地產代理監管局 ESTATE AGENTS AUTHORITY

No longer in force

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(本名單來源爲房委會熟線,僅作參考之用)

	ve reached 5 years 巴滿五年屋苑	, ,		ave reached 5 years 已滿五年屋苑	Z (mp to orioizous)
District #	Name of Es	tate 屋苑名稱	District 均	Name of Esta	ate 屋苑名稱
IONG KONU TEL		2 10 5 1	Tuen Mun 屯門	Siu Hong Court Phase I to IV	兆康苑一至四月
South 港鳥南	South Wave Court	南海閣		Siu Shan Court	兆山苑
				Melody Garden	美樂花園
	Hung Fuk Court	鴻福苑		Prime View Garden	景峰花雕
	Yue On Court	漁安苑		Siu Hei Court Phase I & II	兆禧苑一、二郎
	Ka Lung Court	嘉隆苑		San Wai Court Phase I & II	新圖苑、二月
No Não pio mini	Lung Yan Court	龍欣苑		Affluence Garden Phase I & II	澤豐花園一、二
East 港島東	Yan Tsui Court	茵翠苑		Siu Kwai Court	兆哇苑
	Greenwood Terrace	康翠臺		Siu Pong Court	兆邦苑
	Neptune Terrace	樂學臺		Siu Lung Court	兆隆苑
	Hiu Tsui Court	曉覃苑		Siu Hin Court	兆軒苑
	King Tsui Court	景翠苑		Tsui Ning Garden Phase I & II	撃撃花園一、二
	Fullview Garden Phase I & II	富景花園一、二期		Siu Lun Court Phase I to IV	兆麟苑一至四期
	Kai Tsui Court	佳翠苑		Yuet Wu Villa Phase I & II	
	Hang Tsui Court	杏翠苑	Yuen Long 元朗	Tin Yau Court Phase I & II	天祐苑一、二期
	Harmony Garden Phase I & II	富欣花園一、二期		Tin Oi Court Phase I & II	天愛苑―、二期
	Cheerful Garden Phase I & II	富怡花園一、二期		Tin Lai Court	
	Lok Hin Terrace	樂軒臺			天鞭苑
	Komhill	康山花園	Kwai Chung 葵涌 &	Ching Shing Court	青盛苑
	Tung Chun Court	東酸苑	Tsing Yi 青衣	Ching Wah Court Phase I & II	青華苑一、二期
				Ching Tai Court	青泰苑
	Tung Hei Court Phase I & II	東東苑一、二期		Ching Nga Court	青雅苑
	Tung Lam Court	車型布		Serene Garden	海悅花園
WEUGHOUSE	<u></u>			Kwai Hong Court	英康苑
Wun Tong 觀塘	On Kay Court Phase I & ii	女圣宠一、—期		Yin Lai Court	野麗苑
	Lok Nga Court	樂雅苑		Kwai Yin Court	英賢苑
	Chun Wah Court	振華苑		Kwai Chun Court	英俊苑
	Kai Tai Court	啓泰苑	North 新界北	Tsui Lai Garden Phase J & II	幸麗花園一、二
	Cheung Wo Court	祥和苑	מוארוכות ומינטיו	On Shing Court	
	Po Pui Court	實現苑		_	安盛苑
	Hiu Lai Court Phase I to III	啡 麗苑一至三期		Sunningdale Garden	順欣花園
	Richland Gardens	麗晶花園		Yuk Po Court	旭埔苑
				Choi Po Court Phase I & II	彩埔苑一、二期
	Hong Wah Court	康華苑		Yan Shing Court Phase I & II	欣盛苑一・二期
	Hong Ying Court	康盈苑		Wing Fuk Centre	榮福中心
	Hong Pak Court	康柏苑		Ka Shing Court Phase I & II	嘉盛苑一·二期
	Hong Nga Court Phase I & II	康雅苑一、二期		King Shing Court Phase I to III	景盛苑一至三期
	Ko Chun Court Phase I & II	高俊苑一、二期		Wing Fai Centre	榮輝中心
Sham Shui Po 深水埗	Yee Kok Court Phase II	怡閣苑二期	Tai Po 大埔	Wang Fuk Court	宏配苑
	Po Lai Court	實麗苑		Tai Po Plaza	大埔廣場
	Yee Ching Court	怡靖苑		Ming Nga Court	明雅苑
	Po Hei Court	實無苑		Sun Hing Garden	
ong Tai Sin 黃大仙	King Shan Court Phase I & II	瓊山苑一、二期			新興花園
36741H	Sun Lai Garden	新麗花園		Po Nga Court Phase I & II	實雅苑一、二期
	King Lai Court	min STR-144		Chung Nga Court	類雅苑
		理腱死		Elegance Garden	富雅花園
	Choi Fung Court	彩峰苑		Yat Nga Court	逸雅苑
	Tin Ma Court	天馬苑		King Nga Court	景雅苑
	Lung Poon Court Phase I to III	能蟒 苑一至三期		Tak Nga Court	德雅苑
	Fung Chuen Court	風鑽苑		Yee Nga Court	怡雅苑
	Fung Lai Court	鳳禮苑	Sha Tin 沙田	Yue Tin Court	愉田苑
	Tsui Chuk Garden Phase I to III	學竹花園一至三期		King Tin Court	景田苑
	Pang Ching Court	鵬程苑		May Shing Court	美城苑
	Tin Wang Court	天宏苑			
	Fu Keung Court Phase I to III	富強苑一至三期		Fung Shing Court	豐盛苑
	Ka Keung Court Phase I			Holford Garden	海福花園
	_	嘉強苑一期		Ka Tin Court	嘉田苑
	Tsz On Court Phase I & II	慈安苑一、二期		Grandway Garden	富嘉花園
	Tsz Oi Court Phase I & []	越豐布—、二期		Kwong Lam Court Phase I & II	廣林苑一、二期
TERROTORIES MY		- Ammu - 1 - 11		Hong Lam Court	康林苑
Kung 西賃 &	King Ming Court	京明宛		Carado Garden	禁量花園
eung Kwan O 將軍澳	Ying Ming Court Phase I & II	英明苑一、二期		Mei Chung Court	美松苑
7,7,0	Hong Sing Garden	康盛花園		Kam On Court	錦鞍苑
	Yan Ming Court	欣明苑		Chevalier Garden Phase I & II	
	Fu Ning Garden Phase I & II	富寧花園一、二期			富安花園一、二斯
				Kam Hay Court	錦轄苑
	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
	Kwong Ming Court Phase 1 & II	廣明苑一・二期		Kam Lung Court Phase I & II	錦龍苑一、二期
	Yu Ming Court Phase I & II	裕明苑一、二期		Saddle Ridge Garden Phase I&II	
	Yuk Ming Court	煜明苑			富寶花園一、二期
	Hin Ming Court	顯明苑	5/8	Kam Fung Court Phase I & II	錦豐苑一期・二期
	11410 DAM F	NOCA15C	ISLAND THE		
			m-onii	Peng Lai Court	平原兒

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(本名單來源爲房委會熟練,僅作參考之用)

Estates which have	e reached 2 years 已滿兩年屋苑	(up to 31/3/2003)		
District 地		Name of Estate 星苑名稱		
HONG KONG EM	pain tall tall and	A UNITED THE		
South 港鳥南	Ocean Court	逸港居		
1-4-1-4	Lung Tak Court	龍德苑		
East 港鳥東	Yuet Chui Court	悦翠苑		
1-1111	Tung Yan Court	東欣苑		
	Aldrich Garden	受禁潤		
	Tung Shing Court	東盛苑		
	Tung Yuk Court I & II	東旭苑一、二期		
KOWLOON THE		The second section is		
TST 油尖肚	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	冠熹苑		
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	采頭花園		
Kwun Tong 觀塘	Hong Shui Court	康瑞苑		
THE PROPERTY OF				
Shatin 沙田	Kam Tai Court	距來兒		
Sai Kung 西黃 &	Kwong Ming Court Phase 1	廣明苑一期		
Tseung Kwan O 將軍澳	•	實明苑		
	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 英涌 &	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	天頌苑一至三期		
	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		

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* (本名單來源爲房委會熱線,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)

屋咇名稱 Name of Estates	地區 District
華貴邨 Wah Kwai Estate	香港仔 Aberdeen
翠灣邨 Tsui Wan Estate	柴灣 Chai Wan
峰華邨 Fung Wah Estate	
鳳德邨 Fung Tak Estate	黄大仙 Wong Tai Sin
竹園北邨 Chuk Yuen North Estate	
黄大仙(下一)邨 Lower Wong Tai Sin Estate	
李鄭屋邨 Lei Cheng Uk Estate	深水埗 Sham Shui Po
德田邨 Tak Tin Estate	藍田 Lam Tin
興田邨 Hing Tin Estate	
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	馬鞍山 Ma On Shan
耀安邨 Yiu On Estate	
顯徑邨 Hin Keng Estate	大圍 Tai Wai
廣源邨 Kwong Yuen Estate	沙田 Shatin
博康邨 Pok Hong Estate	
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 Tsing Yi
青衣邨 Tsing Yi Estate	
運頭塘邨 Wan Tau Tong Estate	大埔 Tai Po
太和邨 Tai Wo Estate	,
富亨邨 Fu Heng Estate	
天平邨 Tin Ping Estate	上水 Sheung Shui
華明邨 Wah Ming Estate	粉讀 Fanling
太平邨 Tai Ping Estate	
建生邨 Kin Sang Estate	屯門 Tuen Mun
田景邨 Tin King Estate	
良景邨 Leung King Estate	

- * 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) (as at 31.1.2001)				
District	Name of Estate			
HIOMETIC NO.				
North Point	Healthy Village Phase I Healthy Village Phase II			
K01/4,001	IN A STATE OF THE PARTY OF THE			
Hung Hom	Ka Wai Chuen Phase III Ka Wai Chuen Phase IV			
Sham Shui Po	Cronin Garden			
Wong Tai Sin	Kai Tak Garden Phase I			
Tsuen Wan	Clague Garden Estate Bo Shek Mansion			
Tsing Yi	Broadview Garden			
Tseung Kwan O	Verbena Heights			
Sai Kung	Lakeside Garden			

Sandwich Class Housing Scheme (SCHS) (as at 31.8.1999)				
District	Name of Estate			
IONGKONG				
Ap Lei Chau	Marina Habitat			
KOWLOON	THE RESIDENCE OF THE PARTY OF T			
Ho Man Tin	Cascades			
Lung Poon Street	Bel Air Heights			
SEAF TERRITORIES				
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 1-2)

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