



**HONG KONG
HOUSING SOCIETY**
香港房屋協會

Press Release

2 March 2010

Housing Society Launches The Pinnacle in Tseung Kwan O for Sale

The Hong Kong Housing Society (Housing Society) announced the sale of 464 Sandwich Class Housing Scheme (SCHS) units at The Pinnacle in Tseung Kwan O. Application is open from 3 to 22 March.

The Pinnacle is conveniently located near MTR Po Lam Station with a delightful environment and practical layout design. The units available for sale are located in Block 2 to 4 with size ranging from 568 to 827 sq ft, of which 378 and 86 units are of three-bedroom and two-bedroom layout respectively. Sale prices range from \$1,300,000 to \$2,800,000 at an average of about \$3,000 psf.

To be eligible for application, family applicants should have a monthly household income between \$23,001 and \$39,000 with an asset not exceeding \$1,200,000 and no prior ownership of any residential property in Hong Kong within two years preceding the application period. Public housing tenants are eligible to apply without income and asset restrictions. Single persons with less than a monthly income of \$19,500 and an asset of \$600,000 may also apply for this batch of SCHS units. The Housing Society will provide guarantee for buyers to obtain mortgage up to 90% of the property price from banks and other recognised financial institutions.

Mr Daniel Lau, General Manager (Property Development) of the Housing Society said, "In setting the prices for the flats, we mainly take into consideration the recent transactions of The Pinnacle on the secondary market and the affordability of the eligible applicants, with also reference to the private property market. The discount rate is 23%."

These unsold SCHS flats have been regularly maintained and comprehensive inspection and repair works were conducted to ensure their conditions are satisfactory. Besides, a one-year defect liability period will be offered to buyers after the completion of the Assignment.

On-site show flats will be open for visit daily from 10:00 am to 6:00 pm during the application period.

Relevant property information and application form are available on the website of the Housing Society (www.hkhs.com). Members of the public may call the SCHS sales hotline at 28943222 for enquiries.

(Encl: Property information)

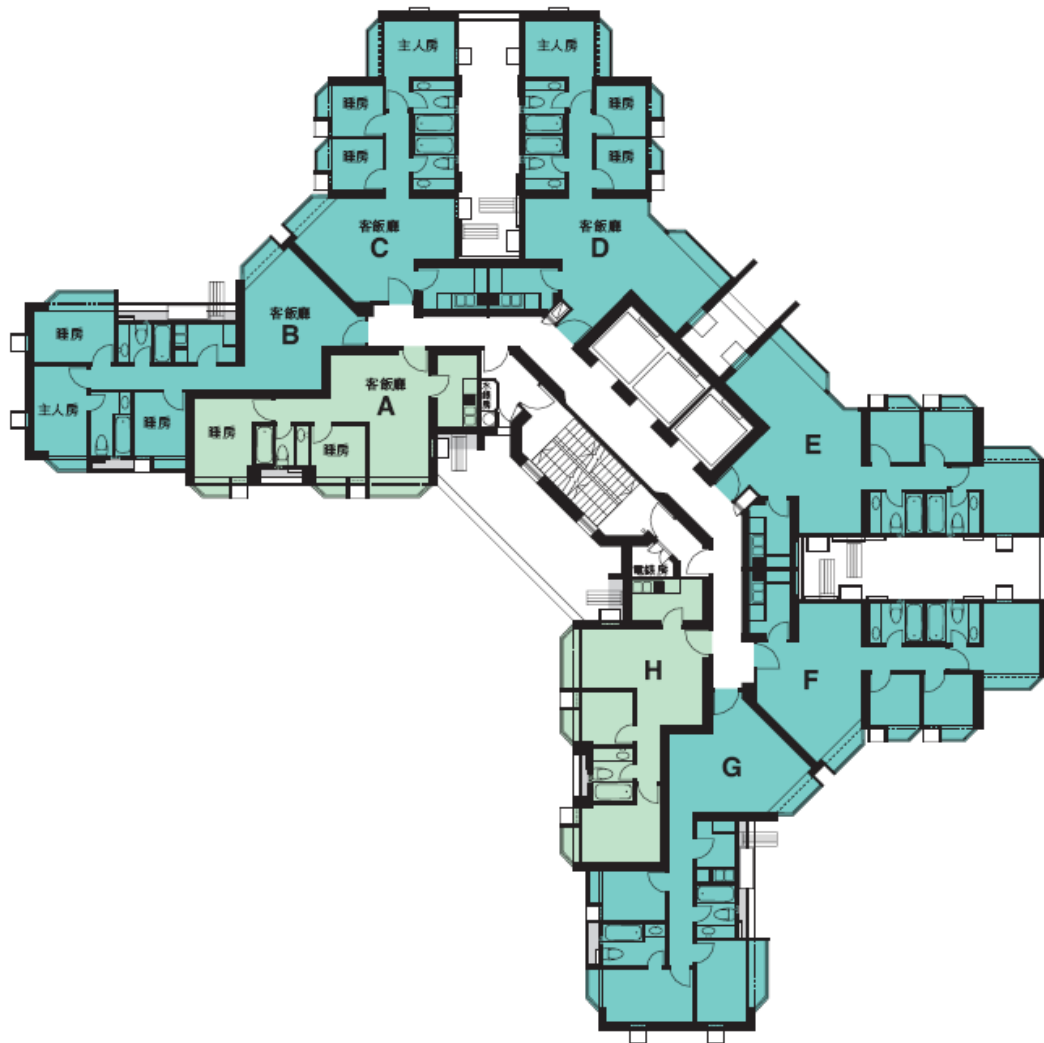
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The Pinnacle – Property Information

Address	8 Wan Hang Road, Tseung Kwan O	
Lot No	Tseung Kwan O Town Lot No 37	
Year of Completion	1998	
No of Residential Tower	4	
No of Storey	Blocks 1 & 4: 45 storeys (Residential) Blocks 2 & 3: 44 storeys (Residential)	
No of Flats per Floor	8	
Total No of Flats	1,424	
Total No of Remaining Unsold Flats	645	
Flat Mix of the Units for Sale • GFA (ft ²) • No of Units	2-bedroom	3-bedroom
	568 – 601	710 – 827
	86	378
Recreational Facilities	Podium Garden, Children Play Area, Games Room, Aerobic Dancing Room and Gymnasium	
No of Car Parking Spaces	476	

疊翠軒 – 第二及三座平面圖

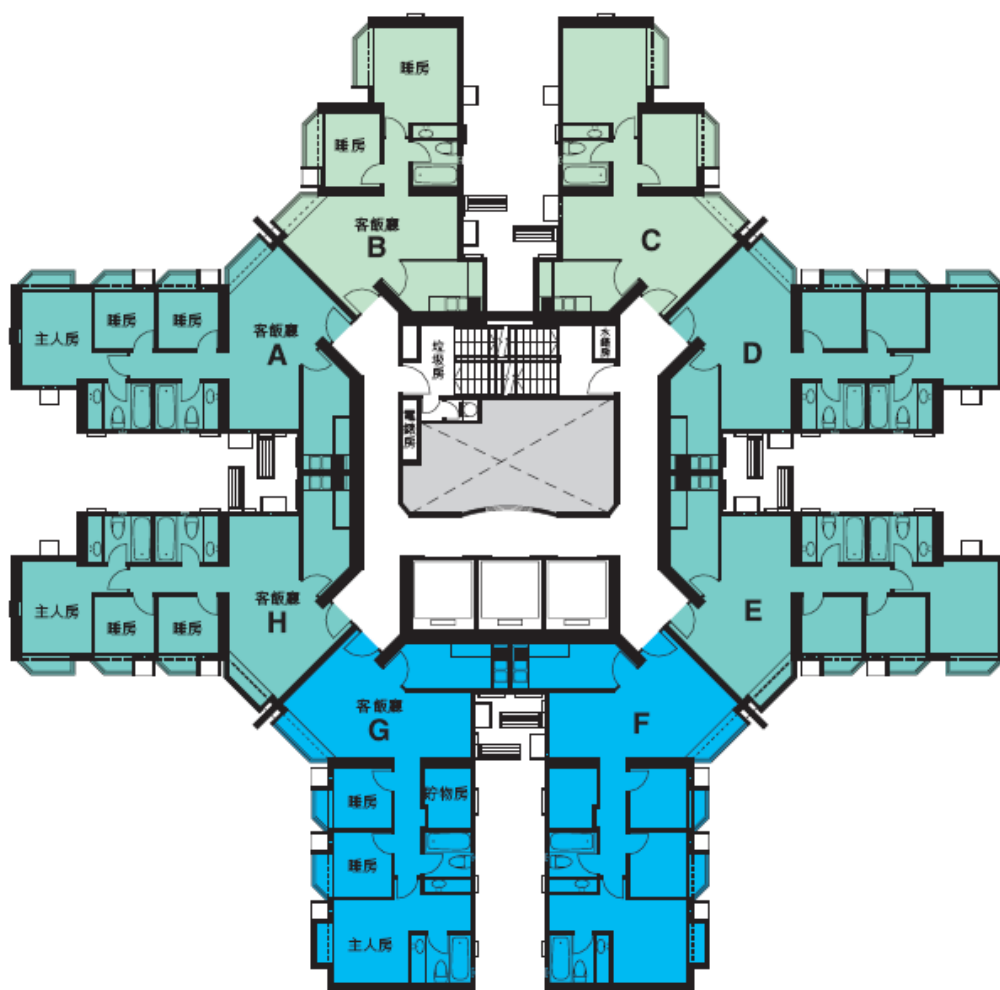
The Pinnacle – Blocks 2 and 3 Floor Plan



	單位面積 Flat Size Range
	建築面積 (平方呎) GFA (ft ²)
2 房單位 2-Bedroom	568
3 房單位 3-Bedroom	710 – 819

疊翠軒 – 第四座平面圖

The Pinnacle – Block 4 Floor Plan



	單位面積 Flat Size Range
	建築面積 (平方呎) GFA (ft ²)
2 房單位 2-Bedroom	601
3 房單位 3-Bedroom	743 – 827

疊翠軒 – 示範單位圖片說明

The Pinnacle – Photo captions of show flat

1. 客廳 Living Room



2. 飯廳 Dining Room



3. 主人套房 Master Bedroom

