

# Application for Sale of Home Ownership Scheme Flats 2022 and White Form Secondary Market Scheme 2022 to commence from February 25 (with photos)

The following is issued on behalf of the Hong Kong Housing Authority:

The Hong Kong Housing Authority (HA) announced today (February 17) that Sale of Home Ownership Scheme (HOS) Flats 2022 (HOS 2022) and White Form Secondary Market Scheme (WSM) 2022 (WSM 2022) will be open for applications for four weeks, starting from 8am on February 25 until 7pm on March 24. Applications submitted before or after the application period will not be accepted. The application fee will be \$250 for HOS 2022 only, \$210 for WSM 2022 only and \$460 for both.

The following four categories of flats will be put up for sale under HOS 2022:

## 1) New HOS Flats

A total of 8 926 flats in seven new HOS developments, namely Kei Wah Court in North Point, Kai Yan Court in Kai Tak, Kwun Shan Court in Ma Tau Kok, On Sau Court in Kwun Tong, Chiu Ming Court in Tseung Kwan O, Yu Tak Court in Sha Tin and Yu Nga Court in Tung Chung. Details at Annex.

## 2) Rescinded HOS Flats

A total of 15 rescinded flats as at December 31, 2021, from Choi Wo Court and Shan Lai Court previously put up for sale under HOS 2020 and any additional rescinded flats from these two HOS developments as identified up to about two months before the commencement of flat selection.

## 3) Recovered Tenants Purchase Scheme (TPS) Flats (for Green Form applicants only)

Unsold or rescinded recovered TPS flats (if any) from Sale of Green Form Subsidised Home Ownership Scheme (GSH) Flats 2020/21 and saleable flats to be chosen from among the already recovered TPS flats and TPS flats to be recovered in the coming months, up to about three months before commencement of flat selection of HOS 2022.

## 4) Rescinded Subsidised Sale Flats (SSFs) of the Hong Kong Housing Society (HKHS)

A total of 27 rescinded SSFs from three developments of the HKHS (Mount

Verdant, Terrace Concerto and Greenhill Villa), which were offered for presale in 2016 and 2017.

The HA and the HKHS will conduct a joint application exercise. Eligible applicants only need to submit a single application and undergo one vetting process for buying HA's flats or the HKHS's SSFs.

The provisional average selling prices of the seven new HOS developments and the rescinded flats for resale will be at a 49 per cent discount from the assessed market value. The HA will finalise the discount rate and average selling prices when the saleable areas of individual flats for new HOS developments under HOS 2022 are finalised, tentatively in the first half of 2022. In the event that the discount rate based on the finalised saleable areas is higher than that of the provisional discount rate, the discount rate would be adjusted upward, meaning that the average selling prices would be adjusted downward; and if the discount rate based on the finalised saleable areas is lower than that of the provisional discount, the discount rate would not be adjusted downwards, meaning that the average selling prices would not be adjusted upward.

The existing pricing mechanism for sale of TPS flats to sitting tenants (Adjusted Replacement Cost approach) will be adopted for sale of recovered TPS flats to Green Formers. As at November 2021, the list prices of the unsold TPS flats in the 39 estates range from about \$140,000 to \$1.26 million, and the discounts range from 83 per cent to 87 per cent of assessed market values. The final price range will depend on the recovered TPS flats that will be put up for sale under this sale exercise.

Application forms and application guides for HOS 2022 and WSM 2022, sales booklets of new HOS developments together with sales leaflets for rescinded HOS flats and recovered TPS flats will be available on the designated website of the HA for HOS 2022 and WSM 2022 for public viewing or downloading starting from tomorrow (February 18), while printed copies can be collected at the Housing Authority Customer Service Centre (HACSC) in Lok Fu, the office of the HA's Green Form Subsidised Home Ownership Scheme Sales Unit, estate offices and District Tenancy Management Offices of the HA and rental estate offices of the HKHS from February 25. In response to the Government's implementation of special work arrangements for government employees to curb further spreading of COVID-19 in the community, there may be changes to the opening hours of the above offices. Members of the public are reminded to check the opening hours before visiting.

"Members of the public are encouraged to browse the websites for HOS 2022 ([www.housingauthority.gov.hk/hos/2022](http://www.housingauthority.gov.hk/hos/2022)) and for WSM 2022 ([www.housingauthority.gov.hk/wsm/2022](http://www.housingauthority.gov.hk/wsm/2022))," a spokesman for the HA said.

To achieve social distancing under the epidemic, the following precautionary measures and arrangements will be implemented:

- the application period will be extended from the usual two weeks to four weeks, and application forms will be distributed and received during the whole period;

- doll houses and virtual videos of typical flats and building models/artists' impressions on the seven new HOS developments, and other information on the HOS developments and TPS estates, as well as photos of the interior of samples of recovered TPS flats, will be uploaded onto the designated website of the HA for HOS 2022 for public viewing from tomorrow;
- the designated website of the HA for HOS 2022 and WSM 2022 will be opened tomorrow so that the public can browse and download application forms, application guides, sales booklets of new HOS developments (sales leaflets for rescinded HOS flats and recovered TPS flats) in advance;
- there will be no enquiry service at the HACSC in Lok Fu. Members of the public can call the 24-hour HA Sales and WSM hotline on 2712 8000 for matters relating to applications for HOS 2022 or WSM 2022;
- the exhibition area for displaying the building models and doll houses at the HACSC in Lok Fu will be temporarily closed. The HA will endeavor to open them for public viewing before the flat selection period if circumstances allow;
- drop-in boxes will be provided at the HACSC in Lok Fu for collection of completed application forms; and
- other precautionary measures will be put in place at the HACSC in Lok Fu, such as controlling the flow of people, mandatory body temperature checks, wearing of masks, the use of the "LeaveHomeSafe" mobile app, presentation of vaccination record (if required), etc.

"We will continue to provide online applications (including e-applications, e-payments and e-notifications), in addition to the paper submission channels (paper form, either in person or by post) for HOS 2022 and WSM 2022. Applicants are strongly recommended to submit online applications," the spokesman said.

Each person can only be listed in one application form for the same scheme (whether for paper-based or online application), otherwise the applications will be regarded as duplicates. Any case of duplicate applications will render all applications null and void, and the application fee paid is non-refundable and non-transferrable under all circumstances. Details are set out in the application guides.

"As always, when Green Form (GF) applicants who are living in the public rental housing estates of the HA or the rental estates of the HS submit online applications, their respective estate offices will contact them to verify their household information after receiving their online applications. The estate offices concerned will prepare hard copies of the application forms and the applicants and all family members aged 18 or above will have to sign the application forms and return them to their respective estate offices for further processing," the spokesman said.

The carry-over application arrangement will continue in HOS 2022 under which GF applicants may indicate their consent on their HOS application forms to carry over their applications to the next Subsidised Sale Flats (SSF) exercise of the HA without having to submit a separate application and pay the application fee for that next SSF sale exercise. However, if the applicant later wishes to apply for the next SSF sale exercise in a household category different from that for this HOS application which may affect his/her priority for flat selection, he or she is required to inform the HA during the stipulated application period of the next SSF sale exercise. Moreover, for applicants who have successfully purchased an HOS flat in the current sale exercise, their carry-over applications will be cancelled immediately.

Sales brochures for new and rescinded HOS flats (and sales pamphlets for recovered TPS flats) covering greater details of the developments/estates and price lists will be available for public collection and viewing on the HA/HD's designated websites starting seven days before the commencement of the flat selection period. During the flat selection period, photos and video clips of the interior of all the recovered TPS flats for sale will be provided at the HACSC in Lok Fu and on the HA/HD's designated websites.

Balloting exercises are expected to be held in the second quarter this year for HOS 2022 and WSM 2022 separately. Flat selection for HOS 2022 and the issuance of Approval Letters to eligible applicants under WSM 2022 are expected to start from the fourth quarter this year.







