



**Housing Society Launches Letting Scheme for
Subsidised Sale Developments with Premium Unpaid**

Hong Kong Housing Society (HKHS) today (19 September) announced to launch the “Letting Scheme for Subsidised Sale Developments with Premium Unpaid” (Letting Scheme) to facilitate eligible owners of designated subsidised sale developments of HKHS with premium unpaid to let individual bedroom(s) of their flats to eligible tenant households, as a move to help provide transitional homes (“T-Home”). Interested owners may submit application to HKHS starting today, while application for tenant households will open in late October 2018.

In support of the measures proposed in the Chief Executive’s 2017 Policy Address, HKHS launched the “Letting Scheme for Subsidised Sale Developments with Premium Unpaid” as a pilot scheme to increase the supply of transitional housing. The required waiver for the Letting Scheme has been issued by the Lands Department, allowing the eligible owners to let the bedroom(s) of their flats with premium unpaid.

The flats participating in the Letting Scheme are required to have two or more bedrooms, and the owner must retain at least one bedroom for self-use. Each rentable bedroom must be let in whole to one tenant household. The kitchen and bathroom(s) in the flat (if the flat has two bathrooms, the bathroom in the ensuite shall be excluded) must be shared by the owner and the tenant household. Please refer to the Application Form and Application Guide for more detailed information.

Eligible owners must fulfill the following four criteria:

- (1) The owner must have owned the title of the flat for 10 years or above (from the date of signing the Deed of Assignment in respect of the flat) on the date of submitting the application form;
- (2) The flat is still subject to the resale restrictions of the Government Land Grant and the Modification Letter(s) of the Conditions of Grant (i.e. flat with premium unpaid) and the applicants are not holding a valid “Certificate of Availability for Sale” under the Flat-for-Sale Scheme Secondary Market;
- (3) The internal partitions of the flat must have two bedrooms or more (refer to the plans contained in the Deed of Assignment, any changes must be approved by the relevant government departments); and
- (4) There is no unauthorised building works in the flat; and there is no “warning notice” / “order” issued by the Buildings Department in relation to the flat (excluding “warning notice” / “order” that has been discharged by the Buildings Department).



Press Release

Eligible tenant households must fulfill the following three criteria:

- (1) General applicants (i.e. family and elderly one-person applicants) holding a valid public rental housing (PRH) application number of the Hong Kong Housing Authority (HA) and that application has been registered for three years or more (i.e. counting from the deadline for application by tenant households under the Letting Scheme); or Non-elderly one-person household holding a valid PRH application number of HA under the Quota and Points System and that application has been registered for six years or more (i.e. counting from the deadline for application by tenant households under the Letting Scheme);
- (2) The information of the applicant and all the person(s) (if any) stated on the application form must be the same as that of the application for PRH of the HA; and
- (3) Applicants must remain eligible for applying for PRH of the HA from the date of application of PRH of the HA up to the issuance of “Eligible-to-Rent Certificate” under the Letting Scheme and until the day of signing the tenancy agreement with the owner.

Eligible tenant applicants and their family members listed on the application form who are aged 18 or above (if any) must make declarations according to the laws of Hong Kong at HKHS, declaring that they/their families are still meeting the eligibility criteria (including but not limited to income and asset) for application of PRH of the HA and do not own any residential property in Hong Kong.

Upon completion of vetting, “Eligible-to-Let Certificate” and “Eligible-to-Rent Certificate” will be issued to eligible owners and tenant households respectively. Matching of owners and tenants could be carried out of their own accord, including with the assistance of licensed estate agent(s) in completing the tenancy procedure. Such arrangement is similar to that of the secondary market of the existing subsidised sale developments, which has been an effectual practice.

The rent level is to be determined by the owner and the tenant household through their mutual agreement. The prescribed tenancy agreement provided by HKHS must be used and signed by both the owner and the tenant household. The signed tenancy agreement must be stamped by the owners who shall submit all necessary documents to the Rating and Valuation Department. The stamp duty payment will be shared between the owner and the tenant household. Meanwhile, both the owner and the tenant household must submit the “Notification of the Execution of Tenancy Agreement” to HKHS within two weeks after signing the tenancy agreement.



Press Release

The tenancy period is two years. At any time after the expiration of the first 12 months of the tenancy agreement, either party of the owner and the tenant household shall be entitled to terminate the tenancy agreement by serving a two months’ prior notice in writing to the other party. If the tenant household is allocated a public rental housing unit by either HA or HKHS during the tenancy period (including the first 12 months), early termination of the tenancy agreement is required.

HKHS Chief Executive Officer Wong Kit-loong said, “Following the first T-Home at Yue Kwong Chuen, HKHS launches the second T-Home scheme aiming to maximise the utilisation of the existing housing resources to provide a transitional housing option for the people who are applying for public housing and have the need to improve the living environment.”

“Letting Scheme for Subsidised Sale Developments with Premium Unpaid” is applicable to the following subsidised sale developments:

Flat-for-Sale Scheme (11 Projects)	Sandwich Class Housing Scheme (10 Projects)
Healthy Village (Phase 1), Healthy Village (Phase 2), Ka Wai Chuen, Clague Garden Estate, Broadview Garden, Cronin Garden, Verbena Heights, Bo Shek Mansion, Lakeside Garden, Kai Tak Garden, Kingston Terrace	Tivoli Garden, The Pinnacle, Sunshine Grove, Radiant Towers, Park Belvedere, Marina Habitat, Highland Park, Hibiscus Park, Cascades, Bel Air Heights
Total number of flats of the 21 developments is approximately 19,000 including about 13,000 eligible flats under the Scheme.	

HKHS will send the Letting Scheme leaflet, Application Form and Application Guide applicable to the owners of the above subsidised sale developments in September 2018. In addition, members of the public can visit the HKHS Applications Section at Dragon Centre, 23 Wun Sha Street in Tai Hang or HKHS Office at Tone King Building in Cheung Sha Wan to obtain the information of the Letting Scheme. Application Form and Application Guide can also be downloaded from the Letting Scheme website (lettingscheme.hkhs.com). Enquiries can also be made at the Hotline 8108-0678.

- End -