

Restrictions on Alienation

轉讓限制

All Subsidised Sale Flats (“SSF”) in Phase 2 of Casa Delight, Delight Terrace sold by Hong Kong Housing Society (“HKHS”) are subject to certain restrictions on alienation as stipulated in the Land Grant:

香港房屋協會(下稱「房協」)出售的專用安置屋邨資助出售房屋－樂啟都匯第2期樂啟軒單位須受政府批地契約內所列明的條款所限制:

Use – Each flat should be used for private residential purpose only.

用途 – 各單位只限作私人住宅用途。

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- I. Every assignment, charging, letting or mortgage, etc. of the flat shall be subject to the provisions in the Land Grant. Pursuant to the Land Grant, unless otherwise permitted by the provisions of the Land Grant, the owner cannot freely assign, charge, let, mortgage or alienate in any form his/ her interest in the flat before payment of the premium.

買方於簽訂轉讓契據後，有關單位的轉讓、抵押、出租及按揭等，均受政府批地契約內的條款約束。根據政府批地契約的規定，除非政府批地契約內容另有許可，業主在未向政府補地價前，不可將單位自由轉讓、抵押、出租及按揭或以任何形式轉讓或轉移其於單位的權益。

- II. Subject to the prior written approval from HKHS and in conformity with the conditions as may be imposed by HKHS and the compliance with the guidelines from time to time 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 organization of the owner’s employer approved by HKHS or (iii) HKHS without payment of the premium.

受限於房協事先書面批准並已符合房協施加的任何條件及符合房屋局局長不時發出之指引(如適用)，業主可將單位押記或按揭予(i)銀行或其他財務機構、(ii)獲房協認可的業主僱主之組織、或(iii)房協，而毋須先繳付補地價。

- III. Subject to the prior written approval from HKHS and compliance with the guidelines from time to time 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.

受限於房協事先書面批准並已符合房協施加的任何條件及符合房屋局局長不時發出之指引(如適用)，業主可將單位押記或按揭予參與了安老按揭計劃的銀行或香港按揭管理有限公司或其任何子公司(「香港按揭管理有限公司集團」)，或房屋局局長不時批准的其他財務機構運行的安老按揭計劃的銀行或香港按揭管理有限公司集團或房屋局局長不時批准的其他財務機構，而毋須先繳付補地價。

- 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, Provided That if the owner signs the Preliminary Agreement for Sale and Purchase (“PASP”) with a purchaser who has been certified eligible by HKHS within 5 years from the date of the first assignment of the flat, the selling price must not be more than the purchase price specified in the first assignment.

在業主向政府繳付補地價之前的任何時間，業主只可將單位出售予一位獲得房協認可的合資格的買家，而該出售須受限於房協要求的條款和條件及政府批地契約。倘若資助出售房屋業主於首次轉讓契據的日期起計 5 年期間屆滿前與房協認可的合資格買家簽訂臨時買賣協議，售價不得多於原來的買價。

- V. 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.

由首份轉讓契據日期起計的首 15 年屆滿後，業主可直接向政府提出補地價的申請，在繳付相關的補地價後可將單位出售、轉讓、按揭、抵押或出租。

- VI. 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 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.

補地價的計算方法是根據屆時該單位並無轉讓限制的十足市值，按照買方原來購入單位時首份轉讓契據所列明的樓價及十足市值之間的差額依比例計算。換句話說，補地價相等於原來樓價的折扣，化為現值計算。

The above restrictions on alienation are contained in the Land Grant, and HKHS does not have any right or power to vary the provisions therein. Further, HKHS will not buy back the flats in Delight Terrace, Phase 2 of Casa Delight sold under this sales scheme.

上述限制乃政府批地契約所定，房協並無任何權力更改或批准任何違反該等限制的行為。再者，房協不會回購本銷售計劃出售的樂啟都匯第 2 期樂啟軒單位。

- VII. 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.

買方須注意在計算購買單位時的折扣率所沿用的十足市值，是根據買方簽署臨時買賣合約時的市值。本銷售計劃單位的售價一經訂定及公布後，於銷售期間維持不變。訂定及公布售價與簽署臨時買賣合約一般相距約數個月，期間單位的市值可能會隨市況而有所轉變。因此，在購買單位時的折扣率或會與訂價時的折扣率有所不同。而補地價款項將以買方簽署臨時買賣合約時的實際折扣率計算。

Note: The above information is for reference only. Please refer to the terms of the relevant Land Grant for details.

注意：以上資料僅供參考之用，一切以相關政府批地契約的條款內容為準。