

Transfer of Rental Units

1. Tenants living in estates of the Housing Society (HS) may apply for transfer after living in flats for a considerable period of time (usually not less than 2 years) if family circumstances change such as addition/deletion of family members or special needs arisen. On the other hand, tenants may be required to transfer to other flats due to HS's major improvement or redevelopment plan. Under such circumstances, HS will arrange the affected tenants to transfer to a suitable size of flat subject to the housing resources available. Furthermore, to safeguard the rational use of housing resources, HS announced on 17 October 2023 that HS will enhance the "Well-off Tenants Policy" (WTP) from 1 April 2024. As from 1 April 2024, Tenants entering into new tenancy agreements due to all kinds of transfer, including but not limited to redevelopment, under-occupation, overcrowding, "Cross Generation Living Scheme", etc. are required to sign a tenancy agreement with WTP clauses.

1.1 Internal / External Transfer

If family members increased, eligible tenants may apply for transfer to a larger flat in the same estate. Tenants can also apply for transfer to a flat in HS's other rental estates if they want to transfer to a new living environment on special needs. In addition, tenants with financial hardship can also apply for transfer to flats of lower rent.

1.2 Transfer due to Medical Grounds or Special Family Circumstances

Households who have difficulties in living in existing flats due to medical or special grounds or tragic incidents happened in flat may apply for transfer to another flat.

1.3 Transfer for Under-occupation Households

Deletion of family members may occur due to moving-out, death, marriage, divorced, emigration etc. If the remaining family members who are enjoying far more living space than is allowed under the established allocation standards, this household will become an "under-occupation (UO) household". Under the terms of existing Tenancy Agreement, HS can take action to arrange UO household to move to another flat of suitable size. In order to utilize housing resources effectively, there is a requirement of the minimum number of persons living in a flat. If the number of persons in the household cannot meet the minimum requirement, the household has to move to a flat of smaller size. If UO household refuses offers for 3 times, a Notice-to-Quit will be issued to terminate the tenancy of the household. UO households with all elderly members aged 65 or above are exempted from the requirement of moving to a smaller flat. With effect from 24 May 2022, UO households with an elderly member aged 70 or above are also exempted from the requirement of moving to a smaller flat.

1.4 Transfer for Overcrowding Relief Households

For households whose living density is below 5.5 m² per person, they will become "overcrowding households". These households can apply for transfer to a larger flat in the same estate or flat in HS's other rental estates.

1.5 Transfer for Major Repairs / Improvement Programmes

In order to allocate housing resources effectively, HS will arrange affected tenants to transfer to other flats of the same estate or flats in HS's other rental estates due to comprehensive major improvement works or redevelopment.

2. Some of the flats may have involved unpleasant incident or have been left vacant for a long period of time, upon approval by HS, these flats will become "unpopular flats". If tenants accept offer of these unpopular flats with vacant period between 12 and 24 months, tenants can enjoy a half month rent free period for 8 months. If tenants accept offer of the unpopular flats with vacant period over 24 months or above, they can enjoy a half month rent free period for 12 months.

3. Notes to Application

- 3.1 Since there is different income and asset eligibility criteria for "Group A Estates" and "Group B Estates", tenants can apply transfer to the same group of rental estates only. For details of Group A or Group B rental estates, tenants can visit HS website or contact the Estate Office.
- 3.2 Tenants in "Rural Estates" including Tui Min Hoi Chuen, Lakeside Garden and Sha Tau Kok Chuen can only apply for transfer within same district.
- 3.3 Tenant or listed member on tenancy agreement having an expected child of at least 16 weeks gestation as at the date of application (with medical certificate) and the expected child is one of the approved types of name addition of household member, the expected child will be counted as one extra member in calculation of the household size and living density. The concerned household should raise the request for inclusion of the additional family member when applying for transfer so as to calculate the exact living density.
- 3.4 If tenants need to apply for transfer, they can obtain an application form from the respective Estate Office.
- 3.5 Upon approval of the transfer application, tenants will be put on the transfer waiting list. They will be informed once a suitable flat is available.

Enquiries

The above information is for reference only. For details, please contact the Estate Office so that we can render assistance.

Last Review Date: 10/2023