

Application for Sale of Green Form Subsidised Home Ownership Scheme Flats 2020/21 to commence (with photos)

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

The Hong Kong Housing Authority (HA) announced today (May 20) that eligible Green Form applicants, including sitting tenants of Tenants Purchase Scheme (TPS) estates, who intend to purchase Green Form Subsidised Home Ownership Scheme (GSH) flats or recovered flats from TPS estates under the Sale of Green Form Subsidised Home Ownership Scheme Flats 2020/21 (GSH 2020/21) may submit applications from May 28 to June 10. The application fee for GSH 2020/21 will be frozen at \$250.

The application form, the application guide and the sales booklet for Kai Chuen Court under GSH 2020/21 as well as sales leaflets for other unsold/rescinded GSH flats and recovered TPS flats, detailing sales arrangements and basic information of the developments/estates, will be available to the public for collection from tomorrow (May 21).

The above documents can be obtained during office hours from the HA GSH Sales Office, the HA Customer Service Centre (HACSC) in Lok Fu, the estate offices and District Tenancy Management Offices of the HA, rental estate offices of the Hong Kong Housing Society (HS) and the Home Affairs Enquiry Centres of the Home Affairs Department. Soft copies of the above documents are available from the designated website of the HA/Housing Department (HD) (www.housingauthority.gov.hk/gsh/2020-21) for viewing and downloading.

Flats for sale

Kai Chuen Court in Diamond Hill, a new GSH development, will provide 2,112 flats with saleable areas of about 17.1 square metres to about 44.7 sq m (about 184 square feet to about 481 sq ft).

A total of 525 unsold/rescinded flats as at March 31 and any additional rescinded flats from Dip Tsui Court in Chai Wan and Ching Fu Court in Tsing Yi under GSH 2019, as identified up to about two months before commencement of flat selection, will be included for resale in this sale exercise.

About 800 recovered TPS flats will also be put up for sale in this sale exercise. Eligible applicants will be invited to choose to buy a GSH flat or a recovered TPS flat according to their priority for flat selection and subject to availability of flats.

Price

By applying a discount of 50 per cent from the assessed market values,

the selling prices of the flats at Kai Chuen Court range from about \$1.18 million to about \$3.85 million. The average selling price of Kai Chuen Court is \$79,500 per sq m (i.e. \$7,390 per sq ft) on a saleable area basis.

The selling prices of the unsold/rescinded GSH flats for resale are set at the same discount of this sale exercise, i.e. a discount of 50 per cent from the assessed market values.

The existing pricing mechanism for the sale of TPS flats to sitting tenants will be adopted for the sale of recovered TPS flats to Green Form applicants. As at January 2021, the list prices of all unsold TPS flats in the 39 TPS estates ranged from about \$140,000 to \$1,260,000. The final prices will depend on the flats that will be put up for sale in this exercise.

Application arrangements

Applicants may either submit online applications or paper-based applications by post or by hand. Each person can only be listed in one application form for this sale exercise, whether the application is made online or paper-based; otherwise, the applications will be regarded as duplicates. Making duplicate applications will render all applications null and void irrespective of the reasons for the duplication, and the application fee paid will not be refunded or transferred. Details are set out in the application guides.

"For online applications from sitting tenants of public rental housing (PRH) estates of the HA or rental estates of the HS, 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 and return the application forms to their respective estate offices for further processing," the spokesman said.

"The closing time for receiving applications, whether online or paper-based, is 7pm on June 10, 2021. Applications submitted before or after the application period will not be accepted. Applicants who are tenants of PRH estates of the HA or rental estates of the HS are required to return their paper-based applications to their respective estate offices. Other applicants may submit their paper-based applications by post or by hand to the GSH Sales Office at 1/F, Pioneer Place, 33 Hoi Yuen Road, Kwun Tong. The Home Ownership Scheme Sales Unit at the HACSC in Lok Fu will not accept GSH applications," the spokesman said.

"It is expected that balloting for GSH 2020/21 will be held in July or August this year, and eligible applicants will be invited to select flats starting from September or October this year according to their priority order of the application category," the spokesman said.

Carry-over application arrangements

"Valid Green Form applicants of the Sale of Home Ownership Scheme Flats 2020 (HOS 2020) who have indicated their consent to carry over their applications to the next Subsidised Sale Flats sale exercise of the HA will be included automatically in this sale exercise provided that they meet the eligibility criteria of this sale exercise. These applicants do not need to submit separate applications nor pay the application fee for GSH 2020/21. The HA has notified these applicants in writing that their HOS 2020 applications have been carried over to GSH 2020/21 as well as their application numbers under GSH 2020/21 before the application period. For online application, such notification has been sent to the applicants by email. If an applicant submits another GSH 2020/21 application, it will be regarded as a duplication of application. Making duplicate applications will render all applications null and void irrespective of the reasons for the duplication, and the application fee paid will not be refunded or transferred," the spokesman said.

"If an applicant wishes to apply in a household category different from that for HOS 2020 which may affect his or her priority for flat selection, he or she is required to inform the HA during the application period of GSH 2020/21. Moreover, for applicants who have successfully purchased a flat under HOS 2020, their carry-over applications for this sale exercise will be cancelled immediately," the spokesman added.

Publicity

Doll houses and virtual videos of typical flats and a building model of Kai Chuen Court, exhibition panels and other information on the GSH developments of unsold/rescinded GSH flats, as well as the photos of the interior of samples of recovered TPS flats and exhibition panels and other information on TPS estates, will be provided for public inspection at the GSH Sales Office in Kwun Tong from 8am to 7pm every day between May 21 and June 10. Related information will be uploaded to the HA/HD's designated website (www.housingauthority.gov.hk/gsh/2020-21).

Sales brochures for new and unsold/rescinded GSH flats as well as sales pamphlets for recovered TPS flats, providing greater details of the developments and estates, and price lists will be available for public collection and viewing on the HA/HD's designated websites at least seven days before commencement of the flat selection period. During the flat selection period, photos and video clips of the interiors of all recovered TPS flats for sale will be provided at the GSH Sales Office and the HA/HD's designated website (www.housingauthority.gov.hk/gsh/2020-21).

Enquiries

Members of the public can call the 24-hour HA Sales Hotline on 2712 8000 on matters concerning application for the GSH 2020/21 sale exercise.

