

Application No.
申請書號碼： SA0076571(8)
Certificate No.
證明書號碼： SC0076365

"Certificate of Availability for Sale"
for Sale of Flats under
Home Ownership Scheme Secondary Market Scheme
under paragraph 4(c) of the Schedule to the Housing Ordinance (Cap.283)

居屋第二市場計劃
「可供出售證明書」
根據房屋條例（第283章）附表第4(c)段發出

Property : FLAT 16, FLOOR 3, BLOCK E, KO CHUN COURT
物業

Date of first assignment⁽¹⁾ : 16/01/1996
首次售出日期⁽¹⁾

Date of the last HOS/PSPS/TPS assignment⁽²⁾ : 16/01/1996
最近一份居者有其屋 / 私人機構參建居屋 / 租者置其屋轉讓契據日期⁽²⁾

Based on our records, we certify that the captioned property be available for sale under paragraph 4(c) of the Schedule to the Housing Ordinance (Cap. 283) as from 01/06/1999, subject to the Premium Liability⁽³⁾ to be assessed based on the information contained in the last HOS/PSPS/TPS assignment, particulars of which are as follows:

現根據本署的記錄，證明上述物業由 01/06/1999 起，可根據房屋條例（第283章）附表第4(c)段的規定出售，惟該物業出售後仍有補價責任⁽³⁾的規限，補價金額將根據該物業最近一份居者有其屋 / 私人機構參建居屋 / 租者置其屋轉讓契據所載以下的資料釐定：

Purchase Price⁽⁴⁾ : \$1,171,100
當時購入價⁽⁴⁾
Initial Market Value⁽⁵⁾ : \$1,838,600
當初市值⁽⁵⁾

Please note this Certificate is not a document that certifies the Vendor's title of the Property.
請注意此證明書並非確認這物業賣方業權的文件。


(Mr. CHOW Kim-sing)
for Director of Housing
房屋署署長
(周儉誠 代行)
Date : 29/05/2019
日期

For Notes, see overleaf
註釋見後頁

- Notes:
- (1) For HOS/TPS flats, the date of first assignment refers to the date of first assignment of a particular flat from the Hong Kong Housing Authority to a purchaser, and in the case of PSPS flats, from the developer to the purchaser nominated by the Hong Kong Housing Authority or from the Hong Kong Housing Authority to a purchaser.
 - (2) The last HOS/PSPS/TPS assignment means the latest assignment under which the property was acquired from the Hong Kong Housing Authority/Developer under the Home Ownership Scheme/Private Sector Participation Scheme/Tenants Purchase Scheme.
 - (3) The amount of premium payable to the Hong Kong Housing Authority to relax the alienation restriction of the captioned property will be assessed upon application. The actual amount to be paid will be based on the "Prevailing Market Value" of the property at the time of payment of premium, as assessed by the Director of Housing and by the following calculation:

$$\text{Premium} = \frac{\text{Prevailing Market Value} \times (\text{Initial Market Value} - \text{Purchase Price})}{\text{Initial Market Value}}$$

- (4) "Purchase Price" as extracted from the last HOS/PSPS/TPS assignment means:
 - (a) where a list price is not specified in the deed of assignment, the consideration stated in the deed of assignment;
 - (b) where a list price is specified in the deed of assignment, the list price (applicable to flats sold on "Immediate Mortgage" term offered from HOS Phase 13B – Phase 16B and to TPS flats).
- (5) "Initial Market Value" means the full market value stated in the last HOS/PSPS/TPS assignment.
- (6) For the avoidance of doubts, this Certificate of Availability for Sale only certifies the date from which the flat is available for sale. It does not in any event certify other matters such as the owner's title to the property. Intending purchaser is strongly advised to seek independent legal advice on these matters and to verify the identity of the vendor.

譯文

註釋： (1) 就「居者有其屋計劃」/「租者置其屋計劃」樓宇而言，首次售出日期指由香港房屋委員會第一次將單位售予購樓人士時所簽訂的轉讓契據的日期；就「私人機構參建居屋計劃」樓宇而言，首次售出日期指由發展商將單位售予香港房屋委員會所指定的人士而簽訂轉讓契據的日期或由香港房屋委員會第一次將單位售予購樓人士的轉讓契據的日期。

(2) 最近一份居者有其屋計劃/私人機構參建居屋計劃/租者置其屋計劃轉讓契據指最近一次由香港房屋委員會/發展商經居者有其屋計劃/私人機構參建居屋計劃/租者置其屋計劃將樓宇售予購樓人士時所簽訂的轉讓契據。

(3) 香港房屋委員會會於收到業主申請時評定解除物業轉讓限制的補價金額，而實際需付金額，則根據物業於補價時的市值，由房屋署署長按下列公式評定：

$$\text{補價} = \frac{\text{補價時市值} \times (\text{當初市值} - \text{當時購入價})}{\text{當初市值}}$$

(4) 當時購入價是取自最近一份居者有其屋計劃/私人機構參建居屋計劃/租者置其屋計劃轉讓契據，並指：

- (a) 若轉讓契據上沒有註明原來定價，則為轉讓契據所載的售價；
- (b) 若轉讓契據上註明原來定價，則為該定價（適用於居屋計劃第十三期乙及十六期乙以「即時按揭」方式出售的樓宇及租者置其屋計劃單位）。

(5) 當初市值指最近一份居者有其屋計劃/私人機構參建居屋計劃/租者置其屋計劃轉讓契據上所載的十足市值。

(6) 此「可供出售證明書」只用作證明業主可在指定日期後在「居屋第二市場計劃」出售其單位，而並非用作證明其他事項，例如物業的業權。準買家必須就該等事項徵詢法律意見並在簽署臨時買賣合約前清楚查核業主的身份。