

Alienation Restrictions

Rescinded HOS flats

The rescinded HOS flats of Choi Wo Court and Shan Lai Court are subject to the alienation restrictions approved by SHC on 16 November 2018.

(a) Resale in the open market upon payment of premium

- HOS and GSH owners may re-sell in the open market after ten years from first assignment upon payment of premium;

(b) Resale in the Secondary Market (i.e. without payment of premium)

First two years from first assignment

- HOS and GSH owners may re-sell in the Secondary Market at no more than the original price to categories of buyers ^{Note 1} specified by HA;

From the third year from first assignment

HOS and GSH owners may re-sell in the Secondary Market at freely negotiated prices to categories of buyers ^{Note 1} specified by HA.

Note 1

For HOS, eligible buyers are GF and WF applicants (i.e. successful WF applicants under the WSM). For GSH, eligible buyers are GF applicants only. In future, HA may vary such specifications as necessary.

HKHS's Rescinded SSFs

HKHS's rescinded SSFs put up for resale under HOS 2022 are subject to the alienation restrictions stipulated in the land grants of the respective SSF developments.

From the date of first assignment (year) ^{Note 2}	Open market/Buyback by HKHS	Secondary Market
0-2	The owner may sell the flat back to HKHS at the original purchase price , less any amount unpaid under any approved mortgage and other approved deductible expenses. If HKHS declines to buy back the flat, the owner may sell the flat in the open market after payment of premium to the Government. ^{Note 3}	The owner is not allowed to sell the flat in the Secondary Market
3-5	The owner may sell the flat back to HKHS at a price to be fixed by HKHS with regard to the assessed full market value less the discount rate at the time of purchase , less any amount unpaid under any approved mortgage and other approved deductible expenses. If HKHS declines to buy back the flat, the owner may sell the flat in the open market after payment of premium to the Government ^{Note 3} .	The owner may sell the flat at freely negotiated price without payment of premium in the Secondary Market
6 and beyond	The owner may sell the flat in the open market after payment of premium to the Government.	

^{Note 2} The date of first assignment refers to the date of the first deed of assignment of a particular flat from HKHS to a purchaser.

^{Note 3} HKHS advised that they would not buy back the SSFs to be sold under HOS 2022

Recovered TPS Flats

The recovered TPS flats are subject to alienation restrictions stipulated in the Schedule to the Housing Ordinance (Cap. 283).

From the date of first assignment (year) ^{Note 4}	Open market/Buyback by HA	Secondary Market
0-2	Owners are not allowed to sell the flats in the open market Owners may sell the flats back to HA at the original list price , with repayment of the special credit amount to HA ^{Note 5}	Owners are not allowed to sell the flats in the Secondary Market
3-5	Owners may sell the flats in the open market subject to payment of premium to HA Owners may also sell the flats back to HA at the assessed full market value less the discount rate at the time of purchase , with repayment of the special credit amount to HA ^{Note 5}	Owners may sell the flats at freely negotiated prices without payment of premium in the Secondary Market
6 and beyond	Owners may sell the flats in the open market subject to payment of premium to HA	

Note 4 The date of first assignment refers to the date of the first deed of assignment of a particular flat from HA to a purchaser.

Note 5 Subject to the recommendation by the Director of Social Welfare as well as the verification and the approval of the Director of Housing, a flat owner who faces sudden changes in his/her family circumstances within five years from the date of first assignment of the flat may apply for reverting to the tenant status upon sale of his/her flat back to HA.