

### 何謂「可供出售證明書」？

### “CERTIFICATE OF AVAILABILITY FOR SALE”



「可供出售證明書」是指由房屋委員會（「房委會」）發給居者有其屋（「居屋」）計劃或租者置其屋計劃（「租置計劃」）單位業主的文件，准許他們在居屋第二市場出售其單位而毋須向房委會繳付補價。

根據《房屋條例》，居屋及租置計劃的單位均設有轉售限制。單位由首次售出日起計第三年起，業主可把單位在居屋第二市場轉售。

持牌人在處理居屋第二市場轉售的單位的交易前，應提醒客戶須向房屋署的租約事務管理處遞交所有必須的文件及取得「可供出售證明書」，方可在居屋第二市場放售其單位。持牌人亦應不時瀏覽房委會的網頁，以獲取最新資訊。

A “Certificate of Availability for Sale” is a document issued by the Housing Authority (“HA”) to the flat owners of the Home Ownership Scheme (“HOS”) or the Tenants Purchase Scheme (“TPS”) who would like to sell their flats in the HOS Secondary Market without payment of a premium to the HA.

Under the Housing Ordinance, flats under the HOS and TPS have alienation restrictions. Owners may sell their flats in the HOS Secondary Market from the third years onwards from the date of first assignment.

Before handling the sale of any flats under the HOS Secondary Market, licensees should remind their clients to submit the necessary documents to the District Tenancy Management Office of the HA and obtain the “Certificate of Availability for Sale” before listing the property for sale in the Secondary Market. Licensees should also check the website of the HA to retrieve the most updated information from time to time.