

Section A

Chapter 7: Green Form Subsidised Home Ownership Scheme

In his 2015 Policy Address, the Chief Executive proposed to the Hong Kong Housing Authority (HA) that suitable flats should be identified among its public rental housing (PRH) developments under construction for sale to Green Form (GF) applicants in the form of a pilot scheme, with prices set at a level lower than those of Home Ownership Scheme (HOS) flats. This scheme will help GF applicants achieve home ownership while releasing more PRH flats for allocation to those awaiting for PRH allocation.

HA selected the PRH development at San Po Kong (i.e. King Tai Court) as the first Green Form Subsidised Home Ownership Pilot Scheme project. The first batch of a total of 857 Green Form Subsidised Home Ownership Pilot Scheme flats were put up for pre-sale in October 2016 and only GF applicants were eligible for purchase. All flats offered under the Scheme were sold by February 2017. HA's Subsidised Housing Committee (SHC) endorsed the regularisation of Green Form Subsidised Home Ownership Scheme at its meeting on 30 January 2018.

SHC endorsed on 16 June 2023 the regularisation of the sale of Recovered Tenants Purchase Scheme (TPS) flats to GF applicants in HOS or GSH sale exercises.

Application period for Sale of GSH Flats 2024 (GSH 2024) start from 17 July 2025 to 6 August 2025, ballot in Q3/Q4 2025 and commencement of flat selection in Q4 2025.

Flats for Sale

The following three categories of flats will be put up for sale under GSH 2024:

1. New GSH flats for sale

A total of 2 576 flats from the new GSH development, Wang Chi Court in Kowloon Bay, will be put up for sale.

2. Unsold / rescinded GSH flats

About 150 unsold or rescinded flats as at 30 April 2025, from Kai Chuen Court (in Diamond Hill) sold under GSH 2020/21; Ko Wang Court (in Yau Tong) and Kam Pak Court (in Ma On Shan) and Ching Tao Court (Fanling) sold under GSH 2022; and

3. Recovered TPS flats

The final number and detailed flat list of new batch of TPS flats will be drawn up around three months before the flat selection.

Pricing

As endorsed by SHC in 2018, GSH flats will be sold at a discount of 10% more than that determined for the preceding HOS sale exercise. Based on the discount rate for HOS 2024 at 30%, the average selling prices of the 2 576 new GSH flats for sale and any unsold/rescinded GSH flats for resale under GSH 2024 would be set at 40% discount from the assessed market values.

Eligibility

The following categories of persons can apply to purchase a flat of GSH 2024 under GF status:

- a. Households of the HA's PRH estates or households of HKHS's Group A Rental Estates or HKHS's Elderly Persons Flats (the date of commencement of their PRH or rental estate tenancies must be on or before the closing date of application) (not applicable to tenants under conditional tenancies of HA, tenants allocated PRH units through the HA's Express Flat Allocation Scheme within three years from the date of commencement of their tenancies, monthly licensees of HA's Transitional Rental Housing units or fixed-term licensees of the HA or households of HKHS's Group B Rental Estates, Dedicated Rehousing Estates (DRE) or monthly licensees of HKHS's Transitional Rental Housing units or fixed-term licensees of the HKHS)
- b. Persons falling into one of the following categories who are holders of valid "GFC - Applicable to Sale of Green Form Subsidised Home Ownership Scheme Flats Only" issued by the Housing Department (HD)/the Urban Renewal Authority (URA):
 - i. PRH applicants who have 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. In that

case, any application fee paid will not be refunded and cannot be transferred. Once the applicants have successfully purchased a flat under this sale exercise through signing an ASP of a GSH flat/ recovered TPS flat under this sale exercise, any remaining GFC(s) and/ or Certificate of Eligibility to Purchase will be cancelled);

- iii. Clearerees affected in clearance exercises initiated by the Government and victims of natural disasters whose PRH eligibility has been established;
 - iv. Clearerees affected in urban renewal projects whose PRH eligibility has been established;
 - v. PRH residents whose eligibility for allocation of PRH flat has been established due to divorce/ splitting; and
 - vi. Former PRH tenants holding a Letter of Assurance (LA) issued by the HD whose eligibility for allocation of the PRH flat has been established.
- c. Rent Allowance for the Elderly Scheme (RAES) recipients may apply provided that they or any member of the family have not breached any clause of their Rent Allowance Agreement.

Applicants must satisfy the following requirements:

- (a) The applicant must be at least 18 years old on the closing date of application and must become the owner of the flat purchased;
- (b) If the applicant and 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 (with the exception of those divorcee(s) or the spouses do not have the right to land in Hong Kong or the spouses deceased). To prove that the spouses are 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;
- (c) Neither the applicant nor any member of the family listed in the application form has, during the period from 24 months (i.e. 7 August 2023) preceding the closing date for submitting the application and up to the date of signing the Agreement for Sale and Purchase for the purchase of a flat under the current sale exercise owned any domestic property in Hong Kong. Applicants or any family members listed in the application who have entered into agreement(s) (including preliminary agreement) to purchase any domestic property in Hong Kong during the period from 24 months preceding the closing date for submitting the application, but the agreement(s) has/have subsequently been cancelled or rescinded, are still eligible to apply for Subsidised Sales Flats. ;
- (d) GFC holders or Rent Allowance for the Elderly Scheme (RAES) recipients are still subject to restrictions on ownership of domestic property of the relevant applications/ schemes (such as PRH applications). Up to the time of purchase of signing the ASP, should not own any domestic property in Hong Kong;

- (e) The applicant or any member of the family has not breached any clause of the tenancy agreement of their PRH unit/ Rental Estates, has not accrued 16 or more valid points under the Marking Scheme for Estate Management Enforcement in Public Housing Estates, and has not been issued Notice-to-Quit to terminate the tenancy; and
- (f) Those who have purchased a flat or have obtained a loan or subsidies under any 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 if 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. Other family members will not be bound by this restriction provided that they meet the eligibility criteria.

Enhancing the Arrangement of Subsidised Sale Flats - Extra ballot number

An extra ballot number will be allocated to applicants who failed to purchase a GSH flat in the last two consecutive GSH sale exercises (i.e. “GSH2022” and “GSH2023”), including those who were invited for flat selection but failed to purchase a flat eventually as well as those who did not get a chance for flat selection, on the basis that all such applications were made by the same applicant. Any person who was not an applicant but just a family member listed in the application form in the last two consecutive GSH sale exercises will not be eligible for the extra ballot number. Moreover, extra ballot numbers will not be allocated to applicants whose applications were cancelled by HA in any of the last two consecutive GSH sale exercises.

Families with Newborns Flat Selection Priority Scheme

Family applicants of SSF sale exercises with babies born on or after 25 October 2023 will be eligible if their children are aged three or below on the closing day of the application of a particular sale exercise. The HA will reserve a quota of about 40% of flats for balloting and priority flat selection by eligible applicants of the scheme and the Priority Elderly Scheme in each SSF sale exercise.

Sales Arrangements

The main features of the sales arrangements for GSH 2024 include the followings:

- Applicants who opted joining the next HA’s Subsidised Sale Flats Sale Exercise of the application form of Sale of Home Ownership Scheme Flats 2024 (HOS 2024) will be carried over the valid GF applications to GSH 2024 provided that they meet the eligibility criteria of GSH 2024. The applicants do not need to submit a separate application and pay the application fee for GSH 2024.
- Priority for flat selection, family and one-person applicants living in PRH estates who are affected by HA’s announced clearance programme(s)(including Wah On House and Wah Lok House of Wah Fu Estate ; and Pik Hoi House, Kam Pik House and Tan Fung House of Choi Hung Estate) and where the target clearance date(s)

is/are after the launch date (application commencement date) of GSH 2024 will have priority over other family and one-person applicants respectively.

- The HA sets a quota of about 40% flats of each new GSH development for family applicants applying under the “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme”, i.e. total of 1,050 GSH flats. The HA also sets a quota of about 250 GSH flats for one-person applicants. These quotas set only apply to GSH flats. When the quota of flats for a relevant application category is exhausted, the HA will invite applicants under the next application category for flat selection.

Alienation Restriction

1. Green Form Subsidised Home Ownership Pilot Scheme flats (King Tai Court)

The following alienation restrictions apply to the sale of flats at King Tai Court in future:

- (a) Within the first two years from the date of the first Deed of Assignment of the flat from the HA to an owner (first assignment):
The owner has to offer to sell the flat to the HA. The HA will not buy back the flat, but will exercise the power under the Housing Ordinance (Cap. 283) to nominate a buyer. The flat is to be assigned to a nominee of the HA at the original purchase price in accordance with the procedures and requirements as from time to time stipulated by the HA. The HA will issue a Certificate of Eligibility to Sell (CES) certifying the flat owner’s eligibility to find an eligible purchaser (who needs to be a buyer holding a Green Form Certificate of Eligibility to Purchase (GF CEP holder)) and the flat owner has to identify at his/ her own costs and expenses an eligible purchaser who will apply to the HA for nomination. If (i) no application for nomination is made to the HA or if all submitted applications are unsuccessful with no Letter of Nomination (LN) being issued by the HA within 6 months from the date of receipt of the offer to sell the flat to the HA; or (ii) after a LN has been issued by the HA the assignment of the flat is not completed within 4 months from the date of LN, whichever is the later, the flat owner may sell the flat in the open market after payment of premium. If the flat owner does not wish to sell the flat in the open market, he/ she may make a new offer for sale of the flat to the HA.
- (b) Between the third to the fifth year from the date of first assignment:
 - (i) The owner may sell the flat in the HOS Secondary Market to a GF CEP holder nominated by the HA without payment of premium and at his/her own negotiated price; or
 - (ii) if the owner offers to sell the flat to the HA. The HA will not buy back the flat, but will exercise the power under the Housing Ordinance (Cap. 283) to nominate a buyer. The flat is to be assigned to a nominee of the HA at the price assessed

by the Director of Housing (which is the market price as assessed by the Director of Housing at the time when the offer to sell the flat to the HA was made, less the original discount when the flat was purchased from the HA) in accordance with the procedures and requirements as from time to time stipulated by the HA. The flat owner will need to apply for assessment of the price of the flat and pay the required administrative fee. The HA will issue a CES certifying the flat owner's eligibility to find an eligible purchaser (who needs to be a GF CEP holder), and the flat owner has to identify at his/ her own costs and expenses an eligible purchaser who will apply to the HA for nomination. If (i) no application for nomination is made to the HA or if all submitted applications are unsuccessful with no LN being issued by the HA within 6 months from the date of receipt of the offer to sell the flat to the HA, or (ii) after a LN has been issued by the HA the assignment of the flat is not completed within 4 months from the date of LN, whichever is the later, the flat owner may sell the flat in the open market after payment of premium. If the flat owner does not wish to sell the flat in the open market, he/ she may make a new offer for sale of the flat to the HA.

- (c) After five years from the date of first assignment:
 - (i) The owner may sell the flat in the HOS Secondary Market to a person nominated by the HA without payment of premium and at his/her own negotiated price; or
 - (ii) The owner may also sell the flat in the open market after payment of premium.

The HA will not accept any offer to sell from a Green Form Subsidised Home Ownership Pilot Scheme flat owner after five years from the date of first assignment.

The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the difference between the purchase price of the flat and its initial market value as specified in the first assignment (Note 1) between the HA and the purchaser. In other words, the premium is calculated by applying the original discount of the purchase price to the prevailing market value.

2. Sale of Green Form Subsidised Home Ownership Scheme Flats 2018 (GSH 2018) (Lai Tsui Court)

The following alienation restrictions apply to the sale of flats at Lai Tsui Court:

- (a) Within the first two years from the date of first assignment:
The owner has to offer to sell the flat to the HA. The HA will not buy back the flat,

but will exercise the power under the Housing Ordinance (Cap. 283) to nominate a buyer. The flat is to be assigned to a Green Form (GF) buyer to be nominated by the HA at the original purchase price in accordance with the procedures and requirements as from time to time stipulated by the HA. The owner is required to pay the required administrative fee for the application for offer to sell.

- (b) Between the third to the fifth year from the date of first assignment:
 - (i) The owner may either offer to sell the flat to the HA or sell the flat in the HOS Secondary Market to a GF buyer to be nominated by the HA without payment of premium and at his/her own negotiated price.
 - (ii) If the owner offers to sell the flat to the HA, the HA will not buy back the flat, but will exercise the power under the Housing Ordinance (Cap. 283) to nominate a buyer. The flat is to be assigned to a GF buyer to be nominated by the HA at the price assessed by the Director of Housing (which is the market value as assessed by the Director of Housing at the time when the offer to sell the flat to the HA was made, less the original discount when the flat was purchased from the HA) in accordance with the procedures and requirements as from time to time stipulated by the HA. The owner will need to pay for the administrative fee for the application for offer to sell and for assessment of the price of the flat.
- (c) After five years from the date of first assignment:
 - (i) The owner may sell the flat in the HOS Secondary Market to a GF buyer to be nominated by the HA without payment of premium and at his/her own negotiated price.
 - (ii) The owner may also sell the flat in the open market after payment of premium.

Upon receipt of an application for offer to sell to the HA, the HA reserves the right to accept the assignment of the flat to the HA (instead of to a nominee of the HA) or to decline the offer, in accordance with its prevailing policy.

The HA will not accept any offer to sell from a flat owner of GSH 2018 after five years from the date of first assignment.

The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the difference between the purchase price of the flat and its initial market value as specified in the first assignment or latest assignment (for a resale flat) between the HA and the purchaser. In other words, the premium is calculated by applying the original discount of the purchase price to the prevailing market value.

3. Sale of Green Form Subsidised Home Ownership Scheme Flats 2019 (GSH 2019) and 2020/21(GSH 2020/21)

A purchaser who wishes to assign or let the GSH flat after becoming a GSH flat owner of a flat sold under these sale exercise will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease. The HA will not buy back or nominate a buyer (except HOS Secondary Market) to buy the above flats, and the following alienation restrictions will apply to the owners of the above flats:

- (a) Within the first two years from the date of first assignment:
The owner has to sell the flat in the HOS Secondary Market to a GF buyer nominated by the HA without payment of premium and at a price not more than the original purchase price under the first assignment.
- (b) Between the third to the tenth year from the date of first assignment:
The owner has to sell the flat in the HOS Secondary Market to a GF buyer nominated by the HA without payment of premium and at his/her own negotiated price.
- (c) After ten years from the date of first assignment:
 - (i) The owner may sell the flat in the HOS Secondary Market to a GF buyer nominated by the HA without payment of premium and at his/her own negotiated price.
 - (ii) The owner may also sell the flat in the open market after payment of premium.

The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the percentage difference between the original purchase price (Note 2) of the flat and its initial market value as specified in the first assignment. In other words, the premium is calculated by applying the discount of the original purchase price (Note 2) to the prevailing market value (Note 3).

4. Sale of Green Form Subsidised Home Ownership Scheme Flats 2022 (GSH 2022) and 2023(GSH 2023)

A purchaser who wishes to assign or let the GSH flat after becoming a GSH flat owner of a flat sold under these sale exercise will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease. The HA will not buy back or nominate a buyer (except HOS Secondary Market) to buy the above flats, and the following alienation restrictions will apply to the owners of the above flats:

- (a) Within the first five years from the date of first assignment:
The owner has to sell the flat in the HOS Secondary Market to a GF buyer nominated by the HA without payment of premium and at a price not more than the original purchase price under the first assignment.
- (b) Between the sixth to the fifteenth year from the date of first assignment:
The owner has to sell the flat in the HOS Secondary Market to a GF buyer nominated by the HA without payment of premium and at his/her own negotiated price.
- (c) After fifteen years from the date of first assignment:
 - (i) The owner may sell the flat in the HOS Secondary Market to a GF buyer nominated by the HA without payment of premium and at his/her own negotiated price.
 - (ii) The owner may also sell or let the flat in the open market after payment of premium.

The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the percentage difference between the original purchase price (Note 2) of the flat and its initial market value as specified in the first assignment. In other words, the premium is calculated by applying the discount of the original purchase price (Note 2) to the prevailing market value (Note 3).

5. Sale of Green Form Subsidised Home Ownership Scheme Flats 2024 (GSH 2024)

A purchaser who wishes to assign or let the GSH flat after becoming a GSH flat owner of a flat sold under this sale exercise will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease. The HA will not buy back or nominate a buyer (except HOS Secondary Market) to buy the above flats, and the following alienation restrictions will apply to the owners of the above flats:

- (a) Within the first five years from the date of first assignment:
The owner has to sell the flat in the HOS Secondary Market to a GF buyer nominated by the HA without payment of premium and at a price not more than the original purchase price under the last Deed of Assignment of the flat from the HA to an owner (the last assignment).
- (b) From the sixth to the fifteenth year from the date of the first assignment:
The owner has to sell the flat in the HOS Secondary Market to a GF buyer nominated by the HA without payment of premium and at his/her own negotiated price.

- (c) After fifteen years from the date of first assignment:
- (i) The owner may sell the flat in the HOS Secondary Market to a GF buyer nominated by the HA without payment of premium and at his/her own negotiated price.
 - (ii) The owner may also sell or let the flat in the open market after payment of premium.

The premium which the owner is required to pay is calculated based on the prevailing market value of the flat without alienation restrictions, and the percentage difference between the original purchase price (Note 4) of the flat and its initial market value as specified in the last assignment. In other words, the premium is calculated by applying the discount of the original purchase price (Note 4) to the prevailing market value (Note 3).

Note 1 : The date of first assignment should not be construed as the date of completion of individual court. For flats offered in the current sale exercise, the date of first assignment refers to the date of the first deed of assignment of a particular flat from the HA to a purchaser.

Note 2 : Original purchase price is equal to the sale price and means the price of the flat as specified in the first assignment.

Note 3 : The details of calculation of premium will be subject to the terms of the Deed of Assignment and the terms, covenants and conditions contained in the Government lease.

Note 4 : Original purchase price is equal to the sale price and means the price of the flat as specified in the last assignment.

6. Remarks

- The HA will decline all buyback offers for the GSH flats sold from 2016 onwards.
- The provision of mortgage guarantee in respect of loans granted by banks and other authorised financial institutions for the purchase of GSH flats /recovered TPS flats has been continued.
- A one year defects liability period from the date of assignment of individual flats is provided.
- A structural safety guarantee (SSG) of 10 years from the date of building completion for GSH flats will be offered. For new GSH flats, the date of building completion for the purpose of the Structural Safety Guarantee will be the date of the Occupation Permit issued by the Independent Checking Unit under Permanent Secretary for Housing in respect of the buildings concerned.
- Please refer to the HA/HD website (www.housingauthority.gov.hk) for details of the premium payment procedures.

Use and Occupation

(Applicable to Kai Chuen Court, Ko Wang Court, Kam Pak Court and Ching Tao Court)

The purchaser shall use the property for private residential purposes only, and subject to the Housing Ordinance (Cap.283), the Restriction on Alienation Clause, the Government Grant and any amendments or modifications thereto, shall ensure that the property shall be occupied by himself and all the members of his family named in the Application Form. If, without the prior written consent of the Housing Authority (HA), any family member, including the purchaser, ceases to actually or permanently live in the property for whatsoever reason(s), the HA has the right to require the purchaser to assign the property back to the HA. The purchaser shall forthwith upon the written notice of the HA assign the property back to the HA at the costs and expenses of the purchaser.

(Applicable to Wang Chi Court)

The purchaser shall use the property for private residential purposes only, and subject to the Housing Ordinance (Cap.283), the Restriction on Alienation Clause, the Government Grant and any amendments or modifications thereto, shall ensure that the property shall be occupied by himself and all the members of his family named in the Application Form for the purchase of the property. If, without obtaining the prior written consent of the Housing Authority (HA), any family member, including the purchaser, ceases to actually or permanently live in the property for whatsoever reason(s) and for whatsoever period(s), the HA has the absolute right to require the purchaser to assign the property back to the HA free from encumbrances at the purchase price as set out in the Agreement for Sale and Purchase less any amount certified by the HA as being the reasonable cost of making good any damage or deterioration to the property and the costs and expenses for discharging any encumbrance(s) on the property and for preparing and/or approving the assignment of the property (the amount of which so determined and certified by the HA shall be final and conclusive). The purchaser shall forthwith upon the written request of the HA (and in any event not later than 28 days from the date of the request or the date as specified by the HA, whichever is the later) execute an assignment (in the form to be prepared or approved by the HA in its sole and absolute discretion) of the property back to the HA free from encumbrances and on or before the purchaser's execution of the assignment, deliver to the HA vacant possession of the property.