

**THE HONG KONG HOUSING AUTHORITY**

**Memorandum for the Home Ownership Committee**

**Home Ownership Scheme and Private Sector Participation Scheme Flats**

**Selling Prices of Resale Flats in Phase 21A**

In Phase 21A, a total of 1,335 Home Ownership Scheme and Private Sector Participation Scheme flats have been offered for resale. Among them, 855 flats were previously bought back by the Housing Authority and 477 flats were available due to the purchasers having rescinded their agreements. Three flats which were previously used as show flats during the intake period were also released for sale in this phase.

2. By close of sale on 16 December 1999, 108 bought back flats were left unsold. These flats will be arranged for sale in Phase 21B.
3. The selling prices of these flats are fixed in line with the price level in the sales projects of Phase 21A approved by Members on 29 July 1999. The range of selling prices of these flats is summarized in the [Annex](#).
4. This paper is issued for Members' information.

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**Summary of Selling Prices of Resale Flats-Phase 21A**

<u>No.</u>	<u>District</u> <u>Development</u>	<u>No. of</u> <u>Flats</u>	<u>Gross Floor Area</u> <u>(m<sup>2</sup>)</u>		<u>Saleable Area</u> <u>(m<sup>2</sup>)</u>		<u>Resale Price</u> <u>(\$)</u>	
<u>Hong Kong</u>								
1	Cheerful Garden	11	48.4	- 66.5	40.0	- 55.0	886,900	- 1,309,200
2	Fullview Garden	14	47.8	- 65.7	40.0	- 55.0	828,700	- 1,254,000
3	Hang Tsui Court	1		64.6		51.9		1,226,200
4	Harmony Garden	8	46.8	- 64.4	40.0	- 55.0	866,100	- 1,359,200
5	Hiu Tsui Court	7	47.8	- 76.8	37.3	- 59.9	748,900	- 1,275,800
6	Hung Fuk Court	3		46.9		37.8		892,500 - 944,500
7	Ka Lung Court	4		47.8		37.3		830,300 - 916,600
8	Kai Tsui Court	15	55.1	- 82.1	40.2	- 59.9	795,500	- 1,278,900
9	King Tsui Court	2	46.3	- 50.7	34.7	- 38.0	657,300	- 677,800
10	Lok Hin Terrace	5	48.5	- 64.3	39.6	- 52.4	902,800	- 1,277,500
11	Lung Yan Court	1		72.9		49.7		936,700
12	Ocean Court	5	48.7	- 66.9	40.0	- 55.0	896,100	- 1,537,500
13	Tung Chun Court	7	55.1	- 82.6	40.2	- 60.3	1,011,500	- 1,456,800
14	Tung Lam Court	1		26.6		20.0		413,600
15	Tung Shing Court	2	47.6	- 65.4	37.8	- 51.9	1,077,000	- 1,458,200
16	Tung Yan Court	1		53.5		39.6		928,700
17	Yuet Chui Court	22	47.2	- 74.8	37.8	- 59.9	857,800	- 1,704,000
		<b>109</b>						
<u>Kowloon</u>								
18	Charming Garden	25	46.9	- 64.5	40.0	- 55.0	1,163,600	- 1,914,100
19	Fu Keung Court	1		68.7		53.6		1,320,500
20	Fung Chuen Court	8	46.2	- 66.8	34.9	- 50.5	729,100	- 1,164,400
21	Fung Lai Court	2	47.5	- 65.2	37.8	- 51.9	917,000	- 1,361,200
22	Grand View Garden	25	46.1	- 63.6	39.4	- 54.3	926,100	- 1,442,000
23	Hiu Lai Court	37	55.1	- 82.8	40.0	- 60.1	859,000	- 1,388,700
24	Hong Keung Court	7	53.4	- 74.8	39.6	- 55.5	946,200	- 1,608,800
25	Hong Nga Court	7	55.1	- 69.5	40.2	- 50.7	915,100	- 1,136,000
26	Hong Pak Court	27	47.8	- 76.8	37.3	- 59.9	744,000	- 1,549,900
27	Hong Shui Court	1		64.4		51.9		1,362,500
28	Hong Ying Court	13	54.2	- 59.3	41.2	- 45.1	756,600	- 981,800
29	Ka Keung Court	4	46.5	- 64.2	37.8	- 51.9	972,800	- 1,451,400
30	King Lai Court	6	47.8	- 66.1	37.3	- 51.5	718,800	- 1,151,200
31	Ko Chun Court	3	54.0	- 75.6	39.4	- 55.2	845,000	- 1,147,400
32	Kwun Fai Court	4	51.7	- 52.3	26.7	- 27.0	543,500	- 550,300
33	Pang Ching Court	8	46.6	- 59.7	35.4	- 45.4	670,400	- 991,800
34	Po Pui Court	3	47.8	- 76.8	37.3	- 59.9	815,600	- 1,538,700
35	Tin Wang Court	2		48.4		37.3		840,000 - 843,900
36	Tsui Chuk Garden	74	44.6	- 61.4	40.0	- 55.0	776,700	- 1,281,100
37	Tsz Oi Court	17	46.7	- 79.3	37.3	- 60.4	858,400	- 1,801,500
38	Tsz On Court	3	55.1	- 69.5	40.2	- 50.7	908,700	- 1,051,700
39	Yee Ching Court	2	55.8	- 77.1	40.2	- 55.5	753,400	- 1,165,200
40	Ying Fuk Court	2	64.6	- 74.6	51.9	- 59.9	1,406,800	- 1,580,400
		<b>281</b>						
<u>Tseung Kwan O</u>								
41	Beverly Garden	6	46.8	- 64.3	40.0	- 55.0	808,800	- 1,111,800
42	Chung Ming Court	4	47.8	- 66.0	37.3	- 51.5	736,200	- 1,002,600
43	Fu Ning Court	43	46.8	- 61.3	42.0	- 55.0	623,100	- 990,300
44	Hin Ming Court	1		53.6		40.5		742,100
45	Ho Ming Court	5	46.6	- 64.9	35.4	- 49.3	522,200	- 722,800
46	Hong Sing Garden	12	46.5	- 61.0	41.9	- 55.0	640,100	- 891,000
47	Kwong Ming Court	4	65.8	- 78.7	49.2	- 58.9	937,700	- 1,148,900
48	On Ning Garden	122	47.4	- 64.2	40.0	- 54.2	528,100	- 860,400
49	Tong Ming Court	11	53.0	- 80.3	39.6	- 60.0	732,300	- 1,067,100
50	Wo Ming Court	234	53.2	- 80.6	39.6	- 60.0	712,000	- 1,263,100
51	Yan Ming Court	10	47.8	- 76.8	37.3	- 59.9	651,900	- 1,103,000
52	Ying Ming Court	8	47.7	- 66.0	37.3	- 51.5	623,700	- 970,400
53	Yu Ming Court	6	53.6	- 76.7	40.2	- 56.0	652,200	- 1,012,600
54	Yuk Ming Court	12	55.5	- 77.9	40.4	- 56.7	827,500	- 1,204,500
		<b>478</b>						

**Summary of Selling Prices of Resale Flats-Phase 21A**

<u>No.</u>	<u>District</u> <u>Development</u>	<u>No. of</u> <u>Flats</u>	<u>Gross Floor Area</u> <u>(m<sup>2</sup>)</u>		<u>Saleable Area</u> <u>(m<sup>2</sup>)</u>		<u>Resale Price</u> <u>(\$)</u>	
<u>Shatin</u>								
55	Carado Garden	11	44.8	- 62.8	39.8	- 55.8	611,900	- 1,017,000
56	Grandway Garden	2	44.7	- 61.2	39.9	- 54.7	857,700	- 1,020,500
57	Hong Lam Court	6	47.8	- 66.1	37.3	- 51.5	598,500	- 708,000
58	Kwong Lam Court	4	46.2	- 49.7	34.9	- 37.5	557,600	- 599,800
59	Mei Chung Court	10	48.0	- 77.1	37.3	- 59.9	761,400	- 1,339,700
		<b>33</b>						
<u>Ma On Shan</u>								
60	Chevalier Garden	15	45.0	- 63.0	39.9	- 55.9	565,500	- 897,900
61	Fu Fai Court	4	49.2	- 65.2	40.0	- 53.0	716,400	- 831,800
62	Kam Fung Court	20	53.8	- 82.8	40.0	- 60.1	783,200	- 1,245,600
63	Kam Hay Court	1		66.1		51.5	674,500	
64	Kam Lung Court	13	47.8	- 76.8	37.3	- 59.9	576,200	- 1,046,900
65	Kam Tai Court	25	61.6	- 79.2	47.0	- 60.4	1,037,900	- 1,680,500
66	Kam Ying Court	17	47.8	- 76.8	37.3	- 59.9	546,200	- 933,200
67	Saddle Ridge Garden	10	46.7	- 63.3	40.0	- 54.2	659,200	- 956,200
		<b>105</b>						
<u>Tai Po</u>								
68	Chung Nga Court	11	46.5	- 59.3	34.9	- 45.1	502,300	- 645,600
69	Elegance Garden	2	47.8	- 65.7	40.0	- 55.0	879,600	- 1,194,800
70	King Nga Court	3	47.8	- 66.0	37.3	- 51.5	700,300	- 967,700
71	Po Nga Court	37	46.6	- 64.9	35.4	- 49.3	498,300	- 827,900
72	Tak Nga Court	6	46.6	- 59.7	35.2	- 45.4	525,700	- 791,100
73	Yat Nga Court	9	46.3	- 67.3	34.7	- 50.5	593,300	- 832,200
74	Yee Nga Court	3	47.8	- 66.0	37.3	- 51.5	724,600	- 950,400
		<b>71</b>						
<u>Fanling</u>								
75	Cheong Shing Court	26	61.8	- 79.3	47.0	- 60.4	778,500	- 1,207,900
76	Ka Shing Court	9	55.8	- 77.1	40.7	- 56.3	671,700	- 955,000
77	King Shing Court	6	55.3	- 77.1	40.4	- 56.3	709,000	- 1,008,200
78	Wing Fai Court	6	46.6	- 63.9	38.9	- 53.3	647,300	- 915,900
79	Wing Fok Court	6	48.1	- 66.2	40.0	- 55.0	649,800	- 908,100
80	Yan Shing Court	13	47.8	- 76.8	37.3	- 59.9	616,000	- 1,198,000
		<b>66</b>						
<u>Sheung Shui</u>								
81	On Shing Court	12	46.3	- 73.4	34.9	- 55.3	437,800	- 788,600
82	Sunningdale Garden	1		49.1		39.8	744,900	
83	Tsui Lai Garden	7	45.0	- 62.2	39.7	- 54.9	560,300	- 838,500
		<b>20</b>						
<u>Kwai Chung</u>								
84	Kwai Chun Court	9	47.8	- 76.8	37.3	- 59.9	861,300	- 1,489,200
85	Kwai Hong Court	3	53.9	- 61.8	45.1	- 51.7	924,300	- 1,058,800
86	Kwai Yin Court	2	47.8	- 66.0	37.3	- 51.5	847,800	- 1,188,700
87	Yi Fung Court	105	47.1	- 74.8	37.8	- 59.9	711,100	- 1,428,400
88	Yin Lai Court	2		57.0		45.8	876,700	- 882,600
		<b>121</b>						
<u>Tsing Yi</u>								
89	Ching Wang Court	1		63.8		47.0	1,109,300	
		<b>1</b>						
<u>Tuen Mun</u>								
90	Affluence Garden	9	44.8	- 61.5	40.2	- 55.1	456,500	- 608,100
91	Glorious Garden	3	46.9	- 64.4	40.0	- 55.0	583,400	- 851,200
92	Lung Mun Oasis	4	47.0	- 64.6	40.0	- 55.0	666,400	- 917,300
93	San Wai Court	7	47.8	- 66.1	37.3	- 51.5	365,800	- 542,000
94	Siu Kwai Court	7	46.5	- 54.9	34.9	- 41.5	372,500	- 467,900

**Summary of Selling Prices of Resale Flats-Phase 21A**

<u>No.</u>	<u>District</u> <u>Development</u>	<u>No. of</u> <u>Flats</u>	<u>Gross Floor Area</u> <u>(m<sup>2</sup>)</u>			<u>Saleable Area</u> <u>(m<sup>2</sup>)</u>			<u>Resale Price</u> <u>(\$)</u>	
95	Siu Lun Court	2	66.0			51.5			765,600 - 803,000	
96	Siu Lung Court	1	54.6			41.2			414,200	
97	Siu Pong Court	3	45.9	-	47.3	34.8	-	35.8	340,800 - 383,800	
98	Tsui Ning Garden	7	47.6	-	65.4	40.0	-	55.0	572,800 - 874,400	
99	Yuet Wu Villa	4	48.1	-	66.1	40.0	-	55.0	602,000 - 855,900	
		<b>47</b>								
	<u>Tung Chung</u>									
100	Yu Tung Court	2	65.6	-	79.1	49.2	-	59.4	854,500 - 1,025,500	
		<b>2</b>								
	<u>Island</u>									
101	Peng Lai Court	1	71.7			49.8			607,100	
		<b>1</b>								
	<b>Total</b>	<b>1335</b>								