

Circular

Circular No. 02-07 (CR)

Lists of Estates under the Housing Authority and the Housing Society

Properties under the Home Ownership Scheme ("HOS"), the Private Sector Participation Scheme ("PSPS") and the Tenant Purchase Scheme ("TPS") of the Hong Kong Housing Authority are subject to alienation restrictions. Under the restrictions, flats shall not be sold or leased out in open market unless a period of 5 years from the date of the first assignment has expired and premium has been paid. However, such flats may be sold without payment of a premium to qualified persons (including public housing tenants and Green Form Certificate holders) under the HOS Secondary Market Scheme upon expiry of 2 years. Properties under the Hong Kong Housing Society's Flat for Sale Scheme ("FFSS") and Sandwich Class Housing Scheme ("SCHS") carry similar alienation restrictions. Practitioners who handle properties under the said Schemes should pay attention to such restrictions and advise their clients accordingly.

Housing Authority (Hotline: 2712 8000)

TPS properties which have reached 2 years are at Schedule 1. HOS/PSPS properties which have reached 5 years and those which have reached 2 years but not 5 years are listed out in Schedule 2.

Housing Society (Hotline: 2882 1717)

The lists of FFSS and SCHS estates are in Schedule 3.

July 2002

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| <p>This Circular should be made available for the information of all staff engaged in estate agency work</p> |
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附表 1 Schedule 1

可供在「居屋第二市場計劃」出售的「租者置其屋計劃」屋邨* (本名單來源為房委會熱線，僅作參考之用)
Tenants Purchase Scheme estates available for sale in the HOS Secondary Market Scheme*
(from the Housing Authority Hotline and for reference only)

| <u>屋邨名稱 Name of Estates</u> | <u>地區 District</u> |
|--|--------------------|
| 華貴邨 Wah Kwai Estate | 香港仔 Aberdeen |
| 翠灣邨 Tsui Wan Estate 峰華邨 Fung Wah Estate | 柴灣 Chai Wan |
| 鳳德邨 Fung Tak Estate 竹園北邨 Chuk Yuen North Estate 黃大仙(下一)邨 Lower Wong Tai Sin Estate | 黃大仙 Wong Tai Sin |
| 李鄭屋邨 Lei Cheng Uk Estate | 深水埗 Sham Shui Po |
| 德田邨 Tak Tin Estate 興田邨 Hing Tin Estate | 藍田 Lam Tin |
| 彩霞邨 Choi Ha Estate | 牛頭角 Ngau Tau Kok |
| 東頭二邨 Tung Tau Estate | 九龍中 Kowloon |
| 翠屏北邨 Tsui Ping Estate North | 秀茂坪 Sau Mau Ping |
| 恆安邨 Heng On Estate 耀安邨 Yiu On Estate | 馬鞍山 Ma On Shan |
| 顯徑邨 Hin Keng Estate | 大圍 Tai Wai |
| 廣源邨 Kwong Yuen Estate 博康邨 Pok Hong Estate | 沙田 Shatin |
| 景林邨 King Lam Estate | 將軍澳 Tseung Kwan O |
| 葵興邨 Kwai Hing Estate | 葵涌 Kwai Chung |
| 長安邨 Cheung On Estate 青衣邨 Tsing Yi Estate | 青衣 Tsing Yi |
| 運頭塘邨 Wan Tau Tong Estate 太和邨 Tai Wo Estate 富亨邨 Fu Heng Estate | 大埔 Tai Po |
| 天平邨 Tin Ping Estate | 上水 Sheung Shui |
| 華明邨 Wah Ming Estate 太平邨 Tai Ping Estate | 粉嶺 Fanling |
| 建生邨 Kin Sang Estate 田景邨 Tin King Estate 良景邨 Leung King Estate | 屯門 Tuen Mun |

* 個別單位可否在「居屋第二市場計劃」出售，須視乎有關單位自「租者置其屋計劃」下的轉讓契日期起計是否已屆滿二年。

* Whether individual flats are available for sale in the HOS Secondary Market Scheme depends on the expiration of 2 years from the date of Assignment of the relevant flats under the Tenants Purchase Scheme.

附表 2 Schedule 2

List of Estates under Hong Kong Housing Authority which have Alienation Restrictions (from the Housing Authority Hotline and for reference only)
 香港房屋委員會轄下有轉讓限制屋苑名單(本名單來源為房委會熱線, 僅作參考之用)

| Estates which have reached 5 years 已滿五年屋苑 (up to 31/3/2002) | | |
|---|---------------------------------|----------|
| District 地區 | Name of Estate 屋苑名稱 | |
| HONG KONG 香港 | | |
| Aberdeen 香港仔 | South Wave Court | 南濤閣 |
| Chai Wan 柴灣 | Yan Tsui Court | 茵翠苑 |
| | Greenwood Terrace | 康翠臺 |
| | Neptune Terrace | 樂翠臺 |
| | Hiu Tsui Court | 曉翠苑 |
| | King Tsui Court | 景翠苑 |
| | Fullview Garden Phase I & II | 富景花園一、二期 |
| | Kai Tsui Court | 佳翠苑 |
| | Cheerful Garden Phase I & II | 富怡花園一、二期 |
| | Lok Hin Terrace | 樂軒臺 |
| Quarry Bay 鯗魚涌 | Kornhill | 康山花園 |
| Ap Lei Chau 鴨脷洲 | Yue On Court | 漁安苑 |
| Kellett Bay 奇力灣 | Ka Lung Court | 嘉隆苑 |
| Stanley 赤柱 | Lung Yan Court | 龍欣苑 |
| Shau Kei Wan 筲箕灣 | Tung Chun Court | 東駿苑 |
| | Tung Hei Court Phase I & II | 東熹苑一、二期 |
| KOWLOON 九龍 | | |
| Ngau Tau Kok 牛頭角 | On Kay Court Phase I & II | 安基苑一、二期 |
| | Lok Nga Court | 樂雅苑 |
| | Chun Wah Court | 振華苑 |
| Hammer Hill 斧山 | King Shan Court Phase I & II | 瓊山苑一、二期 |
| Ngau Chi Wan 牛池灣 | Sun Lai Garden | 新麗花園 |
| | King Lai Court | 瓊麗苑 |
| Kwun Tong 觀塘 | Kai Tai Court | 啟泰苑 |
| | Cheung Wo Court | 祥和苑 |
| | Po Pui Court | 寶珮苑 |
| | Hiu Lai Court Phase I to III | 曉麗苑一至三期 |
| Sham Shui Po 深水埗 | Yee Kok Court Phase II | 怡閣苑二期 |
| | Po Lai Court | 寶麗苑 |
| | Yee Ching Court | 怡靖苑 |
| | Po Hei Court | 寶熙苑 |
| Kowloon Bay 九龍灣 | Richland Gardens | 麗晶花園 |
| Wong Tai Sin 黃大仙 | Tin Ma Court | 天馬苑 |
| Diamond Hill 鑽石山 | Lung Poon Court Phase I to III | 龍蟠苑一至三期 |
| | Fung Chuen Court | 鳳鑽苑 |
| Lam Tin 藍田 | Hong Wah Court | 康華苑 |
| | Hong Ying Court | 康盈苑 |
| | Hong Pak Court | 康柏苑 |
| | Hong Nga Court Phase I & II | 康雅苑一、二期 |
| Chuk Yuen 竹園 | Tsui Chuk Garden Phase I to III | 翠竹花園一至三期 |
| | Pang Ching Court | 鵬程苑 |
| | Tin Wang Court | 天宏苑 |
| Wang Tau Hom 橫頭磡 | Fu Keung Court Phase I to III | 富強苑一至三期 |
| Tsz Wan Shan 慈雲山 | Tsz On Court Phase I | 慈安苑一期 |
| | Tsz Oi Court Phase I & II | 慈愛苑一、二期 |
| Yau Tong 油塘 | Ko Chun Court | 高俊苑 |
| NEW TERRITORIES 新界 | | |
| Tseung Kwan O 將軍澳 | King Ming Court | 景明苑 |
| | Ying Ming Court Phase I & II | 英明苑一、二期 |
| | Hong Sing Garden | 康盛花園 |
| | Yan Ming Court | 欣明苑 |
| | Fu Ning Garden Phase I & II | 富寧花園一、二期 |
| | Ho Ming Court | 浩明苑 |
| | On Ning Garden | 安寧花園 |
| | Chung Ming Court Phase I & II | 頌明苑一、二期 |
| | Yu Ming Court Phase I & II | 裕明苑一、二期 |
| | Yuk Ming Court | 煜明苑 |
| | Hin Ming Court | 顯明苑 |
| Tuen Mun 屯門 | Siu Hong Court Phase I to IV | 兆康苑一至四期 |
| | Siu Shan Court | 兆山苑 |
| | Melody Garden | 美樂花園 |
| | Prime View Garden | 景峰花園 |
| | Siu Hei Court Phase I & II | 兆禧苑一、二期 |

| Estates which have reached 5 years 已滿五年屋苑 (up to 31/3/2002) | | |
|---|---------------------------------|----------|
| District 地區 | Name of Estate 屋苑名稱 | |
| Tuen Mun 屯門 | San Wai Court Phase I & II | 新圍苑一、二期 |
| | Affluence Garden Phase I & II | 澤豐花園一、二期 |
| | Siu Kwai Court | 兆哇苑 |
| | Siu Pong Court | 兆邦苑 |
| | Siu Lung Court | 兆隆苑 |
| | Siu Hin Court | 兆軒苑 |
| | Tsui Ning Garden Phase I & II | 翠寧花園一、二期 |
| | Siu Lun Court Phase I to IV | 兆麟苑一至四期 |
| | Yuet Wu Villa Phase I & II | 悅湖山莊一、二期 |
| Tin Shui Wai 天水圍 | Tin Yau Court Phase I & II | 天祐苑一、二期 |
| | Tin Oi Court Phase I & II | 天愛苑一、二期 |
| Tsing Yi 青衣 | Ching Shing Court | 青盛苑 |
| | Ching Wah Court Phase I & II | 青華苑一、二期 |
| | Ching Tai Court | 青泰苑 |
| | Ching Nga Court | 青雅苑 |
| | Serene Garden | 海悅花園 |
| Kwai Chung 葵涌 | Kwai Hong Court | 葵康苑 |
| | Yin Lai Court | 賢麗苑 |
| | Kwai Yin Court | 葵賢苑 |
| | Kwai Chun Court | 葵俊苑 |
| Sheung Shui 上水 | Tsui Lai Garden Phase I & II | 翠麗花園一、二期 |
| | On Shing Court | 安盛苑 |
| | Sunningdale Garden | 順欣花園 |
| | Yuk Po Court | 旭埔苑 |
| | Choi Po Court Phase I & II | 彩埔苑一、二期 |
| Fanling 粉嶺 | Yan Shing Court Phase I & II | 欣盛苑一、二期 |
| | Wing Fuk Centre | 榮福中心 |
| | Ka Shing Court Phase I & II | 嘉盛苑一、二期 |
| | King Shing Court Phase I to III | 景盛苑一至三期 |
| | Wing Fai Centre | 榮輝中心 |
| Tai Po 大埔 | Wang Fuk Court | 宏福苑 |
| | Tai Po Plaza | 大埔廣場 |
| | Ming Nga Court | 明雅苑 |
| | Sun Hing Garden | 新興花園 |
| | Po Nga Court Phase I & II | 寶雅苑一、二期 |
| | Chung Nga Court | 頌雅苑 |
| | Elegance Garden | 富雅花園 |
| | Yat Nga Court | 逸雅苑 |
| | King Nga Court | 景雅苑 |
| | Tak Nga Court | 德雅苑 |
| | Yee Nga Court | 怡雅苑 |
| Sha Tin 沙田 | Yue Tin Court | 愉田苑 |
| | King Tin Court | 景田苑 |
| | May Shing Court Phase I & II | 美城苑一、二期 |
| | Fung Shing Court | 豐盛苑 |
| | Holford Garden | 海福花園 |
| | Ka Tin Court | 嘉田苑 |
| | Grandway Garden | 富嘉花園 |
| | Kwong Lam Court Phase I & II | 廣林苑一、二期 |
| | Hong Lam Court | 康林苑 |
| | Carado Garden | 雲疊花園 |
| | Mei Chung Court | 美松苑 |
| Ma On Shan 馬鞍山 | Kam On Court | 錦鞍苑 |
| | Chevalier Garden Phase I & II | 富安花園一、二期 |
| | Kam Hay Court | 錦禧苑 |
| | Kam Ying Court Phase I & II | 錦英苑一、二期 |
| | Fu Fai Garden | 富輝花園 |
| | Fok On Garden | 福安花園 |
| | Kam Lung Court Phase I & II | 錦龍苑一、二期 |
| | Saddle Ridge Garden Phase I&II | 富寶花園一、二期 |
| | Kam Fung Court Phase I | 錦豐苑一期 |
| ISLAND 離島 | | |
| Peng Chau 坪洲 | Peng Lai Court | 坪麗苑 |

附表 2 Schedule 2

List of Estates under Hong Kong Housing Authority which have Alienation Restrictions (from the Housing Authority Hotline and for reference only)

香港房屋委員會轄下有轉讓限制屋苑名單(本名單來源為房委會熱線，僅作參考之用)

| Estates which have reached 2 years 已滿兩年屋苑 (up to 31/3/2002) | | |
|---|--------------------------------|----------|
| District 地區 | Name of Estate 屋苑名稱 | |
| HONG KONG 香港 | | |
| Aberdeen 香港仔 | Ocean Court | 逸港居 |
| Tin Wan 田灣 | Hung Fuk Court | 鴻福苑 |
| Chai Wan 柴灣 | Hang Tsui Court | 杏翠苑 |
| | Harmony Garden Phase I & II | 富欣花園一、二期 |
| | Yuet Chui Court | 悅翠苑 |
| Shau Kei Wan 筲箕灣 | Tung Yan Court | 東欣苑 |
| | Tung Lam Court | 東霖苑 |
| KOWLOON 九龍 | | |
| Mong Kok 旺角 | Charming Garden Phase I & II | 富榮花園一、二期 |
| Wang Tau Hom 橫頭磡 | Ka Keung Court Phase I | 嘉強苑一期 |
| | Hong Keung Court | 康強苑 |
| Tsz Wan Shan 慈雲山 | Tsz On Court | 慈安苑 |
| | Tsz Oi Court Phase II | 慈愛苑二期 |
| | Choi Fung Court | 彩峰苑 |
| Diamond Hill 鑽石山 | Fung Lai Court | 鳳麗苑 |
| | Grand View Garden | 宏景花園 |
| Lam Tin 藍田 | Hong Shui Court | 康瑞苑 |
| Ho Man Tin 何文田 | Kwun Fai Court | 冠暉苑 |
| NEW TERRITORIES 新界 | | |
| Tseung Kwan O 將軍澳 | Kwong Ming Court Phase I & II | 廣明苑一、二期 |
| | Po Ming Court | 寶明苑 |
| | Beverly Garden Phase I & II | 富康花園一、二期 |
| | Tong Ming Court | 唐明苑 |
| | Wo Ming Court Phase I & II | 和明苑一、二期 |
| Kwai Chung 葵涌 | Yi Fung Court | 怡峰苑 |
| Ma On Shan 馬鞍山 | Kam Fung Court Phase I & II | 錦豐苑一、二期 |
| Tuen Mun 屯門 | Lung Mun Oasis | 龍門居 |
| | Glorious Garden | 富健花園 |
| Tin Shui Wai 天水圍 | Tin Lai Court | 天麗苑 |
| | Tin Chung Court Phase I to III | 天頌苑一至三期 |
| | Tin Shing Court Phase I to III | 天盛苑一至三期 |
| Fanling 粉嶺 | Cheong Shing Court | 昌盛苑 |
| | Yung Shing Court | 雍盛苑 |
| ISLAND 離島 | | |
| Tung Chung 東涌 | Yu Tung Court | 裕東苑 |
| Tai O 大澳 | Lung Hin Court | 龍軒苑 |

Schedule 3

List of Estates under the Hong Kong Housing Society
(from the Housing Society Hotline and for reference only)

| Flat For Sale Scheme (FFSS) (as at 31.1.2001) | |
|--|---|
| District | Name of Estate |
| HONG KONG | |
| North Point | Healthy Village Phase I Healthy Village Phase II |
| KOWLOON | |
| Hung Hom | Ka Wai Chuen Phase III Ka Wai Chuen Phase IV |
| Sham Shui Po | Cronin Garden |
| Wong Tai Sin | Kai Tak Garden Phase I |
| NEW TERRITORIES | |
| Tsuen Wan | Clague Garden Estate Bo Shek Mansion |
| Tsing Yi | Broadview Garden |
| Tseung Kwan O | Verbena Heights |
| Sai Kung | Lakeside Garden |

(For Restrictions on Alienation See Notes 1 – 2)

| Sandwich Class Housing Scheme (SCHS) (as at 31.8.1999) | |
|---|--------------------------------|
| District | Name of Estate |
| HONG KONG | |
| Ap Lei Chau | Marina Habitat |
| KOWLOON | |
| Ho Man Tin | Cascades |
| Lung Poon Street | Bel Air Heights |
| NEW TERRITORIES | |
| Tsing Yi | Tivoli Garden |
| Ma On Shan | Park Belvedere |
| Tseung Kwan O | Radiant Towers The Pinnacle |
| Kwai Chung | Hibiscus Park Highland Park |
| Sha Tin | Sunshine Grove |

(For Restrictions on Alienation See Notes 3 – 4)

Notes:

1. FFSS flats are subject to 5-year resale restriction. During the restriction period, owners have to first offer the flats to the Housing Society (HS) and, if the HS does not exercise its option to buy back within 28 days, owners may sell in the open market after payment of premium. From the 3rd to the 5th year, there is an alternative channel to sell in the Secondary Market at negotiated price without payment of premium. Only certain category of applicants (e.g., public housing tenants) are allowed to purchase in the Secondary Market.
2. After the 5-year period has expired, owners may sell in the open market after payment of premium without first offering to the HS.
3. SCHS flats are subject to 5-year resale restriction. During the restriction period, owners have to first offer the flats to the HS and, if the HS does not exercise its option to buy back within 28 days, owners may sell in the open market after payment of premium.
4. After the 5-year period has expired, owners may sell in the open market after payment of premium, without first offering to the HS.