

HA approves arrangements for GSH 2022 and Unsold GSH flats of Ching Fu Court and Dip Tsui Court

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

The Hong Kong Housing Authority (HA)'s Subsidised Housing Committee (SHC) today (January 6) approved the provisional average selling prices and sales arrangements for the "Sale of Green Form Subsidised Home Ownership Scheme (GSH) Flats 2022" (GSH 2022) as well as the sales arrangements for any unsold and rescinded GSH flats of Ching Fu Court and Dip Tsui Court (the Unsold GSH flats).

GSH 2022

It is expected that applications for GSH 2022 will be invited in the third quarter to the fourth quarter of 2022, with balloting in the fourth quarter and flat selection starting in late 2022 or early 2023. The application fee for GSH 2022 will be \$250.

Flats for sale

The following projects will be offered for sale under GSH 2022, providing a total of 4 693 flats (details are set out in the Annex):

- (a) 776 flats in Ching Tao Court, Fanling;
- (b) 2 021 flats in Ko Wang Court, Yau Tong; and
- (c) 1 896 flats in Kam Pak Court, Ma On Shan.

Price

Under the prevailing pricing mechanism, GSH flats will be sold at a discount of 10 per cent more than that determined for the preceding Home Ownership Scheme (HOS) sale exercise.

"Based on the provisional discount rate for HOS 2022 at 49 per cent as approved by the SHC today, the SHC also approved provisionally setting the average selling prices of the 4 693 new GSH flats for sale under GSH 2022 at a 59 per cent discount from the assessed market values," a spokesman for the HA said.

By applying a provisional discount of 59 per cent from the assessed market values, the provisional selling prices of flats in Ching Tao Court range from about \$1.17 million to about \$2.29 million; the provisional selling prices of flats in Ko Wang Court range from about \$0.88 million to about \$2.86 million; and the provisional selling prices of flats in Kam Pak Court range from about \$0.79 million to about \$2.73 million.

"We will re-assess the market values of the three new GSH developments and adopt the finalised GSH discount to finalise the average selling prices for these GSH developments before the launch of application," the spokesman said.

Eligibility

Eligible Green Formers are eligible to apply under this sale exercise.

"Valid Green Form applicants under HOS 2022 who indicate in the application form their consent to carry over their applications to the next subsidised sale flat (SSF) sale exercise and fulfil the application eligibility of GSH 2022 will be automatically included under GSH 2022 and do not need to submit applications nor pay the application fee again," the spokesman said.

"However, if they wish to apply for GSH 2022 in a household category different from that for HOS 2022 which may affect their priority for flat selection, they are required to inform the HA in writing during the application period of GSH 2022. Moreover, if they have successfully purchased a flat under HOS 2022 (flat selection scheduled to commence in the fourth quarter of 2022), their application for GSH 2022 will be cancelled automatically," the spokesman said.

"We will notify valid applicants in writing that their HOS 2022 applications have been carried over to GSH 2022 and provide them with the GSH 2022 application numbers (for online application, such notification will be sent to the applicants by email) before application commences. If an applicant submits the application for GSH 2022 again, his/her application will be regarded as duplicated. If duplicated applications are found, for whatever reason, the HA will cancel all related applications," the spokesman said.

Priority for flat selection

The SHC decided to follow the established arrangement, i.e. flat selection order of eligible applicants under GSH 2022 will be determined by the application category, quota allocation and ballot results.

"A quota of 1 400 GSH flats will be set aside for Green Form (GF) family applicants applying under the Priority Scheme for Families with Elderly Members (Priority Elderly Scheme) who have priority over other family applicants. If families applying under the Priority Elderly Scheme fail to obtain a quota, they will still have an opportunity to purchase under the GF 'Other Families' category. On the other hand, any unused quota for the Priority Elderly Scheme will be allocated to the GF 'Other Families' category," the spokesman said.

"To enable a reasonable chance for one-person applicants to purchase, the SHC agreed to set aside 500 GSH flats for this category. Following the

established arrangement, GF one-person applicants will be allowed to buy any 500 remaining GSH flats after family applicants have selected flats, irrespective of the flat sizes. In case the quota of 500 GSH flats are not fully consumed after the list of one-person applicants is exhausted, all the remaining flats will be allocated back to the GF 'Other Families' category," the spokesman said.

Alienation restrictions

The new GSH flats put up for sale under GSH 2022 will be subject to the revised alienation restrictions as endorsed by the SHC today.

Publicity

Doll houses and virtual videos of typical flats and building models for the three new GSH developments, exhibition panels and other information on the GSH developments will be provided at the GSH Sales Office in Kwun Tong and on the HA/Housing Department's (HD) designated websites starting seven days before the commencement and up to the end of the application period. At the same time, sales booklets for the GSH flats providing sales arrangements and basic information of the developments will be made available to the public. Sales brochures for the GSH flats covering greater details of the developments and price lists will be available for public collection and viewing on the HA's and HD's designated website starting seven days before commencement of the flat selection period.

The HA will continue to provide online applications, including e-applications, e-payments and e-notifications, in addition to the paper submission channels for GSH 2022.

Special arrangement for sale of unsold and rescinded flats of Ching Fu Court and Dip Tsui Court

The SHC endorsed that on completion of GSH 2020/21, any remaining flats from Ching Fu Court and Dip Tsui Court (including unsold and rescinded flats) will be put up for sale to eligible Public Rental Housing (PRH) applicants using the annual Express Flat Allocation Scheme (EFAS) exercise as the platform. The selling prices of these flats will be maintained at the GSH 2020/21 level.

Under GSH 2019, there were about 500 unsold and rescinded flats from Ching Fu Court and Dip Tsui Court. These flats are offered for sale for the second time to eligible Green Form applicants under GSH 2020/21. Saleable areas of these flats range from about 17.4 to 17.6 square metres (about 187 to 189 square feet) with selling prices ranging from about \$820,000 to about \$1,170,000. Since these flats are intended for Green Formers, the SHC agreed to offer any remaining flats from Ching Fu Court and Dip Tsui Court for sale to eligible PRH applicants on completion of GSH 2020/21. The exact number of flats for sale will depend on the number of flats which remain unsold or rescinded upon completion of GSH 2020/21. Estimated material dates of Ching Fu Court and Dip Tsui Court are May 31, 2023, and September 30, 2022,

respectively.

PRH applicants eligible for EFAS 2022 (i.e. PRH applicants who hold a valid PRH application with registration date (or equivalent date of registration as appropriate) falling on or before March 31, 2021, and fulfilling other criteria of EFAS) will be invited to submit applications. They will be allowed to choose to apply for EFAS, or apply to buy a flat in Ching Fu Court or Dip Tsui Court, or apply for both.

Applicants who choose to apply to buy a flat in Ching Fu Court or Dip Tsui Court are required to pay a one-off and non-refundable fee of \$250. Online application (including e-application and e-notification) will be provided in addition to the paper submission channels (paper form, either in person or by post).

Selection priority will follow the established order of priority for flat selection under EFAS, i.e. according to the relevant registration number (or equivalent registration number) sequence for General Applicants and according to the points for applicants under the Quota and Points System.

Applications will be invited in the third quarter of 2022 with flat selections to commence from the fourth quarter of 2022.

Sales leaflets, exhibition panels and other information on the two GSH developments will be provided during the application stage. Sales brochures covering greater details on the two GSH developments and price lists will be provided during the flat selection stage.