

## 何謂「預計關鍵日期」？ “E” for “Estimated material date”



一手住宅發展項目的預計關鍵日期是指住宅項目遵照經批准的建築圖則的預計完成日期，或預計符合批地文件內條件的日期。

倘若樓盤尚未落成，或已落成但尚待地政總署署長發出合格證明書或轉讓同意，售樓說明書內的「發展項目的資料」便會列出「預計關鍵日期」。

持牌人及一手住宅物業的買家應注意，預計關鍵日期可能會由於認可人士因工人罷工或封閉工地、暴動或內亂、不可抗力或天災等原因而批准發展商將原定的預計關鍵日期延後。此外，持牌人及買家不應把預計關鍵日期視為收樓日期。買家同時應預留足夠時間以避免出現交接的「空窗期」（即倘若需如期遷出舊單位時，仍未可入住新單位）。

Estimated material date of a first-hand residential development refers to the estimated date on which the development is completed in compliance with the approved building plans or the estimated date on which the conditions of the land grant are complied with.

If a development is an uncompleted development or is a completed development pending a certificate of compliance or a consent to assign issued by the Director of Lands, the sales brochure must state the “estimated material date” in the “Information on the development” section.

Licensees and purchasers of first-hand residential properties should note that the estimated material date may change due to the granting of an extension of time for completion of the development by the Authorised Person because of strike or lock-out of workmen; riots or civil commotion; force majeure or Act of God etc. Licensees and purchasers should not perceive the estimated material date to be the handover date of a property. Purchasers are also advised to reserve enough time to avoid a “window period” during which the purchaser may have moved out from the existing residence while the new property is not yet ready to occupy.