



Hong Kong Housing Society
Subsidised Sale Flats Project 2025
“Hemma Emerald” in Kwun Tong (North) and
“Hemma Fab” in Fanling / Sheung Shui
Application Guide for Green Form Applicants

Sales Scheme:	A total of 960 flats in Hemma Emerald , On Hei Street, Kwun Tong and 644 flats in Hemma Fab , Jockey Club Road, Fanling will be offered for sale under this sales scheme. Each eligible applicant who is invited for flat selection may purchase one flat in only one of the developments (i.e., either Hemma Emerald or Hemma Fab) while 1-Person Applicant may only purchase a 1-bedroom or 2-bedroom flat that is available for sale.
Application Period:	From 1 April 2025 to 14 April 2025
Ballot Result Announcement Date:	Around June 2025 (exact date to be announced later)
Application Fee:	HK\$290 Each applicant is required to pay an application fee of HK\$290 when submitting the application form. The application fee, once paid, is non-refundable and non-transferrable, no matter the application is successful or not.
Hotline:	2839 8280
Website:	Website of Hemma Emerald: https://hemmaemerald.hkhs.com Website of Hemma Fab: https://hemmafab.hkhs.com

Green Application Form (“Green Form”) for Hong Kong Housing Society Subsidised Sale Flats Project (“SSF”) 2025 is applicable to the following applicants:

- (a) Households of the Group A Rental Estates (“Rental Estates”) or Elderly Persons’ Flats under Hong Kong Housing Society (“HKHS”) (households of Group B Rental Estates or Dedicated Rehousing Estates or monthly licencees of HKHS Transitional Rental Housing units or fixed-term licencees of HKHS are not allowed to submit application);
- (b) Households of the Public Rental Housing (“PRH”) units under Hong Kong Housing Authority (“HA”) (tenants under conditional tenancies or licencees under monthly occupation licence of HA’s Transitional Units or fixed-term licencees of HA are not allowed to submit application);
- (c) Holders of a valid Green Form Certificate (“GFC”) - Applicable to HKHS Subsidised Sale Flats Project Only issued by Housing Department (“HD”) or Urban Renewal Authority (“URA”); and
- (d) Recipients of the Rent Allowance for the Elderly Scheme (“RAES”) administered by HA.

Under the Green Form applicants for SSF eligibility criteria, Rental Estate tenants of HKHS and PRH tenants of HA who apply to purchase SSF as Green Form applicants should not have owned domestic properties in Hong Kong during the period from 24 months prior to the closing date of application and up to the date of signing the Preliminary Agreement for Sale and Purchase (“PASP”) of a flat under this sales scheme.

Please read this Application Guide for Green Form Applicants (“Application Guide”) carefully before completing the Green Form. Please retain this Application Guide for future reference. Applicants shall fill in the Green 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.). Please submit the completed Green Form together with a crossed cheque or cashier’s order made payable to ‘**HONG KONG HOUSING SOCIETY**’ for the application fee of HK\$290 (Please write down the name and the contact no. of the Applicant at the back of the cheque or cashier’s order. Cash, post-dated cheque or electronic cheque will not be accepted.) within the Application Period in the manner as specified in Paragraph 4.6 of this Application Guide.

Applications submitted before or after the Application Period or not in the prescribed manner will not be accepted. Proofs for income, asset value and family members' relationship are NOT required to be submitted at the time of submitting the application form. GFC holders are required to attach original of their GFCs upon their submission of the Green Forms.

Each person can only be listed in one application form (either online/ paper application for White Form or Green Form). Spouse of married person must also be listed in the same application form (except the spouse who does not have the right to land in Hong Kong). Any separate applications submitted by a married couple will be regarded as a duplication of application. Should duplicated applications (for whatever reasons and no matter the applications are online or paper applications) be found, HKHS reserves the right to cancel all related applications. The application fee, once paid, is non-refundable and non-transferrable.

The Application Period is from 1 April 2025 to 14 April 2025. The closing time of application is 7:00 p.m. on 14 April 2025. (The closing time for collection of application form at HKHS Applications Section is 7:00 p.m. on 14 April 2025, the closing time of other form receiving offices shall follow their respective office hours.) Applications submitted before or after the Application Period or not in the manner as specified in Paragraph 4.6 of this Application Guide will not be accepted.

Application Guide

1. Eligibility Criteria

1.1 1-Person Applicant (Note 1)/ 2-Person or above Family Applicant falling into one of the following categories:

(a) Tenant of any of HKHS's Group A Rental Estates or HKHS's Elderly Persons' Flats or HA's PRH estates (**the effective date of the tenancy must be on or before the deadline for application, i.e. 14 April 2025**) (not applicable to households of HKHS's Group B Rental Estates or Dedicated Rehousing Estates or monthly licencees of HKHS's Transitional Rental Housing units or fixed-term licencees of HKHS or tenants under conditional tenancies of HA or licencees under monthly occupation licence of HA's Transitional Units or fixed-term licencees of HA) meeting the following requirements:

(i) Household of Rental Estates/ Elderly Persons' Flats/ PRH should apply with all family members listed in the Tenancy Agreement and should have its eligibility verified by the relevant Estate Office/ District Tenancy Management Office (Please contact the relevant Estate Offices/ District Tenancy Management Offices directly for details.);

(ii) Neither the applicant nor any member of the family listed in the application form has, during the period from 24 months prior to the closing date of application and up to the date of signing the PASP of a flat under this sales scheme,:

- (1) owned or co-owned any domestic property in Hong Kong or any interest in such kind of property; or
- (2) entered into any agreement (including preliminary agreement) to purchase any domestic property in Hong Kong; or
- (3) 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
- (4) been a beneficiary of the estate of any deceased person which includes any domestic property or land in Hong Kong; or
- (5) assigned any domestic properties in Hong Kong or any interest in such properties in Hong Kong (the date of assignment means the date of execution of the Deed of Assignment); or
- (6) withdrawn from any company which owned any domestic property in Hong Kong in which the applicant/ member(s) of the family 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.

(iii) The applicant or any member of the family has not breached any terms or conditions of the Tenancy Agreement of his/ her Rental Estate/ PRH unit and has not accrued 16 or more valid points under the Marking Scheme for Estate Management Enforcement in Public Housing Estates, and no Notice-to-Quit to terminate the tenancy has been issued;

(iv) HA tenant occupying two or more PRH units may apply according to the following rules:

- Household consisting of one nuclear family (Note 2) will only be allowed to buy one flat under this sales scheme (please refer to Paragraph 3(II) for flat recovery arrangement);

Note 1: 1-Person Applicant includes: unmarried person, divorcee (have obtained the Court Order of Divorce), widow/ widower, married person whose spouse does not have the right to land in Hong Kong and married person with marriage certificate issued after the closing date of application. In connection with the right to land in Hong Kong, any person who has the right to land 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.** If a female 1-Person Applicant has been pregnant for 16 weeks or above on the closing date of application (i.e. 14 April 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 category provided that a valid medical certificate specifying the expected date of delivery shall be submitted upon the request of HKHS.

- Household consisting of two or more nuclear families will be allowed to split and submit separate applications on the conditions that –
 - (1) endorsement of their application forms has been given by the relevant Estate Office/ District Tenancy Management Office; and
 - (2) only two flats under the subsidised housing schemes may be purchased at the most (including flats bought with loans/ subsidies granted under the Home Purchase Loan Scheme (“HPLS”) or Home Assistance Loan Scheme (“HALS”) or flats previously bought under the Home Ownership Scheme (“HOS”), the HOS Secondary Market Scheme (“SMS”), the Private Sector Participation Scheme (“PSPS”), the Green Form Subsidised Home Ownership Pilot Scheme/ the Green Form Subsidised Home Ownership Scheme (“GSH”), the Mortgage Subsidy Scheme (“MSS”), the Tenants Purchase Scheme (“TPS”), the Buy or Rent Option (“BRO”) or other subsidised housing schemes administered by HKHS or URA).
 - (v) HKHS tenants, occupying two rental units (including tenancy under Cross Generation Living Scheme), will be allowed to buy only one flat under this sales scheme (please refer to Paragraph 3(I) for flat recovery arrangement).
 - (b) Person falling into one of the following categories who is a holder of a valid GFC issued by HD/ URA:
 - (i) PRH applicant who has passed the detailed vetting and whose eligibility for allocation of PRH has been established;
 - (ii) Persons under Civil Service Public Housing Quota whose eligibility has been established (Note: The breach of any conditions of application as stipulated in the circular memorandum for Civil Service Public Housing Quota issued by Civil Service Bureau by any person listed in the application form may result in the cancellation of the application. The application fee, once paid, is non-refundable and non-transferrable. Once the applicants signed PASP of a flat under this sales scheme, any remaining GFC(s) and/ or Certificate of Eligibility to Purchase will become null and void.);
 - (iii) Clearnee affected in clearance exercise initiated by the Government or victim of any natural disaster whose PRH eligibility has been established;
 - (iv) Clearnee affected by urban renewal project whose PRH eligibility has been established;
 - (v) PRH resident whose eligibility for allocation of PRH unit has been established due to divorce/ splitting; and
 - (vi) Former PRH tenant holding a valid Letter of Assurance issued by HD whose eligibility for allocation of PRH unit has been established.
 - (c) HA’s RAES recipient may apply provided that the RAES recipient and all his/ her family member(s) have not breached any clause of their Rent Allowance Agreement.
- 1.2 For 2-Person or above Family Applicant, the applicant and his/ her family members must be related.
 - 1.3 **The applicant must be at least 18 years old on the closing date of application (i.e. 14 April 2025) and must become the owner of the flat purchased.**
 - 1.4 All family members listed in the Rental Estate tenancy/ PRH tenancy or GFC must be included in the same application form.
 - 1.5 The applicant and the family member(s) listed in the application form must meet the eligibility criteria of the application 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. Those who are found ineligible will have their applications cancelled immediately. The application fee, once paid, is non-refundable and non-transferrable.
 - 1.6 Each person can only be listed in one application form under this sales scheme (either online/ paper application for White Form or Green Form), otherwise it will be regarded as duplicate application. If applicant and his/ her family member(s) or a married couple submits separate applications, the applications will also be regarded as duplicate applications. Should duplicate applications be found, HKHS reserves the right to cancel all related applications, and the application fee, once paid, is non-refundable and non-transferrable.
 - 1.7 If the applicant and/ or the family member(s) listed in the application form is/ are married, his/ her/ their spouse(s) must be included in the same application form. Otherwise, the HKHS may cancel all the related applications. If there are supporting documents to prove that they are legally divorced or the spouses do not have the right to land in Hong Kong (Note 1) or the spouses were deceased, the applications may be kept. To prove that the spouses are legally divorced, the divorcee must present the Certificate of Making Decree Nisi Absolute (Divorce) and the date of divorce must be on or before the closing date of application, otherwise their spouses must be included in the same application form. Failure to do so may render the HKHS to cancel all the related applications. If the applications are cancelled, the application fee, once paid, is non-refundable and non-transferrable.
 - 1.8 If the spouse of a 1-person applicant does not intend to add into the Rental Estate/ PRH tenancy, his/ her spouse

Note 2: A nuclear family comprises husband and wife or parent(s) and child(ren) (including step child(ren) and adopted child(ren), provided that supporting documents should be submitted upon request of HKHS). A family comprising grandparent(s) and grandchild (ren) only will be treated as a non-nuclear family but it will be regarded as a nuclear family if supporting documents can be provided to prove that the parents of the grandchild(ren) were passed away, or if both grandparents are included in the Green Form with either one as the applicant.

must also be included in the same application (except legally divorced, or the spouse does not have the right to land in Hong Kong (Note 1) or was deceased), the order of priority for flat selection of this kind of application will be processed according to the arrangements for 1-person applicant (excluding 1-person applicant living in Housing for Senior Citizens who has obtained approval in principle for adding his/ her spouse into the PRH tenancy).

- 1.9 Divorcee/ Legal guardian must be granted the custody of the family member under 18 years old by court. For joint custody order, the physical care and control of the underaged member have to be granted. For divorced applicants applying with child(ren) under the age of 18, a copy of the court order for the custody of children (issued on or before the closing date of application) is required. For unmarried applicants applying with illegitimate child(ren) under the age of 18, the mother is required to submit a declaration for the arrangement for the custody of children; while the father is required to submit a copy of the court order for the custody of children (issued on or before the closing date of application). For deceased spouse, a copy of the marriage certificate and death certificate are required.
- 1.10 No member of the family and the applicant has received housing subsidies described in Paragraph 4.3 below.
- 1.11 Applicants who were unsuccessful in previous applications under any subsidised housing schemes offered by HKHS, HA or URA may apply, provided that they meet the eligibility criteria.
- 1.12 In case of any disputes regarding the eligibility criteria, the decision of HKHS shall be final and conclusive.

2. Priority Scheme for Families with Elderly Members and Families with Newborns Flat Selection Priority Scheme

- 2.1 “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” are only applicable to 2-person or above family applicants. Applicants could opt for one or both of the said priority scheme(s). Joining or changing the scheme(s) after the closing date of application is not allowed. All applicants, irrespective of whether the applicants have participated in the said priority scheme(s), will be allocated an ordinary order of priority for flat selection (“Ordinary Order”), and applicants who have opted to join the “Priority Scheme for Families with Elderly Members” and/or the “Families with Newborns Flat Selection Priority Scheme” will, on top of the Ordinary Order, be allocated an additional order of priority for flat selection under the said priority scheme(s) (“Priority Order”) and may participate in flat selection under the said priority scheme(s). Applicants opting to join the “Priority Scheme for Families with Elderly Members” and/or the “Families with Newborns Flat Selection Priority Scheme” will only be allocated one additional Priority Order for flat selection for such category for the said priority scheme(s) regardless of whether they have joined one or both of the priority scheme(s). If applicants under the said priority flat selection scheme(s) fail to select a flat under the said priority scheme(s) (regardless of whether (i) the quota for the category under the said priority scheme(s) is exhausted before the applicants are able to make a selection or (ii) the applicants are not able to select a flat during flat selection under the said category for the said priority scheme(s)), they would still have the opportunity to purchase under the “2-Person or above Family Applicants” category in accordance with the Ordinary Order. Please refer to paragraphs 5.4, 5.9 and 5.10 of the Application Guide for details.

2.2 Priority Scheme for Families with Elderly Members

Green Form families with at least one elderly member having reached the age of 60 will have priority in flat selection above other Green Form families (except for the Green Form families under Category 1 and Category 3 as referred to in paragraph 5.1 below) if they opt to join the “Priority Scheme for Families with Elderly Members”. In addition to the eligibility criteria for ordinary Green Form applicants, they have to comply with the following requirements:

- 2.2.1. The elderly member must have reached the age of 60 on the closing date of application (i.e. 14 April 2025) and must be a family member listed in the Rental Estate tenancy/ PRH tenancy/ GFC.
- 2.2.2. At least one elderly member must become an owner or a joint owner of the purchased flat. He/ She must have the mental capacity (if necessary, the HKHS may require the elderly member to provide a recent medical proof) to understand the nature and effect of all application documents relating to this sales scheme and documents, such as PASP/ ASP/ Deed of Assignment and so on, which he/ she signs.
- 2.2.3. If the elderly member is married, his/ her spouse must also be included in the same application form unless supporting documents are submitted to prove that they are legally divorced, or the spouse does not have the right to land in Hong Kong (Note 1) or deceased. To prove that the spouses are legally divorced, the divorcee must present the certificate of making Decree Nisi Absolute (Divorce) and the date of divorce must be on or before the closing date of application, otherwise their spouse must be included in the same application form. Failure to do so may render the HKHS to cancel all the related applications. The application fee, once paid, is non-refundable and non-transferrable.
- 2.2.4. The applicant and family member(s) listed in the application form are willing to live together with the elderly member in the purchased flat. At least one family member listed in the application form must live in the purchased flat with the elderly member.
- 2.2.5. Except for death, the name of the elderly member cannot be deleted from the record of owners kept by the HKHS in future.

2.3 Families with Newborns Flat Selection Priority Scheme

Green Form families with babies born on or after 25 October 2023 and aged three or below on the closing date of the application; or with member who is pregnant for 16 weeks on the closing date of the application of this sales scheme can opt to join the “Families with Newborns Flat Selection Priority Scheme” and will have priority in flat selection above other Green Form families (except for the Green Form families under Category 1 and Category 3 as referred to in Paragraph 5.1 below). In addition to the eligibility criteria for ordinary Green Form applicants, they have to comply with the following requirements:

- 2.3.1 Family applicants with babies born on or after 25 October 2023 and aged three or below on the closing date of the application; or with member who is pregnant for 16 weeks or above on the closing date of application. The pregnant should provide a valid medical certificate specifying the expected date of delivery (i.e. on or before 29 September 2025) upon the request of the HKHS. If there are two or more children aged three or below, the family will still be eligible until the youngest child reaches the age of three.
- 2.3.2 Married one-person applicants with family member who is pregnant for 16 weeks or above on the closing date of application and opt to join the Scheme, the family member must be listed in the Rental Estate tenancy/ PRH tenancy/ GFC. Please refer to Paragraph 1.8 of the Application Guide for details.
- 2.3.3 If for whatever reasons the newborn concerned is no longer included in the application of this sales scheme, the flat selection priority for this family applicant will be cancelled. The HKHS will re-assess the application category and priority for flat selection based on the latest information of the applicant.
- 2.3.4 All newborn babies listed in the application forms in which the applicants have successfully purchased subsidised housing through the “Families with Newborns Flat Selection Priority Scheme” are not eligible to participate other “Families with Newborns Flat Selection Priority Scheme” applications again.

3. Notes to Applicants after the Purchase

Category	Notes to Applicants
(I) HKHS Rental Estates tenant/ Elderly Persons' Flats tenant	<p>Upon the date of taking over the flat, tenants of the rental flats of the HKHS shall immediately submit a “Notice of Tenancy Termination” to the HKHS for terminating within a maximum of 2 calendar months, terminating the tenancy on the last day of the month and shall return the rental flats in vacant possession to the HKHS on or before the day the tenancy is terminated. Please contact the respective HKHS Estate Offices for details.</p> <p>Tenants unable to return their rental flats within the specified period have to submit an application in advance to the HKHS for an extension of stay up to 1 month. If the extension is approved, they will have to pay an occupation fee.</p> <p>The HKHS is considering revising its tenancy policy, which requires tenants to pay an occupation fee higher than the normal rent of the rental flat plus rates during the extension period. Tenants 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.</p> <p>For tenants who have purchased any other domestic property in Hong Kong from the date of signing PASP upon taking over the flat under this sales scheme, the households are required to return the rental flat in vacant possession to the HKHS immediately.</p> <p>Rental Estates’ tenants affected by the HKHS’s redevelopment programmes should note that the flat offered for sale in this sales scheme may be due for occupation after the removal deadline of the units they are currently occupying. Purchasers of such flats are nonetheless required to move out of their present housing units before the removal deadline without any rehousing arrangement including transitional accommodation arrangement from the HKHS. The HKHS shall not be held responsible for any loss or expenses thus incurred.</p>
(II) HA PRH tenant	<p>Upon (i) the date of taking over keys of the flats; or (ii) the 10th working day from the date of execution of the Deed of Assignment of the flat inclusively, whichever is earlier, tenants of PRH units of the HA shall immediately submit a Notice-to-Quit to the HA for terminating the tenancy of their units within 60 days. They shall return their PRH units in vacant possession to the HA on or before the day the tenancy is terminated.</p> <p>Tenants unable to return their PRH 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 rent of the PRH unit plus rates. If the tenant has been paying market rent before the deadline for vacating the PRH unit, the occupation fee for the extended stay will be charged at either the rate of market rent or three times net rent of the PRH unit plus rates, whichever is the higher.</p> <p>For tenants occupying two or more PRH units, if the households consist of one nuclear family, they will be allowed to buy only one flat in this sales scheme and have to surrender all the PRH units they are currently occupying. If the households consist of two or more nuclear families, they will be allowed to split and submit separate applications. However, they may purchase only two flats under the subsidised housing schemes at the most. They have to surrender one of their PRH units upon signing the Deed of Assignment for the first flat in accordance with (i) or (ii) of Paragraph 3(II) and surrender all the remaining PRH units upon signing the Deed of Assignment for the second flat.</p> <p>For tenants who have purchased any other domestic property in Hong Kong from the date of signing PASP upon taking over the flat under this sales scheme, the households are required to return the leased unit in vacant possession to the HA immediately. Otherwise, the HD will terminate the tenancy pursuant to Section 19(1)(b) of the Housing Ordinance (Cap. 283).</p>

	<p>PRH tenants affected by the HA's clearance programmes should note that the SSF flats offered for sale in this sales scheme may be due for occupation after the removal deadline of the PRH units they are currently occupying. Purchasers of such flats are nonetheless required to move out of their present housing units before the removal deadline without any rehousing arrangement including transitional accommodation arrangement from the HA or the HD. The HA and the HD shall not be held responsible for any loss or expenses thus incurred.</p>
(III) Holder of a valid GFC issued by the HD/ URA	<p>Holder of a GFC must still meet the eligibility criteria specified in the certificate at the time of purchasing a flat under this sales scheme.</p> <p>Their PRH registration numbers/ any remaining GFC(s) and/ or Certificate of Eligibility to Purchase will become null and void after they have successfully acquired a flat under this sales scheme through signing PASP, and they will not be allocated any PRH (including Interim Housing (IH)) unit or will not be approved for other subsidised housing schemes.</p> <p>Persons who are family members of households living in PRH units or IH units or Light Public Housing ("LPH") units shall move out from the unit and have their names deleted from the respective public housing tenancy, or to surrender the PRH unit, IH unit or LPH unit currently occupied to the HKHS/ HA/ Housing Bureau ("HB") in accordance with the requirements of Paragraph 3(I)/(II)/(V) respectively. Please contact the respective Estate Offices/ organisations for details.</p> <p>GFC Holders who are carees affected by the Government's clearance programmes/ natural disasters should note that the flat offered for sale in this sales scheme may be due for occupation after the removal deadline of the units/ structures to be cleared which they are currently occupying. Purchasers of such flats are nonetheless required to move out of their present housing units/ structures before the removal deadline without any rehousing arrangement including transitional accommodation arrangement from the HKHS. The HKHS shall not be held responsible for any losses or expenses thus incurred.</p>
(IV) RAES recipient	<p>The granting of RAES allowance will be ceased automatically after 60 days upon (i) the date of taking over the flat; or (ii) the 10th working day from the date of execution of the Deed of Assignment of the flat inclusively, whichever is earlier.</p>
(V) LPH Occupants	<p>For LPH occupant(s) who successfully purchased a flat as a result of this sales scheme, he/ she/ they shall have his/ her/ their name(s) deleted from the respective household register or record and shall move out from such unit within 60 days from the date of signing the PASP. If the LPH occupant(s) who successfully purchased a flat as a result of this sales scheme are the whole household of sitting LPH occupant(s), the Licencee(s) of the concerned LPH unit(s) shall upon (i) the date of taking over keys of the flat; or (ii) the 10th working day from the date of execution of the Deed of Assignment of the flat inclusively, whichever is earlier, submit a Notice-to-Quit to the HB. The LPH occupant(s) shall terminate the Occupation Licence Agreement of his/ her/ their unit(s) within 60 days and shall return his/ her/ their LPH unit(s) in vacant possession to the HB on or before the day the licence is terminated.</p>

4. Notes on Application and Form Submission

4.1 How to obtain the application form?

From 26 March 2025 to 14 April 2025, Application Forms and Application Guides under this sales scheme are available for collection at the following venue (during office hours) and can be downloaded from the following website:

- (a) The office of HKHS at Tone King Building, 413 Castle Peak Road, Cheung Sha Wan, Kowloon;
- (b) Website of Hemma Emerald: <https://hemmaemerald.hkhs.com>; and
- (c) Website of Hemma Fab: <https://hemmafab.hkhs.com>.

From 27 March 2025 to 14 April 2025, Application Forms and Application Guides under this sales scheme are available for collection at the following venues (during their respective office hours):

- (a) Rental Estate Offices of HKHS;
- (b) HKHS Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong);
- (c) The Office of HA's HOS Sales Unit (Address: Podium Level 1, Hong Kong Housing Authority Customer Service Centre, 3 Wang Tau Hom South Road, Kowloon);
- (d) The Office of HA's Green Form Subsidised Home Ownership Scheme Sales Units (Address: 1/F, Pioneer Place, 33 Hoi Yuen Road, Kwun Tong, Kowloon);
- (e) Estate Offices and District Tenancy Management Offices of HA; and
- (f) Home Affairs Enquiry Centres of the Home Affairs Department.

4.2 May an applicant submit more than one application form?

Each person may only be listed in one application form (either online/ paper application for White Form or Green Form) under this sales scheme. Spouse of a married person must be included in the same application form (except the married person whose spouse does not have the right to land in Hong Kong (Note 1)). Any separate applications submitted by a married couple will be regarded as duplication of applications. Should duplicate applications be found, for whatever reasons and no matter the applications are online or paper applications, HKHS reserves the right to cancel all related applications. The application fee, once paid, is non-refundable and non-transferrable.

4.3 What categories of persons/ families are not eligible to apply as a Green Form applicant under this sales scheme?

- (a) Those who have purchased a flat or have obtained a loan or subsidies under any of the below subsidised home ownership schemes, as well as their spouses (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 home ownership schemes include (without limitation):
- (i) Flat-for-Sale Scheme (“FFSS”)/ FFSS Secondary Market Scheme;
 - (ii) Sandwich Class Housing Scheme (“SCHS”)/ Sandwich Class Housing Loan Scheme (“SCHLS”);
 - (iii) Home Starter Loan Scheme (“HSL”);
 - (iv) Subsidised Sale Flats Project (“SSF”);
 - (v) Home Ownership Scheme (“HOS”)/ Private Sector Participation Scheme (“PSPS”);
 - (vi) Middle Income Housing Scheme (“MIHS”) (Melody Garden);
 - (vii) Buy or Rent Option (“BRO”);
 - (viii) Mortgage Subsidy Scheme (“MSS”);
 - (ix) Home Purchase Loan Scheme (“HPLS”)/ Home Assistance Loan Scheme (“HALS”);
 - (x) Tenant Purchase Scheme (“TPS”);
 - (xi) HOS Secondary Market Scheme (“SMS”)/ Interim Scheme (2013 & 2015)/ White Form Secondary Market Scheme (“WSM”);
 - (xii) Green Form Subsidised Home Ownership Pilot Scheme/ Green Form Subsidised Home Ownership Scheme (“GSH”); and
 - (xiii) Any subsidised housing schemes administered by the URA.
- (b) Within two years after the date of execution of the Deed of Assignment for the purchase of a flat under Paragraph 4.3 (a), the crucial members (Note 3) are not eligible to apply (unless they get married or are permitted to receive the housing benefits provided by their employers with prior approval of deletion from tenancy). Other family members will not be bound by this restriction provided that they meet the eligibility criteria as set out in this Application Guide.
- (c) Member of the Civil Servants’ Co-operative Building Society or any housing scheme of a similar nature or a lessee under any Government Built Housing Scheme (PRH tenants are exempted from this requirement).
- (d) 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).
- (e) 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/ 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.
- (f) 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 receipt of the allowance.
- (g) Households of the HKHS’s Group B Rental Estates or Dedicated Rehousing Estates or fixed-term licensees of the HKHS.
- (h) Monthly licensees of the HKHS’s Transitional Rental Housing Units or monthly occupation licensees of HA’s Transitional Units or fixed-term licensees of HA.
- (i) Tenants under PRH conditional tenancies or fixed-term licensees of the HA.

The HKHS reserves the right to reject the applications concerned after scrutiny. The application fee, once paid, is non-refundable and non-transferrable.

Note 3: Crucial member is a member, other than the owner, listed in an application to fulfill the eligibility criteria of the minimum number of two persons for family applicants.

4.4 May an applicant apply for any other subsidised housing scheme(s) at the same time?

If the applicant or any family member(s) listed in the application form:

- (i) also apply for any other subsidised housing scheme(s) and more than one applications are successful, they can only opt for one of the schemes and all other applications have to be cancelled.
- (ii) successfully purchased a flat under other subsidised housing schemes, their application under this sales scheme will be cancelled immediately. Even if they have cancelled the PASP or Agreement for Sale and Purchase (“ASP”) of that purchased flat, their eligibility for application under this sales scheme cannot be reverted.
- (iii) successfully acquire a flat under other subsidised housing schemes by individual family member(s) and who become owner(s) or member(s) of the acquired flat, he/ she/ they is/ are required to delete his/ her/ their name(s) from the application form under this sales scheme. HKHS will then re-assess the eligibility of the relevant applicant(s) under the application and his/ her/ their order of priority for flat selection. Besides, if the deletion results in a change of the application category from 2-Person or above Family Applicant to 1-Person Applicant, the income and asset limits (if applicable), and the order of priority for flat selection will be based on the arrangements for 1-Person Applicants.
- (iv) successfully acquire a flat under this sales scheme through signing of PASP of a flat, the application(s) for Rental Estate or PRH (including IH) or LPH of the applicant and all family member(s) listed in the application form will be cancelled immediately and no Rental Estate or PRH (including IH) or LPH unit will be allocated.

4.5 Is it necessary to pay any fee at the time of submitting the application?

An applicant should submit an application fee of HK\$290 made payable to ‘**HONG KONG HOUSING SOCIETY**’ in the form of crossed cheque or cashier’s order. The application fee, once paid, is non-refundable and non-transferrable. If the cheque or cashier’s order is dishonoured for whatever reasons, the application will be cancelled.

4.6 Where and when should the completed application form be returned?

The Application Period of this sales scheme is from 1 April 2025 to 14 April 2025. The closing time of application is 7:00 p.m. on 14 April 2025. The closing time of form receiving at HKHS Applications Section is 7:00 p.m. on 14 April 2025, the closing time of other form receiving offices shall follow their respective office hours. Applications submitted before or after the Application Period or not in the manners as specified below will not be accepted. Applicants should submit the application forms in the manner as specified below:

(I) Applicant(s) who is Rental Estates or Elderly Persons’ Flats household under HKHS	The completed application form together with a crossed cheque or cashier’s order for the application fee should be submitted to the relevant Estate Office during office hours for verification and endorsement. The Estate Office will forward the verified and endorsed application form together with the crossed cheque or cashier’s order for payment of the application fee to HKHS Applications Section.
(II) Applicant(s) who is a PRH household under HA	The completed application form together with a crossed cheque or cashier’s order for the application fee should be submitted to the relevant Estate Office/ District Tenancy Management Office during office hours for verification and endorsement. The Estate Office/ District Tenancy Management Office will forward the verified and endorsed application form together with the crossed cheque or cashier’s order for payment of the application fee to HKHS Applications Section.
(III) Applicant holding a valid GFC	The completed application form together with a crossed cheque or cashier’s order for the application fee and the original of the GFC should be submitted: (1) by mail to Hong Kong Housing Society, G.P.O. Box 13620, Hong Kong (Please indicate “Application for Hong Kong Housing Society Subsidised Sale Flats Project 2025” on the cover of the envelope). The submission date is determined by the postmark. Applications which are delivered belatedly or returned to the applicants due to insufficient postage will not be processed; or (2) by drop in the collection box for application forms at HKHS 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 7:00 p.m. daily from 1 April 2025 to 14 April 2025. The closing time for collection of application forms is 7:00 p.m. on 14 April 2025.
(IV) RAES recipient	The completed application form together with a crossed cheque or cashier’s order for the application fee should be submitted to the Rent Allowance for the Elderly Scheme dedicated team at Podium Level 2, Hong Kong Housing Authority Customer Service Centre, 3 Wang Tau Hom South Road, Kowloon during office hours for verification and endorsement. The dedicated team will forward the verified and endorsed application form together with the crossed cheque or cashier’s order for payment of the application fee to HKHS Applications Section.

4.7 Application Handling Procedures

Upon receipt of the application forms, HKHS will notify the applicants in writing of their application numbers, which should be quoted by the applicant in all correspondences and marked “Subsidised Sale Flats Project 2025” on the envelope in future.

A priority number will then be assigned to each applicant by computer balloting and HKHS will inform each applicant his/ her priority number in writing. The ballot result will be announced around June 2025 (exact date to be announced later) and available for public inspection at HKHS Applications Section. Applicants can also visit the website: <https://hemmaemerald.hkhs.com> (Hemma Emerald) or <https://hemmafab.hkhs.com> (Hemma Fab) for checking their priority numbers. HKHS will invite applicants for flat selection in accordance with the categories of applicants and the priority numbers. Whether an eligible applicant would be invited for flat selection in this sales scheme is subject to his/ her priority for flat selection and the conditions of sale.

4.8 Are there any restrictions on income and assets for applicants and the family member(s) listed in the application form?

Households of Rental Estates/ Elderly Persons’ Flats/ PRH are not subject to any restrictions on income and assets; however, they must comply with the “restrictions on domestic property ownership” in Paragraph 1.1(a)(ii). For other applicants and family member(s) listed in the application form, they must meet the restrictions as set out in their GFCs or RAES 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.

4.9 May applicants change the particulars of the submitted information?

The applicant and the family member(s) (if any) listed in the application form 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 income, net asset value and 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 can reassess the eligibility of the relevant applicant and his/ her priority for flat selection. As reassessment takes time, HKHS will not guarantee the priority of 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 loss or claims arising therefrom. The application fee, once paid, is non-refundable and non-transferrable.

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 acquired a flat under other subsidised housing schemes and become an owner or member of the acquired flat as mentioned in Paragraph 4.4. If the applicant is the household of Rental Estate/ Elderly Persons’ Flats/ PRH, the applicant has to seek the prior endorsement of the request for addition/ deletion of family member(s) by their respective Estate Offices/ District Tenancy Management Offices, and apply to HKHS Applications Section according to the manner as mentioned above. Should the request for addition of family member(s) be approved, the category of application will still be based on the position 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 income and asset (if applicable) will be based on the limits for 1-Person Applicant. HKHS will reassess the applicant’s eligibility and priority for flat selection based on the latest information.

5. Priority for Flat Selection

5.1 Each applicant will be categorised into the following 10 categories of applications:

Category of Application
Category 1: 2-Person or above Family Applicant affected by (1) Kwun Tong Garden Estate Phase II, (2) Chun Seen Mei Chuen Redevelopment Project and 2-Person or above Family Applicant of Kwun Tong Garden Estate Phase I (Lotus Tower) (Green Form applicant)
Category 2: 1-Person Applicant affected by (1) Kwun Tong Garden Estate Phase II, (2) Chun Seen Mei Chuen Redevelopment Project and 1-Person Applicant of Kwun Tong Garden Estate Phase I (Lotus Tower) (Green Form applicant)
Category 3: 2-Person or above Family Applicant affected by (1) Ming Wah Dai Ha Phase 3, (2) Yue Kwong Chuen (Ching Hoy Lau and Hoy Au Lau) and (3) Healthy Village Phase III Redevelopment Project (Green Form applicant)
Category 4: 1-Person Applicant affected by (1) Ming Wah Dai Ha Phase 3, (2) Yue Kwong Chuen (Ching Hoy Lau and Hoy Au Lau) and (3) Healthy Village Phase III Redevelopment Project (Green Form applicant)
Category 5: 2-Person or above Family Applicant joining the “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” (Green Form applicant)

Category 6: 2-Person or above Family Applicant joining the “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” (White Form applicant)
Category 7: 2-Person or above Family Applicant (Green Form applicant)
Category 8: 1-Person Applicant (Green Form applicant)
Category 9: 2-Person or above Family Applicant (White Form applicant)
Category 10: 1-Person Applicant (White Form applicant)

- 5.2 The quota allocation ratio between Green Form and White Form applicants is 40:60. If the allocated quota for White Form applicants for a particular application category is not fully utilised, the remaining quota will be allocated to Green Form applicants of the same application category and vice versa. (For example, if the allocated quota for White Form applicants under the “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” is not fully utilised, the remaining quota will be allocated to Green Form applicants under the “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” and vice versa.)
- 5.3 HKHS will invite those applicants for flat selection at HKHS according to their categories of application and priority numbers. **Applicants in Category 2, Category 4, Category 8 and Category 10 may only purchase a 1-bedroom or 2-bedroom unit that is available for sale.**
- 5.4 Applicants under Category 1 to Category 4 will be allocated an additional order according to their categories of application and priority numbers under Category 7 or Category 8 for flat selection. Applicants under Category 5 will be allocated an additional order according to their categories of application and priority numbers under Category 7 for flat selection. Applicants under Category 6 will be allocated an additional order according to their categories of application and priority numbers under Category 9 for flat selection. HKHS will invite those applicants for flat selection at HKHS according to their categories of application and priority numbers.
- 5.5 Applicants under Category 1 to Category 4 are assigned the highest priority. “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” do not apply to these categories.
- 5.6 All applicants under Category 1 to Category 2 will be invited for flat selection from the first date of sales under this sales scheme according to following arrangements:
- 5.6.1 Each time a group of 5 applicants in Category 1 to Category 2 will be invited for flat selection according to the following order:
- (i) 4 applicants from Category 1 according to their priority numbers; and
 - (ii) 1 applicant from Category 2 according to his/ her priority number.
- 5.7 After all applicants under Category 1 to Category 2 have been invited for flat selection specified in Paragraph 5.6.1 above, applicants under Category 3 to Category 4 will be invited for flat selection under this sales scheme according to following arrangements:
- 5.7.1 Each time a group of 5 applicants in Category 3 to Category 4 will be invited for flat selection according to the following order:
- (i) 4 applicants from Category 3 according to their priority numbers; and
 - (ii) 1 applicant from Category 4 according to his/ her priority number.
- 5.8 If applicants under Category 1 to Category 4 fail to select a flat under the priority flat selection arrangement, those applicants will be invited for flat selection again when their order of priority under Category 7 or Category 8 arise and flats are still available for selection under the relevant category.
- 5.9 After all applicants under Category 3 to Category 4 have been invited for flat selection specified in Paragraph 5.7.1 above, applicants under Category 5 to Category 6 will be invited for flat selection under this sales scheme according to following arrangements:
- 5.9.1 Each time a group of 10 applicants in Category 5 to Category 6 will be invited for flat selection according to the following order:
- (i) 4 applicants from Category 5 according to their priority numbers; and
 - (ii) 6 applicants from Category 6 according to their priority numbers.
- 5.10 HKHS offers a priority quota of 642 flats in total to the applicants in Category 5 to Category 6 (including 384 flats in Hemma Emerald and 258 flats in Hemma Fab), and each family applicant who has joined the “Priority Scheme for Families with Elderly Members” and/or “Families with Newborns Flat Selection Priority Scheme” may select a flat in accordance with the Priority Order as mentioned in paragraph 2.1 above. If the quota for “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” for a particular development is exhausted, eligible applicants under this category may only select flats from the other development where quota for this category is still available. In case the priority quota is fully utilised, HKHS will invite those applicants for flat selection under Category 7 to Category 10 according to their priority numbers.
- 5.11 If applicants under Category 5 to Category 6 fail to select a flat under the priority quota arrangement, HKHS will invite those applicants for flat selection again when their order of priority under Category 7 or Category 9 arise and flats are still available for selection under the relevant category.
- 5.12 In case the priority quota of 642 flats is not fully utilised after all applicants under Category 5 to Category 6 have been invited for flat selection, the remaining quota will be allocated to the other categories of applications according to the order of priority and relevant quota specified in Paragraph 5.14 below. If the applicants under

Category 5 to Category 6 have successfully selected the flat and signed the PASP, the relevant quota will be treated as consumed. Any flat(s) quota released due to later rescission of the PASP of a flat from this application category will not be allocated back to another applicant under Category 5 to Category 6.

5.13 Upon completion of the relevant procedures for cancellation of PASP of a SSF flat by the HKHS, the rescinded flat will be released for selection by applicants on the next flat selection day according to their order of priority for flat selection of the eligible applicants.

5.14 Applicants under Category 7 to Category 10 will be invited for flat selection, the quota and the relevant order of priority for flat selection of the eligible applicants shall be as follows:

Category of Application	Quota
Category 7: 2-Person or above Family Applicant (Green Form applicant)	30%
Category 8: 1-Person Applicant (Green Form applicant)	10%
Category 9: 2-Person or above Family Applicant (White Form applicant)	50%
Category 10: 1-Person Applicant (White Form applicant)	10%

Each time a group of 10 applicants will be invited for flat selection according to the following order:

- (i) 3 applicants from Category 7 according to their priority numbers;
- (ii) 1 applicant from Category 8 according to his/ her priority number;
- (iii) 5 applicants from Category 9 according to their priority numbers;
- (iv) 1 applicant from Category 10 according to his/ her priority number.

5.15 If all eligible applicants in a particular category of application have been invited for flat selection, the total number of eligible applicants to be invited for flat selection in each subsequent group will be reduced accordingly. For example: If all eligible applicants in Category 10 have been invited for flat selection, there will only be 9 applicants in each subsequent group to be invited for flat selection while the number of eligible applicants in each category of application (depends on the remaining number of applicants) will remain unchanged.

5.16 If the quota of a particular category of application has been fully utilised, the remaining applicants of that particular category of application would not be arranged for flat selection. For example: If the allocated quota of Category 7 has been utilised, there will only be 7 applicants in each subsequent group to be invited for flat selection while the number of eligible applicants in each category of application (depends on the remaining number of applicants) will remain unchanged.

5.17 If the quota is not fully utilised after all applicants in a particular category of application have been invited for flat selection, the remaining quota of that particular category of application is subject to following arrangements:

- (i) If the allocated quota for Category 7 is not fully utilised after all applicants in Category 7 have been invited for flat selection, the remaining quota for Category 7 will be allocated to Category 9 and vice versa.
- (ii) If the allocated quota for Category 8 is not fully utilised after all applicants in Category 8 have been invited for flat selection, the remaining quota for Category 8 will be allocated to Category 10 and vice versa.
- (iii) If the allocated quota for Category 7 and Category 9 is not fully utilised after all applicants in Category 7 and Category 9 have been invited for flat selection, the remaining quota for Category 7 and Category 9 will be allocated to Category 8 and Category 10 and vice versa.

5.18 If PRH tenants rehoused through the HA's Express Flat Allocation Scheme exercise apply within three years from the date of tenancy commencement of their PRH units by using Green Form, they will be treated as if they were White Form applicants in terms of priority for flat selection and will be put under the White Form queue. Any flats purchased by this category of Green Form applicants will be counted against the White Form quota. Upon taking over of their purchased flats, this category of Green Form applicants, similar to other Green Form applicants, have to surrender their PRH units to HA.

5.19 Since invitation letters are sent out before the flat selection date, HKHS does not guarantee that any of the flats will be available for selection by the time the applicants show up at the appointed time. If the allocated quota/ flats for their application category has/ have been exhausted/ sold out, the flat selection appointment arranged for them will be withheld. The application fee, once paid, is non-refundable and non-transferrable. Please pay attention to the latest sale status.

5.20 Flat allocation and priority for flat selection are subject to the relevant Information on Sales Arrangements issued or revised by HKHS from time to time. In case of any disputes, the decision of HKHS shall be final and conclusive.

6. Arrangement for Flat Selection

6.1 HKHS will invite eligible applicants in writing for flat selection in accordance with their categories of application and priority numbers. **Whether an applicant having been invited for flat selection in this sales scheme would successfully acquire a flat is subject to his/ her final flat selection priority and the conditions of sale.**

- 6.2 **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 HKHS Applications Section 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.** He/ She should have the mental capacity (if necessary, the HKHS may require the concerned person(s) to provide a recent medical proof) to understand the nature and effect of all application documents relating to this sales scheme and documents which he/ she signs. If the applicant has provided any false or misleading information in his/ her application form and has successfully acquired a flat under this sales scheme, without prejudice to other remedies, 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 applicant to assign it back to HKHS or pay to HKHS on behalf of the Government a sum equal to the premium.
- 6.3 The applicants and family members (if any) must continue to meet all eligibility criteria when they go through the purchasing formalities, or else their applications will be cancelled and the flats selected by them will be taken back and the application fee, once paid, is non-refundable and non-transferrable. When going through the flat purchasing formalities, applicants and family members (if any) are required to make a statutory declaration declaring that all the information provided in the application form is true and correct, and report any changes (including but not limited to income, net asset value, ownership of domestic property, marital status and family composition) which may have occurred since the date of application (if applicable).
- 6.4 Invitation letters for flat selection will be issued according to the eligible applicants' categories of application and priority numbers. If an applicant fails to turn up on time, he/ she would be assigned to the next available group (if any) for flat selection after he/ she has completed the registration and making of statutory declaration. **Applicants who fail to attend the HKHS sales office on the appointment date will lose their eligibility for flat selection** and will be overtaken by others lower in the queue. The application fee, once paid, is non-refundable and non-transferrable.
- 6.5 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 HKHS Applications Section prior approval in writing. Due to the change of appointment, the applicant's order of priority for flat selection will be deferred 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 quota for flat selection under the category that the applicant belongs to after the change of the appointment.
- 6.6 If an applicant turns up at the HKHS sales office at the appointed time but fails to purchase a flat while stock still lasts, 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 category of application. The application fee, once paid, is non-refundable and non-transferrable.
- 6.7 Applicants should take note of the latest information on flats available for selection displayed at the screens of the HKHS sales office. For all applicants who have been arranged to enter the flat selection room, selection of flat is on "first select first served" basis (subject to acknowledgement by computer). The selected flat, once confirmed by applicants, cannot be changed.
- 6.8 After a flat has been selected, normally an applicant has to sign the PASP within the same day. Should an applicant who has selected a flat fails to turn up at the HKHS 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 under the same application category. The application fee, once paid, is non-refundable and non-transferrable.
- 6.9 After signing the PASP/ ASP, if the purchaser is proved to be ineligible for this sales scheme, the PASP/ ASP already signed will be cancelled immediately and all the fees and money (equivalent to 5% of the Purchase Price) paid in respect of the application/ purchase will not be refunded.
- 6.10 During the flat selection period, upon completion of the relevant procedures for cancellation of the PASP of a flat by HKHS, the rescinded flat will be released for selection by applicants on the next flat selection day according to the order of flat selection priority.
- 6.11 When all the ASP of flats that are available for selection under this sales scheme have been signed, all the remaining applications will be cancelled immediately. The application fee, once paid, is non-refundable and non-transferrable.
- 6.12 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.

7. **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 turn up in person with the applicant at the HKHS sales office for signing the PASP and completion of the necessary formalities regarding the purchase of the flat.

For applicants who opt to join the "Priority Scheme for Families with Elderly Members", at least one elderly member with aged 60 or above must be the owner or a joint owner of the purchased flat and no more than three persons are allowed to be joint owners of the flat. The elderly member and the family member (if applicable) who intend to become the owner or a joint owner of the purchased flat are required to turn up in person with the applicant at the HKHS sales office for signing the PASP and completion of the necessary formalities regarding the purchase of the flat.

8. Paying Purchase Price and Obtaining Legal Title to the Flat

- 8.1 When the purchaser attends the HKHS 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 'Kao, Lee & Yip Solicitors' for paying the initial 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 should be paid by a personal cheque upon signing of the PASP.
- 8.2 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 (excluding Saturday, Sunday and public holiday) 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.
- 8.3 The purchaser shall in accordance with the ASP pay the balance of the purchase price (equivalent to 90% of the purchase price) and complete the purchase transaction 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.

9. Mortgage Arrangement

- 9.1 Purchaser requiring a mortgage loan to pay the balance of the purchase price should apply to a bank or financial institution on the HKHS's approved list. The maximum loan amount would be 90% of the purchase price. HKHS will announce the list of approved banks/ financial institutions shortly. All banks and financial institutions should adopt the "Standard Mortgage Deed" which is provided by HKHS in processing the mortgage loan. The actual amount of loan, repayment period, interest and other terms of the mortgage loan will be subject to approval of 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 banks or financial institutions.
- 9.2 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 respective banks/ financial institutions and on case by case basis according to the financial circumstance of the purchaser. Therefore, purchaser is advised to enquire with the banks/ financial institutions approved 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.
- 9.3 In case the purchaser wishes to obtain a "staff housing loan mortgage" from his/ her employer, the purchaser should submit written application to HKHS for prior consent. The HKHS will issue the procedural guidelines to the purchaser upon receipt of such application. The HKHS has the discretion to reject any applicant without giving any explanation. [Note: Applicant should pay the administrative fee of HKHS and solicitors' fee for vetting the staff housing loan mortgage.]

10. Fees and Charges to be Paid Upon Purchasing a Flat

- 10.1 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 4);
 - (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 solicitors, he/ she is only required to pay the legal costs of his/ her own solicitors;
 - (d) The fees for certified copies of the title deeds (including the Government lease, the Deed of Mutual Covenant ("DMC") and other relevant title deeds) and plan fee;
 - (e) In the event of the purchaser failing to pay the balance of purchase price by the specified date in accordance with the ASP, HKHS shall, without prejudice to any other remedy, be entitled to demand and

Note 4 : 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) for details and information related to stamp duty measures.

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 Hongkong 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 other miscellaneous deposit(s)/ fund(s) as required under the ASP and the DMC.
- 10.2 If the purchaser requires a mortgage loan to finance the purchase of the flat, 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.)

11. Special Restrictions Imposed on Purchasers and Their Family Members

- 11.1 After successfully acquiring any flat under this sales scheme, the applicant, his/ her spouse and all the family member(s) 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 the HKHS, the HA and URA (including but not limited to Rental Estates/ PRH, IH, 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 the 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 schemes as mentioned above.
- 11.2 The purchaser and all family members listed in the application form are required to live in the acquired flat.
- 11.3 If the purchaser and/ or any of the family members listed in the application form is/ are on the household record of other subsidised housing schemes, he/ she/ they should move out from such unit(s) and have his/ her/ their name(s) deleted from the respective household register or record from the date of signing PASP. Please contact relevant Estate Offices/ District Tenancy Management Offices/ relevant organisations for details.
- 11.4 No purchaser may assign or transfer his/ her rights and interests under the PASP or ASP to any person.
- 11.5 Deletion of a crucial member (Note 3) 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.
- 11.6 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 the purchaser executes the assignment, any assignment, charging, letting or mortgage, etc. of the flat will be subject to the provisions in the Land Grant.
 - (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 (if applicable) from time to time issued by the Secretary for Housing, the owner may, without payment of the premium, charge or mortgage the flat assigned to him to (i) a bank or other financial institution, (ii) the organization of the owner's employer approved by HKHS or (iii) HKHS.
 - (iii) Subject to the prior written approval from HKHS and compliance with the guidelines (if applicable) from time to time issued by the Secretary for Housing, the owner may, without payment of the premium, charge or mortgage the flat assigned to him to a participating bank or The Hong Kong Mortgage Corporation Limited or any of its subsidiaries 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.
 - (iv) Before an owner pays the premium to the Government, the owner may only sell the flat to a person who has been certified eligible and nominated by HKHS to purchase the flat, 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 enters into a PASP for sale of the flat before the expiry of five years from the date of the first assignment, the sale price shall not be more than the purchase price specified in the first Assignment.
 - (v) Within a period of the first 15 years after the date of the first assignment, the owner may not apply for payment of the premium to the Government.
 - (vi) After the expiry of the first 15 years after the date of the first assignment, the owner may apply 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 Hemma Emerald (<https://hemmaemerald.hkhs.com>) or website of Hemma Fab (<https://hemmafab.hkhs.com>) for details of the calculations of the premium.

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.

- (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 information is for reference only. Please refer to the terms of the relevant Land Grant for details.

12. Important Notes

- 12.1 If there is any false or misleading information in any 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.
- 12.2 Any person who induces the HKHS to proceed with the sale and purchase of a flat by any deceit (including 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.
- 12.3 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.

13. Notes on Collection of Personal Data

- 13.1 The personal data collected in this application form are used for processing applications under this sales scheme or government lease related issues. The information collected may also be used by HKHS and relevant Government bureaux/ departments for conducting statistical surveys and researches and the applicants may be contacted for such purposes. The personal data in the application form, including the declaration by the applicant and his/ her family members authorising the collection and comparison/ checking of their personal data, are provided by the applicant and his/ her family members on a voluntary basis. However, if insufficient information is provided, HKHS may not be able to process the application. In that case the application fee, once paid, is non-refundable and non-transferrable.
- 13.2 The personal data provided by the applicant and his/ her family members in the application form will be used by HKHS 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 members, (b) checking whether the applicant and his/ her family members have applied for any other subsidised housing 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) from participating in any other subsidised housing schemes administered by HKHS/ HA/ URA in future; and (e) preventing applicant and his/ her family members from enjoying double housing benefits.
- 13.3 When assessing the eligibility to apply and purchase of the applicant and his/ her family member(s), HKHS 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 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 HD), public/ private organisations/ companies (including but not limited to HA, URA, Mandatory Provident Fund Schemes Authority (“MPFA”), banks and financial institutions), or the employers concerned. 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), public/ private organisations/ companies (including but not limited to HA, URA, MPFA, banks and financial institutions), or the employers concerned may disclose the applicant’s and his/ her family members’ personal data (including but not limited to marital status and MPF contribution records) in their possession to HKHS for the purpose of comparing and matching the information provided in the application form. The information provided may also be used by HKHS for conducting statistical surveys and researches. The applicant and his/ her family member(s) shall also agree that HKHS 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 Subsidised Sale Flats Project 2025 hotline for answering his/ her enquiries.

- 13.4 For the purposes stated above, HKHS may disclose the personal data provided by the applicant and his/ her family member(s) in the application form to 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 HD) or the relevant public/ private organisations/ companies (including but not limited to HA, URA, MPFA, banks and financial institutions) or the employers concerned or check such data with these parties.
- 13.5 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.
- 13.6 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.

14. Warning

Applicants should note that all the fees payable to HKHS under this sales scheme have been mentioned on the first page of this Application Guide. If they are approached by any HKHS staff or their representatives who offers 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.

15. Contact Us

For enquiry, please contact HKHS Subsidised Sale Flats Project 2025 hotline at 2839 8280 during the office hours, 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 organizations under the ambit of ICAC and Office of the Ombudsman.
2. This Application Guide and Application Form 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 amend, correct or revise this Application Guide and/ or the Application Form without prior notice.