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in force

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

This Circular should be made available for the
information of all staff engaged in estate agency work

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)			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		District 地區	Name of Estate 屋苑名稱	
HONG KONG 香港			Tuen Mun 屯門		
Aberdeen 香港仔	South Wave Court	南濤閣		San Wai Court Phase I & II	新圍苑一、二期
Chai Wan 柴灣	Yan Tsui Court	茵翠苑		Affluence Garden Phase I & II	澤豐花園一、二期
	Greenwood Terrace	康翠臺		Siu Kwai Court	兆哇苑
	Neptune Terrace	樂翠臺		Siu Pong Court	兆邦苑
	Hiu Tsui Court	曉翠苑		Siu Lung Court	兆隆苑
	King Tsui Court	景翠苑		Siu Hin Court	兆軒苑
	Fullview Garden Phase I & II	富景花園一、二期		Tsui Ning Garden Phase I & II	翠寧花園一、二期
	Kai Tsui Court	佳翠苑		Siu Lun Court Phase I to IV	兆麟苑一至四期
	Cheerful Garden Phase I & II	富怡花園一、二期	Tin Shui Wai 天水圍	Yuet Wu Villa Phase I & II	悅湖山莊一、二期
	Lok Hin Terrace	樂軒臺		Tin Yau Court Phase I & II	天祐苑一、二期
Quarry Bay 鯗魚涌	Kornhill	康山花園		Tin Oi Court Phase I & II	天愛苑一、二期
Ap Lei Chau 鴨脷洲	Yue On Court	漁安苑	Tsing Yi 青衣	Ching Shing Court	青盛苑
Kellett Bay 奇力灣	Ka Lung Court	嘉隆苑		Ching Wah Court Phase I & II	青華苑一、二期
Stanley 赤柱	Lung Yan Court	龍欣苑		Ching Tai Court	青泰苑
Shau Kei Wan 筲箕灣	Tung Chun Court	東駿苑		Ching Nga Court	青雅苑
	Tung Hei Court Phase I & II	東熹苑一、二期	Kwai Chung 葵涌	Serene Garden	海悅花園
KOWLOON 九龍				Kwai Hong Court	葵康苑
Ngau Tau Kok 牛頭角	On Kay Court Phase I & II	安基苑一、二期		Yin Lai Court	賢麗苑
	Lok Nga Court	樂雅苑		Kwai Yin Court	葵賢苑
	Chun Wah Court	振華苑		Kwai Chun Court	葵俊苑
Hammer Hill 斧山	King Shan Court Phase I & II	瓊山苑一、二期	Sheung Shui 上水	Tsui Lai Garden Phase I & II	翠麗花園一、二期
Ngau Chi Wan 牛池灣	Sun Lai Garden	新麗花園		On Shing Court	安盛苑
	King Lai Court	瓊麗苑		Sunningdale Garden	順欣花園
Kwun Tong 觀塘	Kai Tai Court	啟泰苑		Yuk Po Court	旭埔苑
	Cheung Wo Court	祥和苑	Fanling 粉嶺	Choi Po Court Phase I & II	彩埔苑一、二期
	Po Pui Court	寶珮苑		Yan Shing Court Phase I & II	欣盛苑一、二期
	Hiu Lai Court Phase I to III	曉麗苑一至三期		Wing Fuk Centre	榮福中心
Sham Shui Po 深水埗	Yee Kok Court Phase II	怡閣苑二期		Ka Shing Court Phase I & II	嘉盛苑一、二期
	Po Lai Court	寶麗苑		King Shing Court Phase I to III	景盛苑一至三期
	Yee Ching Court	怡靖苑	Tai Po 大埔	Wing Fai Centre	榮輝中心
	Po Hei Court	寶熙苑		Wang Fuk Court	宏福苑
Kowloon Bay 九龍灣	Richland Gardens	麗晶花園		Tai Po Plaza	大埔廣場
Wong Tai Sin 黃大仙	Tin Ma Court	天馬苑		Ming Nga Court	明雅苑
Diamond Hill 鑽石山	Lung Poon Court Phase I to III	龍蟠苑一至三期		Sun Hing Garden	新興花園
	Fung Chuen Court	鳳鑽苑		Po Nga Court Phase I & II	寶雅苑一、二期
Lam Tin 藍田	Hong Wah Court	康華苑		Chung Nga Court	頌雅苑
	Hong Ying Court	康盈苑		Elegance Garden	富雅花園
	Hong Pak Court	康柏苑		Yat Nga Court	逸雅苑
	Hong Nga Court Phase I & II	康雅苑一、二期		King Nga Court	景雅苑
Chuk Yuen 竹園	Tsui Chuk Garden Phase I to III	翠竹花園一至三期		Tak Nga Court	德雅苑
	Pang Ching Court	鵬程苑	Sha Tin 沙田	Yee Nga Court	怡雅苑
	Tin Wang Court	天宏苑		Yue Tin Court	愉田苑
Wang Tau Hom 橫頭磡	Fu Keung Court Phase I to III	富強苑一至三期		King Tin Court	景田苑
Tsz Wan Shan 慈雲山	Tsz On Court Phase I	慈安苑一期		May Shing Court Phase I & II	美城苑一、二期
	Tsz Oi Court Phase I & II	慈愛苑一、二期		Fung Shing Court	豐盛苑
Yau Tong 油塘	Ko Chun Court	高俊苑		Holford Garden	海福花園
NEW TERRITORIES 新界				Ka Tin Court	嘉田苑
Tseung Kwan O 將軍澳	King Ming Court	景明苑		Grandway Garden	富嘉花園
	Ying Ming Court Phase I & II	英明苑一、二期		Kwong Lam Court Phase I & II	廣林苑一、二期
	Hong Sing Garden	康盛花園		Hong Lam Court	康林苑
	Yan Ming Court	欣明苑		Carado Garden	雲疊花園
	Fu Ning Garden Phase I & II	富寧花園一、二期	Ma On Shan 馬鞍山	Mei Chung Court	美松苑
	Ho Ming Court	浩明苑		Kam On Court	錦鞍苑
	On Ning Garden	安寧花園		Chevalier Garden Phase I & II	富安花園一、二期
	Chung Ming Court Phase I & II	頌明苑一、二期		Kam Hay Court	錦禧苑
	Yu Ming Court Phase I & II	裕明苑一、二期		Kam Ying Court Phase I & II	錦英苑一、二期
	Yuk Ming Court	煜明苑		Fu Fai Garden	富輝花園
	Hin Ming Court	顯明苑		Fok On Garden	福安花園
Tuen Mun 屯門	Siu Hong Court Phase I to IV	兆康苑一至四期		Kam Lung Court Phase I & II	錦龍苑一、二期
	Siu Shan Court	兆山苑		Saddle Ridge Garden Phase I&II	富寶花園一、二期
	Melody Garden	美樂花園		Kam Fung Court Phase I	錦豐苑一期
	Prime View Garden	景峰花園	ISLAND 離島		
	Siu Hei Court Phase I & II	兆禧苑一、二期	Peng Chau 坪洲	Peng Lai Court	坪麗苑

附表 2 Schedule 2

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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.