



Circular

Circular No. 02-02 (CR)

Lists of Estates under the Housing Authority and the Housing Society

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 to sell or lease out the flat in open market unless a period of 5 years from the date of assignment from the Housing Authority to the first purchaser has expired and premium has been paid. Flats may also be put on the HOS Secondary Market Scheme for purchase by qualified persons if a period of 2 years from first assignment has expired. Estates under the Tenant Purchase Scheme (“TPS”) may also be put on the HOS Secondary Market Scheme for purchase by qualified persons upon expiry of 2 years. The Hong Kong Housing Society carries similar alienation restrictions in respect of their Flat for Sale Scheme (“FFSS”) and Sandwich Class Housing Scheme (“SCHS”).

Housing Authority

The Housing Authority’s hotline is 2712 8000. Practitioners may dial the hotline and receive by facsimile the list of HOS/PSPS estates which have reached the 5-year mark and the list of HOS/PSPS estates which have reached the 2-year mark but not yet the 5-year mark. They are appended as Schedule 1. The list of TPS estates which have reached the 2-year mark is in Schedule 2.

Housing Society

Practitioners may dial the Housing Society’s hotline at 2882 1717 and receive by facsimile the lists of FFSS and SCHS estates. The updated lists are at Schedule 3.

February 2002

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 30/9/2001)			Estates which have reached 5 years 已滿五年屋苑 (up to 30/9/2001)		
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	Siu Lung Court	兆隆苑	
Chai Wan 柴灣	Yan Tsui Court	茵翠苑	Siu Hin Court	兆軒苑	
	Greenwood Terrace	康翠臺	Tsui Ning Garden Phase I & II	翠寧花園一、二期	
	Neptune Terrace	樂翠臺	Siu Lun Court Phase I to IV	兆麟苑一至四期	
	Hiu Tsui Court	曉翠苑	Yuet Wu Villa Phase I & II	悅湖山莊一、二期	
	King Tsui Court	景翠苑	Tin Yau Court Phase I & II	天祐苑一、二期	
	Fullview Garden Phase I & II	富景花園一、二期	Tin Oi Court Phase I & II	天愛苑一、二期	
	Kai Tsui Court	佳翠苑	Ching Shing Court	青盛苑	
	Cheerful Garden Phase I & II	富怡花園一、二期	Ching Wah Court Phase I & II	青華苑一、二期	
	Lok Hin Terrace	樂軒臺	Ching Tai Court	青泰苑	
Quarry Bay 鰂魚涌	Komhill	康山花園	Ching Nga Court	青雅苑	
Ap Lei Chau 鴨脷洲	Yue On Court	漁安苑	Serene Garden	海悅花園	
Kellett Bay 奇力灣	Ka Lung Court	嘉隆苑	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	東熹苑一、二期	Kwai Chun Court	葵俊苑	
KOWLOON 九龍			Sheung Shui 上水		
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	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	Choi Po Court Phase I & II	彩埔苑一、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	Ka Shing Court Phase I & II	嘉盛苑一、二期	
	Po Pui Court	寶瓏苑	King Shing Court Phase I to III	景盛苑一至三期	
Sham Shui Po 深水埗	Yee Kok Court Phase II	怡閣苑二期	Wing Fai Centre	榮輝中心	
	Po Lai Court	寶麗苑	Wang Fuk Court	宏福苑	
	Yee Ching Court	怡靖苑	Tai Po Plaza	大埔廣場	
	Po Hei Court	寶熙苑	Ming Nga Court	明雅苑	
Kowloon Bay 九龍灣	Richland Gardens	麗晶花園	Sun Hing Garden	新興花園	
Wong Tai Sin 黃大仙	Tin Ma Court	天馬苑	Po Nga Court Phase I & II	寶雅苑一、二期	
Diamond Hill 鑽石山	Lung Poon Court Phase I to III	龍蟠苑一至三期	Chung Nga Court	頌雅苑	
	Fung Chuen Court	鳳鑽苑	Elegance Garden	富雅花園	
Lam Tin 藍田	Hong Wah Court	康華苑	Yat Nga Court	逸雅苑	
	Hong Ying Court	康盈苑	King Nga Court	景雅苑	
	Hong Pak Court	康柏苑	Tak Nga Court	德雅苑	
	Hong Nga Court Phase I & II	康雅苑一、二期	Yee Nga Court	怡雅苑	
Chuk Yuen 竹園	Tsui Chuk Garden Phase I to III	翠竹花園一至三期	Yue Tin Court	愉田苑	
	Pang Ching Court	鵬程苑	King Tin Court	景田苑	
	Tin Wang Court	天宏苑	May Shing Court Phase I & II	美城苑一、二期	
Wang Tau Hom 橫頭磡	Fu Keung Court Phase I to III	富強苑一至三期	Fung Shing Court	豐盛苑	
Tsz Wan Shan 慈雲山	Tsz On Court Phase I	慈安苑一期	Holford Garden	海福花園	
Yau Tong 油塘	Ko Chun Court	高俊苑	Ka Tin Court	嘉田苑	
NEW TERRITORIES 新界			Grandway Garden	富嘉花園	
Tseung Kwan O 將軍澳	King Ming Court	景明苑	Kwong Lam Court Phase I & II	廣林苑一、二期	
	Ying Ming Court Phase I & II	英明苑一、二期	Hong Lam Court	康林苑	
	Hong Sing Garden	康盛花園	Carado Garden	雲疊花園	
	Yan Ming Court	欣明苑	Mei Chung Court	美松苑	
	Fu Ning Garden Phase I & II	富寧花園一、二期	Kam On Court	錦華苑	
	Ho Ming Court	浩明苑	Chevalier Garden Phase I & II	富安花園一、二期	
	On Ning Garden	安寧花園	Kam Hay Court	錦禧苑	
	Chung Ming Court Phase I & II	頌明苑一、二期	Kam Ying Court Phase I & II	錦英苑一、二期	
	Yu Ming Court Phase I & II	裕明苑一、二期	Fu Fai Garden	富輝花園	
	Yuk Ming Court	煜明苑	Fok On Garden	福安花園	
	Hin Ming Court	顯明苑	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 Phase I & II	富寶花園一、二期	
	Siu Shan Court	兆山苑	ISLAND 離島		
	Melody Garden	美樂花園	Peng Chau 坪洲	Peng Lai Court	坪麗苑
	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			

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 30/9/2001)

District 地區	Name of Estate 屋苑名稱	
HONG KONG 香港		
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	Yuet Chui Court	悅翠苑
	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 橫頭壩	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 I & II	慈愛苑一、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
NEW TERRITORIES 新界		
Tseung Kwan O 將軍澳	Kwong Ming Court Phase 1 & 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 II	和明苑二期
Sha Tin 沙田	Mei Chung Court	美松苑
Ma On Shan 馬鞍山	Kam Fung Court Phase 1 & 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
ISLAND 離島		
Tung Chung 東涌	Yu Tung Court	裕東苑
Tai O 大澳	Lung Hin Court	龍軒苑

附表 2 Schedule 2

首批可供在「居屋第二市場計劃」出售的「租者置其屋計劃」屋邨*
The first batch of Tenants Purchase Scheme estates available for sale in the HOS Secondary Market Scheme*

<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 Wong Tai Sin
德田邨 Tak Tin Estate	藍田 Lam Tin
彩霞邨 Choi Ha Estate	牛頭角 Ngau Tau Kok
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
長安邨 Cheung On 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	粉嶺 Fanling
建生邨 Kin Sang Estate 田景邨 Tin 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)

Flat For Sale Scheme (FFSS) <i>(as at 31.1.2001)</i>	
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 Wong Tai Sin	Cronin Garden Kai Tak Garden Phase I
NEW TERRITORIES	
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)

Sandwich Class Housing Scheme (SCHS) <i>(as at 31.8.1999)</i>	
District	Name of Estate
HONG KONG	
Ap Lei Chau	Marina Habitat
KOWLOON	
Ho Man Tin Lung Poon Street	Cascades Bel Air Heights
NEW TERRITORIES	
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:

- 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.
- After the 5-year period has expired, owners may sell in the open market after payment of premium without first offering to the HS.
- 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.
- After the 5-year period has expired, owners may sell in the open market after payment of premium, without first offering to the HS.