



Application No.

Certificate No.

**"Certificate of Eligibility to Purchase"
for Sale of Flats under
Home Ownership Schemes Secondary Market Scheme
under Paragraph 4(c) of the Schedule to the Housing Ordinance (Cap.283)**

This is to certify that

(Hong Kong Identity Card No.

) is eligible for the purchase of a flat under the Home Ownership Scheme (HOS)/Private Sector Participation Scheme (PSPS)/Tenants Purchase Scheme (TPS) pursuant to paragraph 4(c) of the Schedule to the Housing Ordinance, subject to the terms and conditions stipulated overleaf.

()

for Director of Housing

Date:

SAMPLE

申請書號碼：

證明書號碼：

**居屋第二市場計劃
「購買資格證明書」
根據房屋條例(第283章)附表第4(c)段發出**

現證明 _____ 先生/女士
(香港身份證號碼: _____)合資格根據房屋條例附表第4(c)段的規定，購買居者有其屋計劃/私人機構參建居屋計劃/租者置其屋計劃樓宇，惟買賣須符合背頁載列的條款及條件。

房屋署署長

(_____ 代行)

日期：

*Delete if inappropriate

*請將不適用者刪去

Terms and Conditions

1. This "Certificate of Eligibility to Purchase" is valid for six months from the date of issue.
2. The issue of this Certificate entitles the holder of this Certificate within the validity period to enter into a provisional agreement for sale and purchase for the purchase of a flat in respect of which a "Certificate of Availability for Sale" has been issued by the Hong Kong Housing Authority. The sale and purchase of the flat will be proceeded on the basis that upon completion, the liability for payment of premium (being a sum proportionate to the price discount for the latest sale of the flat under the Home Ownership Scheme/Private Sector Participation Scheme/Tenants Purchase Scheme) under paragraph 1 of the Schedule to the Housing Ordinance shall rest with the purchaser.
3. The provisional agreement for sale and purchase MUST be in the prescribed form as annexed in the Appendix 1 to this Certificate, subject to such modification as the Hong Kong Housing Authority may direct from time to time.
4. The holder of this Certificate MUST seek the nomination of the Hong Kong Housing Authority and obtain a "Letter of Nomination" before he/she can enter into a formal agreement for sale and purchase and/or be eligible for the purchase of the flat.
5. To obtain the "Letter of Nomination", the holder of this Certificate shall through his solicitors at least 7 working days prior to the date when the "Letter of Nomination" is required, submit to the Hong Kong Housing Authority the following documents:-
 - (a) original of a "Certificate of Availability for Sale"
 - (b) original of valid "Certificate of Eligibility to Purchase"
 - (c) a Declaration in support of the Application for Letter of Nomination duly declared by the purchaser(s) under the provisional agreement for sale and purchase in the form as annexed in Appendix 2 to this Certificate
 - (d) a copy of the provisional agreement for sale and purchase in the prescribed form
 - (e) application fee of HK\$700 (to be paid by cashier order or solicitors' cheque)

Subject to the above and provided that as at the date of the provisional agreement for sale and purchase the holder of this Certificate satisfies all the criteria as determined by the Hong Kong Housing Authority for eligibility for the purchase of the flat, a "Letter of Nomination" will be issued.

6. Letter of Nomination will not be issued to a holder of Certificate of Eligibility to Purchase who is the tenant or family member of a public housing flat of the Hong Kong Housing Authority or Housing Society if as at the date of the provisional agreement for sale and purchase a notice for termination of the tenancy of the flat has been issued.
7. Letter of Nomination will not be issued if there is conviction of any person under Section 26(2) of the Housing Ordinance in respect of the application for this Certificate of Eligibility to Purchase.
8. Letter of Nomination will be invalidated by Hong Kong Housing Authority if prior to completion of the sale and purchase, there is conviction of any person under Section 26(2) of the Housing Ordinance in respect of the application for the Certificate of Eligibility to Purchase and/or the Letter of Nomination.
9. The holder of this Certificate of Eligibility to Purchase must be the purchaser under the provisional agreement for sale and purchase. If any other person shall also be named as the purchaser he/she must be a person listed in the application form for the Certificate of Eligibility to Purchase. The number of purchasers shall not exceed two. For purchasers joining Families with Elderly Priority Scheme under the Home Purchase Loan Scheme, the number of purchasers (including one elderly) shall not exceed three. The purchasers must hold the property as Joint Tenants.
10. The purchaser(s) shall not sub-sell the property or transfer the benefit of the provisional agreement for sale and purchase and/or the formal agreement for sale and purchase, in whatever manner, before completion of the sale and purchase of the flat.
11. The Hong Kong Housing Authority may require the purchaser(s) to provide such further document as the Hong Kong Housing Authority shall require to establish the eligibility of the purchaser(s) for the Letter of Nomination.
12. The Hong Kong Housing Authority shall not in any event be liable if the Letter of Nomination cannot be issued to the purchaser(s) within the period as specified under paragraph 5 above due to the non-compliance of any of the terms and conditions herein contained and or the inability of the purchaser(s) to provide to the Hong Kong Housing Authority all documents as required to prove his eligibility for the issue of the Letter of Nomination.

條款及條件

1. 此「購買資格證明書」由發出日期起六個月內有效。
2. 此證明書的持有人可於證明書的有效期限內簽訂臨時買賣合約，購買獲香港房屋委員會發出「可供出售證明書」的樓宇。就此等樓宇的買賣而言，樓宇買賣手續完成後，根據房屋條例附表第 1 段規定繳付補價的責任（即繳付根據最近一次該樓宇經售者或其計劃/私人機構參建居屋計劃/租客置業計劃發售時的折扣價格按比例計算的款額），便會由購樓者承擔。
3. 臨時買賣合約必須符合特定的格式（見附表 1），該等格式可不時由香港房屋委員會指示修改。
4. 此證明書的持有人必須獲得香港房屋委員會提名，並取得「提名信」，方可簽訂正式買賣合約，有資格購買樓宇，完成樓宇買賣手續。
5. 本證明書的持有人如欲在某一日期獲發「提名信」，則須在該日期之前最少七個工作日，經律師向香港房屋委員會提交下述文件及繳交有關費用：
 - (a) 「可供出售證明書」正本
 - (b) 有效的「購買資格證明書」正本
 - (c) 一份由買方用作支持其申請提名信的證明書（特定格式見附表 2）
 - (d) 臨時買賣合約副本（該臨時買賣合約須用特定格式）
 - (e) 港幣七百元正的申請費；須以本票或律師樓發出的支票繳付。

倘符合上述規定而在簽署臨時買賣合約當日，此證明書的持有人仍然符合香港房屋委員會有關購買該等樓宇的各項資格準則，便會獲發「提名信」。

譯文

6. 如本證明書持有人為香港房屋委員會或房屋協會轄下屋邨單位的住戶或家庭成員，而在簽署臨時買賣合約當日香港房屋委員會/房屋協會已發出通知終止有關單位的租約，本證明書持有人將不會獲發「提名信」。
7. 若發覺任何人士就有關申請本證明書觸犯房屋條例第 26 (2) 條，本證明書持有人將不會獲發「提名信」。
8. 若發覺任何人士在拘禁或未到就早請本證明書或「提名信」觸犯房屋條例第 26 (2) 條，香港房屋委員會將有權取消所發出之「提名信」。
9. 本證明書持有人必須為臨時買賣合約的買方，若買方多於一人，另一人必須是「購買資格證明書」申請表上所列之人仕。買方最多不可超過兩人，如已參加官置居所或資助計劃的家長優先配屋計劃人士，則買方最多不可超過三人（包括一名年長親人），並必須以聯權方式持有該樓宇。
10. 買方不得在樓宇買賣或交前將樓宇或臨時買賣合約/正式買賣合約的權益轉讓或售予第三者。
11. 香港房屋委員會可要求買方提供香港房屋委員會所需的其他文件，以證明買方符合獲發「提名信」的資格。
12. 倘因本證明書所載的任何條款及條件不獲遵從，或買方無法向香港房屋委員會提供證明其合資格獲發「提名信」的一切所需文件，導致有關的「提名信」不能於上述第 5 段指定的期間內發給買方，香港房屋委員會概無須負上任何責任。