

Information on Sales Arrangements

銷售安排資料

Name of the Phase: 期數名稱：	Delight Terrace (Phase 2 of Casa Delight) ^ 樂啟軒 (樂啟都匯的第 2 期) ^									
Date of the Sale: 出售日期：	From 18 to 25 February 2025 2025 年 2 月 18 至 25 日									
Time of the Sale: 出售時間：	<u>On 18 February 2025 :</u> From 9:30 a.m. to 12:00 noon <u>From 19 to 25 February 2025 :</u> From 9:30 a.m. to 12:00 noon (Monday to Friday) (except Saturday, Sunday and public holidays) <u>2025 年 2 月 18 日:</u> 上午 9 時 30 分至中午 12 時正 <u>由 2025 年 2 月 19 至 25 日:</u> 上午 9 時 30 分至中午 12 時正 (星期六、星期日及公眾假期除外)									
Place where the sale will take place: 出售地點：	Unit 607-9A, 6/F, Exchange Tower, No. 33 Wang Chiu Road, Kowloon Bay, Hong Kong (the “Sales Centre”) 香港九龍灣宏照道 33 號國際交易中心 6 樓 607-609A 室 (「銷售中心」)									
Number of specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的數目：	700									
Description of the specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的描述: <table border="1" data-bbox="108 1579 1468 1825"> <thead> <tr> <th>Tower 座數</th><th>Floor 樓層</th><th>Flat 單位</th></tr> </thead> <tbody> <tr> <td>Tower 1 第一座</td><td>5/F – 32/F 5 樓 – 32 樓</td><td>A, B, C, D, E, F, G, H, J, K, L, M</td></tr> <tr> <td>Tower 2 第二座</td><td>5/F – 32/F 5 樓 – 32 樓</td><td>A, B, C, D, E, F, G, H, J, K, L, M, N</td></tr> </tbody> </table>		Tower 座數	Floor 樓層	Flat 單位	Tower 1 第一座	5/F – 32/F 5 樓 – 32 樓	A, B, C, D, E, F, G, H, J, K, L, M	Tower 2 第二座	5/F – 32/F 5 樓 – 32 樓	A, B, C, D, E, F, G, H, J, K, L, M, N
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The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the specified residential properties may select the residential property that the person wishes to purchase:

This sales arrangement is only applicable to the Civil Servants' Co-operative Building Society ("CBS") owner-occupiers or his/her family members who are resided in the CBS unit which is affected by Shing Tak Street/Ma Tau Chung Road Development Project ("Affected CBS Unit") (including the owner-occupiers of the Affected CBS Unit in respect of which the land premium has been paid or his/her family members) provided with the non-means-tested rehousing arrangements and accepted the initial acquisition offer and vetted eligible in URA's freezing survey.

The sale exercise under these Information on Sales Arrangements forms part of the sales scheme under the Dedicated Rehousing Estates Subsidised Sale Flats Projects 2024 – Delight Terrace, Phase 2 of Casa Delight (this "Sales Scheme") of the Hong Kong Housing Society ("HKHS").

The application period of this Sales Scheme is from 11 December 2024 to 23 December 2024. The closing time of application is 7:00 p.m. on 23 December 2024. Applicants may submit the duly completed application forms of this Sales Scheme (the "Application Forms") to the HKHS by mail or by dropping in the collection box. For details of the postal address or locations of the collection boxes, please refer to the application guide of this Sales Scheme (the "Application Guide"). (The order of submission of the application will not have any impact on the order of priority for selecting the specified residential properties.)

Upon receipt of the application forms by mail or by dropping in the collection box, HKHS will notify the applicants of their application numbers in writing. The computer ballot will take place at 3/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong on 14 January 2025. A priority number will then be assigned to each applicant by computer balloting and HKHS will inform each applicant his/her priority number in writing. The priority number should be quoted in all correspondence after balloting. The ballot result will be announced after a priority number has been assigned to each applicant and will be made available for public inspection at HKHS Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong) and the Sales Centre (Address: Unit 607-9A, 6/F, Exchange Tower, No. 33 Wang Chiu Road, Kowloon Bay, Hong Kong).

For details of the eligibility criteria, application procedures, flat selection arrangements and other matters relating to this Sales Scheme, please refer to the Application Guide and Application Form of this Sales Scheme.

Priority and Arrangements for Flat Selection

1. HKHS will invite eligible applicants in writing for flat selection in accordance with their priority numbers. Whether an applicant who has been invited for flat selection can successfully purchase a specified residential property shall be subject to his/her final priority order for flat selection and the conditions of sale.
2. Since the flat selection invitation letters will be sent out before the flat selection date, HKHS is unable to guarantee that there will be specified residential properties available for sale by the time the applicants attend the flat selection. If the specified residential properties available for sale have been sold out at the flat selection time of the applicant, the applicant will not be arranged to proceed with flat selection. Please pay attention to the latest sale status.
3. The eligible applicant who has been invited for flat selection and all the family members listed in the application form who are aged 18 or above shall arrive at the Sales Centre and bring along the following documents to complete the statutory declaration / flat selection procedures on the specified date and registration time mentioned in the Invitation Letter for Statutory Declaration / Flat Selection:
 - a. The original Invitation Letter for Statutory Declaration / Flat Selection;
 - b. The original and a photocopy of each Hong Kong Identity Card of the applicant and the family member(s) (if applicable);
 - c. A cashier's order in the sum of HK\$100,000 made payable to "Baker & McKenzie" for payment of the preliminary deposit under the Preliminary Agreement for Sale and Purchase ("PASP"), which is equivalent to 5% of the purchase price; and
 - d. 2 blank personal cheques for paying the balance of the said preliminary deposit.
4. The eligible applicant who has been invited for flat selection and all the family members listed in the Application Form who are aged 18 or above shall make statutory declarations at Sales Centre according to the laws of Hong Kong for

declaring that all the information and documents provided in support of the application are true, correct and accurate. The applicant and the co-owner(s) (if any) must have the mental capacity (if necessary, HKHS may require the person(s) concerned to provide a recent medical proof) to understand the nature and effect of different application documents relating to this Sales Scheme and documents he/she signs. If any of the family member listed in the Application Form who is aged 18 or above but does not have the mental capacity, HKHS may request the relevant person to provide recent medical proof and exercise its discretion depending on his/her condition. After completing the registration and declaration procedures, the applicant will be arranged to select the specified residential properties which are still available at the time of selection in the order of priority. If any person has provided any false or misleading information in his/her application and has successfully purchased a specified residential property under this Sales Scheme, HKHS shall have the right to terminate the sale and purchase transaction and forfeit the deposit paid thereunder. If the specified residential property has already been assigned to the applicant, HKHS shall have the right to recover the specified residential property or demand for the unpaid balance of the specified residential property calculated at full market value.

5. The applicants and all family members listed in the Application Form (if any) must continue to fulfil all eligibility criteria set out in the Application Guide from the time of submission of the Application Form up to the date of signing the preliminary agreement for sale and purchase (“PASP”), failing which their applications will be cancelled and the specified residential properties selected will be recovered. The applicants and the related family members (if any) are required to make a statutory declaration before purchasing the specified residential properties, declaring that all information provided in the Application Form and any reported changes (including but not limited to ownership of domestic property, marital status and family composition) which may have occurred since the date of submission of the Application Form (if applicable) are true and correct.

6. Arrangements for Flat Selection

1-Person Applicant may only purchase one 2-bedroom flat that is available for sale at the time of flat selection, while 2-Person or above Family Applicant may purchase one 2-bedroom or 3-bedroom flat that is available for sale at the time of flat selection. Splitter Applicant (regardless of being 1-Person Applicant or 2-Person or above Family Applicant) may only purchase one 2-bedroom flat. Unless the Splitter Applicant requests to purchase one 3-bedroom flat and this request is approved by Development Bureau/HKHS, the Splitter Applicant may purchase one 2-bedroom flat or 3-bedroom flat, while the Splitter Principal Applicant will then be limited to purchase one 2-bedroom flat only. Under any circumstances, only one 3-bedroom flat can be purchased by each household of a single Affected CBS Unit. The decision of HKHS/Development Bureau in this regard shall be final and conclusive. Please refer to the Application Guide for details.

For the avoidance of doubt,

- a. "2-bedroom flat" referred to above include Flat B, C, D, E, F, G, H, J, K and L in Tower 1 and Flat A, B, C, F, G, H, M and N in Tower 2, and
 - b. "3-bedroom flat" referred to above include Flat A and M in Tower 1 and Flat D, E, J, K and L in Tower 2.
7. If an applicant turns up at the Sales Centre at his/her appointment date and time but fails to purchase a specified residential property while there are specified residential properties available for selection, it will be deemed that the applicant has given up the chance to select and purchase the specified residential property, the applicant will not be given another chance to select and purchase any specified residential properties under the same application.
 8. If an applicant who has selected any one specified residential property at his/her appointment date/time, but for whatever reason is unable or refuse to sign PASP of the selected specified residential property, it will be deemed that the applicant has given up the chance to select and purchase the specified residential property. The specified residential property shall be taken back for selection by other applicants on the next flat selection day according to their order of priority. The applicant concerned will not be given another chance for flat selection.
 9. The applicant must be the owner of the specified residential property purchased. The applicant, however, may choose to share the ownership with one of the family members aged 18 or above listed in the Application Form provided that the ownership is in the form of joint tenancy not inheritable by a third party. This family member is required to attend in person with the applicant at the Sales Centre for signing the PASP and completion of the necessary formalities regarding the purchase of the specified residential property.

Arrangements for Late Arrival

If an applicant and/or his/her family members listed in the Application Form (if applicable) fail to arrive at the Sales Centre at the registration time specified in the Invitation Letter for Statutory Declaration / Flat Selection, the applicant will be considered late. The applicant and/or his/her family members will still be able to select the unit after completion of the registration and making of statutory declaration on the same day. His/Her order of priority of flat selection will be after those applicants who have completed the registration on time. If there are 2 or more applicants being late, their order of priority for flat selection will be determined by their time of completion of registration (instead of their priority number). The applicants must arrive at the Sales Centre with all required documents at or before 11:30 a.m. for registration. If an applicant and/or his/her family members (if applicable) fail to attend the Sales Centre with all required documents at or before 11:30 a.m. on the same date, the applicant will lose his/her eligibility for flat selection under this Sales Scheme.

Change of Appointment Date/Time

If an applicant needs to change his/her appointment date/time (the appointment can only be postponed but cannot be advanced), he/she has to seek the prior approval from HKHS Applications Section in writing. The written request should be delivered to HKHS Applications Section at least one working day before the appointment date mentioned in the Invitation Letter for Statutory Declaration/Flat Selection via fax (Fax No.: 2890 5259) or email (Email: dressfapp@hkhs.com). Due to the change of appointment, the applicant's order of priority for flat selection will be deferred and overtaken by others with lower priority in the queue accordingly. HKHS shall have the absolute discretion to reject any application for postponement without giving any reason therefor. HKHS does not guarantee that there will be available flats for selection after the change of the appointment.

Other Matters

1. If an applicant under this Sales Scheme is eventually proved to be ineligible for this Sales Scheme after signing of the PASP and/or the Agreement for Sale and Purchase ("ASP"), the PASP and/or ASP signed will be cancelled immediately and HKHS shall be entitled to forfeit the deposit paid thereunder.
2. During the flat selection period, any specified residential properties taken back due to cancellation of the PASP will, upon completion of the relevant cancellation procedures by HKHS, be released for selection by applicants on the next flat selection timeslot according to their order of priority.
3. When the ASP of all specified residential properties under this Sales Scheme have been signed, all the remaining applications will be cancelled immediately.
4. For safety and maintenance of order at the Sales Centre, HKHS reserves its absolute right to, in the case where a Typhoon Signal No.8 or above or Black Rainstorm Warning is in effect in Hong Kong or where HKHS considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Centre and / or the vicinity, postpone, extend or modify the date or time of check-in times for applicants and/or selection of specified residential properties and/or the date of sale and/or other procedures to such other date, time, period, deadline or place as HKHS may consider appropriate. Further details on the statutory declaration/flat selection arrangements during the Warning Signal will be annexed to the Invitation Letter for Statutory Declaration / Flat Selection.
5. Arrangement for flat selection shall be subject to the Residential Properties (First-hand Sales) Ordinance and relevant Information on Sales Arrangements to be issued or revised by HKHS from time to time. HKHS reserves all right to decide whether, when and which of the specified residential properties are to be put up for selection under this Sales Scheme. HKHS reserves all right at any time to withdraw any specified residential properties from this Sales Scheme. No objection or claim shall be made by any person against HKHS in relation to the foregoing. In case of any disputes, the decision of HKHS shall be final and conclusive.

將會使用何種方法，決定有意購買該等指明住宅物業的每名人士可揀選其意欲購買的住宅物業的優先次序：

此銷售安排只適用於受盛德街/馬頭涌道重建公務員建屋合作社樓宇發展項目(CBS-1:KC) 影響的公務員建屋合作社單位(下稱「受影響公務員合作社單位」) 的自住業主或其提名家庭成員 (須符合下文第 1 段所載的相關資格要求)，獲「免經濟狀況審查」安置安排 (包括已補地價之受影響公務員合作社單位的自住業主或其家庭成員)，並通過市區重建局(下稱「市建局」) 進行凍結人口調查的資格審核及已接受由市建局提出的首次收購建議。

此銷售安排資料下之銷售屬香港房屋協會(「房協」)「專用安置屋邨資助出售房屋項目 2024」計劃 – 樂啟都匯的第 2 期「樂啟軒」(「本銷售計劃」) 之一部分。

本銷售計劃的申請日期為 2024 年 12 月 11 日至 2024 年 12 月 23 日，截止收表時間為 2024 年 12 月 23 日晚上 7 時正。申請者可選擇將填妥之本銷售計劃的申請表格(「申請表格」) 郵寄或親身遞交至房協。有關郵寄或親身遞交的地點，請參閱本銷售計劃的【申請須知】(「申請須知」)。(申請表的遞交次序不會影響選購指明住宅物業的優先次序。)

房協收到郵寄或親身遞交的申請表後，會以書面形式通知申請人其獲編配的申請編號。電腦抽籤將於 2025 年 1 月 14 日在香港大坑浣紗街 23 號龍濤苑 3 樓進行。在房協以電腦抽籤方式為各申請人編配優先次序號碼後，所有申請人將個別獲書面通知其優先次序號碼，抽籤後的書信往來請註明有關優先次序號碼。抽籤結果將於各申請人獲編配優先次序號碼後張貼於房協申請組(地址: 香港大坑浣紗街 23 號龍濤苑地下) 及銷售中心(地址: 香港九龍灣宏照道 33 號國際交易中心 6 樓 607-609A 室) 供公眾於查閱。

有關本銷售計劃之申請資格、申請詳情、選樓事項及其他事項，請參閱本銷售計劃的【申請須知】及申請表格。

選購單位之優先次序及安排

1. 房協將根據合資格申請人的優先次序號碼發信邀請合資格申請人選購單位。獲邀選購單位的申請人是否有機會選購可供出售的指明住宅物業須視乎其最終的選購單位之優先次序及實際銷售情況。
2. 由於選購單位邀請信須於選樓日期前預早寄出，因此房協不能保證於申請人應邀到來選購單位時仍有指明住宅物業可供選購。倘若申請人選樓時，可供出售的指明住宅物業已售罄，申請人將不獲安排選樓，請留意最新的銷售情況。
3. 獲邀選購單位的合資格申請人及所有名列於申請表內 18 歲或以上的家庭成員(如適用)必須於宣誓/選購單位邀請信內的指定日期及登記時間親身到達銷售中心，並帶備以下文件辦理宣誓/選購單位手續：
 - a. 宣誓/選購單位邀請信正本；
 - b. 申請人及各家庭成員(如適用)的香港身分證正本及副本；
 - c. 一張港幣十萬元正 (HK\$100,000) 的銀行本票，抬頭人為「貝克·麥堅時律師事務所」或「Baker & McKenzie」，以繳付臨時買賣合約下相等於樓價百分之五的臨時訂金；及
 - d. 兩張空白個人支票以支付上述臨時訂金的餘款。
4. 獲邀選購單位的合資格申請人及所有名列於申請表內 18 歲或以上的家庭成員須親身到銷售中心依照香港法例辦理宣誓，聲明所提供的資料及文件均屬真確。申請人及聯名業主(如有) 必須精神上具有行為能力(如有需要，房協可能要求有關人士提供最近的醫生證明文件)，以了解本銷售計劃各項申請文件及其所簽署的文件的性質及法律效力。如個別名列於申請表內 18 歲或以上的家庭成員精神上並不具有行為能力，房協可能要求有關人士提供最近的醫生證明文件並按情況酌情處理。申請人在完成登記及宣誓手續後將獲安排按優先次序號碼選購當時仍可供選購的指明住宅物業。若在申請期間申報任何虛假或失實或具誤導性的資料而購得本銷售計劃的指明住宅物業，房協有權終止相關的買賣交易並沒收已繳付的訂金。若該指明住宅物業的買賣交易已完成，則房協有權收回該指明住宅物業或追討該指明住宅物業按照原來十足市價所未付的差額。

5. 申請人及所有名列於申請表內的家庭成員 (如有) 由遞交申請表時直至簽署臨時買賣協議當日，必須仍然符合本銷售計劃的【申請須知】內所列的所有申請資格，否則有關申請會被取消，已購買的指明住宅物業會被收回。申請人及相關的家庭成員在辦理購買指明住宅物業手續前必須辦理宣誓，聲明他們在申請表內所填報的資料及自提交申請表後申報的任何變更事項(包括但並不限於住宅物業擁有權、婚姻狀況及家庭組合等) (如適用) 均屬真確。
6. 選購單位安排:
一人申請人只可選購當時可供出售的 1 個兩房單位，而二人或以上家庭申請人可選購當時可供出售的 1 個兩房或三房單位。分戶申請人(不論為一人申請人或二人或以上家庭申請人) 只可選購 1 個兩房單位。除非分戶申請人要求選購 1 個三房單位，並已獲得發展局/房協批准，分戶申請人則可選購 1 個兩房單位或三房單位，而分戶主申請人只能選購 1 個兩房單位。在任何情況下，每個受影響公務員合作社單位之家庭只能選購 1 個三房單位。房協/發展局就此相關限制擁有最終決定權。詳情請參閱【申請須知】。
- 為免生疑問：
- a. 上述之「兩房單位」包括第一座B, C, D, E, F, G, H, J, K 及 L 單位及第二座A, B, C, F, G, H, M 及 N 單位；
- b. 上述之「三房單位」包括第一座A 及 M 單位及第二座D, E, J, K 及 L 單位。
7. 當申請人在指定日期及時間前往銷售中心選購住宅物業，在有指明住宅物業可供選購的情況下未有選購任何指明住宅物業，將會被視作放棄選購單位，而該申請人不會在同一申請中獲得另一次選購及購買任何指明住宅物業的機會。
8. 申請人在指定日期及時間選購任何一個指明住宅物業後，但因任何理由下未能或拒絕就該已選購之指明住宅物業簽署臨時買賣合約，申請人將被視作放棄選購及購買任何指明住宅物業的機會。有關之指明住宅物業會被收回，供下一個選樓日的其他申請人按優先次序選購，該申請人不會獲得另一次選購指明住宅物業的機會。
9. 申請人必須成為所購買指明住宅物業的業主。此外，申請人可與名列於申請表內的一名 18 歲或以上的家庭成員以不可由第三者繼承的「聯權共有」方式(俗稱「長命契」) 共同擁有所購買指明住宅物業的業權。該名家庭成員必須親身與申請人一同前往銷售中心簽署臨時買賣協議及辦理相關購買指明住宅物業的手續。

遲到的安排

若申請人及/或其家庭成員(如適用)未能於宣誓/選購單位邀請信內指定的登記時間前往銷售中心，該申請人將被視作遲到，惟仍可在同日完成登記及宣誓手續後選購單位，其選購單位次序會安排在當時已完成登記的申請人之後。如有多於一名遲到之申請人，該等申請人選購單位之次序將按其完成登記之時間（而非其優先次序號碼）先後決定。申請人必須於當日上午11時30分或之前帶同所有所需文件到達銷售中心，方可辦理登記手續。如申請人及/或其家庭成員(如適用)未能在當日上午11時30分或之前帶同所有所需文件前往銷售中心，即該申請人會喪失在本銷售計劃下選購單位資格。

更改選購單位日期／時間的安排

如申請人需要更改指定的選購單位日期/時間（只可延後，不可提前），必須於宣誓/選購單位邀請信內指定日期及登記時間前最少一個工作天提出及以書面形式經傳真（傳真號碼：2890 5259）或電郵（電郵地址：dressfapp@hkhs.com）送達房協申請組並得到批准後才作實，而其原本的選購單位次序會由優先次序號碼較後者補上。房協有絕對酌情權拒絕任何更改選購單位日期/時間的申請，而毋須作出解釋。房協並不保證申請人在更改選購單位日期/時間後，仍有剩餘單位可供選購。

其他事項

1. 如本銷售計劃單位的申請人，在簽署臨時買賣協議及/或正式買賣協議後，最終被證實不符合申請資格，已簽署的臨時買賣協議及/或正式買賣協議會被即時撤銷，房協並有權沒收已繳付的訂金。

2. 在選樓期間，因臨時買賣協議撤銷而收回的指明住宅物業，會於房協辦妥撤銷手續後的下一個選樓時段，供當天正在進行選樓的申請人按優先次序選購。
3. 當本銷售計劃所有指明住宅物業的正式買賣協議均簽署後，所有餘下的申請將即時被取消。
4. 為保障安全及維持銷售中心秩序，房協保留絕對權力當八號或更高風球訊號或黑色暴雨警告在香港生效或房協認為出現任何影響或可能影響銷售中心及 / 或附近之安全、秩序或公共衛生之事件或情況時，延後、延長或改動本銷售計劃的出售日期及/或時間。就有關警告信號下之宣誓/選購單位安排的詳情將隨宣誓 / 選購單位邀請信附上。
5. 選購單位安排受《一手住宅物業銷售條例》規限，以房協不時發出或修改的相關銷售安排資料為準。房協保留一切權利決定指明住宅物業是否、何時及其中哪些指明住宅物業可於本銷售計劃下供選購。房協保留一切權利於任何時間從本銷售計劃中撤回當中的任何指明住宅物業。任何人不得就上述事宜向房協提出任何反對或申索。如有爭議，房協的決定為最終決定。

The method to be used, where 2 or more persons are interested in purchasing a particular specified residential property, to determine the order of priority in which each of those persons may proceed with the purchase:

在有兩人或多於兩人有意購買同一個指明住宅物業的情況下，將會使用何種方法決定每名該等人士可購買該物業的優先次序：

Please refer to the above method.

請參照上述方法。

In case of any dispute, the Vendor reserves its right to allocate any specified residential properties to any interested person by any method (including balloting).

如有任何爭議，賣方保留最終決定權以任何方式（包括抽籤）自行分配任何指明住宅物業予任何有意欲購買的人士。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:

載有上述銷售安排的資料的文件印本於下列地點可供公眾免費領取：

“Delight Terrace” Sales Centre, Unit 607-9A, 6/F, Exchange Tower, No. 33 Wang Chiu Road, Kowloon Bay, Hong Kong
「樂啟軒」銷售中心，香港九龍灣宏照道 33 號國際交易中心 6 樓 607-609A 室

HS Centre, No.5 Lok Yip Road, Fanling, New Territories
房協中心，新界粉嶺樂業路 5 號

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^ The two multi-unit buildings in the Phase, namely Tower 1 and Tower 2 of Delight Terrace, are also referred to as “Tower 4” and “Tower 5” in the latest approved building plans of the Phase respectively.

期數中的 2 幢多單位建築物(即樂啟軒第一座及第二座)，於期數的最新經批准圖則中分別標注為第 4 座(Tower 4) 及第 5 座(Tower 5)。