Harmony Place Elderly Flat for Lease

1.1 Application Procedure

Flat(s) for lease would be updated in the website of Hong Kong Housing Society (HS) once it is available for application. Interested parties please call ☎2386 9211 to obtain the latest information of flat(s) for lease and make prior appointment for flat viewing. Applicants shall complete and return in person the application form with proof of the identity of applicant(s), financial proof/ undertaking letter of guarantor (if required) and a cashier order/cheque to Harmony Place Customer Service Centre or Operations Headquarters of "Hong Kong Housing Society" at 8/F, 1063 King's Road, Quarry Bay, Hong Kong.

Applicants should submit true and accurate data in the application form. If the information was found to be false or incomplete, the Housing Society has the right to reject the application or revoke the Tenancy Agreement even though it is executed and to claim from the applicant for all loss and damage incurred.

Successful applicant should execute the prescribed formal tenancy agreement (TA) of Housing Society within 14 days of acceptance or upon handover of the Premises, whichever is the earlier. The applicant may be required to produce a registered doctor's certificate to prove the capability and fitness in entering a commercial contract and sign the TA in the presence of HS's solicitor.

1.2 Main Conditions of Tenancy Agreement

Harmony Place is a non-subsidized project and the flats are for lease at open market rent to senior citizens aged 60 or above. Nevertheless, elderly services are not provided by HS to the tenants. Singleton applicant shall submit a guarantor who undertakes to take care of the tenant during the tenancy to Housing Society for further process of approval.

The tenancy is for a term of TWO years with fixed rental (upon expiry of the first year of tenancy, the Tenant shall have the right to terminate the tenancy by giving not less than one month prior notice in writing to the Housing Society). Monthly rental includes management fee, Government rates and Government rents but exclusive of other charges. Rent should be paid on the first day of each calendar month in advance.

The Tenant is solely responsible for the repair and maintenance of all interior fittings, fixtures and appliances except the air conditioners, induction hob and electric water heaters which are under repair and maintenance by HS.

Upon submission of application, the applicant is required to pay a sum of three months rental as deposit, two months rental as advance payment and half share of stamp duty for the tenancy agreement in duplicate.

1.3 Available flats for lease

Flat	Saleable Area (sq. ft.)	Type
8G/6A	314/504	Studio Flat/2 Bedrooms

Remarks:

(1) All information is for reference only and subject to change and availability without prior notice.
(2) Introduction of eligible elderly person by licensed estate agent to HS is welcome. However, HS will not provide agency fee to the real estate agent.

For further enquiry or flat viewing, please call ☎2386 9211.

1.4 Important Notes

Applicant shall observe and strictly comply with all laws of HKSAR, including but not limited to the Prevention of Bribery Ordinance (Cap. 201).