

出售租者置其屋計劃屋邨回收單位

Sale of Recovered Flats from Estates under Tenants Purchase Scheme

於出售居者有其屋計劃單位2023推售

Under Sale of Home Ownership Scheme Flats 2023

售樓簡介單張 SALES LEAFLET

銷售安排 Sales Arrangement

攞珠日期

Date of Ballot

2023年第四季(暫定)

The fourth quarter of 2023 (Tentative)

開始選購單位日期

Date for Commencement of Flat Selection

2024年第一季(暫定)

The first quarter of 2024 (Tentative)

申請日期：2023年年中

(請留意房委會最新的新聞公布及居屋「2023」申請須知)

Application Period: Mid 2023

(Please refer to the latest Press Release issued by the HA and HOS 2023 Application Guide)

選購單位地點

香港房屋委員會(下稱「房委會」)居屋銷售小組
九龍橫頭磡南道3號房委會客戶服務中心
第一層平台

Venue for Flat Selection

The Hong Kong Housing Authority (HA)
Home Ownership Scheme Sales Unit
Podium Level 1, HA Customer Service Centre,
3 Wang Tau Hom South Road, Kowloon

地區 AREA

香港 HONG KONG

- 1 柴灣 Chai Wan
- 2 鴨脷洲 Ap Lei Chau
- 3 薄扶林 Pok Fu Lam

九龍 KOWLOON

- 4 觀塘/藍田 Kwun Tong/Lam Tin
- 5 九龍灣 Kowloon Bay
- 6 黃大仙 Wong Tai Sin
- 7 深水埗 Sham Shui Po

新界 NEW TERRITORIES

- 8 將軍澳 Tseung Kwan O
- 9 馬鞍山 Ma On Shan
- 10 沙田 Sha Tin
- 11 葵涌 Kwai Chung
- 12 青衣 Tsing Yi
- 13 大埔 Tai Po
- 14 粉嶺 Fanling
- 15 上水 Sheung Shui
- 16 元朗 Yuen Long
- 17 屯門 Tuen Mun



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

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

僅供識別用途
For identification purposes only

租者置其屋計劃(租置計劃)的屋邨資料 Information on Estates under Tenants Purchase Scheme (TPS)						出售的回收單位資料 ^(註1) Information on Recovered Flats for Sale ^(Note 1)			
地區 Area	屋邨名稱 Estate name	街道名稱及門牌號數 Name of street and street number	區域 District	入伙年份 Year of intake	屋邨內租置計劃的座數 No. of TPS blocks in the estate	實用面積 ^(註2) 平方米(平方呎) ^A Saleable area ^(Note 2) sq. m. (sq. ft.) ^A	售價(元) Price(\$)	代表賣方的律師事務所 ^(註3) Firm(s) of solicitors acting for the vendor ^(Note 3)	網址 ^(註4) Websites ^(Note 4)
香港 HONG KONG									
1	峰華邨 Fung Wah Estate	峰霞道4及6號 4 & 6 Fung Ha Road	柴灣 Chai Wan	1991	2	34.8 - 37.8 (375 - 407)	564,800 - 667,300	周卓如律師行 Kwan & Chow	www.housingauthority.gov.hk/mini-site/tps/FungWah
	翠灣邨 Tsui Wan Estate	翠灣街3號 3 Tsui Wan Street	柴灣 Chai Wan	1988-1989	4	19.3 - 36.9 (208 - 397)	324,500 - 665,900	盧王徐律師事務所、 黃乾亨黃英豪律師事務所 Lo, Wong & Tsui; Philip K.H.Wong, Kennedy Y.H. Wong & Co.	www.housingauthority.gov.hk/mini-site/tps/TsuiWan
2	利東邨 Lei Tung Estate	利東邨道5號 5 Lei Tung Estate Road	香港仔及鴨脷洲 Aberdeen & Ap Lei Chau	1987-1988	8	26.7 - 35.4 (287 - 381)	386,300 - 653,200	咸頓金仕騰律師行、 陳淑雄律師行、杜偉強律師事務所 Hampton, Winter and Glynn; S.H. Chan & Co.; W.K. To & Co.	www.housingauthority.gov.hk/mini-site/tps/LeiTung
3	華貴邨 Wah Kwai Estate	華貴道3號 3 Wah Kwai Road	薄扶林與香港仔及鴨脷洲 Pok Fu Lam and Aberdeen & Ap Lei Chau	1991	5	19.3 - 35.8 (208 - 385)	343,800 - 724,300	高漢釗律師樓、杜偉強律師事務所 Ko and Co.; W.K. To & Co.	www.housingauthority.gov.hk/mini-site/tps/WahKwai
九龍 KOWLOON									
4	興田邨 Hing Tin Estate	連德道8號 8 Lin Tak Road	觀塘南部 Kwun Tong (South)	1987-1988	3	45.1 (485)	803,800	劉陳高律師事務所 Lau, Chan & Ko	www.housingauthority.gov.hk/mini-site/tps/HingTin
	德田邨 Tak Tin Estate	碧雲道223號 223 Pik Wan Road	觀塘南部與茶果嶺、油塘、鯉魚門 Kwun Tong (South) and Cha Kwo Ling, Yau Tong, Lei Yue Mun	1991-1992	7	15.3 - 45.1 (165 - 485)	285,400 - 765,400	何耀棟律師事務所、咸頓金仕騰律師行、 黃乾亨黃英豪律師事務所、陳淑雄律師行 Gallant; Hampton, Winter and Glynn; Philip K.H.Wong, Kennedy Y.H. Wong & Co.; S.H. Chan & Co.	www.housingauthority.gov.hk/mini-site/tps/TakTin
	翠屏(北)邨 Tsui Ping (North) Estate	翠屏道19號 19 Tsui Ping Road	觀塘南部 Kwun Tong (South)	1982-1994	12	13.5 - 44.2 (145 - 476)	269,800 - 823,200	劉漢銓律師行、國浩律師(香港)事務所、 梁錦濤、關學林律師行、胡百全律師事務所 Chu & Lau; Grandall Zimmern Law Firm; Ford, Kwan & Company; P.C. Woo & Co.	www.housingauthority.gov.hk/mini-site/tps/TsuiPingNorth
5	彩霞邨 Choi Ha Estate	彩霞道18號 18 Choi Ha Road	牛頭角及九龍灣 Ngau Tau Kok & Kowloon Bay	1989-1990	3	15.2 - 24.5 (164 - 264)	322,600 - 451,700	周卓如律師行 Kwan & Chow	www.housingauthority.gov.hk/mini-site/tps/ChoiHa

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九龍 KOWLOON									
6	竹園北邨 Chuk Yuen (North) Estate	穎竹街8號 8 Wing Chuk Street	慈雲山、鑽石山及新蒲崗 Tsz Wan Shan, Diamond Hill & San Po Kong	1987-1989	8	13.7 - 20.2 (147 - 217)	278,300 - 405,800	劉漢銓律師行、何耀棟律師事務所、黎錦文李孟華律師事務所、陳淑雄律師行 Chu & Lau; Gallant; K. M. Lai & Li; S.H. Chan & Co.	www.housingauthority.gov.hk/mini-site/tps/ChukYuenNorth
	鳳德邨 Fung Tak Estate	鳳德道111號 111 Fung Tak Road	慈雲山、鑽石山及新蒲崗 Tsz Wan Shan, Diamond Hill & San Po Kong	1991-1992	7	13.7 - 45.0 (147 - 484)	276,900 - 705,000	劉漢銓律師行、何新權、黃天榮律師事務所、盧王徐律師事務所、高露雲律師行 Chu & Lau; Ho and Wong; Lo, Wong & Tsui; Wilkinson & Grist	www.housingauthority.gov.hk/mini-site/tps/FungTak
	黃大仙下邨(一區) Lower Wong Tai Sin (1) Estate	大成街3號 3 Tai Shing Street	橫頭磡及東頭 Wang Tau Hom & Tung Tau	1989-1991	9	13.5 - 36.9 (145 - 397)	285,900 - 797,800	咸頓金仕騰律師行、劉陳高律師事務所、史蒂文生黃律師事務所 Hampton, Winter and Glynn; Lau, Chan & Ko; Stevenson, Wong & Co.	www.housingauthority.gov.hk/mini-site/tps/LowerWongTaiSin1
	東頭(二)邨 Tung Tau (II) Estate	東頭村道183號 183 Tung Tau Tsuen Road	橫頭磡及東頭 Wang Tau Hom & Tung Tau	1982-1993	20	13.5 - 40.8 (145 - 439)	273,800 - 791,700	劉漢銓律師行、何新權、黃天榮律師事務所、高李葉律師行 Chu & Lau; Ho and Wong; Kao, Lee & Yip	www.housingauthority.gov.hk/mini-site/tps/TungTauII
7	李鄭屋邨 Lei Cheng Uk Estate	發祥街10號 10 Fat Tseung Street	長沙灣 Cheung Sha Wan	1984-1990	10	21.5 - 35.8 (231 - 385)	354,000 - 760,000	梁錦濤、關學林律師行、何君柱律師樓、黃乾亨黃英豪律師事務所 Ford, Kwan & Company; K.C. Ho & Fong; Philip K.H. Wong, Kennedy Y.H. Wong & Co.	www.housingauthority.gov.hk/mini-site/tps/LeiChengUk
	南昌邨 Nam Cheong Estate	昌新里3號 3 Cheong San Lane	長沙灣 Cheung Sha Wan	1989	7	13.5 - 45.9 (145 - 494)	282,700 - 929,000	何新權、黃天榮律師事務所 Ho and Wong	www.housingauthority.gov.hk/mini-site/tps/NamCheong
新界 NEW TERRITORIES									
8	景林邨 King Lam Estate	寶琳北路38號 38 Po Lam Road North	將軍澳 Tseung Kwan O	1990-1991	7	19.3 - 37.8 (208 - 407)	310,200 - 679,200	國浩律師(香港)事務所、史蒂文生黃律師事務所 Grandall Zimmern Law Firm; Stevenson, Wong & Co.	www.housingauthority.gov.hk/mini-site/tps/KingLam
	寶林邨 Po Lam Estate	寶琳北路18號 18 Po Lam Road North	將軍澳 Tseung Kwan O	1988-1989	6	32.4 (349)	462,600	高漢釗律師樓、高露雲律師行 Ko and Co.; Wilkinson & Grist	www.housingauthority.gov.hk/mini-site/tps/PoLam
	翠林邨 Tsui Lam Estate	翠琳路11號 11 Tsui Lam Road	將軍澳 Tseung Kwan O	1988-1989	8	32.4 - 35.4 (349 - 381)	507,500 - 687,100	梁錦濤、關學林律師行、杜偉強律師事務所 Ford, Kwan & Company; W.K. To & Co.	www.housingauthority.gov.hk/mini-site/tps/TsuiLam

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新界 NEW TERRITORIES									
9	恆安邨 Heng On Estate	恆錦街1號 1 Hang Kam Street	馬鞍山 Ma On Shan	1987	7	35.4 (381)	572,700	何耀棟律師事務所、何君柱律師樓、陳淑雄律師行 Gallant; K.C. Ho & Fong; S.H. Chan & Co.	www.housingauthority.gov.hk/mini-site/tps/HengOn
	耀安邨 Yiu On Estate	恆康街2號 2 Hang Hong Street	馬鞍山 Ma On Shan	1988-1989	7	35.8 (385)	636,300	劉漢銓律師行、咸頓金仕騰律師行、何君柱律師樓 Chu & Lau; Hampton, Winter and Glynn; K.C. Ho & Fong	www.housingauthority.gov.hk/mini-site/tps/YiuOn
10	顯徑邨 Hin Keng Estate	車公廟路69號 69 Che Kung Miu Road	沙田 Sha Tin	1986-1988	8	35.4 (381)	573,900	國浩律師(香港)事務所、史蒂文生黃律師事務所 Grandall Zimmern Law Firm; Stevenson, Wong & Co.	www.housingauthority.gov.hk/mini-site/tps/HinKeng
	廣源邨 Kwong Yuen Estate	小瀝源路68號 68 Siu Lek Yuen Road	沙田 Sha Tin	1989-1991	6	15.2 - 35.8 (164 - 385)	224,000 - 596,300	梁錦濤、關學林律師行、咸頓金仕騰律師行 Ford, Kwan & Company; Hampton, Winter and Glynn	www.housingauthority.gov.hk/mini-site/tps/KwongYuen
	博康邨 Pok Hong Estate	沙角街6號 6 Sha Kok Street	沙田 Sha Tin	1982-1985	8	25.7 - 41.2 (277 - 443)	347,100 - 617,800	劉漢銓律師行、梁錦濤、關學林律師行、何君柱律師樓、胡百全律師事務所 Chu & Lau; Ford, Kwan & Company; K.C. Ho & Fong; P.C. Woo & Co.	www.housingauthority.gov.hk/mini-site/tps/PokHong
11	葵興邨 Kwai Hing Estate	禾葵里2號 2 Wo Kwai Lane	葵涌 Kwai Chung	1991-1992	4	24.8 - 45.9 (267 - 494)	419,800 - 757,600	劉漢銓律師行 Chu & Lau	www.housingauthority.gov.hk/mini-site/tps/KwaiHing
12	長發邨 Cheung Fat Estate	担杆山路6號 6 Tam Kon Shan Road	青衣 Tsing Yi	1989	4	13.9 - 35.4 (150 - 381)	289,700 - 715,400	劉漢銓律師行 Chu & Lau	www.housingauthority.gov.hk/mini-site/tps/CheungFat
	長安邨 Cheung On Estate	担杆山路1號 1 Tam Kon Shan Road	青衣 Tsing Yi	1988-1989	10	13.9 - 45.4 (150 - 489)	245,600 - 830,800	劉漢銓律師行、梁錦濤、關學林律師行、何君柱律師樓、盧王徐律師事務所、陳淑雄律師行、高露雲律師行 Chu & Lau; Ford, Kwan & Company; K.C. Ho & Fong; Lo, Wong & Tsui; S.H. Chan & Co.; Wilkinson & Grist	www.housingauthority.gov.hk/mini-site/tps/CheungOn
	青衣邨 Tsing Yi Estate	楓樹窩路10號 10 Fung Shue Wo Road	青衣 Tsing Yi	1986-1989	4	(註1) (Note 1)	(註1) (Note 1)	高露雲律師行 Wilkinson & Grist	www.housingauthority.gov.hk/mini-site/tps/TsingYi

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13	富亨邨 Fu Heng Estate	頌雅路6號 6 Chung Nga Road	大埔 Tai Po	1990-1991	8	19.3 - 45.4 (208 - 489)	276,400 - 707,600	何君柱律師樓、劉陳高律師事務所 K.C. Ho & Fong; Lau, Chan & Ko	www.housingauthority.gov.hk/mini-site/tps/FuHeng
	富善邨 Fu Shin Estate	安埔路12號 12 On Po Road	大埔 Tai Po	1985-1986	6	26.6 - 27.3 (286 - 294)	334,000 - 455,200	何君柱律師樓、高露雲律師行 K.C. Ho & Fong; Wilkinson & Grist	www.housingauthority.gov.hk/mini-site/tps/FuShin
	太和邨 Tai Wo Estate	大埔太和路12號 12 Tai Po Tai Wo Road	大埔 Tai Po	1989-1990	9	13.9 - 45.4 (150 - 489)	242,700 - 762,300	陳添耀，陳瑛律師事務所、陳淑雄律師行 Raymond T.Y. Chan, Victoria Chan & Co.; S.H. Chan & Co.	www.housingauthority.gov.hk/mini-site/tps/TaiWo
	運頭塘邨 Wan Tau Tong Estate	曉運路10號 10 Hiu Wan Road	大埔 Tai Po	1991-1992	3	15.2 - 24.5 (164 - 264)	225,200 - 378,900	劉漢銓律師行、何君柱律師樓 Chu & Lau; K.C. Ho & Fong	www.housingauthority.gov.hk/mini-site/tps/WanTauTong
14	祥華邨 Cheung Wah Estate	新運路38號 38 San Wan Road	粉嶺 / 上水 Fanling / Sheung Shui	1984-1986	10	25.7 - 39.4 (277 - 424)	316,700 - 527,600	劉漢銓律師行、何君柱律師樓、 陳淑雄律師行、杜偉強律師事務所 Chu & Lau; K.C. Ho & Fong; S.H. Chan & Co.; W.K. To & Co.	www.housingauthority.gov.hk/mini-site/tps/CheungWah
	華明邨 Wah Ming Estate	華明路21號 21 Wah Ming Road	粉嶺 / 上水 Fanling / Sheung Shui	1990	7	19.7 - 52.6 (212 - 566)	270,400 - 773,500	咸頓金仕騰律師行、陳淑雄律師行、 杜偉強律師事務所 Hampton, Winter and Glynn; S.H. Chan & Co.; W.K. To & Co.	www.housingauthority.gov.hk/mini-site/tps/WahMing
15	太平邨 Tai Ping Estate	保平路8號 8 Po Ping Road	粉嶺 / 上水 Fanling / Sheung Shui	1989	4	39.8 (428)	514,000	國浩律師(香港)事務所 Grandall Zimmern Law Firm	www.housingauthority.gov.hk/mini-site/tps/TaiPing
	天平邨 Tin Ping Estate	天平路48號 48 Tin Ping Road	粉嶺 / 上水 Fanling / Sheung Shui	1986-1990	7	(註1) (Note 1)	(註1) (Note 1)	何新權，黃天榮律師事務所、 胡百全律師事務所 Ho and Wong; P.C. Woo & Co.	www.housingauthority.gov.hk/mini-site/tps/TinPing

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新界 NEW TERRITORIES									
16	朗屏邨 Long Ping Estate	朗屏路1號 1 Long Ping Road	元朗 Yuen Long	1986-1989	15	32.4 - 45.5 (349 - 490)	387,300 - 705,500	國浩律師(香港)事務所、何新權、黃天榮律師事務所、高李葉律師行、史蒂文生黃律師事務所 Grandall Zimmern Law Firm; Ho and Wong; Kao, Lee & Yip; Stevenson, Wong & Co.	www.housingauthority.gov.hk/mini-site/tps/LongPing
	建生邨 Kin Sang Estate	良運街3號 3 Leung Wan Street	屯門 Tuen Mun	1989	4	19.3 - 50.5 (208 - 544)	217,000 - 595,700	高漢釗律師樓 Ko and Co.	www.housingauthority.gov.hk/mini-site/tps/KinSang
17	良景邨 Leung King Estate	田景路31號 31 Tin King Road	屯門 Tuen Mun	1988-1990	8	20.2 - 41.2 (217 - 443)	236,400 - 559,900	黃乾亨黃英豪律師事務所、陳淑雄律師行 Philip K.H. Wong, Kennedy Y.H. Wong & Co.; S.H. Chan & Co.	www.housingauthority.gov.hk/mini-site/tps/LeungKing
	山景邨 Shan King Estate	鳴琴路1號 1 Ming Kum Road	屯門 Tuen Mun	1983-1986	9	25.7 - 45.5 (277 - 490)	267,900 - 537,800	劉漢銓律師行、何新權、黃天榮律師事務所、何君柱律師樓、黎錦文李孟華律師事務所、杜偉強律師事務所 Chu & Lau; Ho and Wong; K.C. Ho & Fong; K.M. Lai & Li; W.K. To & Co.	www.housingauthority.gov.hk/mini-site/tps/ShanKing
	田景邨 Tin King Estate	田景路10號 10 Tin King Road	屯門 Tuen Mun	1989-1990	4	32.4 - 41.2 (349 - 443)	376,900 - 518,400	范仲瑜律師行、盧王徐律師事務所、黃乾亨黃英豪律師事務所 Fan & Fan; Lo, Wong & Tsui; Philip K.H. Wong, Kennedy Y.H. Wong & Co.	www.housingauthority.gov.hk/mini-site/tps/TinKing

賣方：香港房屋委員會

註：

- (1) 上述表內的實用面積和售價是以房委會2023年4月30日可於本銷售計劃下出售的已回收的租置計劃單位為準。天平邨及青衣邨暫時未有已回收的租置計劃單位。出售單位的實用面積及售價範圍或會更新。最終可供出售單位的資料，將於開始選購單位前公布。
- (2) 一般而言，以上的實用面積是採納自房委會於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實用面積。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。)
- (3) 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。
- (4) 有關屋邨的其他資料，請參閱存放於有關網址的附加資料及文件。

^A 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。

Vendor: Hong Kong Housing Authority

Notes:

- (1) The Saleable Area and Price set out in the above table are based on the recovered TPS flats available for sale in this sale exercise as at 30 April 2023. There is no recovered TPS flat for Tin Ping Estate and Tsing Yi Estate at the moment. The ranges of saleable areas and prices of flats for sale may be updated. The finalised details of flats for sale will be announced prior to the commencement of flat selection.
- (2) Generally speaking, the Saleable Areas 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.)
- (3) Firm(s) of solicitors acting for the vendor is subject to change or as otherwise appointed by the HA.
- (4) Please refer to the additional information and documents available at the websites for other details of the estates.

^A 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) 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（如有印花稅，此項亦包括在內）。
- (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。

(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 Agreement for Sale and Purchase (ASP) before executing the Deed of Assignment and the HA agrees to the same, a sum equivalent to 5% of the purchase price will be retained by the HA as consideration for cancellation of the ASP. Besides, the purchaser is required to pay or reimburse the HA for all legal costs, charges and disbursements (including stamp duty, if any) 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 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 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.

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計算。換句話說，補價相等於原來買價的折扣，化為現值計算。

買方須注意，在計算購樓時的折扣率所沿用的最初市值，是根據買方簽訂買賣協議時的市值。本銷售計劃單位的售價一經訂定，於銷售期間將維持不變，而訂定售價的時間和簽訂買賣協議的時間一般約有數個月的差距。在這期間，單位的市值可能會隨市況的轉變而調整。因此，買方簽訂買賣協議時的確實折扣率或會與訂定售價時的折扣率有所不同。補價款項將以簽訂買賣協議時確實的折扣率計算。

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

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。

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 difference between the original purchase price of the flat and its initial market value as specified in the first assignment. In other words, the premium is calculated by applying the discount of the original purchase price to the prevailing market value.

Purchasers should take note that the initial market value used to calculate the discount at the time of purchase is the market value prevailing at the date of the ASP. The sale price of flats in this sale exercise, once fixed, will remain unchanged throughout the sale period. As there is normally a time lag of a few months between the fixing of the sale price and the signing of the ASP, during which the market value of a flat may fluctuate according to the market conditions, the actual discount rate at the time of signing the ASP may be different from that when the sale price was fixed. The actual discount at the time of signing the ASP will be adopted for calculation of the premium.

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.

委聘律師的安排 Arrangements on Appointment of Solicitors

(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、印花稅等，向買方提供意見，及代表他們辦理購買單位的手續。有關律師行能夠在購樓交易的每個階段向買方提供意見。

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

(2) (a) 如所購租置計劃回收單位的售價為一百萬元以上，買方必須自行委聘屬意的律師行代表他們辦理購買單位事宜。該律師行不可以是房委會為有關單位所委聘的律師行。

(b) 如所購租置計劃回收單位的售價不超過一百萬元，買方可：

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

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

如買方選擇委聘房委會的代表律師行代表他們辦理買賣交易，有關律師行將同時代表房委會及買方。買方須負責支付辦理買賣交易的律師費用以及其他所有法律費用及開支。

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

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

(2) (a) 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 firm of solicitors appointed by the HA for the concerned flat.

(b) 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.

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

If the purchasers appoint the HA's solicitors to act for them in relation to the transaction, the solicitors will be acting jointly for the HA and the purchasers. Purchasers are required to pay the solicitor fee and all other legal costs and expenses for completion of the sale and purchase.

轉讓及相關事宜 Conveyancing and Related Matters

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

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

本售樓簡介單張內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關屋邨之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買方如欲了解屋邨的詳情，請參閱售樓小冊子。賣方亦建議準買方到有關屋邨作實地考察，以對該屋邨、其周邊地區環境及附近的公共設施有較佳了解。

The photographs, images, drawings or sketches shown in this Sales Leaflet represent an artist's impression of the estates concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales pamphlets for details of the estates. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the estates, their surrounding environment and the public facilities nearby.

房委會已盡其所能提供售樓簡介單張印製日期當日其所知悉的資料。本售樓簡介單張所載列的資料只供參考，且不構成亦不得詮釋為房委會就各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 leaflet is printed. The information contained in this sales leaflet is for reference only. It does not constitute and should not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the HA regarding the estates or any part thereof.

銷售熱線 Sales Hotline

2712 8000

索取申請文件

由開始接受申請前7日直至申請結束期間，申請表、申請須知及本售樓簡介單張可在下列地點索取：

- 房委會客戶服務中心
(九龍橫頭磡南道3號第一層平台(近港鐵樂富站A出口))
- 房委會轄下各屋邨辦事處及分區租約事務管理處
- 香港房屋協會轄下各出租屋邨辦事處
- 民政事務總署轄下各民政諮詢中心
- 房委會綠置居銷售小組辦事處
(九龍觀塘開源道33號建生廣場一樓
(較接近港鐵觀塘站B3出口))

To Obtain Application Documents

Starting seven days before the commencement and up to the end of the application period, application forms, application guides and this sales leaflet can be obtained from:

- HA Customer Service Centre (Podium Level 1, 3 Wang Tau Hom South Road, Kowloon (near Exit A, Lok Fu MTR Station))
- Estate Offices and District Tenancy Management Offices of the HA
- Rental Estate Offices of the Hong Kong Housing Society
- Home Affairs Enquiry Centres of Home Affairs Department
- The office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA
(1/F, Pioneer Place, 33 Hoi Yuen Road, Kwun Tong, Kowloon
(nearer to MTR Exit B3, Kwun Tong MTR Station))

或從以下網址下載 or downloaded from the website below
www.housingauthority.gov.hk/mini-site/tps/

資料展覽

房委會客戶服務中心設有本次銷售的資料展覽。

Exhibition of Information

Exhibition of information on this sale exercise is displayed at the HA Customer Service Centre .

房委會客戶服務中心開放時間 Opening Hours of the HA Customer Service Centre

由開始接受申請前7日直至申請結束期間每日上午8時至晚上7時
8 am to 7 pm daily starting seven days before the commencement and
up to the end of the application period

各屋邨的售樓小冊子及價單可於選購單位期間在房委會客戶服務中心索取或從以上網址下載。在選購單位前，準買方如欲了解各屋邨的詳情，請參閱售樓小冊子。

During the flat selection period, sales pamphlets and price lists of respective estates can be obtained at the HA Customer Service Centre or downloaded from the website above. Prospective purchasers should make reference to the sales pamphlets for details of respective estates before flat selection.

有關屋邨的其他資料，請參閱存放於有關網址的附加資料及文件。

Please refer to the additional information and documents available at the websites for other information of the estates.