

「特快公屋編配計劃」(2023年)暨 「重售青富苑及蝶翠苑 綠表置居計劃單位」

Express Flat Allocation Scheme (2023) - cum -
Resale of Green Form Subsidised
Home Ownership Scheme Flats of
Ching Fu Court and Dip Tsui Court

重售單位 RESALE FLATS

申請日期：2023年7月4日至7月17日*

Application Period: 4 July to 17 July 2023*

* 於指定申請日期以外遞交之申請恕不受理

Applications submitted before or after the application period will not be accepted

青富苑
Ching Fu Court

蝶翠苑
Dip Tsui Court

選購單位地點

香港房屋委員會（下稱「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

Venue for Flat Selection

The Hong Kong Housing Authority (HA)
The office of the Green Form Subsidised
Home Ownership Scheme Sales Unit
1/F, Pioneer Place, 33 Hoi Yuen Road,
Kwun Tong, Kowloon

售樓簡介單張 SALES LEAFLET

發展項目的資料 INFORMATION ON THE DEVELOPMENTS

發展項目名稱 Name of the Development	青富苑 Ching Fu Court	蝶翠苑 Dip Tsui Court
街道名稱及門牌號數 Name of street and street number	青衣路18號 18 Tsing Yi Road	柴灣道388號 388 Chai Wan Road
區域 District	青衣 Tsing Yi	柴灣 Chai Wan
住宅大廈座數 Number of domestic block(s)	2	1
委任建築師 Appointed architect	房屋署總建築師 (六) Chief Architect (6), Housing Department	房屋署總建築師 (發展及標準策劃) Chief Architect (Development and Standards), Housing Department
承建商 Building contractor	中國建築工程(香港)有限公司 China State Construction Engineering (Hong Kong) Limited	瑞安承建有限公司 Shui On Building Contractors Limited
代表賣方的律師事務所 Firms of solicitors acting for the vendor	中倫律師事務所有限法律責任合夥、 薛馮鄭岑律師行、何耀棣律師事務所、 劉漢銓律師行、高李葉律師行、 胡百全律師事務所 Zhong Lun Law Firm LLP; Sit, Fung, Kwong & Shum; Gallant; Chu & Lau; Kao, Lee & Yip; P. C. Woo & Co.	劉陳高律師事務所、 中倫律師事務所有限法律責任合夥 Lau, Chan & Ko; Zhong Lun Law Firm LLP

以下資料適用於本單張所列之兩個發展項目

賣方：香港房屋委員會

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：不適用

已為發展項目的建造提供貸款的任何其他人：不適用

Information below applies to all two developments in this leaflet

Vendor: Hong Kong Housing Authority

Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable

Any other person who has made a loan for the construction of the Development: Not applicable

註：青富苑及蝶翠苑已獲發佔用文件（即佔用許可證）。

Note: The occupation documents (i.e. Occupation Permit) of Ching Fu Court and Dip Tsui Court have been obtained.

重售單位的面積及售價 AREA AND PRICE OF THE RESALE FLATS

發展項目名稱 Name of the Development		青富苑 Ching Fu Court	蝶翠苑 Dip Tsui Court
將出售的住宅物業數目* Number of residential properties to be offered for sale*		140	1
住宅物業的實用面積# 平方米 (平方呎) Saleable area of residential properties# sq.m. (sq.ft.)		17.4 – 43.3 (187 – 466)	17.4 (187)
售價(元)# Price(\$)#	最低 Minimum	933,300	987,500
	最高 Maximum	2,571,900	

* 青富苑及蝶翠苑可供出售的重售單位數目可能有所更改並可能多於上述數字，上述數字截至2023年4月30日。最終可供出售的重售單位資料，將於開始選購單位前公布。

The number of resale flats to be offered for sale in Ching Fu Court and Dip Tsui Court is subject to change and may be more than the number stated above. The stated number is as at 30 April 2023. The finalised details of resale flats for sale will be announced prior to the commencement of flat selection.

上述之實用面積及售價，只代表2023年4月30日當日，已確認將出售的重售單位之實用面積及售價。

The saleable areas and prices stated above represent only the saleable areas and prices of those resale flats confirmed to be offered for sale as at 30 April 2023.

上述實用面積是按照《一手住宅物業銷售條例》第8條計算得出。

The saleable areas as stated above are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

青富苑住宅物業均不設露台、工作平台、陽台、空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院。

There is no provision of balcony, utility platform, verandah, air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace and yard in respect of the residential properties in Ching Fu Court.

蝶翠苑住宅物業均不設工作平台、陽台、空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院。只有1號至3號、13號至18號及21號至23號單位設有減音露台。

There is no provision of utility platform, verandah, air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace and yard in respect of the residential properties in Dip Tsui Court. Acoustic balconies are provided in Flats 1 to 3, 13 to 18 and 21 to 23 only.

註：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。

Note: 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.

- (a) 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，撤銷買賣協議受買賣協議的條款限制，包括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）。
- (b) 若買方成為業主後轉讓或出租其單位，須按照轉讓契據的條款和政府租契所載的條款、契諾及條件處理。房委會不會回購或提名買家（居者有其屋計劃（居屋）第二市場除外）購買蝶翠苑/青富苑單位，而下列轉讓限制將適用於有關單位的業主：
- (i) 由房委會首次將單位售予業主的轉讓契據（下稱「首次轉讓契據」）日期起計兩年內：
- 業主須在無需繳付補償的情況下，在居屋第二市場以不高於列於首次轉讓契據的原來買價（註）出售單位予房委會提名的綠表買家。
- (ii) 由首次轉讓契據日期起計第三至第十年內：
- 業主須在無需繳付補償的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的綠表買家。
- (iii) 由首次轉讓契據日期起計十年後：
- 業主可在無需繳付補償的情況下，在居屋第二市場按業主自行議定的價格出售單位予房委會提名的綠表買家。
 - 業主亦可在繳付補償後於公開市場出售單位。
 - 業主須繳付的補償，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（註）的差額計算。換句話說，補償相等於原來買價（註）的折扣，化為現值計算。
 - 有關補償程序，請瀏覽房委會 / 房屋署網站 (www.housingauthority.gov.hk)。
- (c) 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。補償款項將以簽訂買賣協議時確實的折扣率計算。
- (d) 任何違反與單位有關的買賣協議的任何條款或條件或違反單位的轉讓契據內的任何契諾所作出的按揭、其他押記、轉讓或其他讓與、連同任何關於如此按揭、押記、轉讓或以其他方式讓與的協議（下稱「非法讓與」），根據《房屋條例》（第283章）第17B條均屬無效。任何人就其單位作出非法讓與即屬犯罪，將面臨《房屋條例》（第283章）第27A條下之刑罰。
- (a) The flat shall not be assigned by the purchaser to any other person or organisation before executing the Deed of Assignment. If a purchaser requests for cancelling the Agreement for Sale and Purchase (ASP) where the HA agrees to the same, the HA shall be entitled to retain a sum equivalent to 5% of the purchase price as consideration for his agreeing to cancel the ASP. Besides, the cancellation of the ASP is subject to the provisions of the ASP including the purchaser being 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.
- (b) A purchaser who wishes to assign or let the flat after becoming an owner will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease. For Dip Tsui Court / Ching Fu Court, the HA will not buy back or nominate a buyer (except Home Ownership Scheme (HOS) Secondary Market) to buy the flats, and the following alienation restrictions will apply to the owners:
- (i) **Within the first two years from the date of the first Deed of Assignment of the flat from the HA to an owner (the first assignment):**
- The owner has to sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at a price not more than the original purchase price (Note) under the first assignment.
- (ii) **From the third to the tenth year from the date of the first assignment:**
- The owner has to sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at his/her own negotiated price.
- (iii) **After ten years from the date of the first assignment:**
- The owner may sell the flat in the HOS Secondary Market to a Green Form buyer nominated by the HA without payment of premium and at his/her own negotiated price.
 - The owner may also sell the flat in the open market after payment of premium.
 - 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 (Note) 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 (Note) to the prevailing market value.
 - Please refer to the HA/HD website (www.housingauthority.gov.hk) for details of the premium payment procedures.
- (c) 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 the current 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.
- (d) Any purported mortgage, other charge, assignment or other alienation, together with any agreement so to mortgage, charge, assign or otherwise alienate in breach of any term or condition of the ASP or any covenant in the Deed of Assignment of the flat ("unlawful alienation") shall be void under Section 17B of the Housing Ordinance (Cap. 283). Any person committing unlawful alienation of his/her flat commits an offence and will be subject to criminal sanction under Section 27A of the Housing Ordinance (Cap. 283).

註：原來買價相等於售價，是指首次轉讓契據中所列明的單位購買價。

Note: Original purchase price is equal to the sale price and means the price of the flat as specified in the first assignment.

- (i) 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綠表置居計劃(綠置居)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。

- (ii) 如所購綠置居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。

如所購綠置居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綠置居單位事宜；或
- 委聘房委會的代表律師行代表他們辦理購買綠置居單位事宜。

- (iii) 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所有律師的費用及開支。

- (i) 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 flat under the Green Form Subsidised Home Ownership Scheme (GSH), 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.

- (ii) *If the price of the GSH 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.

If the price of the GSH 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
- appoint the HA's solicitors to act for them in relation to the transaction.

- (iii) 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 all legal costs and expenses of the solicitors for completion of the sale and purchase.

銷售熱線 SALES HOTLINE

2712 8000

索取申請須知及本售樓簡介單張

於2023年7月4日至7月17日期間，可在下列地點索取：

- 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)
- 房委會客務中心
(九龍橫頭磡南道3號第一層平台)

To Obtain Application Guide and This Sales Leaflet

During the period from 4 July to 17 July 2023, the documents can be obtained from:

- 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)
- HA Customer Service Centre
(Podium Level 1, 3 Wang Tau Hom South Road, Kowloon)

或從以下網址下載 or downloaded from the website below

www.housingauthority.gov.hk: Home > PRH Application > Express Flat Allocation Scheme

www.housingauthority.gov.hk: 主頁 > 公屋申請 > 特快公屋編配計劃

資料展覽

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)

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 office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA on 1/F, Pioneer Place, 33 Hoi Yuen Road, Kwun Tong, Kowloon.

房委會綠置居銷售小組辦事處開放時間

Opening Hours of the office of the Green Form
Subsidised Home Ownership Scheme Sales Unit of the HA

2023年7月4日至7月17日每日上午8時至晚上7時

8 am to 7 pm daily from 4 July to 17 July 2023

售樓說明書及價單可於選購單位期間在房委會綠置居銷售小組辦事處索取或從以下網址下載。在選購單位前，準買方如欲了解各發展項目的詳情，請參閱售樓說明書。

During the flat selection period, sales brochures and price lists can be obtained at the office of the Green Form Subsidised Home Ownership Scheme Sales Unit of the HA or downloaded from the websites below. Prospective purchasers should make reference to the sales brochures for details of respective developments before flat selection.

青富苑Ching Fu Court : www.housingauthority.gov.hk/efas/2023/ChingFu

蝶翠苑Dip Tsui Court : www.housingauthority.gov.hk/efas/2023/DipTsui

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