

# 出售剩餘居屋單位第 3 期

## Sale of Surplus HOS Flats Phase 3

### 售價概覽

### Price Summary

#### 整幢出售大廈的單位

#### FLATS IN ENTIRE BLOCK PROJECT

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TUNG TAO COURT STAGE I SHAU KEI WAN
- 藍田 鯉安苑  
LEI ON COURT LAM TIN
- 馬鞍山 錦豐苑  
KAM FUNG COURT MA ON SHAN

#### 零散未售單位

#### SCATTERED UNSOLD FLATS

- 藍田 鯉安苑  
LEI ON COURT LAM TIN

#### 回購單位

#### RETURNED FLATS

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整幢出售大廈的單位  
FLATS IN ENTIRE BLOCK PROJECT

筲箕灣 東濤苑一期 (新十字型及康和式)

TUNG TAO COURT STAGE I SHAU KEI WAN (NEW CRUCIFORM & CONCORD TYPE)

座 BLOCK	樓層 FLOOR	單位 FLAT	建築面積 (平方米) GROSS FLOOR AREA (M <sup>2</sup> )	實用面積 (平方米) SALEABLE AREA (M <sup>2</sup> )	售價 SALE PRICE	
					最低 MINIMUM	最高 MAXIMUM
B	1 - 36	1, 2, 6, 7	66.6	51.5	\$1,736,400	\$2,146,200
		3, 5, 8, 10	48.1 - 48.7	37.2 - 37.7	\$1,261,700	\$1,576,400
		4, 9	76.6	59.3	\$2,028,200	\$2,460,700
C	1 - 36	1, 2, 5, 6	68.4 - 69.2	47.9 - 48.5	\$1,797,800	\$2,179,100
		3, 4	88.4	61.9	\$2,342,300	\$2,756,400

藍田 鯉安苑 (康和式)

LEI ON COURT LAM TIN (CONCORD TYPE)

座 BLOCK	樓層 FLOOR	單位 FLAT	建築面積 (平方米) GROSS FLOOR AREA (M <sup>2</sup> )	實用面積 (平方米) SALEABLE AREA (M <sup>2</sup> )	售價 SALE PRICE	
					最低 MINIMUM	最高 MAXIMUM
D	1 - 40	1 <sup>Ⓞ</sup> , 2, 5, 6	80.7 - 81.3	60.4 - 60.9	\$1,617,900	\$2,340,500
		3, 4, 7, 8 <sup>Ⓞ</sup>	62.9 - 63.5	47.0 - 47.5	\$1,224,300	\$1,761,000
E	1 - 40	1 <sup>Ⓞ</sup> , 2, 5, 6 <sup>Ⓞ</sup>	80.7 - 81.3	60.4 - 60.9	\$1,603,200	\$2,348,300
		3, 4, 7 <sup>Ⓞ</sup> , 8 <sup>Ⓞ</sup>	62.9 - 63.5	47.0 - 47.5	\$1,257,900	\$1,779,100
F	5 - 41	1, 2, 5 <sup>Ⓞ</sup> , 6	72.0	47.9	\$1,371,600	\$1,778,700
	6 - 41	3, 4	92.6	61.6	\$1,894,200	\$2,263,800

Ⓞ D座及E座1及8室為6-40樓單位，E座6及7室為5-40樓單位，F座5室為6-41樓單位

Flats 1 & 8 of Blocks D & E are from 6-40/Floor, Flats 6 & 7 of Block E are from 5-40/Floor, Flat 5 of Block F is from 6-41/Floor

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## 整幢出售大廈的單位

FLATS IN ENTIRE BLOCK PROJECT

馬鞍山 錦豐苑 (和諧式)

KAM FUNG COURT MA ON SHAN (HARMONY TYPE)

座 BLOCK	樓層 FLOOR	單位 FLAT	建築面積 (平方米) GROSS FLOOR AREA (M <sup>2</sup> )	實用面積 (平方米) SALEABLE AREA (M <sup>2</sup> )	售價 SALE PRICE	
					最低 MINIMUM	最高 MAXIMUM
D	1 - 38	1, 8, 9#, 16	79.3 - 80.5	59.1 - 59.9	\$1,239,200	\$1,812,800
		2, 3, 10, 11	74.8 - 75.5	55.3 - 55.8	\$1,224,600	\$1,713,800
		4, 5, 12, 13	66.3 - 67.3	49.3 - 50.1	\$1,083,900	\$1,522,300
	1 - 38	6, 7, 14, 15	53.4 - 53.9	39.8 - 40.1	\$854,900	\$1,232,900
	19	9				

# 關於 19 樓 9 室面積及售價資料，請參照本表有關欄目

For information on floor area and sale price of Flat 9 on 19/Floor, please refer to the relevant items in this table

## 零散未售單位

SCATTERED UNSOLD FLATS

藍田 鯉安苑 (康和式)

LEI ON COURT LAM TIN (CONCORD TYPE)

座 BLOCK	單位總數 TOTAL NO. OF FLATS	建築面積 (平方米) GROSS FLOOR AREA (M <sup>2</sup> )	實用面積 (平方米) SALEABLE AREA (M <sup>2</sup> )	售價 SALE PRICE	
				最低 MINIMUM	最高 MAXIMUM
A, B, C	382	60.8 - 92.6	47.0 - 61.6	\$1,408,200	\$2,319,000

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回購單位 (註四)

RETURNED FLATS (Note 4)

屋苑 COURT	樓宇設計 BLOCK TYPE	單位總數 TOTAL NO. OF FLATS	建築面積 (平方米) GROSS FLOOR AREA (M <sup>2</sup> )	實用面積 (平方米) SALEABLE AREA (M <sup>2</sup> )	售價 SALE PRICE	
					最低 MINIMUM	最高 MAXIMUM
旺角西 MONGKOK WEST						
海富苑 Hoi Fu Court	和諧式 Harmony	22	26.5 - 80.0	19.6 - 59.0	\$481,600	\$1,809,700
富榮花園 Charming Garden	私人參建居屋 PSPS	133	46.9 - 64.5	40.0 - 55.0	\$1,123,200	\$2,157,500
樂富 LOK FU						
德強苑 Tak Keung Court	新十字型 New Cruciform Block	16	47.0 - 76.3	37.5 - 60.9	\$1,091,900	\$2,353,100
康強苑 Hong Keung Court	和諧式 Harmony	4	53.4 - 75.2	39.6 - 55.8	\$1,128,800	\$1,601,300
藍田 LAM TIN						
鯉安苑 Lei On Court	康和式 Concord	54*	60.8 - 92.6	47.0 - 61.6	\$1,233,900	\$2,329,800
荔枝角 LAI CHI KOK						
荔欣苑 Lai Yan Court	和諧式 Harmony	191*	52.8 - 79.6	39.8 - 59.9	\$1,040,900	\$2,080,100
葵涌 KWAI CHUNG						
寧峰苑 Ning Fung Court	康和式 Concord	103	61.8 - 79.4	47.0 - 60.4	\$1,068,800	\$1,909,200
怡峰苑 Yi Fung Court	新十字型 New Cruciform Block	16	47.1 - 64.7	37.8 - 51.9	\$891,600	\$1,361,600
馬鞍山 MA ON SHAN						
錦豐苑 Kam Fung Court	和諧式 Harmony	14	53.4 - 82.8	40.0 - 60.1	\$991,300	\$1,601,600

\* 包括 1 個前裝修承辦商示範單位

Including 1 former decoration contractor show flat

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回購單位 (註四)

RETURNED FLATS (Note 4)

屋苑 COURT	樓宇設計 BLOCK TYPE	單位總數 TOTAL NO. OF FLATS	建築面積 (平方米) GROSS FLOOR AREA (M <sup>2</sup> )	實用面積 (平方米) SALEABLE AREA (M <sup>2</sup> )	售價 SALE PRICE	
					最低 MINIMUM	最高 MAXIMUM
將軍澳 TSEUNG KWAN O						
和明苑 Wo Ming Court	和諧式 / 康和式 Harmony / Concord	49	53.2 - 80.6	39.6 - 60.0	\$854,500	\$1,609,500
顯明苑 Hin Ming Court	和諧式 Harmony	6	26.5 - 74.7	20.0 - 56.4	\$441,500	\$1,288,100
煜明苑 Yuk Ming Court	和諧式 Harmony	12	55.5 - 83.1	40.4 - 60.5	\$883,400	\$1,515,000
富寧花園 Fu Ning Garden	私人參建居屋 PSPS	3	51.2 - 61.3	46.0 - 55.0	\$864,100	\$1,187,400
安寧花園 On Ning Garden	私人參建居屋 PSPS	3	47.4 - 64.2	40.0 - 54.2	\$959,300	\$1,146,900
寶盈花園 Bauhinia Garden	私人參建居屋 PSPS	2	52.8	45.0	\$1,086,600	\$1,330,600
元朗 YUEN LONG						
鳳庭苑 Fung Ting Court	康和式 Concord	25	61.4 - 79.4	47.4 - 61.4	\$1,043,400	\$1,574,300
筲箕灣 SHAU KEI WAN						
東旭苑 Tung Yuk Court	康和式 Concord	1	77.0	60.4	\$2,409,800	
愛蝶灣 Aldrich Garden	私人參建居屋 PSPS	1	64.4	55.0	\$2,264,700	

## 備註

- 註一：「居屋」及「私人參建居屋」分別為「居者有其屋計劃」及「私人機構參建居屋計劃」的簡稱。
- 註二：所有單位售價以市值百分之七十計算。
- 註三：以上折扣百分比乃根據訂定售價時之市值而釐定。所有單位的售價在銷售期內將維持不變，但由於單位的市值會隨市況的轉變而調整，買家簽訂買賣協議時的實際折扣百分比或會與訂定售價時的折扣百分比不同，而此實際折扣百分比，將會用作日後計算補價。
- 註四：表中列出的回購單位包括少量前裝修承辦商示範單位，這些回購單位及前裝修承辦商示範單位均以「現狀」出售，香港房屋委員會不會為這些單位提供保養期。
- 註五：實用面積是指：就一個有牆壁圍繞的單位而言，該單位的樓面面積由該單位外牆的外部開始量度，如外牆屬分隔兩個相連單位的牆壁，則從牆壁的中部開始量度，並得包括該單位的內部間隔及支柱，但不包括牆外的公用地方；如有任何外牆與公用地方緊貼，則該牆壁的全部厚度亦會計算在內。  
建築面積是單位的實用面積加上根據該單位之實用面積與屋苑內該類型樓宇的總實用面積比例所攤分得出之屋苑樓宇內有關的公用地方的面積之總和。（適用於東濤苑、鯉安苑及錦豐苑，其餘屋苑請參閱《重售單位資料摘要》）  
(1平方米 = 10.764平方呎)
- 註六：本《售價概覽》只供參考，所有資料以《價目表》為準。入選申請人在選擇單位前約一星期，將獲發《價目表》、《售樓說明書》及《重售單位資料摘要》。位於香港房屋委員會客務中心內之居屋銷售小組辦事處於申請期間亦備有《價目表》及上述資料可供參閱，而市民亦可於香港房屋委員會 / 房屋署網站 [www.housingauthority.gov.hk](http://www.housingauthority.gov.hk) 瀏覽該等資料。

## NOTE

- NOTE 1: "HOS" and "PSPS" are respectively the abbreviated terms for "Home Ownership Scheme" and "Private Sector Participation Scheme".
- NOTE 2: Sale prices of all flats are set at a price discount of 30% off the Market Value.
- NOTE 3: The discount rate was set against the Market Value at the time the prices were fixed. The sale prices of all flats will remain unchanged during the sale period, but as the Market Value of a flat may fluctuate according to market conditions, the actual discount rate at the time of the signing of the Sale and Purchase Agreement by the purchaser may therefore be different from that when the prices were fixed. The actual discount rate will be adopted for calculation of premium.
- NOTE 4: Flats listed in the Returned Flats table include a small number of former decoration contractor show flats. Both the returned flats and former decoration contractor show flats are to be sold on "as is" basis and defects liability period will not be provided by the Hong Kong Housing Authority.
- NOTE 5: The Saleable Area refers to: in relation to a flat enclosed by walls, the floor area of such flat measured from the exterior of the enclosing walls of such flat except where such enclosing walls separate two adjoining flats in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such flat; but shall exclude the common parts outside the enclosing walls of such flat provided that if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included.  
The Gross Floor Area is the Saleable Area of the flat plus the relevant apportioned amount of the common areas of the building(s) within the court calculated on a pro rata basis according to the Saleable Area of the flat and the total Saleable Area of the respective block type within the court. (applicable to Tung Tao Court, Lei On Court and Kam Fung Court whereas for other courts, please refer to the Information Brochure)  
(1 M<sup>2</sup> [square metre] = 10.764 square feet)
- NOTE 6: This Price Summary is for reference only and all information should be as specified in the Price List which will be issued to successful applicants about one week before flat selection together with Sales Brochures and the Information Brochure. The Price List and the said brochures are also available for viewing during the application period at the Home Ownership Scheme Sales Unit in the Hong Kong Housing Authority Customer Service Centre and on the Hong Kong Housing Authority / Housing Department Web Site ([www.housingauthority.gov.hk](http://www.housingauthority.gov.hk)).