

## Circular

Circular No. 03-07 (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. 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)

The latest lists of HOS/PSPS properties which have reached 5 years and which have reached 2 years but not 5 years are in Schedule 1. TPS properties which have reached 2 years are in Schedule 2.

#### Hotline of the Housing Society (Hotline: 2882 1717)

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

May 2003

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

附表 1 Schedule 1

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 31/3/2003)			Estates which have reached 5 years 已滿五年屋苑 (up to 31/3/2003)		
District 地區	Name of Estate 屋苑名稱		District 地區	Name of Estate 屋苑名稱	
<b>HONG KONG 香港</b>			<b>Tuen Mun 屯門</b>		
South 港島南	South Wave Court	南濤閣		Siu Hong Court Phase I to IV	兆康苑一至四期
	Hung Fuk Court	鴻福苑		Siu Shan Court	兆山苑
	Yus On Court	漁安苑		Melody Garden	美樂花園
	Ka Lung Court	嘉隆苑		Prime View Garden	景峰花園
	Lung Yan Court	龍欣苑		Siu Hei Court Phase I & II	兆禧苑一、二期
East 港島東	Yan Tsui Court	茵翠苑		San Wai Court Phase I & II	新圍苑一、二期
	Greenwood Terrace	康翠臺		Affluence Garden Phase I & II	澤豐花園一、二期
	Neptune Terrace	樂翠臺		Siu Kwai Court	兆哇苑
	Hiu Tsui Court	曉翠苑		Siu Pong Court	兆邦苑
	King Tsui Court	景翠苑		Siu Lung Court	兆隆苑
	Fullview Garden Phase I & II	富景花園一、二期		Siu Hin Court	兆軒苑
	Kai Tsui Court	佳翠苑		Tsui Ning Garden Phase I & II	翠寧花園一、二期
	Hang Tsui Court	杏翠苑		Siu Lun Court Phase I to IV	兆麟苑一至四期
	Harmony Garden Phase I & II	富欣花園一、二期		Yuet Wu Villa Phase I & II	悅湖山莊一、二期
	Cheerful Garden Phase I & II	富怡花園一、二期	Yuen Long 元朗	Tin Yau Court Phase I & II	天祐苑一、二期
	Lok Hin Terrace	樂軒臺		Tin Oi Court Phase I & II	天愛苑一、二期
	Kornhill	康山花園		Tin Lai Court	天麗苑
	Tung Chun Court	東駿苑	Kwai Chung 葵涌 & Tsing Yi 青衣	Ching Shing Court	青盛苑
	Tung Hei Court Phase I & II	東熹苑一、二期		Ching Wah Court Phase I & II	青華苑一、二期
	Tung Lam Court	東瀾苑		Ching Tai Court	青泰苑
				Ching Nga Court	青雅苑
				Serene Garden	海悅花園
				Kwai Hong Court	葵康苑
				Yin Lai Court	賢麗苑
				Kwai Yin Court	葵賢苑
				Kwai Chun Court	葵俊苑
			North 新界北	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
				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	逸雅苑
				Yat Nga Court	景雅苑
				King Nga Court	德雅苑
				Tak Nga Court	怡雅苑
				Yee Nga Court	愉田苑
				Yue Tin Court	景田苑
			Sha Tin 沙田	King Tin Court	美城苑
				May Shing Court	豐盛苑
				Fung Shing Court	海福花園
				Holford Garden	嘉田苑
				Ka Tin Court	富嘉花園
				Grandway Garden	廣林苑一、二期
				Kwong Lam Court Phase I & II	康林苑
				Hong Lam Court	雲景花園
				Carado Garden	美松苑
				Mei Chung Court	錦鞍苑
				Kam On Court	富安花園一、二期
				Chevalier Garden Phase I & II	錦晴苑
				Kam Hay Court	錦英苑一、二期
				Kam Ying Court Phase I & II	富輝花園
				Fu Fai Garden	福安花園
				Fok On Garden	錦龍苑一、二期
				Kam Lung Court Phase I & II	富寶花園一、二期
				Saddle Ridge Garden I & II	錦豐苑一期、二期
				Kam Fung Court Phase I & II	
			<b>ISLAND RES</b>		
				Peng Lai Court	坪麗苑
				Yu Tung Court	裕東苑
<b>KOWLOON 九龍</b>					
Kwun Tong 觀塘	On Kay Court Phase I & II	安基苑一、二期			
	Lok Nga Court	樂雅苑			
	Chun Wah Court	振華苑			
	Kai Tai Court	啓泰苑			
	Cheung Wo Court	祥和苑			
	Po Pui Court	寶瓏苑			
	Hiu Lai Court Phase I to III	曉麗苑一至三期			
	Richland Gardens	麗晶花園			
	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			
	Ko Chun Court Phase I & II	高俊苑一、二期			
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			
Wong Tai Sin 黃大仙	King Shan Court Phase I & II	瓊山苑一、二期			
	Sun Lai Garden	新麗花園			
	King Lai Court	瓊麗苑			
	Choi Fung Court	彩峰苑			
	Tin Ma Court	天馬苑			
	Lung Poon Court Phase I to III	龍蟠苑一至三期			
	Fung Chuen Court	鳳鑽苑			
	Fung Lai Court	鳳禮苑			
	Tsui Chuk Garden Phase I to III	翠竹花園一至三期			
	Pang Ching Court	騰程苑			
	Tin Wang Court	天宏苑			
	Fu Keung Court Phase I to III	富強苑一至三期			
	Ka Keung Court Phase I	嘉強苑一期			
	Tsz On Court Phase I & II	慈安苑一、二期			
	Tsz Oi Court Phase I & II	慈愛苑一、二期			
<b>NEW TERRACES 新界</b>					
Sai Kung 西貢 & 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			
	Kwong Ming Court Phase I & II	廣明苑一、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			

附表 1 Schedule 1

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 31/3/2003)

District 地區 Name of Estate 屋苑名稱

HONG KONG 香港		
South 港島南	Ocean Court	逸港居
East 港島東	Lung Tak Court	龍德苑
	Yuet Chui Court	悅翠苑
	Tung Yan Court	東欣苑
	Aldrich Garden	愛蝶灣
	Tung Shing Court	東盛苑
	Tung Yuk Court I & II	東旭苑一、二期
KOWLOON 九龍		
TST 油尖旺	Charming Garden Phase I & II	富榮花園一、二期
	Hoi Fu Court	海富苑
Sham Shui Po 深水埗	Hang Chun Court	幸俊苑
Kowloon City 九龍城	Kwun Fai Court	冠輝苑
	Kwun Hei Court	冠熾苑
Wong Tai Sin 黃大仙	Ying Fuk Court	盈福苑
	Ka Keung Court Phase II	嘉強苑二期
	Hong Keung Court	康強苑
	Tak Keung Court	德強苑
	Grand View Garden	宏景花園
	Tsz Oi Court Phase III	慈愛苑三期
	Rhythm Garden	采韻花園
Kwun Tong 觀塘	Hong Shui Court	康瑞苑
NEW TERRITORIES 新界		
Shatin 沙田	Kam Tai Court	錦泰苑
Sai Kung 西貢 &	Kwong Ming Court Phase I	廣明苑一期
Tseung Kwan O 將軍澳	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
	Ching Wang Court	青宏苑
Tsing Yi 青衣	Lung Mun Oasis	龍門居
Tuen Mun 屯門	Glorious Garden	富健花園
Tin Shui Wai 元朗	Tin Chung Court Phase I to III	天鑽苑一至三期
	Tin Shing Court Phase I to III	天盛苑一至三期
	Tin Fu Court Phase I & II	天富苑一、二期
North 新界北	Cheong Shing Court	昌盛苑
	Yung Shing Court	雍盛苑
ISLANDS 離島		
	Lung Hin Court	龍軒苑

附表 2 Schedule 2

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 Central
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.

### Schedule 3

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

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

(For Restrictions on Alienation See Notes 1 – 2)

<i>Sandwich Class Housing Scheme (SCHS)</i> (as at 31.8.1999)	
District	Name of Estate
<b>HONG KONG</b>	
Ap Lei Chau	Marina Habitat
<b>KOWLOON</b>	
Ho Man Tin Lung Poon Street	Cascades Bel Air Heights
<b>NEW TERRITORIES</b>	
Tsing Yi Ma On Shan Tseung Kwan O	Tivoli Garden Park Belvedere 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 3<sup>rd</sup> to the 5<sup>th</sup> 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.