

「長者業主樓換樓計劃」涵蓋屋苑

Designated Developments under the “Flat for Flat Scheme for Elderly Owners”

1. 下列乃香港房屋協會（以下簡稱「房協」）指定的資助出售單位屋苑，歡迎合資格的業主可參與「長者業主樓換樓計劃」（以下簡稱「樓換樓計劃」）：

Welcome eligible owners of following designated subsidised sale flat developments under the Hong Kong Housing Society (hereinafter referred to as the “HKHS”) to participate in the “Flat for Flat Scheme for Elderly Owners” (hereinafter referred to as the “Flat for Flat Scheme”):

「住宅發售計劃」之屋苑名單 List of developments under Flat-for-Sale Scheme

區域 District	地區 Area	屋苑名稱 Developments
市區 Urban	東區 Eastern	健康村第一及二期 Healthy Village (Phases 1 & 2)
	九龍城 Kowloon City	家維邨第三及四期 Ka Wai Chuen (Phases 3 & 4)
	深水埗 Sham Shui Po	樂年花園 Cronin Garden
	黃大仙 Wong Tai Sin	啟德花園第一及二期 Kai Tak Garden (Phases 1 & 2)
擴展市區 Extended Urban	葵青 Kwai Tsing	偉景花園 Broadview Garden
	將軍澳 Tseung Kwan O	茵怡花園 Verbena Heights
	荃灣 Tsuen Wan	寶石大廈 Bo Shek Mansion
		祈德尊新邨 Clague Garden Estate
新界 New Territories	西貢 Sai Kung	翠塘花園 Lakeside Garden
	屯門 Tuen Mun	景新臺 Kingston Terrace

「資助出售房屋項目」之屋苑名單 List of developments under Subsidised Sale Flats Project

區域 District	地區 Area	屋苑名稱 Developments
擴展市區 Extended Urban	葵青 Kwai Tsing	綠悠雅苑 Greenview Villa

2. 有關香港房屋委員會（以下簡稱「房委會」）資助出售單位之屋苑名單，請參閱以下連結：
<https://www.housingauthority.gov.hk/tc/home-ownership/hos-secondary-market/index.html>

For the list of subsidised sale flat developments under the Hong Kong Housing Authority (hereinafter referred to as the “HA”), please refer to the following link:

<https://www.housingauthority.gov.hk/en/home-ownership/hos-secondary-market/index.html>

3. 備註 Important Notes

房協的「住宅發售計劃第二市場計劃」及房委會的「居屋第二市場計劃」下的資助出售單位分布在全港四個區域，分別為（由近至遠排序）：(i) 市區（包括中西區、灣仔、東區、南區、油尖旺、觀塘、黃大仙、九龍城及深水埗）；(ii) 擴展市區（包括東涌、沙田、將軍澳、荃灣及葵青）；(iii) 新界（包括屯門、元朗、北區、大埔及西貢）；及(iv) 離島（不包括東涌）。

「交易許可證」（以下簡稱「許可證」）持有人可透過「樓換樓計劃」未補價出售原有單位之後，在第二市場計劃購買另一個未補價的資助出售單位（以下簡稱「新購入單位」）。該新購入單位的實用面積必須少於原有單位，或須位於較偏遠地區（不適用於原有單位位於「離島」區域的業主）。例如：原有單位位於市區，「許可證」持有人可在市區購買一個實用面積較小的單位，或可選擇在擴展市區、新界或離島購買任何實用面積的單位。

The subsidised sale flats under the Flat-for-Sale Scheme Secondary Market Scheme of HKHS and Home Ownership Scheme Secondary Market Scheme of HA are distributed in four districts in Hong Kong, namely (in order of ascending remoteness) : (i) Urban (including Central and Western, Wan Chai, Eastern, Southern, Yau Tsim Mong, Kwun Tong, Wong Tai Sin, Kowloon City and Sham Shui Po); (ii) Extended Urban (including Tung Chung, Sha Tin, Tseung Kwan O, Tsuen Wan and Kwai Tsing); (iii) New Territories (including Tuen Mun, Yuen Long, North, Tai Po and Sai Kung); and (iv) Islands (excluding Tung Chung).

The “Trade Down Permit” (“TDP”) holder may, under the Flat for Flat Scheme, sell their original subsidised sale flat with premium unpaid (“Original Flat”) and then purchase another subsidised sale flat with premium unpaid under the Secondary Market Scheme (“Newly Purchased Flat”). The saleable area of the Newly Purchased Flat must be smaller than that of the Original Flat, or the Newly Purchased Flat is located in a more remote area (inapplicable to owners of Original Flats situated in the “Islands” district). For example, if the Original Flat is located in Urban, the TDP holder may purchase a flat with smaller saleable area in Urban or opt for a flat with any saleable area in Extended Urban, New Territories or Islands.

4. 免責聲明 Disclaimers

- a. 房協保留權利在不作事先通知下修改「許可證」內任何條款及條件。所有「許可證」持有人須承諾遵守「許可證」內不時訂明的所有條件。

HKHS reserves the right to revise any terms and conditions in the TDP without prior notice. All holders of the TDP are required to undertake to be bound by all conditions as stipulated in the TDP from time to time.

- b. 「樓換樓計劃」的申請須知、申請書及本資料表及其內容對房協不具任何法律約束力。房協亦不會就任何人士因使用申請須知、申請書及/或本資料表內任何資料而引致的損失負上任何責任。

The Flat for Flat Scheme application guide, the application form, this information sheet and their contents are not legally binding on HKHS. HKHS shall not be liable for any loss suffered by any person arising out of his/her reliance on the application guide, the application form and/or this information sheet.

- c. 房協保留權利在不另行通知的情況下就本資料表、「樓換樓計劃」的申請須知及／或申請書內的任何內容作出修正。

HKHS reserves the right to make amendments to any content in this information sheet, the Flat for Flat Scheme application guide and/or the application form without prior notice.

- d. 如對「樓換樓計劃」的申請資格及／或原有單位及新購入單位的所屬區域的闡釋有任何爭議，房協的決定為最終決定。

If there is any dispute over the interpretation of the eligibility criteria for the Flat for Flat Scheme, and/or the district classification of the Original Flat and Newly Purchased Flat, decision by HKHS shall be regarded as final.

- e. 「樓換樓計劃」同時受相關的政府批地契約、地政總署發出相關的批地條款修訂書及豁免書、《房屋條例》、由房協向申請人簽發的「許可證」、由房協或房委會向申請人簽發的「可供出售證明書」（以下簡稱「出售證」）、由房協向申請人簽發的「購買資格證明書」（長者業主樓換樓計劃）（以下簡稱「購買證」），及／或由房委會向申請人簽發的「購買資格證明書」（白表資格）及相關政府部門不時訂明的條款及條件所限制。若由房協向申請人簽發的「許可證」、由房協或房委會向申請人簽發的「出售證」、由房協向申請人簽發的「購買證」及／或由房委會向申請人簽發的「購買資格證明書」（白表資格）內所列明的條款及條件，與相關政府部門不時就「樓換樓計劃」訂明的條款及條件存在任何衝突或歧異，則以相關政府部門不時就「樓換樓計劃」訂明的條款及條件凌駕於由房協向申請人簽發的「許可證」、由房協或房委會向申請人簽發的「出售證」、由房協向申請人簽發的「購買證」及／或由房委會向申請人簽發的「購買資格證明書」（白表資格）內所列明的條款及條件。

The Flat for Flat Scheme is subject to the terms and conditions stated in the relevant Government Land Grant, Modification Letter(s) and Waiver Letter(s) issued by the Lands Department, Housing Ordinance, the TDP issued by HKHS, Certificate of Availability for Sale (“CAS”) issued by HKHS or HA, “Certificate of Eligibility to Purchase” (Flat for Flat Scheme for Elderly Owners) (“CEP”) issued by HKHS and/or “Certificate of Eligibility to Purchase” (White Form Status) issued by HA to the applicant(s), and the terms and conditions as stipulated by relevant Government departments from time to time. In the event of any controversies or inconsistencies between the terms and conditions stated in the TDP issued by HKHS, CAS issued by HKHS or HA, CEP issued by HKHS and/or “Certificate of Eligibility to Purchase” (White Form Status) issued by HA applicable to the applicant(s) and the terms and conditions as stipulated by relevant Government departments in respect of the Flat for Flat Scheme from time to time, then those terms and conditions as stipulated by relevant Government departments in respect of the Flat for Flat Scheme from time to time shall prevail over the terms and conditions stated in the TDP issued by HKHS, CAS issued by HKHS or HA and CEP issued by HKHS and/or “Certificate of Eligibility to Purchase” (White Form Status) issued by HA applicable to the applicant(s).