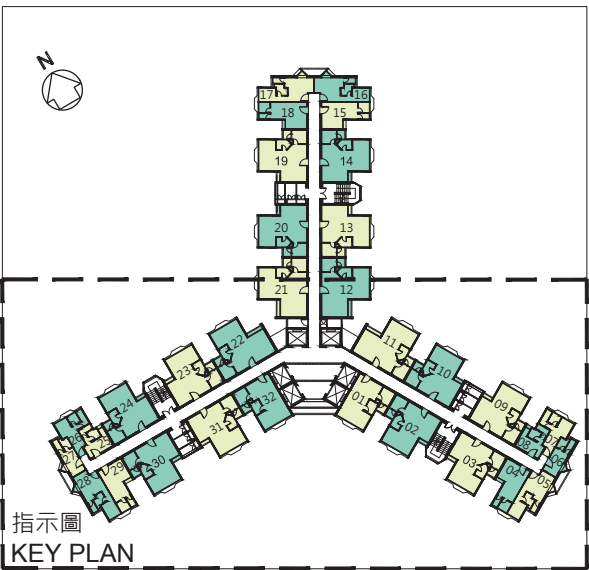
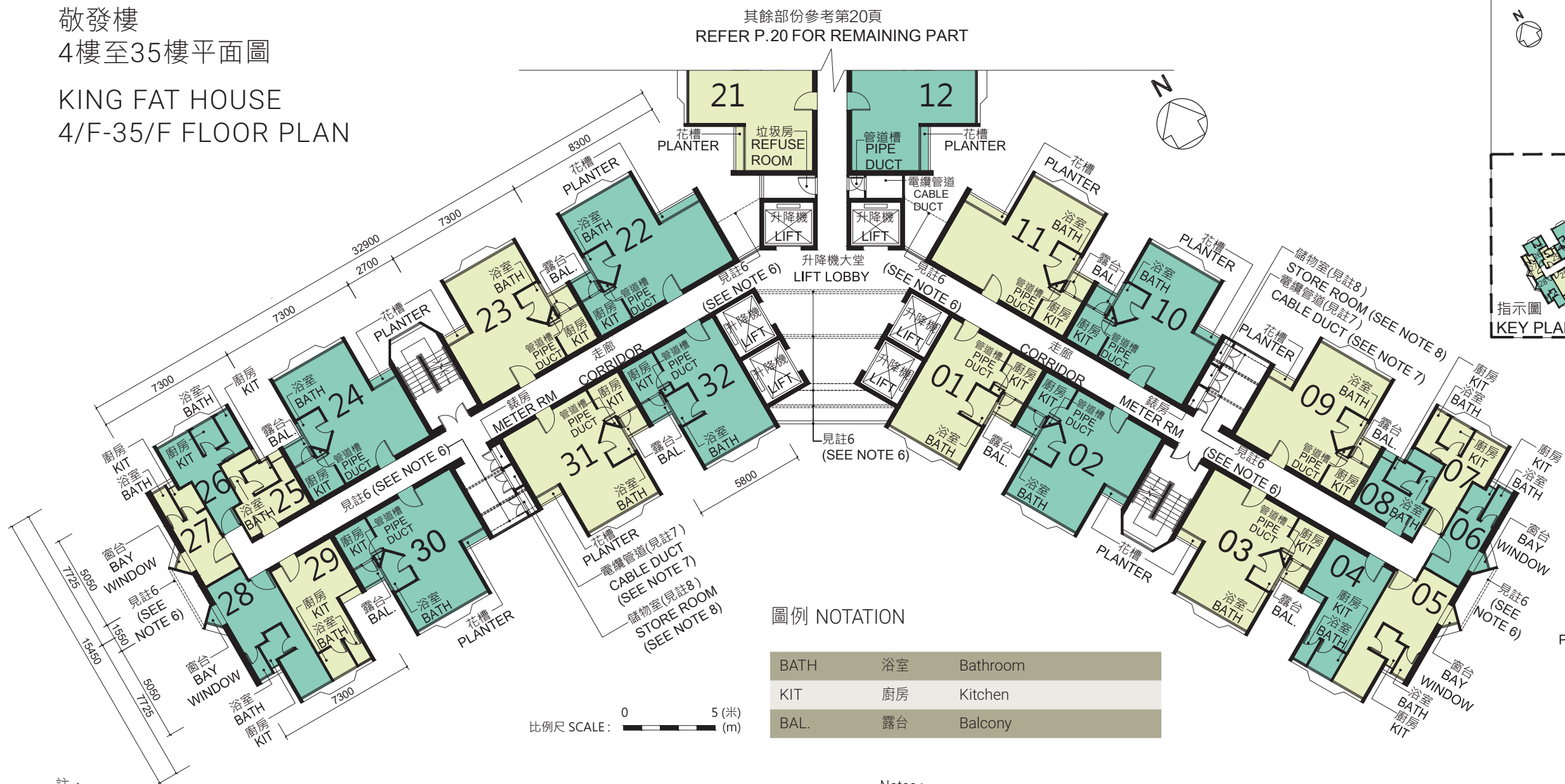
圖例 NOTATION

BATH	浴室	Bathroom
KIT	廚房	Kitchen
BAL.	露台	Balcony

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 7. 本圖所顯示的電纜管道只設在4樓至27樓。
 8. 本圖所顯示的儲物室只設在4樓、7樓、10樓、13樓、16樓、19樓及25樓。

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 4. The dimensions on the floor plan are all in millimetres.
 5. There are 6 lifts in the building. Each residential floor is served by 2 lifts.
 6. This plan is a typical floor plan, layout of common area on other floors may be different.
 7. Cable Ducts shown on this plan are only provided on 4/F to 27/F.
 8. Store rooms shown on this plan are only provided on 4/F, 7/F, 10/F, 13/F, 16/F, 19/F and 25/F.

敬發樓
4樓至35樓平面圖
KING FAT HOUSE
4/F-35/F FLOOR PLAN

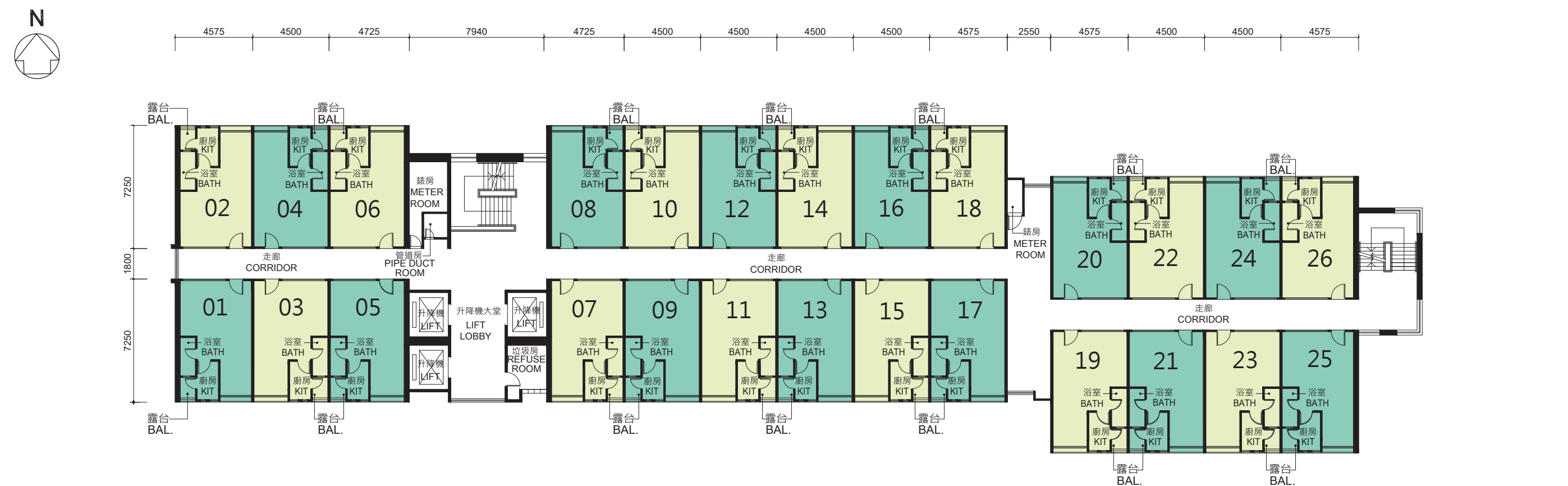


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屋邨的住宅物業的樓面平面圖

Floor Plans of Residential Properties in the Estate



亮發樓
3樓至20樓平面圖

LEUNG FAT HOUSE
3/F-20/F FLOOR PLAN

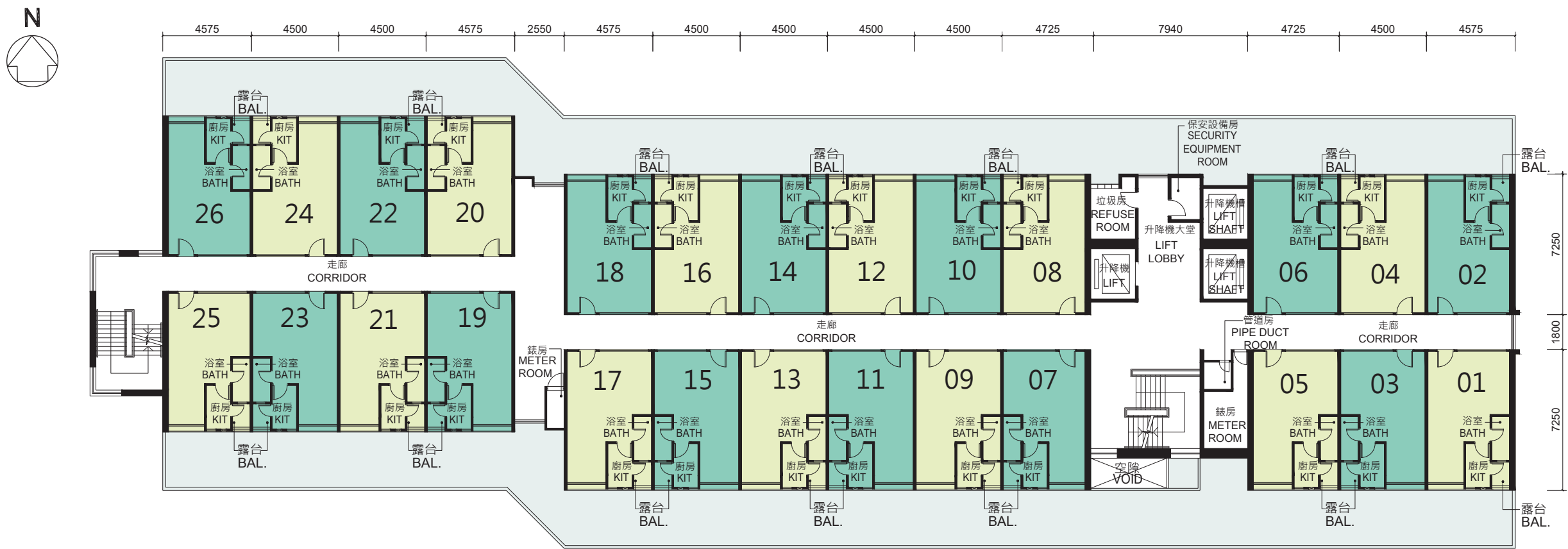
圖例 NOTATION

BATH	浴室	Bathroom
KIT	廚房	Kitchen
BAL.	露台	Balcony

比例尺 SCALE: 0 5 (米) (m)

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 5. There are 3 lifts in the building, each residential floor is served by 1 lift.



賢發樓
2樓平面圖
YIN FAT HOUSE
2/F FLOOR PLAN

圖例 NOTATION

BATH	浴室	Bathroom
KIT	廚房	Kitchen
BAL.	露台	Balcony
	簷篷 / 平台 / 傾斜天面	Canopy / Flat Roof / Sloping Roof

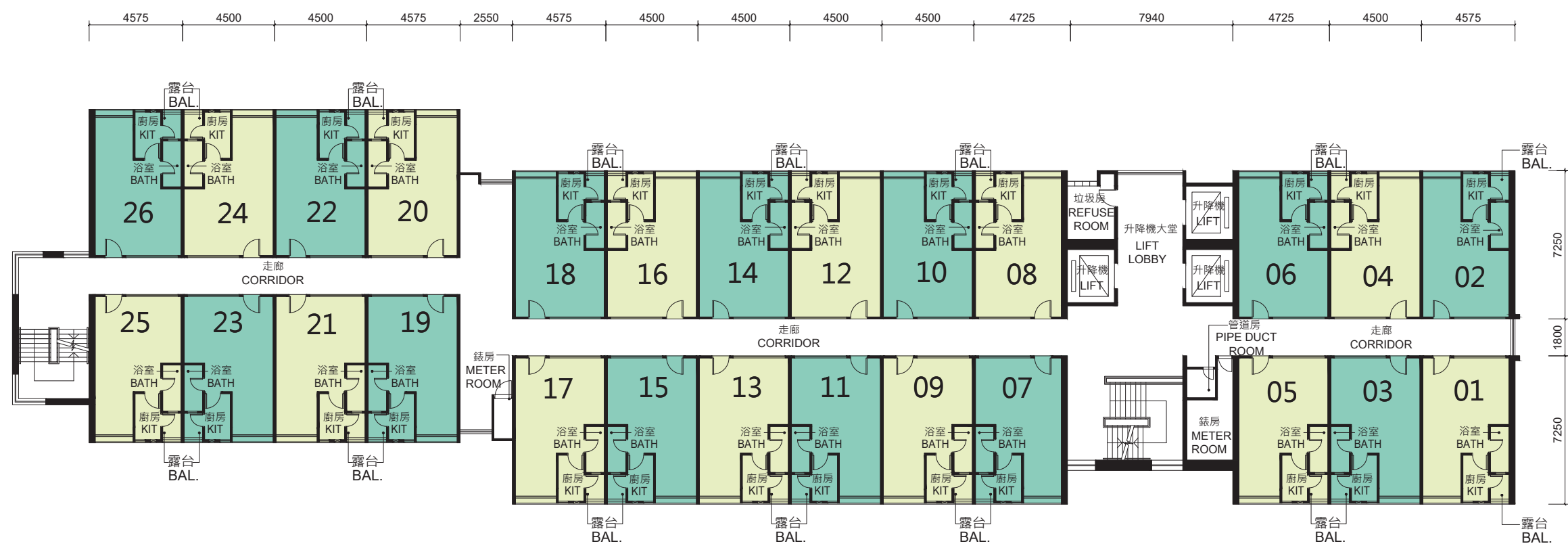
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屋邨的住宅物業的樓面平面圖

Floor Plans of Residential Properties in the Estate



賢發樓
3樓至20樓平面圖

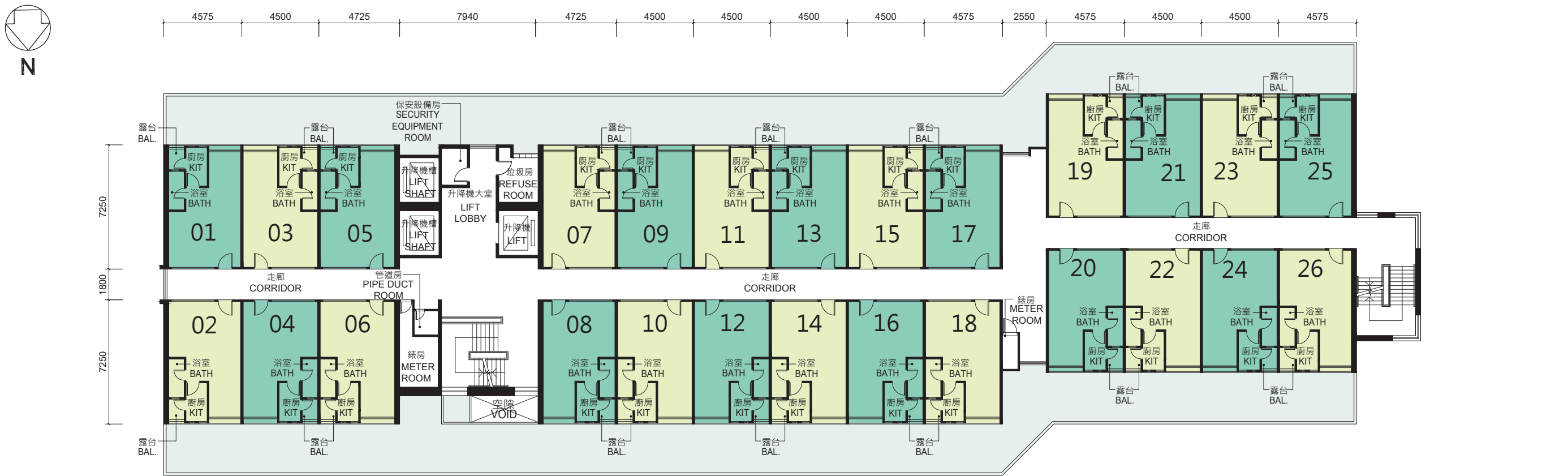
YIN FAT HOUSE
3/F-20/F FLOOR PLANN

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俊發樓
2樓平面圖

CHUN FAT HOUSE
2/F FLOOR PLAN

圖例 NOTATION

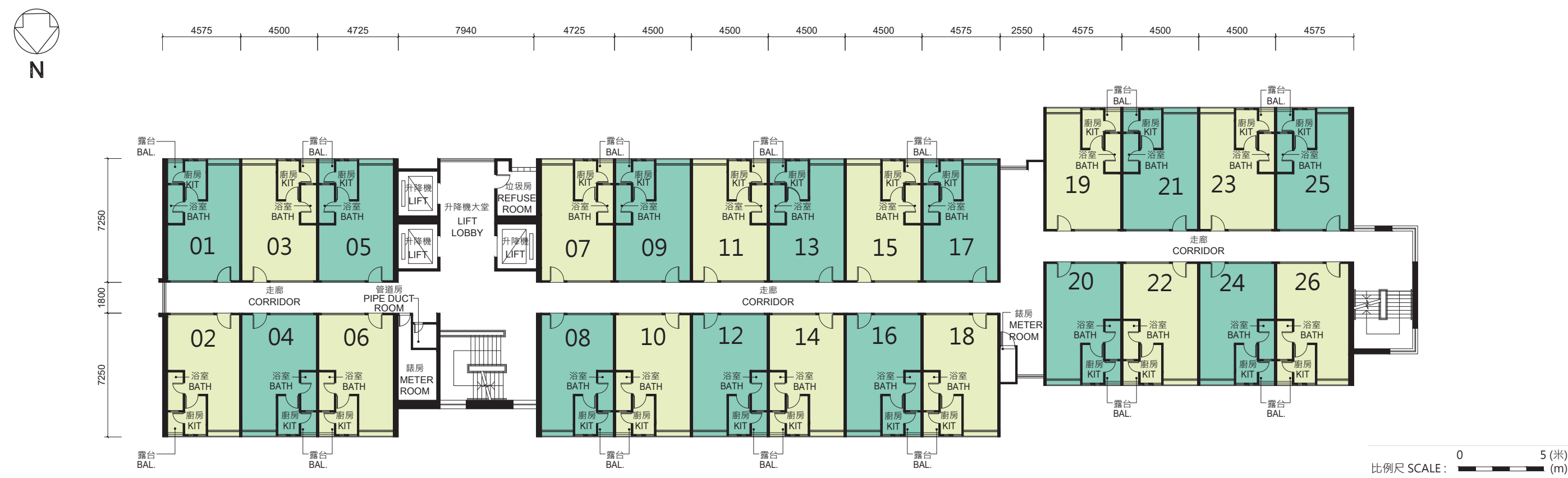
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BATH	浴室	Bathroom
KIT	廚房	Kitchen
BAL.	露台	Balcony
	簷篷 / 平台 / 傾斜天面	Canopy / Flat Roof / Sloping Roof

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 3. 房委會並不負責管理該屋邨的公眾地方及設施，以及已經出售的住宅單位。回收單位是按「現有」狀況及其現時的實際情況及狀況出售。房委會沒有亦不會就該屋邨的公眾地方及設施、回收單位內外的裝修、布局、尺寸、實際情況及狀況作出任何保證。買方應到該屋邨作實地考察，以對該屋邨、其周邊環境及公共設施有較佳的了解。
 4. 本圖所列之數字為以毫米標示之尺寸。
 5. 大廈設有3部升降機，每個住宅樓層均有1部升降機到達。

- Notes：
1. This plan is prepared with reference to the records kept by the Independent Checking Unit of the Office of the Permanent Secretary for Housing, with adjustments where necessary.
 2. This plan is for identifying the locations and boundaries of the recovered TPS flats in the blocks only and does not aim to reflect the prevailing physical state and condition of the recovered TPS flats, other residential flats and the blocks. The existing layouts inside and outside the recovered TPS flats or other residential flats and the common facilities in the blocks may differ from these records and this plan. Purchasers may refer to the photos and videos (if any) provided by the HA during the flat selection period for a better understanding of the recovered TPS flats.
 3. The HA is not responsible for the management of the common parts and facilities of the estate and those sold residential flats. The recovered TPS flats are sold on an "as-is" basis and in the physical state and condition as they stand. No warranty whatsoever has been given or is made by the HA regarding the common parts and facilities of the estate, and the decoration, layout, dimensions, physical state and condition inside and outside the recovered TPS flats. Purchasers should conduct an on-site visit for a better understanding of the estate, its surrounding environment and the public facilities.
 4. The dimensions on the floor plan are all in millimetres.
 5. There are 3 lifts in the building, each residential floor is served by 1 lift.

屋邨的住宅物業的樓面平面圖
Floor Plans of Residential Properties in the Estate



俊發樓
3樓至20樓平面圖
CHUN FAT HOUSE
3/F-20/F FLOOR PLAN

圖例 NOTATION

BATH	浴室	Bathroom
KIT	廚房	Kitchen
BAL.	露台	Balcony

- 註：
1. 本圖參考備存於房屋局常任秘書長辦公室的獨立審查組的資料紀錄製作，有需要處經修正處理。
 2. 本圖只用作顯示租置計劃回收單位(下稱「回收單位」)在樓宇內的位置和界線，並不旨在反映回收單位、其他住宅單位及樓宇目前的實際情況及狀況。回收單位或其他住宅單位內外的現場布局及樓宇內的公眾設施可能與這些資料紀錄及本圖有所不同。買方可參考由房委會於選購單位期間提供的回收單位照片和錄像短片(如有)，以便對回收單位有較佳的了解。
 3. 房委會並不負責管理該屋邨的公眾地方及設施，以及已經出售的住宅單位。回收單位是按「現有」狀況及其現時的實際情況及狀況出售。房委會沒有亦不會就該屋邨的公眾地方及設施、回收單位內外的裝修、布局、尺寸、實際情況及狀況作出任何保證。買方應到該屋邨作實地考察，以對該屋邨、其周邊環境及公共設施有較佳的了解。
 4. 本圖所列之數字為以毫米標示之尺寸。
 5. 大廈設有3部升降機，每個住宅樓層均有1部升降機到達。

- Notes :
1. This plan is prepared with reference to the records kept by the Independent Checking Unit of the Office of the Permanent Secretary for Housing, with adjustments where necessary.
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 3. The HA is not responsible for the management of the common parts and facilities of the estate and those sold residential flats. The recovered TPS flats are sold on an "as-is" basis and in the physical state and condition as they stand. No warranty whatsoever has been given or is made by the HA regarding the common parts and facilities of the estate, and the decoration, layout, dimensions, physical state and condition inside and outside the recovered TPS flats. Purchasers should conduct an on-site visit for a better understanding of the estate, its surrounding environment and the public facilities.
 4. The dimensions on the floor plan are all in millimetres.
 5. There are 3 lifts in the building, each residential floor is served by 1 lift.

10 屋邨中的住宅物業的面積

Area of Residential Properties in the Estate

物業的描述			實用面積 ^(註1) (包括露台/陽台(如有))平方米(平方呎) ^(註2) Saleable Area ^(Note 1) (Including balcony/verandah (if any)) sq.m. (sq.ft.) ^(Note 2)	窗台面積 ^(註1) (不計算入實用面積)平方米(平方呎) ^(註2) Area of Bay Window ^(Note 1) (Not included in the Saleable Area) sq.m.(sq.ft.) ^(Note 2)
大廈名稱	樓層	單位		
Block Name	Floor	Unit		
敬發樓 King Fat House	2樓 2/F	01, 24	35.2 (379)	-
		02, 03, 06, 07, 10, 11, 14, 15, 18, 19, 22, 23	41.0 (441)	-
		04, 05, 12, 13, 20, 21	44.6 (480)	0.45 (5)
		08, 09, 16, 17	44.9 (483)	-
	3樓 3/F	01, 24	35.4 (381)	-
		02, 03, 06, 07, 10, 11, 14, 15, 18, 19, 22, 23	41.2 (443)	-
		04, 05, 12, 13, 20, 21	44.8 (482)	0.45 (5)
		08, 09, 16, 17	45.1 (485)	-
	4樓-35樓 4/F-35/F	01, 32	35.4 (381)	-
		02, 03, 09, 10, 13, 14, 19, 20, 23, 24, 30, 31	41.2 (443)	-
		04, 15, 18, 29	20.2 (217)	-
		05, 16, 17, 28	24.5 (264)	0.45 (5)
		06, 27	13.9 (150)	0.45 (5)
		07, 26	15.2 (164)	-
		08, 25	14.2 (153)	-
		11, 12, 21, 22	45.1 (485)	-

註：

- 一般而言，以上的實用面積(及窗台面積(如有))是採納自房委會於1998年至2006年期間，首次發售租置計劃第1期至第6期乙個別屋邨時所列明的面積。有關的實用面積是指由該單位圍封牆的外部開始量度的樓面面積*(包括任何露台/陽台的樓面面積；如任何圍封牆屬分隔兩個相連單位的牆壁，則從該牆壁的中間開始量度)，並包括該單位的內部間隔及支柱的面積，但不包括圍封牆外的任何公用地方的面積；如有任何圍封牆與公用地方緊連，則該牆壁的全部厚度亦會計算在內。(*部分單位設有窗台，但其面積並不計算入實用面積內。)
- 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。

Notes：

- Generally speaking, the saleable areas (and areas of bay window, if any) as specified above are based on the areas adopted for the respective estates at the time of first launch of the TPS Phase 1 to Phase 6B by the HA from 1998 to 2006. The saleable area means the floor area* (including the floor area of any balcony/verandah) as measured from the exterior of the enclosing walls of the flat (if any enclosing wall separates two adjoining flats, it is measured from the middle of such wall), including the area of partitions and columns within the flat, but excluding the area of any common part outside the enclosing walls; and if any enclosing wall abuts onto the common part, the whole thickness of such wall will be included in the measurement. (*There are bay windows in some flats, but their areas are not included in the saleable areas of the flats.)
- 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.

屋邨中的住宅物業的面積

Area of Residential Properties in the Estate

物業的描述			實用面積 ^(註1) (包括露台/陽台(如有))平方米(平方呎) ^(註2) Saleable Area ^(Note 1) (Including balcony/verandah (if any)) sq.m. (sq.ft.) ^(Note 2)	窗台面積 ^(註1) (不計算入實用面積)平方米(平方呎) ^(註2) Area of Bay Window ^(Note 1) (Not included in the Saleable Area) sq.m.(sq.ft.) ^(Note 2)
大廈名稱	樓層	單位		
Block Name	Floor	Unit		
亮發樓 Leung Fat House	3樓-20樓 3/F-20/F	01, 02, 17, 18, 19, 20 , 25, 26	33.0 (355)	-
		03, 04, 09, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24	32.4 (349)	-
		05, 06, 07, 08	34.0 (366)	-
賢發樓 Yin Fat House	2樓-20樓 2/F-20/F	01, 02, 17, 18, 19, 20 , 25, 26	33.0 (355)	-
		03, 04, 09, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24	32.4 (349)	-
		05, 06, 07, 08	34.0 (366)	-
俊發樓 Chun Fat House	2樓-20樓 2/F-20/F	01, 02, 17, 18, 19, 20 , 25, 26	33.0 (355)	-
		03, 04, 09, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24	32.4 (349)	-
		05, 06, 07, 08	34.0 (366)	-

註：

1. 一般而言，以上的實用面積(及窗台面積(如有))是採納自房委會於1998年至2006年期間，首次發售租置計劃第1期至第6期乙個別屋邨時所列明的面積。有關的實用面積是指由該單位圍封牆的外部開始量度的樓面面積*(包括任何露台/陽台的樓面面積；如任何圍封牆屬分隔兩個相連單位的牆壁，則從該牆壁的中間開始量度)，並包括該單位的內部間隔及支柱的面積，但不包括圍封牆外的任何公用地方的面積；如有任何圍封牆與公用地方緊連，則該牆壁的全部厚度亦會計算在內。(*部分單位設有窗台，但其面積並不計算入實用面積內。)

2. 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。

Notes：

1. Generally speaking, the saleable areas (and areas of bay window, if any) as specified above are based on the areas adopted for the respective estates at the time of first launch of the TPS Phase 1 to Phase 6B by the HA from 1998 to 2006. The saleable area means the floor area* (including the floor area of any balcony/verandah) as measured from the exterior of the enclosing walls of the flat (if any enclosing wall separates two adjoining flats, it is measured from the middle of such wall), including the area of partitions and columns within the flat, but excluding the area of any common part outside the enclosing walls; and if any enclosing wall abuts onto the common part, the whole thickness of such wall will be included in the measurement. (*There are bay windows in some flats, but their areas are not included in the saleable areas of the flats.)

2. 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..

1 對買方的警告

Warning to Purchasers

- 1 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。如買方委聘房委會的代表律師行同時代表買方行事，而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；及買方可能要委聘一間獨立的律師行，如屬此情況，買方須支付的律師費用總數，可能高於如買方自一開始即委聘一間獨立的律師行便須支付的費用。

- 2 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。

- 3 如所購買的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。

如所購買的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。

- 1 Before 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. 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 purchaser, the HA's solicitors may not be able to protect the purchaser's interests; and the purchaser may have to instruct a separate firm of solicitors, in such case, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

- 2 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.

- 3 *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.

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.

12 閱覽圖則、批地文件、公契及其他有關土地文件

Inspection of Plans, Land Grant, Deed of Mutual Covenant and Other Relevant Land Document(s)

- 1 備有關於該屋邨的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
- 2 該屋邨的政府批地文件、公契及其他有關土地文件可在指定網站閱覽。
- 3 無須為閱覽付費。

- 1 A copy of the Outline Zoning Plan relating to the estate is available at www.ozp.tpb.gov.hk.
- 2 Copies of the Government land grant, Deed of Mutual Covenant and other relevant land document(s) in respect of the estate are available at the designated website for inspection.
- 3 The inspection is free of charge.

13 服務協議

Service Agreements

不適用 Not applicable

14 地稅

Government Rent

賣方須就住宅物業繳付地稅直至及包括該住宅物業轉讓予買方的轉讓契據日期。

The Vendor is liable for the Government rent payable for the residential property up to and inclusive of the date of assignment of the residential property to the purchaser.

15 買方的雜項付款

Miscellaneous Payments by Purchaser

賣方並無為住宅物業繳交水、電力及氣體的按金，因此，在向買方交付住宅物業在空置情況下的管有權時，買方無須向賣方補還水、電力及氣體的按金。

買方須自行支付清理廢料的費用或當屋邨的管理人要求時，須向屋邨的管理人支付清理廢料的費用。

The Vendor has not paid any deposits for water, electricity and gas for the residential property. As such, on the delivery of the vacant possession of the residential property to the purchaser, the purchaser is not liable to reimburse the Vendor for the deposits for water, electricity and gas.

The purchaser is responsible to arrange debris removal at his own costs or pay a debris removal fee to the manager of the estate if such is so demanded by the manager.

16 有關資料

Relevant Information

A 轉讓限制

- (1) 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)。
- (2) 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：

(a) 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。

(b) 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。

(c) 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。

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。

A Alienation Restrictions

- (1) 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 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.
- (2) 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:

(a) 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.

(b) 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.

(c) 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.

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.

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)。

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。

B 物業交付後的跟進

如果物業在交付後，買家發現單位內有關供水系統、排水系統、供電系統及/或公共天線系統的室內裝置(位於單位內的公共設施除外)未能運作，可在物業交付日起計七天內，以書面通知房委會，房委會將按需要作出適當跟進。

C 裝修須知

在進行有關裝修工程時，須遵守《建築物條例》及有關規例的規定，並必須符合《建築物(小型工程)規例》的現行監管程序。有關小型工程監管制度的詳情，可瀏覽屋宇署的相關網頁或諮詢專業人士。

D 室內喉管

部分單位或會於室內設有公用及/或單獨為其他單位提供服務的水管及/或污水渠/管，該等渠/管可能屬外露設計，又或設於喉管房(如有)內。該屋邨的業主有權利和責任為室內喉管進行維修及保養。買方應參考公契相關之維修及保養的權利和責任。

E 強制驗樓計劃及強制驗窗計劃

強制驗樓計劃及強制驗窗計劃分別適用於樓齡達30年或以上及10年或以上的樓宇，租置計劃屋邨有可能被揀選為目標樓宇。業主在接獲強制驗樓及/或驗窗計劃法定通知後，須按該法定通知的要求進行訂明檢驗及(如有需要)訂明修葺。建議準買方瀏覽房屋局常任秘書長辦公室轄下之獨立審查組網頁(<https://www.hb.gov.hk/icu/tc/MBISandMWIS/index.html>)，查閱「已被發出強制驗樓/驗窗計劃法定通知的屋邨名單」、其他相關資料及連結。

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.

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.

B Follow up actions after handover

If the internal fittings relating to the water supply system, drainage system, electricity supply system and/or communal aerial broadcasting distribution system (except the communal facilities located in the flats) are found not functioning after the purchaser's taking over of the flats, the purchaser may notify the HA in writing within seven days from the date of handover, and the HA will take follow up actions as necessary and appropriate.

C Points to Note for Fitting Out

When carrying out decoration works, the requirements of the Buildings Ordinance and its relevant legislations as well as the prevailing control procedures under the Building (Minor Works) Regulation must be complied with. For details of the Minor Works Control System, please visit the relevant webpages of the Buildings Department or consult a professional.

D Internal Pipes

The interior of some flats may be installed with water pipes and/or drainage pipes for common use and/or serving the other flats exclusively, which may be of exposed design or may be installed inside the pipe duct room (if any). Owners of the estate have the rights and obligations for the repair and maintenance of the internal pipes. Purchasers should make reference to the DMC for the relevant repair and maintenance rights and obligations.

E Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS)

MBIS and MWIS are applicable to buildings aged 30 years or above and 10 years or above respectively; and TPS estates may be selected as target buildings under the schemes. Owners when served with statutory notice(s) under the MBIS and/or MWIS are required to carry out prescribed inspection(s) and, if necessary, prescribed repair(s) in accordance with the statutory notice(s). Prospective purchasers are advised to refer to the website of the Independent Checking Unit (<https://www.hb.gov.hk/icu/eng/MBISandMWIS/index.html>) under the Office of the Permanent Secretary for Housing of the Housing Bureau regarding the "List of Estates with MBIS/MWIS Notices Served", other related information and links.

F 屋邨的管理及保養

該屋邨的業主須根據但不限於批地文件、公契及其他有關土地文件所載的條款及條件，負責該屋邨的管理及保養。其他有關土地文件包括與毗鄰發展項目之間的費用分擔契約、相互授予權利契約、授予權利及地役權契約及/或地役權及其他權利之契約及批約(如適用於該屋邨)。這些文件的存檔已在土地註冊處登記，並可在售樓期間在房委會/房屋署指定網站上供公眾查閱準買方應參考這些文件以對該屋邨相關的管理、保養及費用分擔責任等有較佳的了解，如有需要，應在購買該屋邨的租置計劃回收單位前諮詢專業意見（請參閱01(6)住宅物業買家須知）。

註：部分批地文件及公契的條款簡單撮寫如下，並非盡列及僅供參考。

(1) 批地文件

- (a) 根據政府租契條款第3.3條，該屋邨的業主須自費管理及維修保養該屋邨內所有架設物、建築物、斜坡、擋土結構、擋土牆和其他列明在該條款內的項目，達致令地政總署署長滿意為止。
- (b) 根據條款第4.2條，該屋邨的業主須自費保養在該地段內或在任何相鄰或毗連土地上，為該地段的構建、平整或開發而進行或建造的或是與之相關的任何斜坡處理工程、擋土牆或其他承托物、保護物、排水渠等，使其修繕妥當，狀況良好，達致令地政總署署長滿意為止。
- (c) 根據條款第5.5(a)條，政府和青衣市地段第103號(青泰苑)均獲保留於一條屋邨道路(粉紅色加青斑點，粉紅色加紅斜線加青斑點，粉紅色加黑斜線加紅斜線加青斑點及粉紅色加青斑點加棕斜線範圍)和一條行人徑(粉紅色加紅斑點及粉紅色加黑斜線加紅斑點範圍)上的通行權，令其不時及在所有時間可用作與恰當使用和享用青泰苑相關的一切合法用途。
- (d) 根據條款第5.5(b)條，政府和青衣市地段第112號(青雅苑)均獲保留於一條屋邨道路(粉紅色加紅斜線，粉紅色加紅斜線加青斑點及粉紅色加黑斜線加紅斜線加青斑點範圍)上的通行權，令其不時及在所有時間可用作與恰當使用和享用青雅苑相關的一切合法用途。

F Management and Maintenance of the Estate

Owners of the estate are responsible for the management and maintenance of the estate according to but not limited to the terms and conditions contained in the land grant, Deed of Mutual Covenant (DMC) and other relevant land documents. Other relevant land documents may include Deed(s) of Cost Sharing, Deed(s) of Mutual Grant of Rights, Deed(s) of Grant of Rights and Easements and/or Deed(s) of Covenant and Mutual Grant of Easements and Other Rights with adjoining development(s) (if applicable to the estate). Copies of these documents are registered at the Land Registry, and are available for public viewing at the Housing Authority/Housing Department's designated website during the sale exercise. Prospective purchasers should make reference to these documents for a better understanding of the management, maintenance and cost sharing responsibilities etc. relating to the estate, and seek professional advice if necessary before purchasing a recovered TPS flat of the estate (please refer to 01(6) Notes to Purchasers of Residential Properties).

Note: Certain clauses in the land grant and DMC are briefly summarised below. They are not exhaustive and are for reference purposes only.

(1) Land Grant

- (a) Under Clause 3.3 of the Government lease, owners of the estate are responsible to manage and maintain at their own proper costs and charges all erections, buildings, slopes, earth-retaining structures, retaining walls and other items of the estate as listed in that Clause to the satisfaction of the Director of Lands.
- (b) Under Clause 4.2, owners of the estate shall maintain at their own expense any slope treatment works, retaining walls or other support, protection, drainage etc. within the lot or on any adjacent or adjoining land, which were done or constructed for the purpose of or in connection with the formation, levelling or development of the lot, in good and substantial repair and condition to the satisfaction of the Director of Lands.
- (c) Under Clause 5.5(a), Rights of Way over an estate road (the Pink Stippled Cyan, Pink Hatched Red Stippled Cyan, Pink Hatched Black Hatched Red Stippled Cyan and Pink Stippled Cyan Hatched Brown Areas) and a footpath (the Pink Stippled Red and Pink Hatched Black Stippled Red Areas) is reserved unto the Government and Tsing Yi Town Lot (TYTL) No. 103 (Ching Tai Court) from time to time and at all times for all lawful purposes connected with the proper use and enjoyment of Ching Tai Court.
- (d) Under Clause 5.5(b), a Right of Way over an estate road (the Pink Hatched Red, Pink Hatched Red Stippled Cyan and Pink Hatched Black Hatched Red Stippled Cyan Areas) is reserved unto the Government and TYTL No. 112 (Ching Nga Court) from time to time and at all times for all lawful purposes connected with the proper use and enjoyment of Ching Nga Court.

- (e) 根據條款第5.5(c)條，政府和青衣市地段第137號(青宏苑)均獲保留權利，在每當緊急需要時經青宏苑的走火樓梯進出該屋邨的部分地方。
- (f) 根據條款第5.10條，該屋邨的業主須自費維持、保養及維修該等從地段沿邊、穿過、上方、地面、地下或當中等方式經過該地段的雨水渠、管道、電線、電纜、污水渠、排水渠等(如有)以便讓氣體、電力、淡水或鹹水、排水、電話、公用事業及其他服務等往來毗連或鄰近土地或處所，達致令地政總署署長滿意為止。
- (g) 政府租契附圖的摘錄已複印於此(請參閱17參考圖)。

(2) 公契

- (a) 該屋邨的業主須按公契所分配予其物業單位的管理份數，分擔有關該屋邨公用地方與設施的管理費開支。
- (b) 房委會已按照公契條款第53(a)條，一次過支付一筆以該屋邨每個住宅單位14,000港元計算的款項予維修基金。
- (c) 房委會已按照條款第93條，支付一筆4,331,000港元的款項予該屋邨的管理基金，作為房委會分擔該屋邨保留予青泰苑及青雅苑的通行權區域及行人徑的維持、保養及維修的費用和支出。在繳付該筆款項後，房委會除作為該屋邨其中一個業主的身份外，無須就上述費用和支出負進一步責任。
- (d) 按照條款第22(ad)條，(如適用者)該屋邨的管理人須委聘具有適當資格的人士，按照政府租契的條文與「斜坡維修指南」和有關政府部門不時發出有關保養維修斜坡、擋土牆及其他構築物的全部指引，視察、維持、維修斜坡與擋土牆，使其修繕妥當，狀況良好。
- (e) 摘錄自公契有關的屋邨公用地方與設施屋邨圖則(地面層)的複本已複印於此(請參閱17參考圖)。

G 更換升降機工程

長發邨業主立案法團(下稱「該法團」)正為該屋邨籌備更換升降機工程(下稱「該工程」)。該法團於2024年12月14日的特別業主大會已通過該工程的有關決議，包括動用「維修基金」進行該工程及揀選工程承辦商等。施工日期由2026年4月13日起已經分階段展開。由於長發邨維修基金儲備充足，該法團於2025年8月24日的業主周年大會確定是次更換升降機工程無需業主就工程費用集資。

- (e) Under Clause 5.5(c), a Right of Way is reserved unto the Government and TYTL No. 137 (Ching Wang Court) through such parts of the estate as may be necessary in case of emergency for gaining access to and egress from the fire escape staircases within Ching Wang Court.
- (f) Under Clause 5.10, owners of the estate shall at their own expense uphold, maintain and repair the gutters, pipes, wires, cables, sewers and drains etc. (if any) passing along, through, over, upon, under or in the lot, which are for the passage of gas, electricity, fresh or salt water, drainage, telephone, utility and other services etc. to and from adjoining or neighbouring land or premises, to the satisfaction of the Director of Lands.
- (g) An extract of the plan annexed to the Government lease is reproduced herewith (please refer to 17 Reference Plan).

(2) DMC

- (a) Owners of the estate shall contribute to the payment of the management fees of the estate common areas and facilities according to the Management Shares allocated to their properties under the DMC.
- (b) Pursuant to Clause 53(a) of the DMC, the HA has made a lump sum contribution to the Maintenance Fund of an amount calculated at the rate of HK\$14,000 for each Residential Unit in the Lot.
- (c) Pursuant to Clause 93, the HA has contributed a single payment of HK\$4,331,000 to the management funds of the estate as the contribution by the HA to the costs and expenses for upholding, maintaining and repairing of the Right of Way Areas and the Footpath in the estate reserved unto Ching Tai Court and Ching Nga Court. Upon payment of the amount, the HA shall have no further liability in respect of the above-said costs and expenses other than in its capacity as one of the owners of the estate.
- (d) Pursuant to Clause 22(ad), (if applicable) the Manager of the estate shall engage suitable qualified personnel to inspect, keep and maintain in good and substantial repair and condition the Slopes and Retaining Walls, in accordance with the provisions of the Government lease and in accordance with the Slope Maintenance Guidelines and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes, retaining walls and other structures.
- (e) An extract of the Estate Common Areas and Facilities Estate Plan (Ground Level) relating to the DMC is reproduced herewith (please refer to 17 Reference Plan).

G Lift Replacement Works

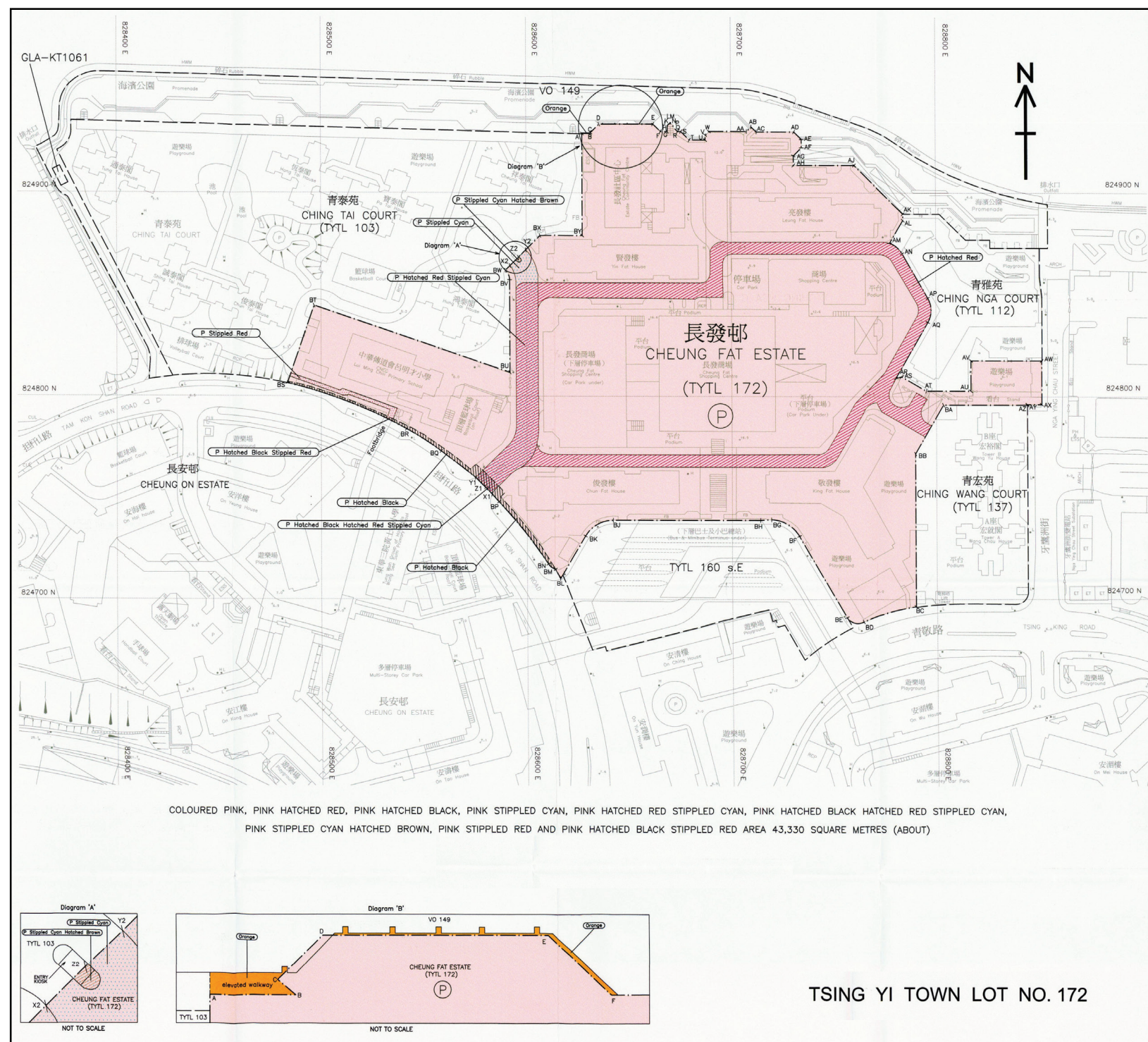
The Incorporated Owners of Cheung Fat Estate (the IO) is implementing lift replacement works (the Works) of the estate. At the Extraordinary General Meeting of Owners held on 14 December 2024, the IO of the estate passed resolutions in relation to the carrying out of the Works, including the use of the Maintenance Fund for the Works and selection of the lift contractor etc. The Works has commenced in phases from 13 April 2026. Since the Maintenance Fund reserve of Cheung Fat Estate is sufficient, the IO confirmed at the Annual General Meeting held on 24 August 2025 that no Fund raising from owners is required for the Works.

17 參考圖

Reference Plan

長發邨政府租契附圖(摘錄)

Extract of Plan annexed to the Government Lease of Cheung Fat Estate

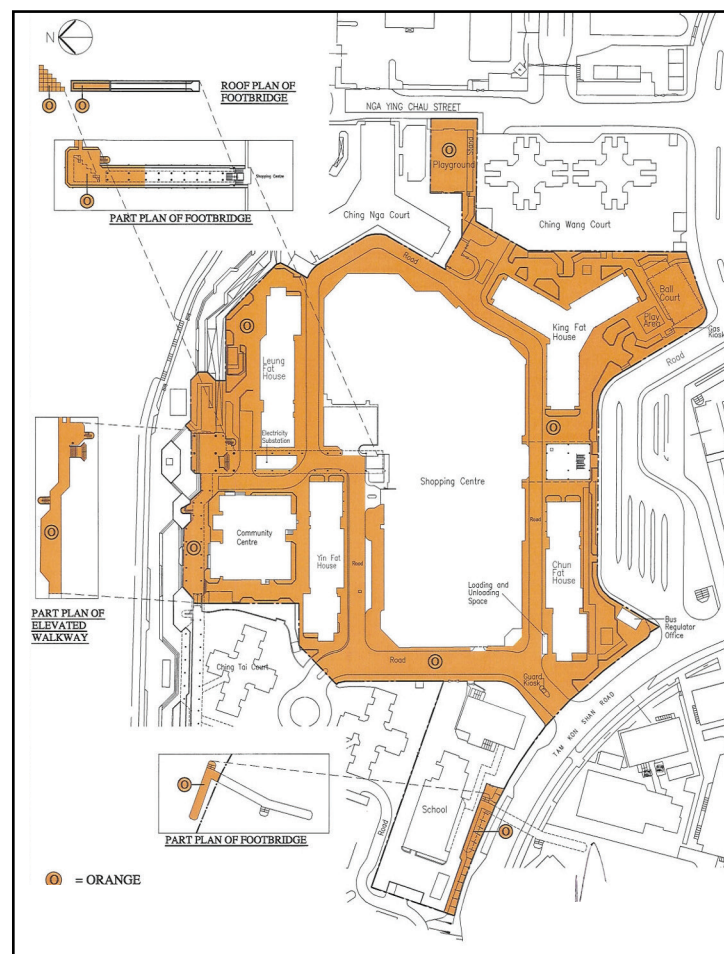


不依比例
NOT TO SCALE

參考圖
Reference Plan

長發邨公契有關圖則(摘錄) - 屋邨公用地方與設施屋邨圖則(地面層)

Extract of Estate Common Areas and Facilities Estate Plan (Ground Level) relating to the DMC of Cheung Fat Estate



○ = 橙色
Orange

不依比例
NOT TO SCALE

網址 WEBSITE

www.housingauthority.gov.hk/mini-site/tps/CheungFat

房委會已盡其所能提供售樓小冊子印製日期當日其所知悉的資料。本售樓小冊子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。

The HA has made its best endeavours to provide information known at the time when the sales pamphlet is printed. The information contained in this sales pamphlet 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 estate or any part thereof.

區域：青衣

區域資料是根據《城市規劃條例》擬備的青衣分區計劃大綱圖，關乎該屋邨所位於的區域。建議準買家查閱該屋邨所屬的其他分區資料，如區議會分區、校網等。

District: Tsing Yi

The district information refers to the district in which the estate is situated, according to the Tsing Yi Outline Zoning Plan prepared under the Town Planning Ordinance. Prospective purchasers are advised to check other districts' information for the estate, such as District Council district and school net.

屋邨及其周邊地區日後可能出現改變。

There may be future changes to the estate and the surrounding areas.

印製日期：2025年8月28日

Printing Date: 28 August 2025

