

**Sale of Green Form Subsidised Home Ownership Scheme Flats 2024
(including Sale of Recovered Flats from Estates under Tenants Purchase Scheme)**

Arrangement on Appointment of Solicitors

It should be noted that:-

1. The solicitors appointed by the Hong Kong Housing Authority (HA) are acting for the HA only and will not be able to protect the purchaser's interest. All purchasers are advised to engage a separate firm of solicitors of their choice to act for them in relation to their purchase of a GSH flat / TPS flat from the HA.
2. Before the signing of the ASP, all purchasers are urged to appoint a firm of solicitors of their choice to advise them on matters relating to the purchase of a flat, such as alienation restrictions, stamp duties, etc., and to act for them in relation to their purchase of the flat. The firm of solicitors will be able to give advice to them at every stage of the purchase.
3. Although the purchasers will sign the ASP before the staff of the HA, the staff will only interpret the contents of the ASP to the purchasers and attest their signing of the ASP. The staff will not give the purchasers any legal advice on the ASP or any other matters in connection with the transaction.
4. If the price of the GSH flat /recovered TPS flat is over one million dollars, purchasers must appoint a separate firm of solicitors of their choice to act for them in relation to the transaction. Such firm of solicitors should not be the firm of solicitors appointed by the HA for the concerned flat. If the price of the GSH flat /recovered TPS flat does not exceed one million dollars, purchasers may either appoint a separate firm of solicitors of their choice to act for them in relation to the transaction; or consult with the HA's appointed solicitors to act for them in relation to the transaction.
 - (a) If the purchaser appoints a separate firm of solicitors to act for them in relation to the transaction, that firm of solicitors will be able to give independent advice, such as alienation restrictions, stamp duties, etc. to the purchasers at every stage of the purchase. The purchasers have to pay the legal costs and expenses of their own solicitors. Purchasers are required to notify the HA the name and contact details of their appointed solicitors within reasonable time before completion or other time to be specified by the HA.
 - (b) If the price of the flat does not exceed one million dollars, the purchasers can consult with the HA's appointed solicitors to act for him/her for the completion of sale and purchase of the flat. The HA's appointed solicitors for the flat will be acting jointly for the HA and the purchasers under such arrangement. If a conflict of interest arises between the HA and the purchasers, the HA's appointed solicitors may not be able to protect the purchasers' interests. For this type of joint representation cases, the purchasers are required to pay the solicitor fee and other legal costs and expenses of the solicitors for the completion of the sale and purchase. The purchaser should contact the HA's appointed solicitors for the details of the solicitor fee, other legal costs and expenses.
5. For uncompleted building(s), after the **Occupation Permit** for the building(s) concerned has been issued, the HA or HA's appointed solicitors will notify the purchasers in writing to complete the remaining conveyancing formalities and pay the balance of the purchase price within the specified period of time. For completed building(s) (e.g. resale flats and recovered TPS flats), the HA or HA's appointed solicitors shall within 28 days after the date of signing the ASP notify the purchasers in writing in relation to the completion of sale and purchase. The purchasers shall complete the remaining conveyancing formalities and pay the balance of the purchase price within 14 days after the date of such notice or such other date as specified in the notice.

6. Legal costs:

- Applicable to the purchaser of GSH flats,
 - (a) If the purchaser appoints a separate firm of solicitors of his/her choice to act for him/her in relation to the sale and purchase of the GSH flat, he/ she has to pay the legal costs and expenses of his/ her solicitors;
 - (b) If the price of the GSH flat does not exceed one million dollars, the purchaser can appoint the HA's appointed solicitors to act for him/her for the completion of sale and purchase of the GSH flat. For this type of joint representation cases, the purchaser has to pay the solicitor the legal costs and expenses to be agreed between the purchaser and the solicitor. (Note: The HA's appointed solicitors for GSH flat will be acting jointly for the HA and the purchasers under such arrangement. If a conflict of interest arises between the HA and the purchaser, the HA's appointed solicitors may not be able to protect the purchaser's interests).
- Applicable to the purchaser of recovered TPS flats,
 - (a) If the price of the recovered TPS flat is over one million dollars, the purchaser must appoint a separate firm of solicitors of his/her choice to act for him/her in relation to the transaction, he/ she has to pay the legal costs and expenses of his/ her solicitors;
 - (b) If the price of the recovered TPS flat does not exceed one million dollars, the purchaser can consult with the HA's appointed solicitors to act for him/her in relation to the transaction. For this type of joint representation cases, the purchaser has to pay the solicitor fee for the concerned TPS estate and other legal costs and expenses