香港房屋委員會
Hong Kong Housing Authority

「特快公屋編配計劃」(2026)暨「重售綠表置居計劃單位及租者置其屋計劃回收單位」

EXPRESS FLAT ALLOCATION SCHEME (2026) -CUM- RESALE OF GREEN FORM SUBSIDISED HOME OWNERSHIP SCHEME FLATS AND RECOVERED TENANTS PURCHASE SCHEME FLATS

重售租者置其屋計劃回收單位價單
Price List for Resale of Recovered Tenants Purchase Scheme Flats

出售單位數目
No. of Flats for Sale

34

重售租者置其屋計劃回收單位價單
Price List for Resale of Recovered Tenants Purchase Scheme Flats

第一部分：基本資料
Part 1 : Basic Information

屋邨名稱 Name of Estate	屋邨位置 Location of Estate	出售單位數目(註一) No. of Flats for Sale(Note 1)	頁 Page
	香港 HONG KONG		
翠灣邨 Tsui Wan Estate	翠灣街 3號 3 Tsui Wan Street	1	3
華貴邨 Wah Kwai Estate	華貴道 3號 3 Wah Kwai Road	2	3
	九龍 KOWLOON		
德田邨 Tak Tin Estate	碧雲道 223號 223 Pik Wan Road	3	4
翠屏(北)邨 Tsui Ping (North) Estate	翠屏道 19號 19 Tsui Ping Road	1	4
竹園北邨 Chuk Yuen (North) Estate	穎竹街 8號 8 Wing Chuk Street	1	4
鳳德邨 Fung Tak Estate	鳳德道 111號 111 Fung Tak Road	1	4
	新界 NEW TERRITORIES		
景林邨 King Lam Estate	寶琳北路 38號 38 Po Lam Road North	1	5
長發邨 Cheung Fat Estate	担杆山路 6號 6 Tam Kon Shan Road	1	5
長安邨 Cheung On Estate	担杆山路 1號 1 Tam Kon Shan Road	1	5
富亨邨 Fu Heng Estate	頌雅路 6號 6 Chung Nga Road	2	5
天平邨 Tin Ping Estate	天平路 48號 48 Tin Ping Road	2	5

屋邨名稱 Name of Estate	屋邨位置 Location of Estate	出售單位數目(註一) No. of Flats for Sale(Note 1)	頁 Page
	新界 NEW TERRITORIES		
建生邨 Kin Sang Estate	良運街 3號 3 Leung Wan Street	2	5
良景邨 Leung King Estate	田景路 31號 31 Tin King Road	3	5
山景邨 Shan King Estate	鳴琴路 1號 1 Ming Kum Road	13	6

註一： 香港房屋委員會 (房委會) 會把價單所涵蓋的住宅物業推售。房委會有絕對權利於售樓期間的任何時間撤回出售任何住宅物業。

Note 1 : The Hong Kong Housing Authority (HA) will offer to sell the residential properties that are covered in the price list. The HA has the absolute right to withdraw from the sale of any residential property at any time during the sales period.

印製日期 Date of Printing	3-8-2026	價單編號 Numbering of Price List	1

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties 價錢 Price
-	-	-

第二部份：面積及售價資料 Part 2 : Information on Area and Price

就個別屋邨可供出售單位的面積及售價資料，請參閱上表所列有關屋邨頁數。

For information on area and price of the flats available for sale in an estate, please refer to the above table for the page number of the concerned estate.

第三部份：其他資料 Part 3 : Other Information

第二部份：面積及售價資料
Part 2: Information on Area and Price

租者置其屋計劃回收單位 (香港)
Recovered Tenants Purchase Scheme Flats (Hong Kong)

<table>
<tr><th colspan="5">物業的描述
Description of Residential Property</th><th colspan="2" rowspan="2">實用面積#
Saleable Area#
平方米 (平方呎)
sq. metre (sq. ft.)</th><th rowspan="2">售價
(元)
Price
($)</th><th colspan="2" rowspan="2">實用面積
每平方米/呎售價
元, 每平方米
(元, 每平方呎)
Unit Rate
of Saleable Area
$ per sq. metre
($ per sq. ft.)</th><th colspan="2" rowspan="2">其他指明項目^
的面積
(不計算入實用面積)
Area of other specified items^
(Not included in the Saleable Area)
平方米 (平方呎)
sq. metre (sq. ft.)</th><th rowspan="2">附註
Remarks</th></tr>
<tr><th>屋邨
Estate</th><th>(座號) 及座名
(Block No.) & Block Name</th><th>翼
Wing</th><th>樓層
Floor</th><th>單位
Unit</th></tr>
<tr><td colspan="13">^其他指明項目(如有)包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭、庭院，並請參閱該單位之附註。
^ Other specified items (if any) include Air-conditioning plant room, Bay window, Cockloft, Flat roof, Garden, Parking space, Roof, Stairhood, Terrace, Yard; and please refer to the Remarks for the Unit.</td></tr>
<tr><td colspan="13"></td></tr>
<tr><td>翠灣邨
Tsui Wan Estate</td><td>(C) 翠康樓
Tsui Hong House</td><td>-</td><td>3</td><td>03</td><td>19.3</td><td>(208)</td><td>324,500</td><td>16,813</td><td>(1,560)</td><td>-</td><td>(-)</td><td></td></tr>
<tr><td colspan="13"></td></tr>
<tr><td rowspan="2">華貴邨
Wah Kwai Estate</td><td>(4) 華善樓
Wah Sin House</td><td>-</td><td>18</td><td>12</td><td>19.3</td><td>(208)</td><td>402,500</td><td>20,855</td><td>(1,935)</td><td>-</td><td>(-)</td><td></td></tr>
<tr><td>(5) 華賢樓
Wah Yin House</td><td>-</td><td>8</td><td>3</td><td>19.3</td><td>(208)</td><td>376,900</td><td>19,528</td><td>(1,812)</td><td>-</td><td>(-)</td><td></td></tr>
<tr><td colspan="13"></td></tr>
</table>

請參閱《第三部份：其他資料》的第(3)項。
Please refer to item (3) of "Part 3 : Other Information".

租者置其屋計劃回收單位 (九龍)
Recovered Tenants Purchase Scheme Flats (Kowloon)

物業的描述 Description of Residential Property					實用面積# Saleable Area#		售價 (元)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎)		其他指明項目^ 的面積 (不計算入實用面積) Area of other specified items^ (Not included in the Saleable Area)		附註 Remarks
屋邨 Estate	(座號) 及座名 (Block No.) & Block Name	翼 Wing	樓層 Floor	單位 Unit	平方米 sq. metre	(平方呎) (sq. ft.)	Price ($)	Unit Rate of Saleable Area $ per sq. metre	($ per sq. ft.)	平方米 sq. metre	(平方呎) (sq. ft.)	
^其他指明項目(如有)包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭、庭院，並請參閱該單位之附註。 ^Other specified items (if any) include Air-conditioning plant room, Bay window, Cockloft, Flat roof, Garden, Parking space, Roof, Stairhood, Terrace, Yard; and please refer to the Remarks for the Unit.												
德田邨 Tak Tin Estate	(5) 德瑞樓 Tak Shui House	-	28	04A	15.3	(165)	321,900	21,039	(1,951)	-	(-)	
		-	27	21A	15.3	(165)	307,100	20,072	(1,861)	-	(-)	
	(7) 德盛樓 Tak Shing House	-	33	26	15.3	(165)	307,100	20,072	(1,861)	-	(-)	
翠屏(北)邨 Tsui Ping (North) Estate	翠楊樓 Tsui Yeung House	-	12	36	25.7	(277)	437,600	17,027	(1,580)	-	(-)	
竹園北邨 Chuk Yuen (North) Estate	(10) 蕙園樓 Wai Yuen House	-	12	20B	15.2	(164)	310,700	20,441	(1,895)	-	(-)	
鳳德邨 Fung Tak Estate	(2) 碧鳳樓 Pik Fung House	-	32	21B	15.0	(161)	342,400	22,827	(2,127)	-	(-)	

請參閱《第三部份：其他資料》的第(3)項。
Please refer to item (3) of "Part 3 : Other Information".

租者置其屋計劃回收單位 (新界)
Recovered Tenants Purchase Scheme Flats (New Territories)

物業的描述 Description of Residential Property					實用面積# Saleable Area#		售價 (元)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎)		其他指明項目^ 的面積 (不計算入實用面積) Area of other specified items^ (Not included in the Saleable Area)		附註 Remarks
屋邨 Estate	(座號) 及座名 (Block No.) & Block Name	翼 Wing	樓層 Floor	單位 Unit	平方米 sq. metre	(平方呎) (sq. ft.)	Price ($)	Unit Rate of Saleable Area $ per sq. metre	($ per sq. ft.)	平方米 sq. metre	(平方呎) (sq. ft.)	
^其他指明項目(如有)包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭、庭院，並請參閱該單位之附註。 ^Other specified items (if any) include Air-conditioning plant room, Bay window, Cockloft, Flat roof, Garden, Parking space, Roof, Stairhood, Terrace, Yard; and please refer to the Remarks for the Unit.												
景林邨 King Lam Estate	(6) 景桃樓 King Tao House	-	26	07	15.2	(164)	318,400	20,947	(1,941)	-	(-)	
長發邨 Cheung Fat Estate	敬發樓 King Fat House	-	18	26	15.2	(164)	338,800	22,289	(2,066)	-	(-)	
長安邨 Cheung On Estate	(7) 安泊樓 On Pak House	-	26	07	15.1	(163)	290,100	19,212	(1,780)	-	(-)	
富亨邨 Fu Heng Estate	(2) 亨隆樓 Heng Lung House	-	25	03	19.3	(208)	334,100	17,311	(1,606)	-	(-)	
		-	6	12	19.3	(208)	313,600	16,249	(1,508)	-	(-)	
天平邨 Tin Ping Estate	(8) 天朗樓 Tin Long House	-	4	03	19.3	(208)	297,200	15,399	(1,429)	-	(-)	
		-	33	12	19.3	(208)	344,400	17,845	(1,656)	-	(-)	
建生邨 Kin Sang Estate	(5) 康生樓 Hong Sang House	-	12	03	19.3	(208)	242,700	12,575	(1,167)	-	(-)	
		-	35	03	19.3	(208)	249,600	12,933	(1,200)	-	(-)	
良景邨 Leung King Estate	(2) 良俊樓 Leung Chun House	-	11	04	20.2	(217)	288,300	14,272	(1,329)	-	(-)	
		-	15	15	20.2	(217)	286,100	14,163	(1,318)	-	(-)	
	(5) 良萃樓 Leung Shui House	-	10	04	20.2	(217)	278,200	13,772	(1,282)	-	(-)	

請參閱《第三部份：其他資料》的第(3)項。
Please refer to item (3) of "Part 3 : Other Information".

租者置其屋計劃回收單位 (新界)
Recovered Tenants Purchase Scheme Flats (New Territories)

物業的描述 Description of Residential Property					實用面積# Saleable Area#		售價 (元) Price ($)	實用面積每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)		其他指明項目^的面積 (不計算入實用面積) Area of other specified items^ (Not included in the Saleable Area)		附註 Remarks
屋邨 Estate	(座號) 及座名 (Block No.) & Block Name	翼 Wing	樓層 Floor	單位 Unit	平方米 sq. metre	(平方呎) (sq. ft.)				平方米 sq. metre	(平方呎) (sq. ft.)	
^其他指明項目(如有)包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭、庭院，並請參閱該單位之附註。 ^Other specified items (if any) include Air-conditioning plant room, Bay window, Cockloft, Flat roof, Garden, Parking space, Roof, Stairhood, Terrace, Yard; and please refer to the Remarks for the Unit.												
山景邨 Shan King Estate	(3) 景榮樓 King Wing House	-	7	01	26.4	(284)	282,100	10,686	(993)	-	(-)	
		-	16	04	25.7	(277)	306,500	11,926	(1,106)	-	(-)	
		-	16	16	25.7	(277)	310,900	12,097	(1,122)	-	(-)	
		-	17	16	25.7	(277)	312,000	12,140	(1,126)	-	(-)	
		-	7	25	25.7	(277)	285,700	11,117	(1,031)	-	(-)	
		-	18	27	25.7	(277)	302,200	11,759	(1,091)	-	(-)	
		-	8	31	25.7	(277)	288,800	11,237	(1,043)	-	(-)	
		-	15	39	26.3	(283)	301,200	11,452	(1,064)	-	(-)	
		-	18	57	25.7	(277)	297,800	11,588	(1,075)	-	(-)	
	(4) 景華樓 King Wah House	A	32	04	26.7	(287)	354,500	13,277	(1,235)	-	(-)	
		A	7	05	26.7	(287)	307,900	11,532	(1,073)	-	(-)	
	(9) 景麗樓 King Lai House	A	31	10	27.3	(294)	350,700	12,846	(1,193)	-	(-)	
		B	8	05	26.7	(287)	318,900	11,944	(1,111)	-	(-)	

\# 請參閱《第三部份：其他資料》的第(3)項。
Please refer to item (3) of "Part 3 : Other Information".

第三部份：其他資料

(1) 建議準買方參閱有關屋邨的售樓小冊子，以了解該屋邨的資料。香港房屋委員會 (房委會) 會把價單所涵蓋的住宅物業推售。房委會有絕對權利於售樓期間的任何時間撤回出售任何住宅物業。

(2) 租者置其屋計劃回收單位 (租置計劃回收單位) 以「現狀」出售，即按單位目前的實際情況和狀況出售。關於租置計劃回收單位的實際情況和狀況，以及裝置和裝修物料或設施及設備 (如有者) 的質量和適用性，房委會不作任何明示或暗示的保證或陳述，買方不得就其缺陷提出任何索償。

(3) 一般而言，單位的實用面積 (及窗台面積 (如有)) 是採納自房委會於1998年至2006年期間，首次發售租置計劃第1期至第6期乙個別屋邨時所列明的面積 。 有關的實用面積是指由該單位圍封牆的外部開始量度的樓面面積* (包括任何露台 / 陽台的樓面面積 ； 如任何圍封牆屬分隔兩個相連單位的牆壁，則從該牆壁的中間開始量度)，並包括該單位的內部間隔及支柱的面積，但不包括圍封牆外任何公用地方的面積；如有任何圍封牆與公用地方緊連，則該牆壁的全部厚度亦會計算在內。(*部分單位設有窗台，但其面積並不計算入實用面積內。)

備註： 價單所列以平方呎顯示之面積均依據 1平方米=10.764平方呎換算，並四捨五入至整數平方呎。每平方呎實用面積的售價，則以該整數的平方呎面積作計算。每平方米/呎實用面積的售價，均四捨五入至元位。

(4) 購樓時須繳付的各項費用

1. 買方在辦理購樓手續時，須繳付包括但不限於下列各項費用：

   (a) 所有應繳的印花稅 (註一)；

   (b) 於土地註冊處登記契據文件的註冊費；

   (c) 律師費用：

      (i) 如所購買的租置計劃回收單位的售價為一百萬元以上，買方必須自行委聘屬意的律師行代表他們辦理買樓交易事宜，該律師行不可以是房委會的代表律師行。買方須負責支付代表他們的律師的費用及開支；

      (ii) 如所購買的租置計劃回收單位的售價不超逾一百萬元，買方可自行委聘屬意的律師行代表他們辦理買樓交易事宜並須負責支付代表他們的律師的費用及開支。另外，買方可與房委會所委聘的代表律師行商議代表他們辦理買樓交易事宜，買方須負責支付辦理買賣交易的律師費用以及其他所有法律費用及開支；但請注意在此安排下，房委會的代表律師行將同時代表房委會及買方，如房委會與買方之間發生利益衝突，房委會的代表律師行未必能夠保障買方的最大利益；

   (d) 契據文件 (包括政府租契、公契、其他有關業權契約等) 的核證副本的費用；

   (e) 清理裝修廢料的費用 (如有)、裝修保證按金 (如有) 和特別基金 (如有)；及

   (f) 管理費、管理費按金、預付管理費用 (如有)、由物業管理業監管局訂明所需繳付的徵款 (如有) 以及罰金 (如有)。

註一： 房委會並非負責印花稅事務的機構。租置計劃回收單位的印花稅是由稅務局轄下的印花稅署收取，而印花稅金額則是按差餉物業估價署釐定租置計劃回收單位的市值徵收。印花稅並非以租置計劃回收單位的最初市值或售價來釐定。買方可諮詢他委聘的律師有關租置計劃回收單位的印花稅事宜。買方如欲了解詳情及更多有關印花稅措施的資訊，可致電 2594 3202 向稅務局轄下的印花稅署查詢或瀏覽其網址 (www.ird.gov.hk/chi/faq/index.htm)。

2. 如買方需以按揭貸款購買單位，則另須支付：
   (a) 於土地註冊處登記按揭契據的註冊費；及
   (b) 貸款銀行或財務機構或其律師安排有關按揭貸款的法律手續費用。 (請注意：如貸款銀行或財務機構同時委聘房委會所委聘的律師辦理按揭契據手續，該律師行會另行向買方收費。)

3. 如對上述的收費及手續有任何疑問，請向居者有其屋計劃 (居屋) 銷售小組或律師查詢。

(5) 購樓付款方法

購買租置計劃回收單位的買方於居屋銷售小組辦理簽署買賣協議手續時，可攜同總數為港幣一萬二仟元正 (HK$12,000)的銀行本票，抬頭人為「香港房屋委員會」，或以「轉數快」方式繳付所需定金(不少於售價的百分之五)，若上述銀行本票或「轉數快」方式繳付金額不足選購單位售價的百分之五，定金餘額須即時以銀行本票、個人支票或「轉數快」方式繳付， 不接受現金或公司支票付款。此外，買方亦可於簽署買賣協議時以銀行本票或「轉數快」方式繳付全數所需定金。房委會或房委會所委聘的律師會於簽署買賣協議日期後28日內就完成買賣一事以書面通知買方，買方須於通知書發出日期14日內或按該通知書上的指定日期內完成辦理其餘的購樓法律手續及付清售價餘額。

(6) 按揭貸款辦法

1. 買方簽妥買賣協議後，若需藉按揭貸款支付售價餘額，應前往名列於居屋銷售小組核准名單內的銀行或財務機構 (參與銀行或財務機構)，以房委會指定的特惠條件申請按揭貸款；按揭條款以有關參與銀行或財務機構的最終批准作實。參與銀行或財務機構已與房委會簽訂「按揭保證契據」(註二)，而按揭貸款的部分條件如下：
   (a) 貸款額：最高為繳付定金後的售價餘額；
   (b) 還款期限：最長為三十年 (註二)；及
   (c) 利率 (註三)：年息最高為有關參與銀行或財務機構所定的最優惠貸款利率減半厘。

   買方如向未與房委會簽訂「按揭保證契據」的銀行或財務機構申辦按揭貸款，有關按揭貸款須事先獲得房屋署署長批准。為免辦理按揭安排有所延誤，買方須預留充足時間向房屋署申請有關批准，並須繳付相關申請的行政費。有關按揭貸款的詳情，請直接聯絡相關銀行或財務機構。

2. 買方亦可用第一按揭方式，接受其僱主貸款 (其僱主須辦有正式的僱員置業按揭貸款計劃) 以支付售價餘額。 但買方在接受其僱主貸款前，須先經房屋署署長批准。

3. 除非得到房屋署署長批准，買方不得把單位作任何其他形式的按揭、重按或提高其貸款額。 有關詳情請向居屋銷售小組查詢。

註二： 房委會資助房屋小組委員會於2023年11月17日通過租置計劃單位的按揭保證期由最長25年延長至最長30年 (由個別單位的首次轉讓日期起計)；而按揭還款期由最長25年延長至最長30年。有關安排適用於在一手市場出售的租置計劃單位，而買賣交易的完成日期和簽立有關法定押記的日期均在2024年1月1日或之後。

註三： 由2022年11月1日起，除按參考最優惠貸款利率制定的按揭計劃外，參與銀行或財務機構亦可向資助出售單位的現有按揭人、現有業主和一手市場及第二市場計劃新買家提供按參考香港銀行同業拆息制定的按揭計劃。詳情請向參與銀行或財務機構查詢。

4. 如買方把購買的單位抵押給參與銀行或財務機構而又在尚未償還所有按揭貸款前終止供款，有關參與銀行或財務機構將會出售該單位。若出售單位所得的款項未能全數償還買方尚欠參與銀行或財務機構的按揭貸款餘額及一切有關的利息、法律及行政費用等，參與銀行或財務機構會根據「按揭保證契據」向房委會申索買方的上述所有欠款，而房委會亦會根據「按揭保證契據」支付參與銀行或財務機構該等欠款。此後，房委會將就有關上述支付參與銀行或財務機構的欠款向買方追討所有欠款及利息。

(7) 過期完成交易之利息及撤銷買賣之費用

1. 如買方未能依照買賣協議在指定日期或之前完成交易，房委會有權在不影響其他補救措施的情況下，向買方收取欠繳款項的利息，利率為香港上海匯豐銀行有限公司公布的最優惠貸款利率加年利率二厘。

2. 在簽署轉讓契據前，買方不得把單位轉讓予其他人士或機構。若買方要求撤銷買賣協議，且獲房委會同意，房委會有權保留一筆相等於售價百分之五的款額，作為同意撤銷買賣協議買方應付的代價。此外，買方須向房委會支付或償付與撤銷買賣協議有關或其引致的一切法律費用、收費及代付費用 (包括印花稅(如有)及註冊費)。

Part 3 : Other Information

(1) Prospective purchasers are advised to refer to the sales pamphlets for the estates for information on the estates. The Hong Kong Housing Authority (HA) will offer to sell the residential properties that are covered in the price list. The HA has the absolute right to withdraw from the sale of any residential property at any time during the sales period.

(2) The recovered Tenants Purchase Scheme flats (recovered TPS flats) are sold on an "as-is" basis and in the physical state and condition as they stand. The HA makes no warranty or representation, expressed or implied, of any kind or nature whatsoever as to the physical state and condition of the recovered TPS flats and the quality and fitness of the fittings and finishes or the installations and appliances (if any) incorporated thereof and purchasers shall make no claim whatsoever for defects of the same.

(3) Generally speaking, the saleable areas (and areas of bay window, if any) of the flats are based on the areas adopted for the respective estates at the time of first launch of the TPS Phase 1 to Phase 6B by the HA from 1998 to 2006. The saleable area means the floor area* (including the floor area of any balcony/verandah) as measured from the exterior of the enclosing walls of the flat (if any enclosing wall separates two adjoining flats, it is measured from the middle of such wall), including the area of partitions and columns within the flat, but excluding the area of any common part outside the enclosing walls; and if any enclosing wall abuts onto the common part, the whole thickness of such wall will be included in the measurement. (*There are bay windows in some flats, but their areas are not included in the saleable areas of the flats.)

NOTE : The areas as specified in the price list in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square foot. Unit rates of saleable area per square foot are then calculated based on the rounded areas in square feet. Unit rates of saleable area per square metre or per square foot are rounded to the nearest dollar.

(4) Fees and charges to be paid upon purchasing a flat

1. The purchaser, when completing the formalities of purchasing a flat, is required to pay fees including but not limited to the following:

   (a) All stamp duties payable (Note 1);

   (b) Registration fees for registration of the deeds at the Land Registry;

   (c) Legal costs:

      (i) If the price of the recovered TPS flat is over one million dollars, the purchaser must appoint a separate firm of solicitors of his/her choice to act for him/her in relation to the transaction. Such firm of solicitors shall not be the one acting for the HA. The purchaser has to pay the legal costs and expenses of his/her own solicitors;

      (ii) If the price of the recovered TPS flat does not exceed one million dollars, the purchaser may appoint a separate firm of solicitors of his/her choice to act for him/her in relation to the transaction, and he/she has to pay the legal costs and expenses of his/her own solicitors. Alternatively, the purchaser may consult with the HA's appointed solicitors to act for him/her in relation to the transaction, and he/she is required to pay the solicitor fee plus all other legal costs and expenses for completion of the sale and purchase; but please note that the HA's appointed solicitors will be acting jointly for the HA and the purchaser under such arrangement and the HA's appointed solicitors may not be able to protect the purchaser's best interests in the event of a conflict of interest arises between the HA and the purchaser;

   (d) The fees for certified copies of the deeds (including the Government lease, the Deed of Mutual Covenant and other relevant title deeds);

   (e) Debris removal fee (if any), decoration deposit (if any) and special fund (if any); and

   (f) Management fees, management fees deposit, advance payments of management fees (if any), and the levy payable (if any) and penalty (if any) as prescribed by the Property Management Services Authority.

Note 1 : The HA is not the responsible organisation for stamp duties related matters. The stamp duty for a recovered TPS flat is collected by the Stamp Office under the Inland Revenue Department basing on the market value of the recovered TPS 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 recovered TPS flat. Purchasers may consult their appointed solicitors for matters related to stamp duty of the recovered TPS flat. Purchasers 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 or further information on stamp duty measures.

2. If the purchaser requires a mortgage loan to finance the purchase of the flat, he/she is also required to pay:
   (a) The fee for registration of the mortgage deed at 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 the HA's appointed solicitors to handle the mortgage arrangements, the solicitors will charge the purchaser a separate fee.)

3. For enquiries on the above fees and charges or procedures, please contact the Home Ownership Scheme (HOS) Sales Unit or the solicitors.

(5) Payment of purchase price

The purchaser of a recovered TPS flat may, at the time of signing the Agreement for Sale and Purchase (ASP) at the HOS Sales Unit, pay via Faster Payment System (FPS) or bring along with him/her a cashier's order in the sum of HK$12,000 made payable to "HONG KONG HOUSING AUTHORITY" for paying the deposit (not less than 5% of the purchase price). If the amount of such cashier's order or FPS is less than 5% of the purchase price, any outstanding balance should be paid by a cashier's order, a personal cheque or via FPS upon signing of the ASP, payment in cash or company cheque will not be accepted. Alternatively, the purchasers may settle the full amount of deposit via cashier's order or FPS upon signing of the ASP. The HA or HA's appointed solicitors shall within 28 days after the date of signing the ASP notify the purchaser in writing in relation to the completion of sale and purchase. The purchaser shall complete the remaining conveyancing formalities and pay the balance of the purchase price within 14 days of such notice or such other date as specified in the notice.

(6) Mortgage arrangement

1. After signing the ASP, a purchaser requiring a mortgage loan to pay the balance of the purchase price should apply to a bank or financial institution on the approved list (participating bank or financial institution), which is available from the HOS Sales Unit, for a mortgage loan on special concessionary terms specified by the HA; and the mortgage conditions are subject to final approval by the participating bank or financial institution concerned. The participating banks or financial institutions have entered into a Deed of Guarantee (DoG) (Note 2) with the HA. Some of the mortgage terms are as follows:
   (a) Loan amount: not exceeding the balance of the purchase price after payment of deposit;
   (b) Repayment period: not exceeding 30 years (Note 2); and
   (c) Interest rate (Note 3): not higher than 0.5% per annum below the Best Lending Rate quoted by the participating bank or financial institution concerned.

   If the purchaser wishes to mortgage with other bank or financial institution which has not entered into a DoG with the HA, the purchaser is required to obtain prior approval from the Director of Housing for such mortgage arrangement. The purchaser is reminded to allow sufficient time to apply to Housing Department for processing of the relevant approval in order to avoid any possible delay in the mortgage arrangement and an administrative fee is required for the concerned application. Please contact the bank or financial institution concerned for enquiries on mortgage arrangement directly.

2. A purchaser may also, by way of a first mortgage, obtain a loan to cover the balance of the purchase price under a mortgage from his/her employer who offers a bona fide staff housing mortgage loan scheme provided that prior approval from the Director of Housing is obtained.

Note 2 : HA Subsidised Housing Committee endorsed on 17 November 2023 that the maximum mortgage default guarantee period will be extended from 25 years to 30 years (counting from the date of first assignment of individual flat); and the maximum mortgage repayment period will be extended from 25 years to 30 years for TPS flats. The arrangement is applicable to TPS flats sold on the primary market with the completion date of the sale and purchase, and the relevant legal charge falling on or after 1 January 2024.

Note 3 : Starting from 1 November 2022, participating banks or financial institutions may offer a mortgage plan that makes reference to the Hong Kong Interbank Offered Rate to their existing mortgagors, present owners and new purchasers of Subsidised Sale Flat Scheme flats in the primary market and under the Secondary Market Scheme, in addition to mortgage plan that makes reference to the Best Lending Rate. Please contact the participating banks or financial institutions for details.

3. Except with the approval of the Director of Housing, the purchaser shall not secure any other form of mortgage financing or refinancing, including increasing the amount of the mortgage loan. For details, please contact the HOS Sales Unit.

4. If the purchaser, who has mortgaged the flat purchased to a participating bank or financial institution, defaults on mortgage payments before paying off the mortgage loan, the participating bank or financial institution concerned will sell the flat. Should the sale proceeds of the flat fail to cover the full outstanding balance of the mortgage and all the interest, legal costs, administration fees, etc. payable under the mortgage, the participating bank or financial institution will, pursuant to the DoG, make a claim against the HA for the payment of all the above arrears that the purchaser owes. The HA shall then under the DoG pay the same to the participating bank or financial institution. In relation to the above payments made by the HA to the participating bank or financial institution, the HA will then recover such payments and the interest from the purchaser.

(7) Fees and charges to be paid upon delay or cancellation of purchase

1. In the event of the purchaser failing to complete the transaction by the specified date in accordance with the ASP, the HA shall, without prejudice to any other remedy, be entitled to demand and receive from the purchaser payment of interest on the outstanding amount of any part of the purchase price at the rate of 2% per annum above the Best Lending Rate as announced by The Hongkong and Shanghai Banking Corporation Limited.

2. The flat shall not be assigned by the purchaser to any other person or organisation before executing the Deed of Assignment. If a purchaser requests for cancelling the ASP where the HA agrees to the same, the HA shall be entitled to retain a sum equivalent to 5% of the purchase price as consideration for his agreeing to cancel the ASP. Besides, the purchaser is required to pay or reimburse the HA for all legal costs, charges and disbursements (including stamp duty (if any) and registration fee) in connection with or arising from the cancellation of the ASP.

互聯網網站的網址為：
The address of the website is :

www.housingauthority.gov.hk/EFAS2026-resale-gsh-tps

香 港 房 屋 委 員 會
Hong Kong Housing Authority