



## Circular

Circular No. 01-13 (CR)

### Lists of Estates under the Housing Authority and the Housing Society

According to the Practice Regulation, practitioners are required to complete the Leasing Information Form (Form 2) when acting in respect of a residential property for leasing. Item 5 of Section B of the Form is on leasing restrictions. Estates under the Home Ownership Scheme ("HOS") and the Private Sector Participation Scheme ("PSPS") of the Hong Kong Housing Authority are subject to alienation restrictions. It is a contravention of the Housing Ordinance for the owner of a flat under the scheme to lease out the flat unless a period of 5 years from first alienation has expired and premium has been paid. Estates under the Flat for Sale Scheme ("FFSS") and the Sandwich Class Housing Scheme ("SCHS") of the Hong Kong Housing Society carry similar alienation restrictions. Practitioners should take note of the lists of the aforesaid estates as updated from time to time.

#### Housing Authority

The 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 HOS/PSPS estates which have reached 5 years and the list of HOS/PSPS estates which have reached 2 years but not 5 years. The updated lists are also available on the Housing Authority's website (<http://www.info.gov.hk/hd>). They are appended as Schedule 1 to this Circular.

#### Housing Society

Practitioners may dial the Housing Society's hotline at 2882 1717 and then enter 1-4-3-4 to receive by facsimile the list of estates under the FFSS, or enter 1-5-2-9 to receive the list of estates under the SCHS. The updated lists of these schemes are at Schedule 2.

August 2001

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 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綫, 僅作參考之用)

Estates which have reached 5 years 已滿五年屋苑 (up to 31/3/2001)			Estates which have reached 5 years 已滿五年屋苑 (up to 31/3/2001)		
District 地區	Name of Estate 屋苑名稱		District 地區	Name of Estate 屋苑名稱	
<b>HONG KONG</b>			<b>HONG KONG</b>		
Aberdeen 香港仔	South Wave Court	南濤閣	Tuen Mun 屯門	Tsui Ning Garden Phase I & II	翠寧花園一、二期
Chai Wan 柴灣	Yan Tsui Court	茵翠苑		Siu Lun Court Phase I to IV	兆麟苑一至四期
	Greenwood Terrace	康翠臺		Yuet Wu Villa Phase I & II	悅湖山莊一、二期
	Neptune Terrace	樂翠臺	Tin Shui Wai 天水圍	Tin Yau Court Phase I & II	天祐苑一、二期
	Hiu Tsui Court	曉翠苑		Tin Oi Court Phase I & II	天愛苑一、二期
	King Tsui Court	景翠苑	Tsing Yi 青衣	Ching Shing Court	青盛苑
	Fullview Garden Phase I & II	富景花園一、二期		Ching Wah Court Phase I & II	青華苑一、二期
	Kai Tsui Court	佳翠苑		Ching Tai Court	青泰苑
	Cheerful Garden Phase I & II	富怡花園一、二期		Ching Nga Court	青雅苑
	Lok Hin Terrace	樂軒臺		Serene Garden	海悅花園
Quarry Bay 鯗魚涌	Kornhill	康山花園	Lai King 荔景	Yin Lai Court	賢麗苑
Ap Lei Chau 鴨脷洲	Yue On Court	漁安苑	Tai Wo Hau 大窩口	Kwai Yin Court	葵賢苑
Kellett Bay 奇力灣	Ka Lung Court	嘉隆苑	Kwai Chung 葵涌	Kwai Hong Court	葵康苑
Stanley 赤柱	Lung Yan Court	龍欣苑		Yin Lai Court	賢麗苑
Shau Kei Wan 筲箕灣	Tung Chun Court	東駿苑		Kwai Yin Court	葵賢苑
	Tung Hei Court Phase I & II	東熾苑一、二期		Kwai Chun Court	葵俊苑
<b>KOWLOON</b>			Sheung Shui 上水	Tsui Lai Garden Phase I & II	翠麗花園一、二期
Ngau Tau Kok 牛頭角	On Kay Court Phase I & II	安基苑一、二期		On Shing Court	安盛苑
	Lok Nga Court	樂雅苑		Sunningdale Garden	順欣花園
	Chun Wah Court	振華苑		Yuk Po Court	旭埔苑
Hammer Hill 斧山	King Shan Court Phase I & II	瓊山苑一、二期	Fanling 粉嶺	Choi Po Court Phase I & II	彩埔苑一、二期
Ngau Chi Wan 牛池灣	Sun Lai Garden	新麗花園		Yan Shing Court Phase I & II	欣盛苑一、二期
	King Lai Court	瓊麗苑		Wing Fuk Centre	榮福中心
Kwun Tong 觀塘	Kai Tai Court	啓泰苑		Ka Shing Court Phase I & II	嘉盛苑一、二期
	Cheung Wo Court	祥和苑	Tai Po 大埔	King Shing Court Phase I to III	景盛苑一至三期
	Po Pui Court	寶瓊苑		Wang Fuk Court	宏福苑
Sham Shui Po 深水埗	Yee Kok Court Phase II	怡閣苑二期		Tai Po Plaza	大埔廣場
	Po Lai Court	寶麗苑		Ming Nga Court	明雅苑
	Yee Ching Court	怡靖苑		Sun Hing Garden	新興花園
	Po Hei Court	寶熙苑		Po Nga Court Phase I & II	寶雅苑一、二期
Kowloon Bay 九龍灣	Richland Gardens	麗晶花園		Chung Nga Court	頌雅苑
Wong Tai Sin 黃大仙	Tin Ma Court	天馬苑		Elegance Garden	富雅花園
Diamond Hill 鑽石山	Lung Poon Court Phase I to III	龍蟠苑一至三期		Yat Nga Court	逸雅苑
	Fung Chuen Court	鳳鑽苑		King Nga Court	景雅苑
Lam Tin 藍田	Hong Wah Court	康華苑		Tak Nga Court	德雅苑
	Hong Ying Court	康盈苑	Sha Tin 沙田	Yee Nga Court	怡雅苑
	Hong Pak Court	康柏苑		Yue Tin Court	愉田苑
	Hong Nga Court Phase I & II	康雅苑一、二期		King Tin Court	景田苑
Chuk Yuen 竹園	Tsui Chuk Garden Phase I to III	翠竹花園一至三期		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 to III	富強苑一至三期		Ka Tin Court	嘉田苑
Tsz Wan Shan 慈雲山	Tsz On Court Phase I	慈安苑一期		Grandway Garden	富嘉花園
Yau Tong 油塘	Ko Chun Court	高俊苑		Kwong Lam Court Phase I & II	廣林苑一、二期
				Hong Lam Court	康林苑
<b>NEW TERRACES</b>			Ma On Shan 馬鞍山	Carado Garden	雲疊花園
Tseung Kwan O 將軍澳	King Ming Court	景明苑		Kam On Court	錦鞍苑
	Ying Ming Court Phase I & II	英明苑一、二期		Chevalier Garden Phase I & II	富安花園一、二期
	Hong Sing Garden	康盛花園		Kam Hay Court	錦禧苑
	Yan Ming Court	欣明苑		Kam Ying Court Phase I & II	錦英苑一、二期
	Fu Ning Garden Phase I & II	富寧花園一、二期		Fu Fai Garden	富輝花園
	Ho Ming Court	浩明苑		Fok On Garden	福安花園
	On Ning Garden	安寧花園		Kam Lung Court Phase I & II	錦龍苑一、二期
	Chung Ming Court Phase I & II	頌明苑一、二期		Saddle Ridge Garden Phase I & II	富寶花園一、二期
	Yu Ming Court Phase I & II	裕明苑一、二期			
Tuen Mun 屯門	Siu Hong Court Phase I & 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			
	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			

附表一 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綫，僅作參考之用)

Estates which have reached 2 years 已滿兩年屋苑 (up to 31/3/2001)		
District 地區	Name of Estate 屋苑名稱	
<b>HONG KONG</b>		
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
Shau Kei Wan 筲箕灣	Tung Yan Court	東欣苑
	Tung Lam Court	東霖苑
<b>KOWLOON</b>		
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
Tsz Wan Shan 慈雲山	Tsz On Court Phase I & II	慈安苑一、二期
	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
Kwun Tong 觀塘	Hiu Lai Court Phase I to III	曉麗苑一至三期
Lam Tin 藍田	Hong Shui Court	康瑞苑
Ho Man Tin 何文田	Kwun Fai Court	冠暉苑
<b>NEW TERRACES</b>		
Tseung Kwan O 將軍澳	Yuk Ming Court	煜明苑
	Hin Ming Court	顯明苑
	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
	Mei Chung Court	美松苑
Sha Tin 沙田	Kam Fung Court Phase I & II	錦豐苑一、二期
Ma On Shan 馬鞍山	Wing Fai Centre	榮輝中心
Fanling 粉嶺	Lung Mun Oasis	龍門居
Tuen Mun 屯門	Glorious Garden	富健花園
	Tin Lai Court	天麗苑
<b>SARAJEVO</b>		
Peng Chau 坪洲	Peng Lai Court	坪麗苑
Tung Chung 東涌	Yu Tung Court	裕東苑

## Schedule 2

### 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	Cronin Garden
<b>NEW TERRITORIES</b>	
Tsuen Wan	Clague Garden Estate Bo Shek Mansion
Tsing Yi	Broadview Garden
Tseung Kwan O	Verbena Heights
Sai Kung	Lakeside Garden
Wong Tai Sin	Kai Tak Garden Phase I

(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	Cascades
Lung Poon Street	Bel Air Heights
<b>NEW TERRITORIES</b>	
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 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.