

Application No.

申請書號碼： _____

Certificate No.

證明書號碼： _____

"Certificate of Availability for Sale"
for sale of flats under
Flat-for-Sale Scheme Secondary Market Scheme
住宅發售計劃第二市場
「可供出售證明書」

The Property : _____
該物業

Date of the first assignment ⁽¹⁾ : _____
首次售出日期 ⁽¹⁾

Date of the last assignment ⁽²⁾ : _____
最近一份轉讓契據日期 ⁽²⁾

Based on our records, we certify that the Property is available for sale under the terms and conditions applicable to the sale of flats in the Flat-for-Sale Scheme Secondary Market Scheme as from _____ at the Price ⁽³⁾ subject to the Premium Liability ⁽⁴⁾. The amount of premium is to be assessed based on the information contained in the last Flat-for-Sale Scheme ("FFSS") / Subsidised Sale Flats Project ("SSFP") assignment, particulars of which are as follows:

現根據本會的紀錄，證明該物業自 _____ 起，可根據住宅發售計劃第二市場出售的規定以有關價格 ⁽³⁾ 出售，惟該物業出售後仍有補價責任的規限 ⁽⁴⁾，補價金額將根據該物業最近一份住宅發售計劃 / 資助出售房屋項目轉讓契據所載以下的資料釐定：

Purchase Price ⁽⁵⁾ : _____
當時購入價 ⁽⁵⁾

Initial Market Value ⁽⁶⁾ : _____
當初市值 ⁽⁶⁾

(_____ 代行)

for Chief Executive Officer and Executive Director
行政總裁兼執行總幹事

Date of Issue : _____
簽發日期 : _____

For Notes, see overleaf
註釋見後頁

Please note that this Certificate is not a document which certifies the Vendor's title to the Property ⁽⁷⁾.

請注意：此證明書並非確認該物業賣方業權的文件 ⁽⁷⁾。

- Notes: (1) The date of the first assignment refers to the date of the first assignment of the Property from Hong Kong Housing Society to a purchaser.
- (2) The last FFSS / SSFP assignment means the latest assignment under which the Property was acquired from Hong Kong Housing Society under the FFSS / SSFP.
- (3) "Price" means the purchase price of the Property to be negotiated and agreed between the vendor and the purchaser.
- (4) The amount of premium payable to the Government of the Hong Kong Special Administrative Region to remove the alienation restriction of the Property will be assessed upon application after expiry of the 5-year restriction period from the date of the first assignment. The actual amount to be paid will be based on the "Prevailing Market Value" of the Property at the time of payment of premium, as assessed by the following calculation:
- $$\text{Premium} = \frac{\text{Prevailing Market Value} \times (\text{Initial Market Value} - \text{Purchase Price})}{\text{Initial Market Value}}$$
- (5) "Purchase Price" as extracted from the last FFSS / SSFP assignment under which the Property sold by Hong Kong Housing Society, means:
- (a) where a regular price is not specified in the deed of assignment, the consideration stated in the deed of assignment;
- (b) where a regular price is specified in the deed of assignment, the regular price (applicable to flats of Broadview Garden sold on "Immediate Mortgage" term offered in Phase 12B).
- (6) "Initial Market Value" means the full market value stated in the last FFSS / SSFP assignment.
- (7) For the avoidance of doubt, this Certificate of Availability for Sale only certifies the date from which the Property is available for sale in the Flat-for-Sale Scheme Secondary Market Scheme. It does not in any event certify other matters such as the owner's title to the Property. Intending purchaser is strongly advised to seek independent legal advice on these matters and to verify the identity of the vendor.

譯文

- 註釋： (1) 首次售出日期指由香港房屋協會第一次將該物業售予購樓人士時所簽訂的轉讓契據的日期。
- (2) 最近一份住宅發售計劃 / 資助出售房屋項目轉讓契據指最近一次由香港房屋協會將其住宅發售計劃 / 資助出售房屋項目的該物業售予購樓人士時所簽訂的轉讓契據。
- (3) 「有關價格」是指賣方與買方議定及同意的售價。
- (4) 該物業的業主於該物業首次售出日期起計五年轉售限期屆滿後，可向香港特別行政區政府繳付補價，解除該物業的轉讓限制。補價金額會於收到業主的申請後評定，而實際需付金額，則根據該物業於補價時的市值，按照下列公式釐訂：
- $$\text{補價} = \frac{\text{補價時市值} \times (\text{當初市值} - \text{當時購入價})}{\text{當初市值}}$$
- (5) 「當時購入價」是取自最近一份由香港房屋協會出售該物業的住宅發售計劃 / 資助出售房屋項目轉讓契據，並指：
- (a) 若轉讓契據上沒有註明原來定價，則為轉讓契據所載的售價；
- (b) 若轉讓契據上註明原來定價，則為該定價（適用於十二期乙之偉景花園以「即時按揭」方式出售的單位）。
- (6) 「當初市值」指最近一份住宅發售計劃 / 資助出售房屋項目轉讓契據上所載的十足市值。
- (7) 此「可供出售證明書」祇用作證明該物業可在指定日期後在住宅發售計劃第二市場出售，而並非用作證明其他事項，例如該物業的業權。準買家必須就該等事項徵詢法律意見並在簽署臨時買賣合約前清楚查核賣方的身份。