

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 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
	Lung Tak Court	龍德苑
East 港島東	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	冠暉苑
	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
Tsing Yi 青衣	Ching Wang Court	青宏苑
Tuen Mun 屯門	Lung Mun Oasis	龍門居
	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
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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
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 Broadview Garden
Tsing Yi Tseung Kwan O Sai Kung	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
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 Hibiscus Park Highland Park Sunshine Grove
Kwai Chung	
Sha Tin	

(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.