

在《專業天地》內，我們會解答持牌人的一些常見提問。  
In *Horizons*, we will answer questions commonly asked by licensees.

**問** 一名於八年前向香港房屋委員會(「房委會」)購入「居者有其屋計劃」(「居屋計劃」)單位的業主打算在公開市場出售其單位。由於他仍未向房委會繳付房屋署署長所評定的補價，請問需要在哪一份文件內訂明出售該單位須於買賣合約日期起計的二十八天內，並在轉讓該單位前向房委會繳付補價？

**答** 答案是該單位的買賣協議。根據《房屋條例》(第283章)附表，居屋計劃單位由首次售出日起計的五年屆滿後，居屋業主可先向房委會繳付補價，然後把單位在公開市場出售、出租或以其他方式轉讓。

在單位由首次售出日起的五年屆滿後，居屋業主可在繳付補價前訂立該單位的買賣協議(包括臨時或正式協議)，但買賣協議必須訂明一項條件，即：房屋署署長所評定的補價，須在完成該單位轉讓契據的簽訂手續前及在買賣協議的日期起計28天(或房屋署署長另外指定的期限)內向房委會繳付。

**Q** An owner of a flat under the Home Ownership Scheme ("HOS") would like to sell his flat in the open market after he purchased it from the Hong Kong Housing Authority ("HA") eight years ago. As the premium as assessed by the Director of Housing ("DH") has yet to be paid to the HA, what document relating to the sale of the flat must state that the owner must pay a premium to the HA before the assignment of the flat and within 28 days of the date of the agreement for sale and purchase?

**A** The answer is the agreement for sale and purchase of that flat. According to the Schedule to the Housing Ordinance (Cap. 283), when the HOS flat exceeds a period of five years from the date of first assignment, the owner can sell, let or assign the flat in the open market subject to payment of a premium to the HA.

Prior to payment of the premium, the owner of the flat which exceeds a period of five years from the date of first assignment can enter into agreement for sale and purchase (including provisional/formal agreement) providing it is a condition of such agreement that the premium as assessed by the DH be paid to the HA prior to the assignment and within 28 days of the date of the agreement for sale and purchase (or within such other period as may be stipulated by the DH).

