



**Hong Kong Housing Society**  
**Dedicated Rehousing Estates Subsidised Sale Flats Projects 2025**  
**“Sierra Terrace” Phase 2 of Casa Sierra (Pak Wo Road Fanling),**  
**“Eminence Terrace I” (Hung Shui Kiu Yuen Long) and**  
**“Delight Terrace” Phase 2 of Casa Delight (Kai Tak)**  
*(Applicable to persons affected by the development clearance projects of the Government in the*  
*“Urban Areas” and in the “New Territories”)*  
**Application Guide**

Sales Scheme:	(1) A total of 696 flats in “Sierra Terrace”, 72 Pak Wo Road, Fanling; (2) A total of 179 flats in “Eminence Terrace I”, 12 Hung Shui Kiu Tin Sam Road, Hung Shui Kiu, Yuen Long; and (3) A total of 698 flats in “Delight Terrace”, 2 Muk Chun Street, Kai Tak will be offered for sale under this Sales Scheme. Persons affected by the development clearance projects of the Government in the “Urban Areas” may only choose to purchase flats at “Delight Terrace” Phase 2 of Casa Delight (Kai Tak), while persons affected by the development clearance projects of the Government in the “New Territories” may choose to purchase flats from the 3 projects in this Sales Scheme. Each eligible applicant who is invited for flat selection may purchase one flat while <b>1-Person Applicants may only purchase one 1-bedroom or 2-bedroom flat that is available for sale.</b>
<b>Application Period:</b>	<b>From 2 May 2025 to 22 May 2025</b>
Ballot Result Announcement Date:	Tentatively in June 2025 (exact date to be announced later)
Application Fee:	Not applicable
Hotline:	“Sierra Terrace” and “Eminence Terrace I”: 2839 7328 “Delight Terrace”: 2839 8250
Website:	“Sierra Terrace”: <a href="https://sierraterrace.hkhs.com">https://sierraterrace.hkhs.com</a> “Eminence Terrace I”: <a href="https://eminenceterrace1.hkhs.com">https://eminenceterrace1.hkhs.com</a> “Delight Terrace”: <a href="https://delightterrace.hkhs.com">https://delightterrace.hkhs.com</a>

The Application Form for Hong Kong Housing Society (“HKHS”) Dedicated Rehousing Estates Subsidised Sale Flats Projects 2025 “Sierra Terrace” Phase 2 of Casa Sierra (Pak Wo Road Fanling), “Eminence Terrace I” (Hung Shui Kiu Yuen Long) and “Delight Terrace” Phase 2 of Casa Delight (Kai Tak) (“Application Form”) is only applicable to the following two categories of persons affected by the development clearance projects of the Government in the “Urban Areas” and persons affected by the development clearance projects of the Government in the “New Territories”:

- (a) Clearees who have opted for the non-means tested (“NMT”) rehousing arrangements and have their eligibility vetted by HKHS, and are: (i) sitting licensees of Transitional Rental Housing (“TRH”) units in Rental Estates of HKHS or Public Rental Housing (“PRH”) of Hong Kong Housing Authority (“HA”); or (ii) eligible applicants awaiting the allocation of TRH units by HKHS/HA (“**Category 1 Application**”). (Any persons who have been allocated a Dedicated Rehousing Estates Subsidised Rental Unit and signed the tenancy agreement of Eminence Tower 1 at Casa Eminence, Hung Shui Kiu, Yuen Long or Sierra Tower at Casa Sierra, Pak Wo Road, Fanling, or have converted the TRH licences into normal tenancies, or whose licences have been terminated for any reasons (including but not limited to those who have moved out or surrendered the units) are not eligible to apply); and
- (b) Clearees currently living in the affected structures within the area of the following specified development clearance projects of the Government, in which their eligibility vetting for NMT rehousing arrangements for rehousing into TRH units of HKHS/HA has not been completed by the Lands Department but have fulfilled the related requirements set by the Lands Department (“**Category 2 Application**”). (For details of the eligibility for Category 2 Applications, please refer to the “Supplementary Information on the Arrangement for the Purchase of Dedicated Rehousing Estates Subsidised Sale Flats Projects Developed and Managed by HKHS” issued by the Lands Department and uploaded to the website of the Lands Department.)

**The specified development clearance projects of the Government in the “Urban Areas” include (Persons affected may only select and purchase flats at “Delight Terrace” Phase 2 of Casa Delight (Kai Tak)):**

- (i) Resumption of Land for Development at Cha Kwo Ling Village, Kowloon East (Phase 2)
- (ii) Resumption of Land for Development at Ngau Chi Wan Village, Wong Tai Sin (Phase 1 & 2)
- (iii) Resumption of Land for Public Housing Development at A Kung Ngam Village, Shau Kei Wan

**The specified development clearance projects of the Government in the “New Territories” include (Persons affected may select and purchase flats from the 3 projects in this Sales Scheme after the selection of flats by the persons affected by the development clearance projects of the Government in the “Urban Areas” has been completed):**

- (iv) Resumption of Land for Public Housing Development at To Yuen Tung, Tai Po
- (v) Resumption of Land for Developments at Kam Tin South, Yuen Long - Site 4a (Remaining Part)
- (vi) Development of Kwu Tung North New Development Area and Fanling North New Development Area – Remaining Phase
- (vii) Hung Shui Kiu/ Ha Tsuen New Development Area (Second Phase Development)
- (viii) Yuen Long South New Development Area (Second Phase Development)
- (ix) Resumption of Land for the Development of San Tin Technopole (Phase 1) at Yuen Long
- (x) Northern Link Main Line

Applicant who is interested in purchasing a flat under this Sales Scheme should read this Application Guide carefully and thereafter fill in the Application Form in block letters (and in Chinese if applicable) with a black or blue ball pen (Erasable ball pen should not be used. Please sign against each amendment, if any. No correction materials such as correction fluid or tape for obliteration should be used.) and submit the Application Form within the Application Period in one of the following specified manners:

#### **By Mail**

- by mailing to Hong Kong Housing Society, G.P.O. Box 13622, Hong Kong (The closing date of application is 22 May 2025 as determined by the postmark.) (Please indicate “Application for Hong Kong Housing Society Dedicated Rehousing Estates Subsidised Sale Flats Projects 2025 “Sierra Terrace” Phase 2 of Casa Sierra (Pak Wo Road Fanling), “Eminence Terrace I” (Hung Shui Kiu Yuen Long)” and “Delight Terrace” Phase 2 of Casa Delight (Kai Tak)” on the cover of the envelope). Application Forms which are delivered belatedly or returned to the applicants due to insufficient postage will not be processed; or

#### **By dropping in the collection box**

- by dropping in the collection box for Application Forms at Hong Kong Housing Society Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong). The service hours of the collection box are from 8:30 a.m. to 5:30 p.m. from 2 May 2025 to 21 May 2025 (except Saturdays, Sundays and Public Holidays), and from 8:30 a.m. to 7:00 p.m. on 22 May 2025. The closing time for collection of Application Forms is 7:00 p.m. on 22 May 2025; or
- by dropping in the collection box for Application Forms at HS Centre (Address: G/F, HS Centre, 5 Lok Yip Road, Fanling, New Territories). The service hours of the collection box are from 8:30 a.m. to 7:00 p.m. daily from 2 May 2025 to 22 May 2025. The closing time for collection of Application Forms is 7:00 p.m. on 22 May 2025; or
- by dropping in the collection box for Application Forms at Delight Terrace Sales Office (Address: 607-609A, 6/F, Exchange Tower, 33 Wang Chiu Road, Kowloon Bay, Kowloon). The service hours of the collection box are from 8:30 a.m. to 7:00 p.m. daily from 2 May 2025 to 22 May 2025. The closing time for collection of Application Forms is 7:00 p.m. on 22 May 2025.

**The Application Period of this Sales Scheme is from 2 May 2025 to 22 May 2025. The closing time of application is 7:00 p.m. on 22 May 2025. Applications submitted before or after the Application Period or not in the manner as specified above will not be accepted. Submission of supporting documents is NOT required at the time of submission of the Application Form, but please keep all relevant proofs for further vetting by HKHS and/or the Lands Department in the future if required (Please refer to the details as set out in Paragraph 2.5 below).** HKHS will allot the priority number of the Application Forms by computer balloting, and HKHS and/or the Lands Department will request the applicants and the family members listed in the Application Form to provide proof of identity and relationship or related supporting documents under prescribed procedures to prove the eligibility for application before a specified date, failing which the applicants will be ineligible for this Sales Scheme. Please retain this Application Guide for future reference.

Note: This Application Guide and the eligibility criteria and application procedures mentioned herein are intended for persons affected by the development clearance projects of the Government in the “Urban Areas” and in the “New Territories” mentioned above, and do not apply to persons affected by Shing Tak Street/Ma Tau Chung Road Development Project (“CBS-1:KC”) and Kau Pui Lung Road/Chi Kiang Street Development Scheme (“CBS-2:KC”). Relevant persons may inquire about the purchasing arrangements with Urban Renewal Authority (“URA”).

## Application Guide

### 1. Eligibility Criteria

1-Person Applicants		2-Person or above Family Applicants	
1	Applicant must be a single person without family member(s). (Note I)	1	All family members listed in the Application Form must be directly related members of and have all along been living with the applicant prior to the closing date of application. (Note I)
2	The applicant must be at least 18 years old and must have lived in Hong Kong for at least 7 years on the closing date of application (i.e. 22 May 2025). His/ Her stay in Hong Kong is not subject to conditions of stay (except for conditions concerning the limit of stay). (Note I)	2	The applicant must be at least 18 years old and must have lived in Hong Kong for at least 7 years on the closing date of application (i.e. 22 May 2025). The applicant and his/ her family member(s) listed in the Application Form are not subject to conditions of stay (except for conditions concerning the limit of stay). (Note I)
3	The applicant had not owned in any form or manner, directly or indirectly, any domestic properties in Hong Kong during the period from the date of pre-clearance survey in respect of the relevant development clearance project of the Government by the Lands Department and up to the date of signing the Preliminary Agreement for Sale and Purchase (“PASP”) of a flat under this Sales Scheme. (Note II)	3	The applicant and all family members listed in the Application Form had not owned in any form or manner, directly or indirectly, any domestic properties in Hong Kong during the period from the date of pre-clearance survey in respect of the relevant development clearance project of the Government by the Lands Department and up to the date of signing the PASP of a flat under this Sales Scheme. (Note II)
4	The applicant had not obtained and is not enjoying any housing subsidies offered by the Government or other related organisations. (Note III)	4	The applicant and all family members listed in the Application Form had not obtained and are not enjoying any housing subsidies offered by the Government or other related organisations. (Note III)

- (i) A person can only be listed in one Application Form under this Sales Scheme. The applicant and all the family members listed in the Application Form (if any) must meet all the above-mentioned eligibility criteria of the application from the time of submission of the Application Form up to the date of signing the PASP of a flat under this Sales Scheme. Applicants who applied for subsidised housing projects/ schemes of HKHS, HA or URA but were unable to purchase any unit may apply for purchasing a flat under this Sales Scheme, provided that they meet all the eligibility criteria of this Sales Scheme.
- (ii) If the applicant and family member(s) listed in the Application Form being sitting licensee and spouse of TRH units in Rental Estates/ PRH of HKHS/ HA under the Category 1 Application, he/ she/ they shall surrender the TRH units to HKHS/ HA within 2 calendar months (HKHS) / 60 days (HA) upon successful purchase and taking over of the flat purchased under this Sales Scheme.
- (iii) If the applicant and family member(s) listed in the Application Form belong to Category 1 Application and is/ are awaiting the allocation of TRH units by HKHS/ HA or belong to Category 2 Application as mentioned above, he/ she/ they shall move out from the present structure and surrender the present structure to the Lands Department within 60 days upon successful purchase and taking over of the flat purchased under this Sales Scheme or before the clearance deadline specified by the Lands Department (whichever is the earlier). If the date of taking over of the flat purchased under this Sales Scheme is later than the clearance deadline for the present structure, the household may inquire with the Lands Department regarding the details of moving out of the present structure and application for transition housing arrangements. HKHS shall not be held responsible for any loss or expenses thereby incurred.
- (iv) If the applicant and/or family member(s) listed in the Application Form is/ are listed in the household register or record of any other subsidised housing projects/ schemes of HKHS/ HA, he/ she/ they shall move out from the relevant unit and have his/ her/ their name(s) deleted from the relevant household register or record within 2 calendar months (HKHS)/ 60 days (HA) upon successful purchase and taking over of the flat purchased under this Sales Scheme.
- (v) Please refer to Paragraph 10.3 for the detailed requirements of surrender of TRH units/ moving out of the present structure.
- (vi) In case of any disputes regarding the above-mentioned eligibility criteria, the decision of HKHS shall be final and conclusive.

**Note I:**

**For those under Category 1 Application and are sitting licensees of TRH units in Rental Estates/ PRH of HKHS/ HA, the applicant and all family members listed in the Application Form must be the same as the family composition on the licence of the TRH unit.**

Only applicable to 1-Person Applicants:

- (i) 1-Person Applicants include: (1) unmarried person, (2) divorcee (have obtained the Decree Absolute of divorce), (3) widow/ widower, (4) married person whose spouse does not have the right to land in Hong Kong and (5) married person with marriage certificate issued after the closing date of application. Any person who has the right to land in Hong Kong but is subject to certain conditions of stay (except for conditions concerning the limit of stay) will not be treated as a person having the right to land in Hong Kong. **A person who does not have the right to land in Hong Kong cannot be included in the Application Form.**
- (ii) If the 1-Person Applicant is a married person (except the married person mentioned in Note I (i)(4) and (5) above), he/ she will be regarded as a 2-Person or above Family Applicant.
- (iii) If a female 1-Person Applicant has reached the 16<sup>th</sup> week of pregnancy on the closing date of application (i.e. 22 May 2025), the unborn child will be counted as a member of the household and the application will be treated as a 2-Person or above Family Applicant provided that a valid medical certificate specifying expected date of delivery to be 6 November 2025 or earlier shall be produced during vetting of application by HKHS and/or the Lands Department.
- (iv) The applicant must be residing in Hong Kong.

Only applicable to 2-Person or above Family Applicants:

The applicant and all family members listed in the Application Form must be residing in Hong Kong and have the right to land in Hong Kong without being subject to any conditions of stay (except for conditions concerning the limit of stay). Person(s) who do not have the right to land in Hong Kong cannot be included in the Application Form.

- (v) Directly related members mean (1) the spouse of the applicant (valid Marriage Certificate issued on or before the closing date of application (i.e. 22 May 2025) must be produced during vetting of application by HKHS and/or the Lands Department), (2) natural child(ren) or step child(ren) or legally adopted child(ren) of the applicant or his/ her spouse, parent(s), grandparent(s) and siblings of the applicant.
- (vi) For all married persons (except the married persons mentioned in Note I (i)(4) and (5) above) listed in the Application Form, unless the relevant Death Certificate(s) of spouse(s) or valid divorce documents or valid proof of legal custody of child(ren) can be produced during vetting of application by HKHS and/or the Lands Department, their spouse(s) and child(ren) under 18 years old must also be listed in the Application Form.
- (vii) For unmarried applicants applying jointly with illegitimate child(ren) under 18 years old, the mother is required to submit a declaration for the arrangement for the custody of illegitimate child(ren) included in the application; the father is required to submit a copy of the court order awarding the custody of child(ren) (which must be issued on or before the closing date of application).
- (viii) The applicant and all family members listed in the Application Form must be holders of Hong Kong Identity Cards (except child(ren) below 11 years old) and must be residing in Hong Kong.
- (ix) If the applicant makes the application jointly with his/ her sibling who is under 18 years old, their parents or legal guardian(s) shall also be listed in the Application Form. For divorced parents or legal guardians, they must have the custody order of the family member under 18 years old as granted by the court (on or before the closing date of application). For joint custody order, the said parents/ legal guardians shall have the physical care and control of the family member under 18 years old.
- (x) The applicant may jointly apply only with grandparent(s) if both his/ her parents have passed away or do not have the right to land in Hong Kong, and supporting documents must be produced during vetting of application by HKHS and/or the Lands Department.
- (xi) The applicant may jointly apply only with grandchild(ren) if both the parents of the grandchild(ren) have passed away or do not have the right to land in Hong Kong, and supporting documents must be produced during vetting of application by HKHS and/or the Lands Department.
- (xii) The scenarios in Paragraphs (i) to (xi) of Note I above apply to all applications under this Sales Scheme (except for Category 1 Applications).
- (xiii) The applicant and his/ her family member(s) can only be listed in one Application Form under this Sales Scheme. **A married person and his/ her spouse must also be included in the same Application Form (except the married person mentioned in Note I(i)(4) above).** Any separate applications submitted by a married couple will be regarded as a duplication of application. **HKHS will check in detail for duplicate applications. Should duplicated applications be found, HKHS reserves the right to cancel all related applications.**

**Note II:**

The applicant and/or any family members listed in the Application Form will be deemed to own, directly or indirectly, domestic properties in Hong Kong under any of the following circumstances:

- (i) owned or co-owned any domestic property in Hong Kong or any interest in such kind of property; or
- (ii) entered into any agreement (including preliminary agreement) to purchase any domestic property in Hong Kong; or
- (iii) owned more than 50% of the shares in a company which directly or through a subsidiary company owned any domestic property in Hong Kong; or
- (iv) been a beneficiary of the estate of any deceased person which includes any domestic property or land in Hong Kong; or
- (v) assigned any domestic properties in Hong Kong or any interest in such properties in Hong Kong (the date of assignment shall be the date of execution of the Deed of Assignment), or
- (vi) withdrawn from any company which owned any domestic property in Hong Kong in which the applicant/ family member(s) owned more than 50% of the shares.

Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Building Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.

**Note III:**

The following persons are not eligible to apply:

- (i) The owners/ borrowers and their spouses who have benefitted from any subsidised housing projects/ schemes (including the spouses of purchasers and loan/ subsidies receivers who were unmarried at that time), even though the relevant owner/ borrower has sold the flat or repaid the loan, he/ she, as well as his/ her spouse, are not eligible to apply again. The said subsidised housing projects/ schemes include (without limitation):
  - (1) Dedicated Rehousing Estates Subsidised Sale Flats Projects (“DRE SSF”);
  - (2) Flat-for-Sale Scheme (“FFSS”) / FFSS Secondary Market Scheme;
  - (3) Sandwich Class Housing Scheme (“SCHS”) / Sandwich Class Housing Loan Scheme (“SCHLS”);
  - (4) Home Starter Loan Scheme (“HSL”);
  - (5) Subsidised Sale Flats Projects (“SSF”);
  - (6) Home Ownership Scheme (“HOS”) / Private Sector Participation Scheme (“PSPS”);
  - (7) Middle Income Housing Scheme (“MIHS”) (Melody Garden);
  - (8) Buy or Rent Option (“BRO”);
  - (9) Mortgage Subsidy Scheme (“MSS”);
  - (10) Home Purchase Loan Scheme (“HPLS”) / Home Assistance Loan Scheme (“HALS”);
  - (11) Tenant Purchase Scheme (“TPS”);
  - (12) HOS Secondary Market Scheme (“SMS”) / Interim Scheme (2013 & 2015) / White Form Secondary Market Scheme (“WSM”);
  - (13) Green Form Subsidised Home Ownership Pilot Scheme / Green Form Subsidised Home Ownership Scheme (“GSH”); and
  - (14) Any subsidised housing schemes administered by the URA.

However, under this Sales Scheme, HKHS may give special consideration to the applications under the following circumstances of the applicant and his/ her family members, subject to their fulfillment of other eligibility criteria for the application under this Sales Scheme: (a) adjudicated bankruptcy by the court; (b) financial hardship resulting in need for Comprehensive Social Security Assistance (CSSA); (c) adverse changes to family circumstances such as divorce, death of the bread-winner, etc; (d) a significant drop in household income resulting in difficulties in mortgage repayment; or (e) households with social problems and/or medical reasons. HKHS reserves the absolute right to consider whether to allow the application for waiver from the above restrictions. As it may take time to process the application for waiver from the above restrictions, HKHS does not guarantee that after the grant of the waiver, the priority for flat selection of the applicant will be unaffected or the applicant will still have the opportunity to select the units under this Sales Scheme. If the applicant is unable to obtain the waiver from the above restrictions due to the failure to submit sufficient documents or any other reasons, the application submitted by the applicant under this Sales Scheme will be cancelled. HKHS shall not be held responsible for any loss or claim arising therefrom.

- (ii) Within two years after the date of execution of the Deed of Assignment for the purchase of a flat under Note III(i) above, the crucial members (a crucial member is a member, other than the owner, listed in an application to fulfill the eligibility criteria of a minimum number of two persons for family applicants) of a 2-Person or above Family Applicant are not eligible to apply. Crucial members who get married or are permitted to receive the housing benefits provided by their employers and have their names deleted from the household register or record during the restriction period are not bound by this restriction. Other family members will not be bound by this restriction provided that they meet the eligibility criteria as set out in this Application Guide.
- (iii) Tenants or spouse of tenants of Rental Estate, PRH or IH units; or persons listed in the household register of Rental Estate,

PRH or IH units or in the licence and failed to delete the name(s) from the register or record (except for persons listed in the occupation licence of Category 1 Applications).

- (iv) Members of any Civil Servants' Co-operative Building Society or any housing scheme of a similar nature, or a grantee of the property under any Government Built Housing Scheme.
- (v) Kowloon Walled City clearerees who have received the Government compensation set at HOS price level and who have opted to make self-arrangement for accommodation and their spouses listed on the clearance register (including the spouses of clearerees who were unmarried at the time of receiving the compensation).
- (vi) Clearerees affected by the clearance/ redevelopment projects who had opted to receive cash ex-gratia allowance/ special cash allowance/ cash allowance granted by HKHS/ HA/ URA/ the Lands Department/ other authorities and are therefore not allocated any form of PRH/ IH, shall not apply within two years/ the specified period after the date of receipt of the allowance/ ex-gratia payment.
- (vii) Qualified households affected by land resumption and clearance required under the Hong Kong section of Guangzhou-Shenzhen-Hong Kong Express Rail Link project and the Liantang/ Heung Yuen Wai Boundary Control Point and Associated Works, who had chosen the "ex-gratia cash allowance-only" option shall not apply within three years after the receipt of the allowance.

**HKHS reserves the right to reject the application concerned if it is discovered that the applicant and/or the family members listed in the Application Form do(es) not meet the eligibility criteria after scrutiny.**

## 2. Notes on Application and Form Submission

### 2.1 How to obtain the Application Form?

From 29 April 2025 to 22 May 2025, Application Forms and Application Guides under this Sales Scheme are available for collection at the following locations (during their respective office hours) or can be downloaded from the following websites:

- (i) HKHS Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong);
- (ii) HS Centre (Address: G/F, HS Centre, 5 Lok Yip Road, Fanling, New Territories);
- (iii) Delight Terrace Sales Office (Address: 607-609A, 6/F, Exchange Tower, 33 Wang Chiu Road, Kowloon Bay, Kowloon);
- (iv) Website of "Sierra Terrace": <https://sierraterrace.hkhs.com>
- (v) Website of "Eminence Terrace I": <https://eminenceterrace1.hkhs.com>; and
- (vi) Website of "Delight Terrace": <https://delightterrace.hkhs.com>

### 2.2 May an applicant submit more than one Application Form?

Each person can only be listed in one Application Form under this Sales Scheme. Spouse of a married person (except the scenario mentioned in Note I(i)(4) above) must be included in the same Application Form. Any separate applications submitted by a married couple will be regarded as duplication of applications. HKHS will check in detail for duplicated applications. Should duplicated applications be found, for whatever reasons, HKHS reserves the right to cancel all related applications.

### 2.3 May an applicant apply for other subsidised housing project(s)/ scheme(s) at the same time?

If any person listed in the Application Form:

- (i) is also applying for other subsidised housing project(s)/ scheme(s) and more than one application is successful, they can only opt for one of the projects/ schemes and all other applications have to be cancelled;
- (ii) has successfully purchased a flat under other subsidised housing projects/ schemes, their eligibility for this Sales Scheme will be cancelled immediately. Their eligibility for application under this Sales Scheme will not be restored even if the PASP or Agreement for Sale and Purchase (ASP) of the related flat has been cancelled;
- (iii) if any family member has successfully purchased a flat under other subsidised housing projects/ schemes and become owner(s) and/or member(s) of the purchased flat, they are required to delete their names from the Application Form under this Sales Scheme. HKHS and/or the Lands Department will then reassess the eligibility of the relevant applicant under the application and the flat selection arrangement. If the deletion results in a change of the application category from 2-Person or above Family Applicant to 1-Person Applicant, the vetting and flat selection arrangement will be based on the arrangements for 1-Person Applicant; and
- (iv) has successfully purchased a flat under this Sales Scheme through signing of PASP of a flat, the application(s) of the applicant and all family members listed in the Application Form for PRH (including IH)/ Light Public Housing ("LPH") will be cancelled immediately and no PRH (including IH)/ LPH unit will be allocated. This arrangement does not apply to application for transition housing arrangements mentioned in Paragraph 1(iii).

2.4 Where and when should the completed Application Form be returned?

Applicant should fill in the Application Form in block letters (and in Chinese if applicable) with a black or blue ball pen (Erasable ball pen should not be used). Please sign against each amendment, if any. No correction materials (such as correction fluid or tape for obliteration) should be used. Applicant may submit the completed form within the Application Period (i.e. from 2 May 2025 to 22 May 2025) by one of the following ways:

**By Mail**

- by mailing to Hong Kong Housing Society, G.P.O. Box 13622, Hong Kong (The closing date of application is 22 May 2025 as determined by the postmark.) (Please indicate “Application for Hong Kong Housing Society Dedicated Rehousing Estates Subsidised Sale Flats Projects 2025 “Sierra Terrace” Phase 2 of Casa Sierra (Pak Wo Road Fanling), “Eminence Terrace I” (Hung Shui Kiu Yuen Long)” and “Delight Terrace” Phase 2 of Casa Delight (Kai Tak)” on the cover of the envelope). Application Forms which are delivered belatedly or returned to the applicants due to insufficient postage will not be processed; or

**By dropping in the collection box**

- by dropping in the collection box for Application Forms at Hong Kong Housing Society Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong). The service hours of the collection box are from 8:30 a.m. to 5:30 p.m. from 2 May 2025 to 21 May 2025 (except Saturdays, Sundays and Public Holidays), and from 8:30a.m. to 7:00p.m. on 22 May 2025. The closing time for collection of Application Forms is 7:00 p.m. on 22 May 2025; or
- by dropping in the collection box for Application Forms at HS Centre (Address: G/F, HS Centre, 5 Lok Yip Road, Fanling, New Territories). The service hours of the collection box are from 8:30 a.m. to 7:00 p.m. daily from 2 May 2025 to 22 May 2025. The closing time for collection of Application Forms is 7:00 p.m. on 22 May 2025; or
- by dropping in the collection box for Application Forms at Delight Terrace Sales Office (Address: 607-609A, 6/F, Exchange Tower, 33 Wang Chiu Road, Kowloon Bay, Kowloon). The service hours of the collection box are from 8:30 a.m. to 7:00 p.m. daily from 2 May 2025 to 22 May 2025. The closing time for collection of Application Forms is 7:00 p.m. on 22 May 2025.

2.5 Application Handling Procedures

Upon receipt of the Application Forms by mail or by dropping in the collection box, HKHS will notify the applicants of their application numbers in writing. Applicant should quote his/ her application number in all future correspondence with HKHS and indicate “Dedicated Rehousing Estates Subsidised Sale Flats Projects 2025 “Sierra Terrace” Phase 2 of Casa Sierra (Pak Wo Road Fanling), “Eminence Terrace I” (Hung Shui Kiu Yuen Long) and “Delight Terrace” Phase 2 of Casa Delight (Kai Tak)” on the cover of the envelope.

A priority number will then be assigned to each applicant by computer balloting and HKHS will inform each applicant of his/ her priority number in writing. The priority number should be quoted in all correspondence after balloting. The ballot result will be announced in June 2025 (exact date to be announced later) and his/ her priority number will be available for public inspection at the following locations or from the websites listed below :

- (i) HKHS Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong);
- (ii) HS Centre (Address: G/F, HS Centre, 5 Lok Yip Road, Fanling, New Territories);
- (iii) Delight Terrace Sales Office (Address: 607-609A, 6/F, Exchange Tower, 33 Wang Chiu Road, Kowloon Bay, Kowloon);
- (iv) Website of “Sierra Terrace”: <https://sierraterrace.hkhs.com>
- (v) Website of “Eminence Terrace I”: <https://eminenceterrace1.hkhs.com>; and
- (vi) Website of “Delight Terrace”: <https://delightterrace.hkhs.com>

Category 1 Application: HKHS will issue letters to request the applicants and the family members listed in the Application Form (if any) to provide proofs of identity and relationship or related supporting documents to prove the eligibility for application within a specified period.

Category 2 Application: HKHS will transfer the applications to the Lands Department to verify the eligibility of the applicants and the family members listed in the Application Form (if any). The Lands Department will request the applicants and the family members listed in the Application Form (if any) to provide supporting documents proving the eligibility for application before a specified date and to allow a site visit by the staff or authorized person(s) of the Lands Department within a specified date and time in order to carry out on-site measurement of the structures and calculate the amount of the Reduced Ex-gratia Allowance for Permitted Occupiers of Licenced Structures and Surveyed Squatters affected by Clearance. The Lands Department will return the applications which have been preliminarily verified as meeting the relevant eligibility criteria to HKHS for detailed vetting. (For details of the eligibility criteria of this Category, please refer to the “Supplementary Information on the Arrangement for the Purchase of Dedicated Rehousing Estates Subsidised Sale Flats Projects Developed and

Managed by HKHS” issued by the Lands Department and uploaded to the website of the Lands Department.)

If an applicant and the family members listed in the Application Form (if any) is/are unable to submit the supporting documents to HKHS and/or the Lands Department to prove the eligibility for application before the specified date or allow the staff of the Lands Department to complete the on-site measurement of the structures within the specified date and time, HKHS will regard the applicant as having no intention to proceed with the application and his/ her application will be cancelled.

2.6 May applicant change the particulars submitted?

**The applicant and all family members listed in the Application Form (if any) must meet all the eligibility criteria as set out in this Application Guide from the time of submission of the Application Form up to the date of signing the PASP for the purchase of a flat under this Sales Scheme.** Any changes in the particulars (including but not limited to ownership of domestic property) of the applicant and/or any family members listed in the Application Form or the family circumstances (including but not limited to marital status) during the said period of time should be reported in writing to HKHS Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong) with supporting documents and the application number/ priority number quoted so that HKHS and/or the Lands Department can reassess the eligibility of the relevant applicant and his/her flat selection arrangement. As reassessment takes time, HKHS will not guarantee the priority for flat selection not being affected nor the chance for flat selection after update of personal particulars or family circumstances. Should any changes in the personal particulars or family circumstances render the relevant applicant becoming ineligible, the application will be cancelled and HKHS shall not be responsible for any losses or claims arising therefrom.

Once the Application Form has been submitted, request 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 purchased a flat under other subsidised housing projects/ schemes and become an owner or member of the purchased flat as mentioned in Paragraph 2.3. Should the request for addition of family member(s) be approved by HKHS and/or the Lands Department, the category of application will still be based on the number of family members as at the closing date of application. Should the request for deletion of family member(s) be approved which results in a change of the category of application from 2-Person or above Family Applicant to 1-Person Applicant, the assessment of eligibility and flat selection arrangement will be based on the eligibility for 1-Person Applicants. HKHS and/or the Lands Department will reassess the applicant’s eligibility based on the latest information.

### 3. Notes on Application Processing

3.1 The applicant and all family members listed in the Application Form (if any) should provide true and correct information and the requested documents within the specified period of time for HKHS and/or the Lands Department to determine the eligibility of the applicant. If the applicant fails to submit the supporting documents or sufficient documents within the specified period of time, his/ her application will not be accepted. **The applicant and all the family members listed in the Application Form (if any) must meet all the eligibility criteria as specified in this Application Guide from the time of submission of the Application Form up to the date of signing the PASP of a flat under this Sales Scheme.** Please refer to Paragraph 2.6 for the requirements relating to change of particulars submitted.

**There is no guarantee that an applicant having been requested to submit supporting documents will necessarily be invited for flat selection under this Sales Scheme. Whether an eligible applicant would be invited for flat selection is subject to his/ her final priority order for flat selection and the conditions of sale.**

3.2 If there is any false or misleading information in the Application Form, the relevant application will be cancelled. In handling such applications containing false or misleading information, the decision of HKHS shall be final and conclusive.

3.3 The eligible applicant who has been invited for flat selection and all the family members listed in the Application Form who are aged 18 or above shall make statutory declarations at sales office according to the laws of Hong Kong for declaring that all the information and documentation provided in support of the application are true, correct and accurate. If any of the family members listed in the Application Form who is aged 18 or above but does not have the mental capacity, HKHS may request the recent medical proof regarding the relevant person and exercise its discretion depending on his/ her condition. If any person has provided any false or misleading information in his/ her application and has successfully purchased a flat under this Sales Scheme, HKHS shall have the right to terminate the sale and purchase transaction and forfeit the deposit paid thereunder. If the flat has already been assigned to the applicant, HKHS shall have the right to demand the purchaser to (i) assign back the flat to HKHS; or (ii) pay HKHS (on behalf of the Government) a sum equal to the premium. Furthermore, it is a criminal offence for any person to provide false or misleading information. The person may be subject to a fine and/or imprisonment once convicted.

## 4. Priority for Flat Selection

- 4.1 The priority for flat selection of and the project(s) that may be selected by each group of applicants are as follows:

Flat Selection Priority	Applicant Group	Project(s) that may be selected
1	Persons affected by Kau Pui Lung Road/Chi Kiang Street Development Scheme (“CBS-2:KC”)	May only choose to purchase flats at “Delight Terrace” Phase 2 of Casa Delight (Kai Tak)
2	Persons affected by Shing Tak Street/Ma Tau Chung Road Development Project (“CBS-1:KC”)	
3	Persons affected by the development clearance projects of the Government in the “Urban Areas”	
4	Persons affected by the development clearance projects of the Government in the “New Territories”	May choose to purchase flats from the 3 projects in this Sales Scheme

(Note: This Application Guide and the eligibility criteria and application procedures mentioned herein are intended for persons affected by the development clearance projects of the Government in the “Urban Areas” and in the “New Territories”, and do not apply to persons affected by Shing Tak Street/Ma Tau Chung Road Development Project (“CBS-1:KC”) and Kau Pui Lung Road/Chi Kiang Street Development Scheme (“CBS-2:KC”).)

- 4.2 HKHS will invite eligible applicants in writing for flat selection in accordance with the applicant groups and priority numbers. **Whether an applicant who has been invited for flat selection can successfully purchase a flat shall be subject to his/ her final priority order for flat selection and the conditions of sale.**
- 4.3 Each eligible applicant who is invited for flat selection may purchase one flat while **1-Person Applicants may only purchase one 1-bedroom or 2-bedroom flat that is available for sale.**
- 4.4 Persons affected by Kau Pui Lung Road/Chi Kiang Street Development Scheme (“CBS-2:KC”) and Shing Tak Street/Ma Tau Chung Road Development Project (“CBS-1:KC”), and persons affected by the development clearance projects of the Government in the “Urban Areas” may only choose to purchase flats at “Delight Terrace” Phase 2 of Casa Delight (Kai Tak).
- 4.5 Persons affected by the development clearance projects of the government in the “New Territories” may choose to purchase flats from the 3 projects in this Sales Scheme, but flat selection for this group will be arranged after the selection of flats by persons affected by Kau Pui Lung Road/Chi Kiang Street Development Scheme (“CBS-2:KC”) and Shing Tak Street/Ma Tau Chung Road Development Project (“CBS-1:KC”), and persons affected by the development clearance projects of the government in the “Urban Areas” has been completed.
- 4.6 Since invitation letters will be sent out before the flat selection date, HKHS is unable to guarantee that there will be flats available for sale by the time the applicants attend the flat selection. If the flats available for sale have been sold out at the flat selection time of the applicant, the applicant will not be arranged to proceed with flat selection. Please pay attention to the latest sale status.

## 5. Arrangement for Flat Selection

- 5.1 **The eligible applicant who has been invited for flat selection and all the family members listed in the Application Form who are aged 18 or above shall make statutory declarations at sales office according to the laws of Hong Kong for declaring that all the information and documents provided in support of the application are true, correct and accurate.** The applicant and the co-owner(s) (if any) must have the mental capacity (if necessary, HKHS may require the person(s) concerned to provide a recent medical proof) to understand the nature and effect of different application documents relating to this Sales Scheme and documents he/ she signs. If any of the family members listed in the Application Form who is aged 18 or above but does not have the mental capacity, HKHS may request the recent medical proof regarding the relevant person and exercise its discretion depending on his/ her condition. After completing the registration and statutory declaration, applicants will be arranged for flat selection according to the applicants’ group and priority numbers. If any person has provided any false or misleading information in his/ her application and has successfully purchased a flat under this Sales Scheme, HKHS shall have the right to terminate the sale and purchase transaction and forfeit the deposit paid thereunder. If the flat has already been assigned to the applicant, HKHS shall have the right to demand the purchaser to (i) assign back the flat to HKHS; or (ii) pay HKHS (on behalf of the Government) a sum equal to the premium.
- 5.2 The applicants and all family members listed in the Application Form (if any) must continue to fulfill all eligibility criteria set out in this Application Guide from the time of submission of the Application Form up to the date of signing the PASP, failing which their applications will be cancelled and the flats selected will be recovered. The applicants and the related family members (if any) are required to make a statutory declaration before purchasing

- the flat, declaring that all information provided in the Application Form and any reported changes (including but not limited to ownership of domestic property, marital status and family composition) which may have occurred since the date of submission of the Application Form (if applicable) are true and correct.
- 5.3 Invitation letters for flat selection will be issued according to the eligible applicants' group and priority numbers. If an applicant fails to turn up at the sales office on time or misses the flat selection period as assigned, after completion of the registration and making of statutory declaration on the same date, he/ she will be assigned to the next session (if any) which has not yet commenced for flat selection of the same date. **Applicants who fail to attend the sales office on the appointment date will lose their eligibility for flat selection** and will be overtaken by others with lower priority in the queue.
  - 5.4 If an applicant needs to change his/ her appointment date/ time (the appointment can only be postponed but cannot be advanced), he/ she has to seek the prior approval from HKHS Applications Section in writing, and upon granting such approval, the applicant's priority order for flat selection will be deferred and overtaken by others with lower priority in the queue accordingly. HKHS shall have the absolute discretion to reject any application for postponement without giving any reason therefor. HKHS does not guarantee that there will be available flats for selection after the change of the appointment.
  - 5.5 If an applicant turns up at the sales office at the appointed time but fails to purchase a flat while there is flat available for selection, 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.
  - 5.6 Applicants should take note of the consumption table with latest information on flats available for selection displayed at the sales office. For all applicants who have been arranged to enter the flat selection room, the order of selection of flat shall be based on the order of priority previously assigned by computer balloting. The selected flat, once confirmed by applicants, cannot be changed.
  - 5.7 After a flat has been selected, normally an applicant shall sign the PASP within the same day. Should an applicant who has selected a flat fail to attend the sales office to sign the relevant PASP within the specified time, he/ she will be deemed as giving up the selected flat. The flat shall be taken back for selection by other applicants on the next flat selection day according to their priority. The applicant concerned will not be given another chance for flat selection.
  - 5.8 If an applicant under this Sales Scheme is eventually proved to be ineligible for this Sales Scheme after signing of the PASP and/or ASP, the PASP and/or ASP signed will be cancelled immediately and HKHS shall be entitled to forfeit the deposit paid thereunder.
  - 5.9 During the flat selection period, any flat taken back due to cancellation of the PASP will, upon completion of the relevant cancellation procedures by HKHS, be released for selection by applicants on the next flat selection day according to their order of priority.
  - 5.10 When the ASP of all flats under this Sales Scheme have been signed, all the remaining applications will be cancelled immediately.
  - 5.11 Arrangement of flat selection is subject to relevant Information on Sales Arrangements issued or revised by HKHS from time to time. HKHS reserves all right to decide whether, when and which of the flats are to be put up for selection under this Sales Scheme. HKHS reserves all right at any time to withdraw any flats from this Sales Scheme. No objection or claim shall be made by any person against HKHS in relation to the foregoing. In case of any disputes, the decision of HKHS shall be final and conclusive.
  - 5.12 Arrangement of flat selection shall be subject to Residential Properties (First-hand Sales) Ordinance and relevant sales arrangement issued and/or revised by HKHS from time to time. In case of any disputes regarding the eligibility criteria, the decision of HKHS shall be final and conclusive.

## 6. Ownership Arrangement

The applicant must be the owner of the flat purchased. The applicant, however, may choose to share the ownership with one of the family members aged 18 or above 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 attend in person with the applicant at the sales office for signing the PASP and completion of the necessary formalities regarding the purchase of the flat.

## **7. Paying Purchase Price and Obtaining Legal Title to the Flat**

- 7.1 When the purchaser attends the sales office to sign the PASP, he/ she should bring along with him/ her a cashier's order in the sum of HK\$100,000 made payable to "Baker & McKenzie" for paying the preliminary deposit (equivalent to 5% of the purchase price). If the amount of such cashier order is less than 5% of the purchase price, any outstanding balance of the preliminary deposit should be paid by a personal cheque upon signing of the PASP (cash or company cheque will not be accepted).
- 7.2 Staff of HKHS will only interpret the contents of the PASP to the purchaser and attest the purchaser's signature. The staff will not give any legal advice on the PASP or any other matters concerning the sale and purchase transaction. Besides, the purchaser shall attend the solicitors' office within 5 working days (as defined in the Residential Properties (First-hand Sales) Ordinance) after the date of signing of the PASP to sign the ASP and pay the stamp duty and a further deposit (equivalent to 5% of the purchase price). If the purchaser fails to attend the solicitors' office to sign the ASP within 5 working days after the date of signing of the PASP, the PASP will be terminated and the initial deposit paid will be forfeited. No further flat selection opportunity under this Sales Scheme will be offered to the purchaser.
- 7.3 The payment terms of the flats are as follows:
- (a) (Applicable to "Sierra Terrace" Phase 2 of Casa Sierra (Pak Wo Road Fanling) and "Delight Terrace" Phase 2 of Casa Delight (Kai Tak)) The Lands Department has not issued the Certificate of Compliance or the Consent to Assign by the time the purchaser signs the PASP. The purchaser shall in accordance with the ASP pay the balance of the purchase price (equivalent to 90% of the purchase price) and execute the assignment within 14 days after the date of the notification from HKHS's solicitors to the purchaser that HKHS has obtained the relevant Certificate of Compliance or Consent to Assign in respect of the project issued by the Lands Department.
  - (b) (Applicable to "Eminence Terrace I" (Hung Shui Kiu Yuen Long)) The Lands Department has issued the Certificate of Compliance or the Consent to Assign before the purchaser signs the PASP. The purchaser shall in accordance with the ASP pay the balance of the purchase price (equivalent to 90% of the purchase price) and execute the assignment within 120 days from the date of PASP.
  - (c) Please refer to the price list as may from time to time be issued and revised by HKHS for details of the payment terms, which shall be subject to the terms contained in the PASP and the ASP.

## **8. Mortgage Arrangement**

- 8.1 Purchaser requiring a mortgage loan to pay the balance of the purchase price should apply to a bank or financial institution designated by HKHS. The maximum loan amount would be 90% of the purchase price. HKHS will announce details of the designated banks/ financial institutions shortly. All banks and financial institutions should adopt the "Standard Mortgage Deed" provided by HKHS for the mortgage loan. The actual amount of loan, repayment period, interest and other terms of the mortgage loan shall be subject to the approval by the banks/ financial institutions on a case by case basis according to the circumstances of the purchaser. Please note that HKHS does not warrant that the purchaser can obtain a mortgage loan which is equivalent to 90% of the purchase price or any mortgage loan from any bank or financial institution.
- 8.2 The terms and conditions of the mortgages as well as the approval conditions offered by bank/ financial institution will be subject to the policy of the bank/ financial institution concerned and the financial circumstances of the purchaser. Therefore, purchaser is advised to enquire with the banks/ financial institutions designated by HKHS on details of the terms and conditions of the mortgages before flat selection. No warranty or guarantee is given by HKHS that the purchaser can obtain any mortgage loan or the maximum loan amount from any bank or financial institution.
- 8.3 In case the purchaser wishes to obtain a "staff housing loan mortgage" from his/ her employer, the purchaser should submit a written application to HKHS for its prior consent. Upon receipt of such application, HKHS will issue the procedural guidelines to the purchaser and process further. HKHS has the discretion to reject any application without giving any explanation. (Note: Applicant should pay the administrative fee of HKHS and solicitors' fee for vetting the staff housing loan mortgage.)

## **9. Fees and Charges to be Paid Upon Purchasing a Flat**

- 9.1 The purchaser, when signing the ASP/ execution of the Deed of Assignment, is required to pay, inter alia, the following fees:

- (a) All payable stamp duty (Note IV);
  - (b) Registration fees for registration of title deeds in the Land Registry;
  - (c) Legal costs:
    - (i) If the purchaser instructs HKHS's solicitors to handle the ASP and the Assignment for him/ her as well, HKHS will procure its solicitors to waive the purchaser's legal costs of and incidental to the preparation and completion of the ASP and the Assignment (Note: The purchaser can instruct his/ her own independent solicitor to act for him/ her to conduct the purchase or he/ she can instruct HKHS's solicitors to act for him/ her as well as for HKHS. If the purchaser instructs HKHS's solicitor to act for him/ her as well and if a conflict arises between him/ her and HKHS, the solicitors may not be able to protect the purchaser's interests and he/ she will then have to instruct his/ her own solicitor anyway);
    - (ii) If the purchaser instructs his/ her own independent solicitor, he/ she is only required to pay the legal costs of his/ her own solicitor;
  - (d) The fees for certified copies of the title deeds (including the Land Grant, the Deed of Mutual Covenant ("DMC") and other relevant title deeds) and plan fees;
  - (e) In the event of the purchaser failing to settle the purchase price on or before the specified date in accordance with the ASP, HKHS 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 prime rate specified by The Hong Kong and Shanghai Banking Corporation Limited from time to time; and
  - (f) Debris removal fee (if any), special fund (if any), management fee, management fee deposit and advance payment of management fee (if any).
- 9.2 If the purchaser requires a mortgage loan to finance the balance of purchase price, 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 also appoints HKHS's solicitors to handle the mortgage arrangements, the solicitors may charge the purchaser a separate fee.)

## 10. Special Restrictions Imposed on Purchasers and Their Family Members

- 10.1 After successfully acquiring any flat under this Sales Scheme, the purchaser, his/ her spouse (including the spouse of purchaser who were unmarried at that time) and all the family members listed in the Application Form will not be entitled to enjoy any form of housing benefits or subsidies offered, whether now or in the future, by HKHS, HA and URA (including but not limited to Rental Estates/ PRH, IH, LPH, DRESSF, Dedicated Rehousing Estates Subsidised Rental Units, HOS, PSPS, HOS SMS, TPS, BRO, FFSS, HPLS, HSLs, HALS, SCHLS, SCHS, SSF, MSS, WSM / FFSS Secondary Market Scheme, GSH, any subsidised housing schemes administered by URA and any other form of home assistance scheme). Both the purchaser and his/ her spouse (including those who are unmarried at the time of purchase of the flat under this Sales Scheme) will also be debarred from all subsidised housing projects/ schemes etc. The aforementioned projects/ schemes are illustrated solely for the purpose of defining subsidised housing benefits and may not be exhaustive.
- 10.2 The purchaser and all family members listed in the Application Form are required to live in the purchased flat.
- 10.3 The purchaser and all family members listed in the Application Form are required to surrender the TRH unit / move out from the present structure:
- (a) If the purchaser and the family members listed in the Application Form belong to Category 1 Application as mentioned above and being sitting licensees of TRH units in HKHS's Rental Estates, upon the date of taking over of the flat purchased under this Sales Scheme, he/ she/ they shall immediately submit a "Notice of Tenancy/ Licence Termination" to HKHS for terminating within a maximum of 2 calendar months, terminating the licence on the last day of the month and shall return the TRH unit in vacant possession to HKHS on or before the day the licence is terminated. Licensees unable to return their TRH units within the specified period have to submit an application in advance to HKHS for an extension of stay up to 1 month. If the extension is approved, they will have to pay an occupation fee. HKHS is considering revising its tenancy policy, which requires licensees to pay an occupation fee higher than the licence fee of the TRH unit plus rates during the extension period. Licensees will be bound by the terms and conditions of the new policy if it enters into force on or before the date of signing PASP. If the purchaser and the family members

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Note IV: HKHS is not responsible for stamp duties related matters. The stamp duty for a flat is collected by the Stamp Office under the Inland Revenue Department basing on the market value of the flat for stamp duty purpose assessed by the Rating and Valuation Department. Stamp duty is not assessed basing on the initial market value or purchase price of the flat. Purchasers may consult their appointed solicitors for matters related to stamp duty of the flat and may call the Stamp Office of Inland Revenue Department at 2594 3202 or browse its website ([www.ird.gov.hk/eng/faq/index.htm](http://www.ird.gov.hk/eng/faq/index.htm)) for details and information related to stamp duty measures.

listed in the Application Form belong to Category 1 Application as mentioned above and being sitting licensees of TRH units in HA's PRH, upon (i) the date of taking over keys of the flat purchased under this Sales Scheme; or (ii) the 10th working day from the date of Deed of Assignment of the flat inclusively, whichever is earlier, licensees of TRH units shall immediately submit a "Notice to Quit" to HA for terminating within 60 days the licence of their units. They shall return their TRH units in vacant possession to HA on or before the day the licence is terminated. Licensees unable to return their TRH units within the specified period have to submit an application in advance to the HA for an extension of stay up to 30 days. If the extension is approved, they will have to pay an occupation fee equal to three times net licence fee of the TRH unit plus rates. If the licensee has been paying market rent before the deadline for vacating the TRH unit, the occupation fee for the extended stay will be charged at either the rate of market rent or three times net licence fee of the TRH unit plus rates, whichever is the higher. For details of the surrender of the TRH units, please contact the relevant HKHS/ HA Estate Offices.

- (b) If the purchaser and/or the family member(s) listed in the Application Form belong to Category 1 Application and awaiting the allocation of TRH units by HKHS/ HA or belong to Category 2 Application as mentioned above, he/ she/ they shall move out from the present structure and surrender the present structure to the Lands Department within 60 days after successful purchase and taking over of the flat purchased under this Sales Scheme or before the clearance deadline specified by the Lands Department (whichever is the earlier). If the date of taking over of the flat purchased under this Sales Scheme is later than that clearance deadline for the present structure, the household may inquire with the Lands Department regarding the details of moving out of the present structure and application for transition housing arrangements. HKHS shall not be held responsible for any loss or expenses thereby incurred.
  - (c) If the purchaser and/or family member(s) listed in the Application Form is/ are listed in the household register or record of any other subsidised housing projects/ schemes of HKHS/ HA, he/ she/ they shall move out from the relevant unit and have his/ her/ their name(s) deleted from the relevant household register or record within 2 calendar months (HKHS)/ 60 days (HA) upon successful purchase and taking over of the flat purchased under this Sales Scheme.
- 10.4 No purchaser may assign or transfer his/ her rights and interests under the PASP or ASP to any person.
- 10.5 Deletion of a crucial member (a crucial member is a member, other than the owner, listed in an Application Form to fulfill the eligibility criteria of a minimum number of two persons for family applicants) of a 2-Person or above Family Applicant can only be effected after two years from the acquisition of the flat (as from the date of execution of the Deed of Assignment), unless they get married or are permitted to receive the housing benefits provided by their employers.
- 10.6 All flats under this Sales Scheme are also subject to certain restrictions on alienation as stipulated in the respective Land Grants:
- (a) **Use** – Each flat should be used for private residential purpose only.
  - (b) **Restrictions on alienation** –
    - (i) After purchaser executes the assignment, any assignment, charging, letting or mortgage, etc. of the flat will be subject to the provisions in the Land Grant. Pursuant to the Land Grants, unless otherwise permitted by the provisions of the Land Grants, the owner cannot freely assign, charge, let, mortgage or alienate in any form his/ her interest in the flat before payment of the premium.
    - (ii) Subject to the prior written approval from HKHS and in conformity with the conditions as may be imposed by HKHS and compliance with the guidelines as may from time to time be issued by the Secretary for Housing (if applicable), the owner may charge or mortgage the flat to (i) a bank or other financial institution, (ii) the organisation of the owner's employer approved by HKHS or (iii) HKHS without payment of the premium.
    - (iii) Subject to the prior written approval from HKHS and compliance with the guidelines as may from time to time be issued by the Secretary for Housing (if applicable), the owner may charge or mortgage the flat to a participating bank or The Hong Kong Mortgage Corporation Limited or any of its subsidiaries ("HKMC Group") or such other financial institution as may be approved from time to time by the Secretary for Housing for the purpose of obtaining a loan secured by a mortgage under the Reverse Mortgage Programme operated by the HKMC Group or such other financial institution as may be approved from time to time by the Secretary for Housing without payment of the premium.
    - (iv) At any time before the payment of the premium by the owner to the Government, the owner may only sell the flat to a purchaser who has been certified eligible by HKHS, and such sale must be subject to such terms and conditions as may be required by HKHS and the Land Grant.
    - (v) Within 5 years from the date of first assignment of the flat, if the owner signs the Preliminary Agreement for Sale and Purchase ("PASP") with a purchaser who has been certified eligible by HKHS, the selling price must not be more than the purchase price specified in the first assignment.

- (vi) After the expiry of the first 15 years from the date of the first assignment, the owner may directly apply to the Government for assessment of the premium, and may thereafter sell, assign, mortgage, charge or let the flat after payment of the premium.
- (vii) The premium assessment is based on the prevailing market value of the flat which is not subject to any alienation restrictions, and will be calculated at a proportion being the difference between the purchase price of the flat and its initial market value as set out in the first Deed of Assignment of the flat. In other words, the amount of the premium is equivalent to the prevailing value of the discount offered at the time of purchase. Please refer to the website of “Sierra Terrace” (<https://sierraterrace.hkhs.com>) and the website of “Eminence Terrace I” (<https://eminenceterrace1.hkhs.com>) and the website of “Delight Terrace” (<https://delightterrace.hkhs.com>) for details of the calculations of the premium.
- (viii) Purchasers should take note that the full market value used to calculate the discount at the time of purchase is the market value prevailing at the date of the PASP. Once determined, the purchase price of each flat under this Sales Scheme will remain unchanged during offer period. There is usually a gap of several months between determination of purchase price and execution of the PASP. During such time the market value of a flat may be adjusted in accordance with the market conditions. As a result, the discount offered at the time of purchase may be different from that offered when the purchase price was set. The amount of premium payable is calculated based on the actual discount enjoyed by the purchaser at the time of signing the PASP.

The above restrictions on alienation are contained in the Land Grants, and HKHS does not have any right or power to vary the provisions therein. Further, **HKHS will not buy back the flats sold under this Sales Scheme**. The above information is for reference only. Please refer to the terms of the relevant Land Grant for details.

## 11. Important Notes

- 11.1 If there is any false or misleading information in the Application Form, the relevant application will be cancelled and any flat sold will be recovered. The PASP and/or ASP shall be rescinded and the deposit (equivalent to 5% of the purchase price) and fees paid will be forfeited. The decision of HKHS on processing of such application which contains false representation or misleading information shall be final and conclusive.
- 11.2 Any person who induces HKHS to proceed with the sale and purchase of a flat by any deceit (including but not limited to the making of false or untrue statement in connection with this Application Form) could be held criminally liable for, among other crimes, fraud under Section 16A of the Theft Ordinance (Cap. 210), and be punishable by imprisonment.
- 11.3 According to the ASP under this Sales Scheme, if a purchaser has made any statement false or untrue to HKHS in connection with his application for the purchase of the flat, HKHS shall, without prejudice to and in addition to any other remedies it may have, have the right to (a) rescind the ASP and forfeit an amount not more than 5% of the purchase price from the deposit paid; or (b) if the flat has already been assigned to the purchaser, demand the purchaser to (i) assign back the flat to HKHS; or (ii) pay HKHS (on behalf of the Government) a sum equal to the premium.

## 12. Notes on Collection of Personal Data

- 12.1 The personal data collected in this Application Form are used for processing applications under this Sales Scheme or land grant related issues. The information collected may also be used by HKHS and/or the Lands Department and/or relevant Government bureaux/ departments for conducting statistical surveys and researches and the applicants or the family member(s) may be contacted for such purposes. The personal data in the Application Form, including the declaration by the applicant and his/ her family member(s) authorising the collection and comparison/ checking of their personal data, are provided by the applicant and his/ her family member(s) on a voluntary basis. However, if insufficient information is provided, HKHS and/or the Lands Department shall reserve the right to terminate the processing of the application.
- 12.2 The personal data provided by the applicant and his/ her family member(s) in the Application Form will be used by HKHS and/or the Lands Department for the processing of the application of this Sales Scheme and for the purposes of carrying out the checking/ verification and matching procedures. Such procedures include: (a) vetting the application and determining the eligibility of the applicant and his/ her family member(s); (b) checking whether the applicant and his/ her family member(s) have applied for any other subsidised housing projects/ schemes; (c) giving approval to this application under this Sales Scheme and handling any subsequent changes in

family circumstances, property ownership, mortgage arrangements, sale of property, etc.; (d) preventing the purchaser and his/ her spouse and related family member(s) of this Sales Scheme from participating in any other subsidised housing projects/ schemes administered by HKHS/ HA/ URA in future; (e) preventing applicant and his/ her family member(s) from enjoying double housing benefits; and (f) vetting whether the Applicant and his/ her family member(s) has/ have applied for or benefitted from any other compensation or rehousing arrangements under the development clearance projects of the Government.

- 12.3 When assessing the eligibility to apply and purchase of the applicant and his/ her family member(s), HKHS and/or the Lands Department may compare and match the personal data provided in the Application Form with the relevant personal data collected (manually or otherwise) for other purposes in order to ascertain whether such information is false or misleading, and may take appropriate action against the person(s) concerned on the basis of the result of the data comparison and matching. The applicant and his/ her family member(s) shall also authorise HKHS and/or the Lands Department and/or relevant Government bureaux/ departments to disclose, verify and match the information concerned with other government departments (including but not limited to the Land Registry, Companies Registry, Transport Department, Immigration Department, Inland Revenue Department, Lands Department, Social Welfare Department and Housing Department (“HD”)), or public/ private organisations/ companies (including but not limited to HA, URA, banks and financial institutions). Furthermore, the applicant and his/ her family member(s) shall agree that any government departments (including but not limited to the Land Registry, Companies Registry, Transport Department, Immigration Department, Inland Revenue Department, Lands Department, Social Welfare Department and HD), or public/ private organisations/ companies (including but not limited to HA, URA, banks and financial institutions) may disclose the applicant’s and his/ her family member(s)’ personal data (including but not limited to marital status and ownership of domestic properties) in their possession to HKHS and/or the Lands Department for the purpose of comparing and matching the information provided in the Application Form. The information provided may also be used by HKHS and/or the Lands Department for conducting statistical surveys and researches. The applicant and his/ her family member(s) shall also agree that HKHS and/or the Lands Department may pass the Application Form and all the supporting document(s) submitted to HKHS’s data processing service contractor for data processing in connection with his/ her application, and that the information provided will be passed to “HKHS Dedicated Rehousing Estates Subsidised Sale Flats Projects 2025” hotline and/or the Lands Department for answering his/ her enquiries.
- 12.4 The personal data provided in the Application Form are for the purpose of submitting an application under this Sales Scheme. HKHS will only retain the personal data collected for as long as necessary to fulfill the purposes of personal data collection specified above. HKHS will periodically redact, purge, anonymise or destroy unnecessary personal data in HKHS system in accordance with HKHS internal procedures. Also, specific persons authorised for handling of personal data collected (including but not limited to HKHS employees and contractors) must comply with HKHS’s instruction as directed and under a duty of confidentiality to HKHS.
- 12.5 Pursuant to the Personal Data (Privacy) Ordinance (Cap. 486), the applicant and his/ her family member(s) listed in the Application Form are entitled to request access to or correction of the personal data stated in the Application Form. Where necessary, such requests should be made in writing and directed by post to General Manager (Property Management) of HKHS Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong). A fee may be charged for the request for access to the personal data.

### **13. Warning**

Applicants should note that no application fee is payable to HKHS under this Sales Scheme. If they are approached by any HKHS staff or their representatives who offer(s) to provide assistance in return for remuneration, they should report to the Independent Commission Against Corruption (“ICAC”) without delay. Attempted bribery is also an offence in law. HKHS will refer the case to ICAC for investigation and cancel the application irrespective of whether such person has been prosecuted or convicted of the relevant offence.

### **14. Contact Us**

For enquiry, please contact “HKHS Dedicated Rehousing Estates Subsidised Sale Flats Projects 2025” “Sierra Terrace” Phase 2 of Casa Sierra (Pak Wo Road Fanling) and “Eminence Terrace I” (Hung Shui Kiu Yuen Long) hotline at 2839 7328 or “Delight Terrace” Phase 2 of Casa Delight (Kai Tak) hotline at 2839 8250 during the office hours (8:30 a.m. to 12:30 p.m. and 1:30 p.m. to 5:30 p.m. (except Saturdays, Sundays and Public Holidays)) or write to HKHS Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong).

**Points to Note**

1. HKHS is one of the public organisations under the ambit of ICAC and Office of the Ombudsman.
2. This Application Guide and Application Form and their contents have no legal effect in itself and shall not be binding on HKHS. HKHS shall not be liable for any loss suffered by any person arising out of the reliance of this Application Guide and/or the Application Form.
3. HKHS reserves the right to update any information in this Application Guide and/or the Application Form without prior notice to individuals separately.