



Circular

Circular No. 00-14 (CR)

November 2000

Prescribed Sources for Restrictions on Leasing

The Hong Kong Housing Authority and the Hong Kong Housing Society are the prescribed sources for Restrictions on Leasing under Item 5 of Part B of the Leasing Information Form (Form 2). Practitioners should have the updated lists of properties with restrictions on leasing available for the purpose of completing Form 2. Such lists may be obtained as follows:

Hong Kong Housing Authority

The Hong Kong Housing Authority's hotline is 2712 8000. Practitioners may dial the hotline and then enter 1-4-7-6 to receive by facsimile the list of estates under the Home Ownership Scheme and the Private Sector Participation Scheme with restrictions on leasing. The said list is also available on the Housing Authority's website (<http://www.info.gov.hk/hd>) and is at Schedule 1.

Hong Kong Housing Society

Practitioners may dial the Hong Kong Housing Society's hotline at 2882 1717 and then enter 1-4-3-4 to receive by facsimile the list of estates under the Flat for Sale Scheme, or enter 1-5-2-9 to receive the list of estates under the Sandwich Class Housing Scheme. The updated lists of the said schemes are at Schedule 2.

This Circular supercedes Circular No. 99-12 (CR).

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

附表一 Schedule 1

List of Estates under Hong Kong Housing Authority which have Restrictions on Alienation (For Ref. Only)

香港房屋委員會轄下有轉讓限制屋苑名單(本名單僅作參考之用)

Estate which have reached 5 years 已滿五年屋苑 (up to 30/6/2000)			Estate which have reached 5 years 已滿五年屋苑 (up to 30/6/2000)		
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		
Chai Wan 柴灣	Yan Tsui Court	茵翠苑		Tsui Ning Garden Phase I & II	翠寧花園一、二期
	Greenwood Terrace	康翠臺		Siu Lun Court Phase I to IV	兆麟苑一至四期
	Neptune Terrace	樂翠臺	Tin Shui Wai 天水圍	Yuet Wu Villa Phase I & II	悅湖山莊一、二期
	Hiu Tsui Court	曉翠苑		Tin Yau Court Phase I & II	天祐苑一、二期
	King Tsui Court	景翠苑	Tsing Yi 青衣	Tin Oi Court Phase I & II	天愛苑一、二期
	Fullview Garden Phase I & II	富景花園一、二期		Ching Shing Court	青盛苑
	Kai Tsui Court	佳翠苑		Ching Wah Court Phase I & II	青華苑一、二期
Quarry Bay 鯉魚涌	Kornhill	康山花園	Lai King 荔景	Ching Tai Court	青泰苑
Ap Lei Chau 鴨脷洲	Yue On Court	漁安苑	Tai Wo Hau 大窩口	Ching Nga Court	青雅苑
	Ka Lung Court	嘉隆苑	Kwai Chung 葵涌	Serene Garden	海悅花園
Stanley 赤柱	Lung Yan Court	龍欣苑	Sheung Shui 上水	Yin Lai Court	賢麗苑
Shau Kei Wan 筲箕灣	Tung Chun Court	東駿苑		Kwai Yin Court	葵賢苑
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		Tsui Lai Garden Phase I & II	翠麗花園一、二期
	Lok Nga Court	樂雅苑		On Shing Court	安盛苑
	Chun Wah Court	振華苑	Shek Wu Hui 石湖墟	Sunningdale Garden	順欣花園
Hammer Hill 斧山	King Shan Court Phase I & II	瓊山苑一、二期		Yuk Po Court	旭埔苑
Ngau Chi Wan 牛池灣	Sun Lai Garden	新麗花園	Fanling 粉嶺	Choi Po Court Phase I & II	彩蒲苑一、二期
	King Lai Court	瓊麗苑		Yan Shing Court Phase I & II	欣盛苑一、二期
Kwun Tong 觀塘	Kai Tai Court	啓泰苑		Wing Fuk Centre	榮福中心
	Cheung Wo Court	祥和苑	Tai Po 大埔	Ka Shing Court	嘉盛苑
Sham Shui Po 深水埗	Yee Kok Court Phase II	怡閣苑二期		Wang Fuk Court	宏福苑
	Po Lai Court	寶麗苑		Tai Po Plaza	大埔廣場
	Yee Ching Court	怡靖苑		Ming Nga Court	明雅苑
	Po Hei Court	寶熙苑		Sun Hing Garden	新興花園
Kowloon Bay 九龍灣	Richland Gardens	麗晶花園		Po Nga Court Phase I & II	寶雅苑一、二期
Wong Tai Sin 黃大仙	Tin Ma Court	天馬苑		Chung Nga Court	頌雅苑
Diamond Hill 鑽石山	Lung Poon Court Phase I to III	龍蟠苑一至三期		Elegance Garden	富雅花園
	Fung Chuen Court	鳳鑽苑		Yat Nga Court	逸雅苑
Lam Tin 藍田	Hong Wah Court	康華苑	Sha Tin 沙田	King Nga Court	景雅苑
	Hong Ying Court	康盈苑		Tak Nga Court	德雅苑
	Hong Pak Court	康柏苑		Yee Nga Court	怡雅苑
	Hong Nga Court Phase I & II	康雅苑一、二期		Yue Tin Court	愉田苑
Chuk Yuen 竹園	Tsui Chuk Garden	翠竹花園		King Tin Court	景田苑
	Phase I to III	一至三期		May Shing Court Phase I & II	美城苑一、二期
	Pang Ching Court	鵬程苑		Fung Shing Court	豐盛苑
	Tin Wang Court	天宏苑		Holford Garden	海福花園
Wang Tau Hom 橫頭磡	Fu Keung Court Phase I	富強苑		Ka Tin Court	嘉田苑
	Tsz On Court Phase I	慈安苑一期		Grandway Garden	富嘉花園
NEW TERRITORIES 新界				Kwong Lam Court Phase I & II	廣林苑一、二期
Tseung Kwan O 將軍澳	King Ming Court	景明苑		Hong Lam Court	康林苑
	Ying Ming Court Phase I & II	英明苑一、二期	Ma On Shan 馬鞍山	Carado Garden	雲却花園
	Hong Sing Garden	康盛花園		Kam On Court	錦鞍苑
	Yan Ming Court	欣明苑		Chevalier Garden Phase I & II	富安花園一、二期
	Fu Ning Garden Phase I & II	富寧花園一、二期		Kam Hay Court	錦禧苑
	Ho Ming Court	浩明苑		Kam Ying Court Phase I & II	錦英苑一、二期
	On Ning Garden	安寧花園		Fu Fai Garden	富輝花園
	Chung Ming Court Phase I & II	頌明苑一、二期		Fok On Garden	福安花園
	Yu Ming Court Phase I & II	裕明苑一、二期		Kam Lung Court Phase I & II	錦龍苑一、二期
Tuen Mun 屯門	Siu Hong Court Phase I to IV	兆康苑一至四期		Saddle Ridge Garden	富實花園一、二期
	Siu Shan Court	兆山苑		Phase I & II	
	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			
	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	兆畦苑			
	Siu Pong Court	兆邦苑			
	Siu Lung Court	兆隆苑			
	Siu Hin Court	兆軒苑			

Estate which have reached 2 years 已滿兩年屋苑 (up to 30/6/2000)			Estate which have not reached 2 years 未滿兩年屋苑		
District 地區	Name of Estate 屋苑名稱		District 地區	Name of Estate 屋苑名稱	
HONG KONG 香港			ISLAND 離島		
Aberdeen 香港仔	South Wave Court	南濤閣	Tai O 大澳	Lung Hin Court	龍軒苑
	Hung Fuk Court	鴻福苑			
	Hang Tsui Court	杏翠苑			
Chai Wan 柴灣	Cheerful Garden	富怡花園			
	Lok Hin Terrace	樂軒臺			
	Harmony Garden	富欣花園			
Shau Kei Wan 筲箕灣	Tung Chun Court	東駿苑			
	Tung Hei Court	東熹苑			
	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	嘉強苑			
Tsz Wan Shan 慈雲山	Tsz On Court	慈安苑			
	Tsz Oi Court	慈愛苑			
Ngau Chi Wan 牛池灣	Choi Fung Court	彩峰苑			
Diamond Hill 鑽石山	Fung Lai Court	鳳麗苑			
Kwun Tong 觀塘	Po Pui Court	寶珮苑			
	Hiu Lai Court	曉麗苑			
Yau Tong 油塘	Ko Chun Court	高俊苑			
NEW TERRITORIES 新界					
Tseung Kwan O 將軍澳	Yuk Ming Court	煜明苑			
	Hin Ming Court	顯明苑			
	Kwong Ming Court	廣明苑			
	Po Ming Court	寶明苑			
Sha Tin 沙田	Mei Chung Court	美松苑			
Ma On Shan 馬鞍山	Kam Fung Court	錦豐苑			
Fanling 粉嶺	King Shing Court	景盛苑			
	Wing Fai Centre	榮輝中心			
Kwai Chung 葵涌	Kwai Chun Court	葵俊苑			
Tin Shui Wai 天水圍	Tin Lai Court	天麗苑			
ISLAND 離島					
Peng Chau 坪洲	Peng Lai Court	坪麗苑			
Tung Chung 東涌	Yu Tung Court	裕東苑			
Estate which have not reached 2 years 未滿兩年屋苑			Estate which have not reached 2 years 未滿兩年屋苑		
District 地區	Name of Estate 屋苑名稱		District 地區	Name of Estate 屋苑名稱	
HONG KONG 香港			ISLAND 離島		
Shau Kei Wan 筲箕灣	Tung Yan Court	東欣苑			
	Tung Shing Court	東盛苑			
Chai Wan 柴灣	Yuet Tsui Court	悅翠苑			
Aberdeen 香港仔	Ocean Court	逸港居			
KOWLOON 九龍					
Wong Tai Sin 黃大仙	Kai Tak Court	啓德花園			
	Ying Fuk Court	盈福苑			
Lam Tin 藍田	Hong Shui Court	康瑞苑			
Lok Fu 樂富	Hong Keung Court	康強苑			
Diamond Hill 鑽石山	Grand View Garden	宏景花園			
Wang Tau Hom 橫頭磡	Ka Keung Court Phase II	嘉強苑二期			
Tsz Wan Shan 慈雲山	Tsz Oi Court Phase III	慈愛苑三期			
NEW TERRITORIES 新界					
Tseung Kwan O 將軍澳	Tong Ming Court	唐明苑			
	Beverly Garden Phase I & II	富康花園一、二期			
	Wo Ming Court Phase I & II	和明苑一、二期			
	Hiu Lai Court Phase I to III	曉麗苑一至三期			
	Kwong Ming Court	廣明苑			
Tin Shui Wai 天水圍	Tin Shing Court Phase I to III	天盛苑一至三期			
	Tin Chung Court	天頌苑			
	Tin Shing Court Phase III	天盛苑第三期			
Sai Kung 西貢	Lakeside Garden	翠塘花園			
Kwai Chung 葵涌	Yee Fung Court	怡峰苑			
Tuen Mun 屯門	Lung Mun Oasis	龍門居			
	Glorious Garden	富健花園			
Ma On Shan 馬鞍山	Kam Tai Court	錦泰苑			
Fanling 粉嶺	Cheong Shing Court	昌盛苑			
Tsing Yi 青衣	Ching Wang Court	青宏苑			

Schedule 2

List of Estates under the Hong Kong Housing Society (For Reference Only)

<i>Flat For Sale Scheme (FFSS)</i> (as at 1.8.2000)	
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
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)

<i>Sandwich Class Housing Scheme (SCHS)</i> (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 Tower The Pinnacle
Kwai Chung	Hibiscus Park Highland Park
Sha Tin	Sunshine Grove

(For Restrictions on Alienation See Notes 3 – 4)

Notes:

1. Since the relaxation of restrictions on alienation on 2nd July, 1999, FFSS flats are subject to 5-year 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 can 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. Only certain category of applicants (e.g., public housing tenants) are allowed to purchase in the Secondary Market. Both purchasers and flat owners have to obtain the relevant certificates from the HS before they could enter into binding agreements for sale and purchase.
2. After the 5-year period has expired, owners can 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 can sell in the open market after payment of premium.
4. After the 5-year period has expired, owners can sell in the open market after payment of premium, without first offering to the HS.