

## FAQs – Sale of Home Ownership Scheme Flats 2019

### 1. When will HA accept applications?

The application period is from 30 May 2019 to 12 June 2019. The closing time is 7 p.m. on 12 June 2019\*. Applications submitted before or after the application period will not be accepted. For submission by post, the submission date is determined by the postmark. Applications which are delivered belatedly or returned to the applicants due to insufficient postage will not be processed.

\* The closing time is applicable to Home Ownership Scheme Sales Unit. The closing time of other form receiving offices shall follow their respective office hours.

### 2. How can applicant submit the application?

Applicants may choose either one of the following ways to submit application:

- Online application ;
- By hand ; or
- By post

Attention:

- Online application: applicants must complete the application and payment of application fee before the closing time (7 pm on 12 June 2019). The closing time is subject to the timer of the Application System of the HA. To ensure successful submission before the deadline, applicants are advised to submit the application **as early as possible**.
- By hand: the closing time is applicable to Home Ownership Scheme Sales Unit. The closing time of other form receiving offices shall follow their respective office hours.
- By post: the submission date is determined by the postmark. Applications which are delivered belatedly or returned to the applicants due to insufficient postage will not be processed.
- In addition to the current paper-based submission, HA will provide an e-Submission service with effect from 2019 (including HOS 2019 and WSM 2019) to improve the services for applicants. The main difference in workflow between the GF and WF applicants is that the GF applicants who are PRH tenants are required to liaise with their respective Estate Offices, mainly for submitting the undertaking signed by the applicant and all family members that they consent to surrendering the PRH flat upon purchase of the HOS flat.

**3. If applicants who would like to apply for Sale of Home Ownership Scheme Flats 2019 (HOS 2019) and White Form Secondary Market Scheme (WSM) 2019 at the same time, do they need to submit two separate forms?**

HOS 2019 will be launched together with WSM 2019 concurrently. Applicants only indicate their options of choosing to apply HOS, WSM or both in one application form (White Form). Applicants are not required to complete two application forms.

As HOS 2019 and WSM 2019 are two separate schemes, separate balloting will be conducted to determine the priority for flat selection for HOS 2019 and the allocation of quotas under WSM 2019.

**4. Is it necessary to pay application fee?**

Applicants must pay the application fee at the time of submitting the application form:

- The application fee for HOS 2019 is HK\$250
- The application fee for WSM 2019 is HK\$160
- The application fee for HOS 2019 and WSM 2019 is HK\$410 in total

**5. How to pay the application fee?**

- For online application, applicants are required to pay the application fee by credit card (VISA, Mastercard, JCB or UnionPay銀聯) online.
- For application by post/by hand, applicants are required to pay the application fee by a crossed cheque (the cheque can be issued by applicants or other persons) or cashier's order.

Other payment method such as: payment at convenience store, post-dated cheque, cash, gift cheque, postal order and electronic cheques will not be accepted.

Application fee paid is non-refundable and non-transferrable. If the cheque or cashier's order is dishonoured for whatever reasons, the application will be cancelled automatically.

**6. Can Green Form (GF) Applicants choose to carry over their HOS applications to Green Form Subsidised Home Ownership Scheme?**

If GF applicants wish to carry over their HOS 2019 applications to the next HA's Subsidised Sale Flat sale exercise (the next SSF sale exercise), applicants must indicate their agreement at Part VII of the HOS 2019 application form. They are not required to submit a separate application form and pay the application fee for the next SSF sale exercise.

Applicants who wish to apply for the next SSF sale exercise in a household category different from that for HOS which may affect their priority for flat selection, such as from a

one-person household to a family household, or from a general family to a family applying under the “Priority Scheme for Families with Elderly Member (FEP)”, are required to inform the HA during the stipulated application period of the next SSF sale exercise. If there are any unexpected changes in family composition after the stipulated period, applicants are also requested to inform the HA as soon as possible, so that the HA can consider the need for changing their priority for flat selection.

The carry-over arrangement will not affect how HA process the applications for HOS 2019. Applicants who have successfully purchased a flat under HOS 2019 cannot apply for the next SSF sale exercise and their carried-over applications will be cancelled immediately.

**7. May applicant and/ or other family member(s) listed in the application form apply simultaneously for other subsidised housing schemes?**

The applicant and/ or other family member(s) listed in the application form may do so provided that they meet the eligibility criteria of other schemes. If more than one application is successful, they can only opt for one, and have to cancel all other applications.

**8. How does the White Form applicant fulfill residence rule?**

The White Form applicant must have lived in Hong Kong for at least seven years on the closing date of application (i.e. 12 June 2019), and his/her stay in Hong Kong is not subject to any conditions of stay (except the condition on the limit of stay). Person(s) not having the right to land in Hong Kong cannot be included in the application form.

**9. What is ‘Priority Scheme for Families with Elderly Members’?**

To strengthen the support for families with elderly member(s), Green Form families consisting of two persons or above, and White Form nuclear families (including families composing of (a) husband and wife; (b) parent(s) and child(ren); (c) grandparent(s) and grandchild(ren) whose parents are deceased with at least one elderly member aged 60 or above will be accorded priority in flat selection if they join the ‘Priority Scheme for Families with Elderly Members’. They have to comply with the following requirements:

- (i) The elderly member must have reached the age of 60 on the closing date of application (i.e. 12 June 2019);
- (ii) The elderly member **must** become an owner or a joint owner of the purchased flat. He/ She should have the mental capacity (if necessary, the Hong Kong Housing Authority (HA) may require the elderly member to provide a recent medical proof) to understand the nature and effect of all application documents relating to this sale exercise and legal documents, such as Agreement for Sale and Purchase(ASP) /

- Deed of Assignment and so on, which he/ she signs;
- (iii) If the elderly member is married, his/ her spouse must also be included in the same application unless supporting documents are submitted to prove that they are legally divorced, or the spouse does not have the right to land in Hong Kong or are deceased;
  - (iv) The applicant must sign a joint declaration with the elderly member at the time of signing the ASP, undertaking that they are willing to live together in the purchased flat;
  - (v) Except for permanent departure, death or other compassionate reasons recommended by the Director of Social Welfare, the name of the elderly member cannot be deleted from the record of owners kept by the Housing Department (HD) in future; and
  - (vi) Having opted to join this Scheme, the applicant may not alter his/ her decision afterwards or else his/ her application will be cancelled.

#### **10. What is duplicated application?**

- Each person (regardless of applicant or family member(s)) can only be listed in one application under this scheme and cannot make duplicate applications for the same scheme (either online application, White Form or Green Form).
- Any application(s) with applicant and family member(s) listed in more than one application will be considered as duplication of application. If a married couple submits separate applications, the applications will also be regarded as duplication of application.
- All duplicate applications, if found, will be cancelled by the HA. The application fee paid will not be refunded and cannot be transferred.

If the applicant and/or the family member(s) listed in the application form is/are married, his/ her/ their spouse must be included in the same application form. If there are supporting documents to prove that the spouses are divorced or the spouse does not have the right to land in Hong Kong or the spouse has been deceased, the applications may not be cancelled. If the application is cancelled, the application fee paid will not be refunded and cannot be transferred.

Applicants can only choose one submission way to submit the application. If the applications successfully submitted online, the applicant and/or the family member(s) listed in the application form should not submit the application forms by hand or by post, otherwise, the applications will be considered as duplicate application, the HA will cancel all relevant applications.

## 11. Where should the paper application forms be submitted after completion?

**White Form applicants** should submit (a) the original copy of the completed application form; (b) copies of identity document of the applicant and family member(s) listed in the application form; and (c) a crossed cheque or cashier's order for application fee of HK\$250 made payable to "HONG KONG HOUSING AUTHORITY" (Please write down the HKID number and contact telephone number of the applicant at the back of the cheque/cashier's order. Payment at convenience store, post-dated cheque, cash, gift cheque, postal order and electronic cheque will not be accepted.) by post or by hand to the HOS Sales Unit (The office hours of the HOS Sales Unit during the application period are 8:00 a.m. – 7:00 p.m., from Monday to Sunday (including public holidays); address: Podium Level 1, Hong Kong Housing Authority Customer Service Centre, 3 Wang Tau Hom South Road, Kowloon).

**Applications submitted before or after the application period will not be accepted. For submission by post, the submission date is determined by the postmark. Applications which are delivered belatedly or returned to the applicants due to insufficient postage will not be processed.**

**Green Form Applicants** should submit (i) the original copy of the completed application form; (ii) a crossed cheque or cashier's order for application fee of HK\$250 made payable to "HONG KONG HOUSING AUTHORITY" (Please write down the HKID number and contact telephone number of the applicant at the back of the cheque/cashier's order. Payment at convenience store, post-dated cheque, cash, gift cheque, postal order and electronic cheques will not be accepted.); and/or (iii) the original copy of a Green Form Certificate or Letter of Assurance (if applicable) in the manner as specified below:

|  |  |
|--|--|
| (a) Applicants who are residing in PRH units of Hong Kong Housing Authority            | They are required to submit the completed application forms together with a crossed cheque or cashier's order to their respective Estate Offices/ District Tenancy Management Offices (DTMO) during office hours for verification of eligibility. The Estate Offices/ District Tenancy Management Offices will forward the verified and endorsed application forms, together with the crossed cheque or cashier's order for payment of the application fee, to the HOS Sales Unit. |
| (b) Applicants who are residing in Rental Estate of the Hong Kong Housing Society (HS) | They are required to submit the completed application forms together with a crossed cheque or cashier's order to their respective Estate Offices during office hours for verification of eligibility. After Estate Office's endorsement on the application form, applicants are required to submit the application forms, together with a crossed cheque or cashier's order for payment of the   |

|  |   |
|--|---|
|  | application fee, by post or by hand during office hours to the HOS Sales Unit.  |
| (c) Applicants holding valid Green Form Certificates (GFC)   | <p>The completed application forms and a crossed cheque or cashier's order for payment of the application fee, together with the original copy of the GFCs (applicable to Sale of Home Ownership Scheme Flats Only), should be submitted by post or by hand during office hours to the HOS Sales Unit.</p> <p>[Note: Proofs for income, asset value and family member's relationship are NOT required at the time of submitting this application form. Please keep details of your income and breakdown of assets to substantiate your declared income and assets for the HA's further vetting in future if required. The HA will, according to the random order generated by computer from ballot result, notify the applicant and family member(s) listed in Part I in writing to submit relevant supporting documents within a specified period for detailed vetting.]</p> |
| (d) Staff of the Housing Department (HD) Estate Assistant Grade holding a valid Letter of Assurance issued by the HD | The completed application forms, together with a crossed cheque or cashier's order for payment of the application fee, and the original copy of the Letter of Assurance, should be submitted during office hours to the Estate Offices/ District Tenancy Management Offices which manage their respective departmental quarters.  |
| (e) RAES recipients  | The completed application forms, together with a crossed cheque or cashier's order for payment of the application fee, should be submitted during office hours to the Rent Allowance for the Elderly Scheme dedicated team at Applications Sub-section, Podium Level 2, Hong Kong Housing Authority Customer Service Centre, 3 Wang Tau Hom South Road, Kowloon.  |

Applicant can only submit application through either one of the above ways. If the applicant and/or his/her family member listed in the application form have successfully submitted his/her application online, it is not necessary to submit the application form again by mail or in person, or vice versa, otherwise it will be treated as a duplication of application. Should duplicate applications be found, HA will cancel all related applications.

## **12. What kind of document is required at the time of submitting application?**

The proofs for income, asset value and family member's relationship are not required to submit at the time of submitting this application form. Applicants submitted their application through online submission, HA will request them to submit copies of Identify Card or GFC or LA if necessary.

## **13. How to apply for change in particulars of the submitted information?**

The applicant and the family members listed in Part I of the application form must meet the eligibility criteria of the application under the sale exercise from submission of the application form up to the date of signing the ASP. Any changes in the particulars (including but not limited to income, net asset value and ownership of domestic property) of the applicant and/or any family members listed in Part I of the application form or the family circumstances (including but not limited to marital status) should be reported in writing to the HA (Address: Podium Level 1, Hong Kong Housing Authority Customer Service Centre, 3 Wang Tau Hom South Road, Kowloon. For ease of identification, please mark "HOS 2019" on the envelope) with supporting documents so that the HA can reassess the eligibility of the application and the priority for flat selection. Application number should be quoted in the correspondence. Should there be any changes in the personal particulars or family circumstances which render them ineligible, the application will be cancelled and the HA and the HD shall not be responsible for any loss or claims arising therefrom. The application fees paid will not be refunded and cannot be transferred to other parties.

White Form Applicant requesting for addition or deletion of member(s) listed in the application form will not be accepted, except for addition of family member(s) due to birth, marriage or the applicant's spouse/child(ren) aged under 18 being granted permission to stay in Hong Kong; or for deletion of family member(s) due to death, divorce or having successfully acquired a flat under other subsidised housing schemes and become an owner or member of the acquired flat. Should the request for addition of family member(s) be approved, the application category will still be based on the position as at the closing date of application. Should the request for deletion of member be approved which results in a change of the application category from family applicant to one-person applicant, assessment of income and asset will be based on the limits for one-person applicant. The HA will reassess the eligibility and priority for flat selection based on the latest information.

Green Form Applicant requesting for addition or deletion of member(s) listed in the application form will not be accepted, except for addition of family member(s) due to birth, marriage or the applicant's spouse/child(ren) aged under 18 being granted permission to stay in Hong Kong; or for deletion of family member(s) due to death, divorce or having successfully acquired a flat under other subsidised housing schemes and become an owner or member of the acquired flat. If the applicant household is a sitting PRH household, prior approval for addition/deletion of family members has to be obtained from the respective

estate office/DTMO before submission of an application in accordance with Paragraph above. Should the request for addition of family member(s) be approved, the application category will still be based on the position as at the closing date of application. Should the request for deletion of member be approved which results in a change of the application category from family applicant to one-person applicant, assessment of income and asset (if applicable) will be based on the limits for one-person applicant. The HA will reassess the eligibility and priority for flat selection based on the latest information of the applicant.

#### **14. What is Quota Allocation and Priority in Flat Selection?**

The quota allocation ratio between Green Form and White Form applicants is 50:50. If the allocated quota for Green Form applicants for a particular application category is not fully utilised, the remaining quota will be allocated to White Form applicants of the same application category and vice versa. (For example, if the allocated quota for Green Form applicants under the “Priority Scheme for Families with Elderly Members” is not fully utilised, the remaining quota will be allocated to White Form applicants under the “Priority Scheme for Families with Elderly Members” and vice versa.)

The HA sets a quota of 1,500 flats for applicants applying under the “Priority Scheme for Families with Elderly Members” (750 flats for Green Form applicants, 750 flats for White Form applicants). If families applying under this category fail to obtain a quota, they will still have the opportunity to purchase under other family categories. If the 1,500 quota has not been fully consumed after all applicants applying under the “Priority Scheme for Families with Elderly Members” have been invited for flat selection, the unused quota will be allocated to the “Other Family” category of the Green Form queue and “Other Nuclear Family/Other Non-nuclear Family” category of the White Form queue on an equal basis. If an applicant under the “Priority Scheme for Families with Elderly Members” has successfully selected and signed ASP for a flat, the relevant quota will be treated as consumed. Any quota released due to later rescission of flat from this application category will not be allocated back to another applicant under the “Priority Scheme for Families with Elderly Members”. Upon completion of the relevant procedures for cancellation of ASP by the HA, the rescinded flat will be released for selection by applicants on the next flat selection day according to the order of flat selection priority.

The HA also sets aside 500 flats for one-person applicants. One-person applicants will be invited to select the remaining 500 flats, irrespective of size, after family applicants have selected their flats. In case the 500 flats are not fully consumed after all one-person applicants have been invited to select flat, the remaining flats will be allocated back to “other family” categories in the ratio of 50:50 between Green Form and White Form applicants. If there are more than 500 flats remaining after all family applicants have been invited to select flat, all remaining flats will be allocated to one-person applicants for

their selection in the ratio of 50:50 between Green Form and White Form applicants. If a one-person applicant has successfully selected and signed ASP for a flat, the relevant reserved flat will be treated as taken up. Any flat released due to later rescission of flat from this application category will not be allocated back to another one-person applicant. Upon completion of the relevant procedures for cancellation of ASP by the HA, the rescinded flat will be allocated back to “other family” applicants for selection according to their priority order.

The flat selection order of different categories of applicants is as follows:

| <b>Green Form Applicants</b>   | <b>White Form Applicants</b>   |
|--|--|
| (1) Families applicants living in PRH estates affected by the HA’s clearance programmes      | (1) Nuclear family applicants applying under the ‘Priority Scheme for Families with Elderly Members’ |
| (2) Family applicants applying under the ‘Priority Scheme for Families with Elderly Members’ | (2) Other nuclear family applicants  |
| (3) Other family applicants  | (3) Non-nuclear family applicants  |
| (4) One-person applicants living in PRH estates affected by the HA’s clearance programme     | (4) One-person applicants  |
| (5) One-person applicants  |  |

All “family” applicants and “one-person” applicants will be allocated an ordinary order of priority for flat selection randomly generated by computer according to the ballot result. Family applicants who join the “Priority Scheme for Families with Elderly Members” will be allocated an additional order of priority for flat selection randomly generated by computer according to the ballot result, i.e. a total of two order of priority will be allocated to them.

The HA will invite eligible applicants of different categories for flat selection according to the order of priority as stated in the above paragraph. Family or one-person applicants living in PRH estates affected by the HA’s clearance programme are allowed to select flats before families or one-person households of other Green Form (i.e. ordinary Green Form) categories and all White Form categories respectively. For every two applicants on the priority list, the order will be: (a) one ordinary Green Form applicants; (b) one White Form applicants.

If family applicants who join the “Priority Scheme for Families with Elderly Members” fail to purchase a flat under the quota of that application category, the HA will invite them for flat selection again when their order of priority under the “Other Family/Nuclear Family” turns up, provided that flats are available for selection under that category.

If PRH tenants rehoused through the Express Flat Allocation Scheme exercise apply within three years from the date of tenancy commencement of their PRH units by using Green Form, they will be treated as if they were White Form applicants in terms of flat

selection priority and will be put under the White Form queue. Any flats purchased by this category of Green Form applicants will be counted against the White Form quota. Upon signing the deed of assignment of their purchased flats, this category of Green Form applicants, similar to other Green Form applicants, have to surrender their PRH units to the HA.

Flat selection priority order is subject to relevant sales arrangements issued by the HA from time to time. In case of dispute, the HA's decision shall be final.

#### **15. How do eligible applicants choose their flats?**

Under normal circumstances, the HA, after detailed eligibility vetting, will invite eligible applicants in writing to the HOS Sales Unit at an appointed time to select their flats and complete all the purchasing formalities according to their priority for flat selection. If required, the HA may also arrange applicants to undergo eligibility vetting on their appointed day of flat selection. In the latter situation, the HA will notify the applicants in advance when sending out the flat selection invitation letters. The applicants must continue to meet all eligibility criteria when they go through the purchasing formalities, or else their applications will be cancelled and the flat selected by them will be taken back and the application fees paid will not be refunded. When going through the flat purchasing formalities, applicants are required to sign a declaration declaring that all the information provided in the application form is true and correct, and report any changes (including but not limited to income, net asset value, ownership of domestic property, marital status and family composition) which may have occurred since the date of application (if applicable).

Flat Selection Notifications will be issued according to the application category and the order of priority. Applicants who fail to keep their appointment will lose their eligibility for flat selection and their flat selection priority will be taken up by others lower in the queue. The application fees paid will not be refunded. If an applicant needs to change his/ her appointment (the appointment can only be postponed but cannot be advanced), he/ she has to seek the HA's prior approval in writing. Change of appointment can only be effected upon approval of the HA, the applicant's order of priority for flat selection will be deferred accordingly. The HA and the HD will not guarantee that there will be available quota or flat for selection under the category that the applicant belongs to after change of the appointment.

During individual flat selection sessions on the flat selection days, after registration of all applicants, the attending applicants will be listed in the order of one Green Form and one White Form applicants according to their flat selection priority. They will then be arranged to enter the flat selection room accordingly. Applicants should take note of the latest information on flats available for selection displayed at the screens of the HOS Sales Unit. For all applicants who have been arranged to enter the flat selection room, selection of flat is

on “first select first served” basis (subject to acknowledgement by computer). If a particular flat is selected by more than one applicants at the same time, the priority for selecting the flat will be determined by the applicant’s order of priority after registration in that flat selection session.

If an applicant turns up at the HOS Sales Unit at the appointed time but fails to purchase a flat while stock still lasts, he/ she will be deemed as giving up his/ her chance of flat selection. The applicant will not be given another chance for flat selection again under the same application category. The application fee paid will not be refunded.

After a flat has been selected, an applicant has to sign the ASP within the same day. Should an applicant who has selected a flat fail to turn up at the HOS Sales Unit to sign the relevant ASP by 5 pm within the same day of flat selection, he/ she will be deemed as giving up the selected flat. The flat shall be taken back for selection by other applicants according to their priority. The applicant concerned will not be given another chance for flat selection under the same application category. The application fee paid will not be refunded.

After the execution of the ASP, if the purchaser is proved to be ineligible for the current sale exercise, the ASP already signed will be cancelled and all fees and charges paid (including deposit) in respect of the application/ purchase will not be refunded.

#### **16. What kind of ownership is allowed?**

The applicant must become the owner of the flat purchased. The applicant, however, may choose to share the ownership with one of the adult family members listed in the application form provided that the ownership is in the form of joint tenancy not inheritable by a third party. This family member is required to turn up in person with the applicant at the HOS Sales Unit for completion of necessary formalities.

Applicants joining the ‘Priority Scheme for Families with Elderly Members’ must share the ownership of the flat with one of the elderly members, although they may also choose one of the adult members listed in the same application form as a joint owner at the same time. The elderly member concerned and the family member concerned (if applicable) are also required to turn up in person at the HOS Sales Unit together with the applicant for completion of relevant formalities.

If an applicant or any family member who intend to become a joint-owner (including the elderly member) is not able to turn up in person to sign the ASP, he/she is required to obtain prior written approval from the HOS Sales Unit and sign a valid Power of Attorney at a solicitors firm to authorise a family member aged 18 or above listed on the HOS application form to complete the purchase on his/her behalf. If the applicant is the only person listed in

the application form, he/she may authorise another relative to complete the purchase on his/her behalf, provided the authorised person is aged 18 or above and is holding a valid Power of Attorney.

**17. How to pay the purchase price and Obtaining Legal Title to the Flats ?**

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.

The Green Form Purchaser must, at the time of signing the ASP at the HOS Sales Unit, bring along with him/ her cashier's order(s) in the sum of HK\$77,000 made payable to "HONG KONG HOUSING AUTHORITY" for paying the deposit (not less than 5% of the purchase price). If the amount of such cashier's order is less than 5% of the purchase price, any outstanding balance should be paid by a personal cheque upon signing of the ASP.

The White Form Purchaser must, at the time of signing the ASP at the HOS Sales Unit, bring along with him/ her a cashier's order in the sum of HK\$155,000 made payable to 'HONG KONG HOUSING AUTHORITY' for paying the deposit (not less than 10% of the purchase price). If the amount of such cashier's order is less than 10% of the purchase price, any outstanding balance should be paid by a personal cheque upon signing of the ASP.

After the Occupation Permit for the building(s) concerned has been issued, the HA's appointed solicitor 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.

The purchaser is advised to engage a separate firm of solicitors of his/ her choice to act for him/ her in relation to the transaction. However, the contents of the conveyancing documents will be determined by the HA. Please note that the solicitors appointed by the HA are acting for the HA only and will not be able to protect the purchaser's interest. If the purchaser instructs a separate firm of solicitors, that firm of solicitors will be able to give independent advice to the purchaser at every stage of the purchase. If the purchaser does not instruct a separate firm of solicitors of his/ her choice to act for him/ her in his/ her completion of the purchase, he/ she will execute the assignment at the office of the solicitors of the HA. The solicitors of the HA will only interpret the contents of the assignment to him/ her and attest his/ her execution, and will not act as the purchaser's solicitors in the transaction, and will not advise the purchaser on the ASP or any other matters in connection with the transaction. In such cases, the legal costs to be paid to the HA's appointed solicitors for executing the transaction shall be borne by the purchaser (not by the HA). The solicitors of the HA, not acting for the purchaser in the transaction, will not be able to protect

the purchaser's interest.

**18. What are the fees and charges to be paid upon purchasing a flat?**

The purchaser, when completing the formalities of purchasing a flat, is required to pay fees including but not limited to the following:

- (a) All stamp duties payable;
- (b) Registration fees for registration of the deeds in the Land Registry;
- (c) Legal costs:
  - (i) The purchaser, unless appointing his/ her own solicitors, is required to pay the legal costs of the solicitors appointed by the HA. The fee rate charged by the HA's appointed solicitors for the sale and purchase of HOS flats will be made known later (Note: The HA's appointed solicitors are acting for the HA only and not for the purchasers);
  - (ii) If the purchaser appoints his/ her own solicitors, he/ she is only required to pay the legal costs of his/ her solicitors;
- (d) The fees for certified copies of the deeds (including the Government lease, the Deed of Mutual Covenant and other relevant title deeds);
- (e) In the event of the purchaser failing to complete the transaction by the specified date in accordance with the ASP, the HA shall, without prejudice to any other remedy, be entitled to demand and receive from the purchaser payment of interest on the balance of the purchase price at the rate of 2% per annum above the Best Lending Rate as announced by the Hongkong and Shanghai Banking Corporation Limited;
- (f) Debris removal fee (if any), decoration deposit (if any) and special fund (if any); and
- (g) Management fee, management fee deposit and the levy payable (if any) as prescribed by the Property Management Services Authority.

If the purchaser requires a mortgage loan to finance the purchase of the flat, he/ she is also required to pay:

- (a) The registration fee for registration of the mortgage deed in the Land Registry; and
- (b) Legal costs of the solicitors acting for the bank or the financial institution offering the loan for the mortgage arrangements. (Note: If the bank or the financial institution appoints also the HA's appointed solicitors to handle the mortgage arrangements, the solicitors will charge a separate fee.)

**19. What about mortgage arrangements?**

Purchasers should assess one's own financial capability and eligibility for mortgage before entering into purchasing formalities. After signing the ASP, a purchaser requiring a mortgage loan to pay the balance of the purchase price should apply to a bank or financial institution on the approved list, which is available from the HOS Sales Unit, for a mortgage loan on special concessionary terms specified by the HA. The conditions are subject to

final approval by the bank or financial institution concerned. The participating banks or financial institutions on the list have entered into a Deed of Guarantee with the HA. Some of the mortgage terms are as follows:

- (a) loan amount not exceeding the balance of the purchase price after deposit;
- (b) maximum repayment period of 25 years; and
- (c) interest rate at a maximum of the Best Lending Rate quoted by the bank or financial institution concerned minus 0.5% per annum.

If the purchaser wishes to mortgage with other bank/ financial institution which has not entered into a Deed of Guarantee with the HA, the purchaser is required to obtain prior approval from the Director of Housing for such mortgage arrangement. The purchaser is reminded to allow sufficient time to apply to HD for processing of the relevant approval in order to avoid any possible delay in the mortgage arrangement and an administrative fee is required for the concerned application.

A purchaser may also obtain a loan to cover the balance of the purchase price under a mortgage from his/ her employer who offers a bona fide staff housing mortgage loan scheme provided that prior approval from the Director of Housing is obtained.

Except with the approval of the Director of Housing, the purchaser shall not secure any other form of mortgage financing or refinancing, including increasing the amount of the mortgage loan. For details, please contact the HOS Sales Unit.

If the purchaser, who has mortgaged the flat purchased to a participating bank or financial institution that has entered into a Deed of Guarantee with the HA, defaults on mortgage payments before paying off the mortgage loan, the bank or financial institution concerned will sell the flat. Should the sale proceeds of the flat fail to cover the full outstanding balance of the mortgage and all the interest, legal costs, administration fees, etc. payable under the mortgage, the bank or financial institution will, pursuant to the Deed of Guarantee, make a claim against the HA for the payment of all the above arrears that the purchaser owes. The HA shall then under the Deed of Guarantee pay the same to the bank or financial institution. In relation to the payments made by the HA to the bank or financial institution, the HA will then recover such payments and the interest from the purchaser.

## **20. What are the new alienation restrictions for HOS 2019?**

A purchaser under HOS Flats 2019 who wishes to assign or let the flat after becoming an owner under the Deed of Assignment will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government Lease. The HA will not buy back or nominate a buyer to buy the flats sold under the current sale exercise. The following alienation restrictions will apply to the owners for the sale of the flats sold under the sale exercise of HOS Flats 2019:

- (a) Within the first two years from the date of the first Deed of Assignment of the flat from the HA to a flat owner (first assignment), the flat owner may sell the flat in the HOS Secondary Market to a person nominated by the HA without payment of premium and at a price not more than the original purchase price under the first assignment.
- (b) Between the third to the tenth year from the date of first assignment, the owner may sell the flat in the HOS Secondary Market to a person nominated by the HA without payment of premium and at his/her own negotiated price.
- (c) After ten years from the date of first assignment:
  - (i) The owner may sell the flat in the HOS Secondary Market to a person nominated by the HA without payment of premium and at his/her own negotiated price.
  - (ii) The owner may also sell the flat in the open market after payment of premium.

**21. What are the alienation restrictions of Resale Flats of HOS 2019?**

If a purchaser have successfully purchased a resale flat of Ka Shun Court/ Ping Yan Court under HOS 2016 or Ngan Ho Court/ Ngan Wai Court/ Choi Hing Court under HOS 2017, the alienation restrictions and procedures for HOS 2016 or HOS 2017 will apply to the sale of the flat respectively:

- (a) Owners assign or let their flats in the open market subject to payment of a premium to the HA.
- (b) Owners from the third year onwards from the date of first assignment sell their flats to eligible purchasers under the HOS Secondary Market Scheme without payment of a premium and at his/her own negotiated price.

The above information is for reference only and shall be subject to the terms and conditions of the Agreement for Sale and Purchase/Deed of Assignment executed with the HA after successful selection of a flat. For more information, please refer to the Application Guide.