



## Terms and Conditions

- This "Certificate of Eligibility to Purchase" (Green Form Status) (Wang Fuk Court Owners) is valid for 24 months from the date of issue.
- The issue of this Certificate entitles the holder(s) of this Certificate to enter into a Provisional Agreement for Sale and Purchase ("PASP") within the 24-month validity period for the purchase of a flat, of which a "Certificate of Availability for Sale" has been issued by the Hong Kong Housing Society ("HKHS").

The sale and purchase of the flat will be proceeded on the basis that upon completion, the liability for payment of premium to the Government of the Hong Kong Special Administrative Region to remove the alienation restriction of the flat under the FFSS / SSFP / DRE SSFP shall rest with the purchaser(s).

During the five years from the date of the first assignment under which the property was acquired from the HKHS, if the holder(s) of this Certificate enters into the PASP for the purchase of a flat under SSFP / DRE SSFP that was completed in or after 2024, the purchase price of such flat under the PASP, the agreement for sale and purchase, and the assignment shall be at a price not more than the price as specified in the said first assignment.
- The PASP MUST be in the prescribed form, subject to such modification as the HKHS may direct from time to time.
- The solicitor representing the purchaser(s) will apply to the HKHS for a "Letter of Nomination" within one month from the date of the PASP for confirmation of the eligibility of the purchaser(s), and that the purchaser(s) shall sign the formal Agreement for Sale and Purchase and the Deed of Assignment to complete the transaction only after the issue of the "Letter of Nomination".
- To obtain the "Letter of Nomination", the holder(s) of this Certificate shall through his solicitors at least 7 working days prior to the date when the "Letter of Nomination" is required and within one month from the date of signing the PASP, submit to the HKHS the following documents:
  - original of the seller's valid "Certificate of Availability for Sale";
  - original of the purchaser's valid "Certificate of Eligibility to Purchase" (Green Form Status) (Wang Fuk Court Owners);
  - a Statutory Declaration in support of the application for "Letter of Nomination" duly declared by the purchaser(s) in the presence of solicitor in the prescribed form;
  - a Letter of Agreement duly executed by the purchaser(s) and attested by the solicitor in the prescribed form, except that the purchaser(s) of Kingston Terrace / SSFP / DRE SSFP shall not be required to execute a Letter of Agreement;
  - a copy of the PASP in the prescribed form.

Subject to the above and provided that up to the date of signing the PASP, the holder(s) of this Certificate and the person(s) listed in the application form submitted to the Housing Bureau (HB) to which the HKHS relied upon on the issuance of this Certificate satisfy all the criteria as determined by the HKHS for eligibility for the purchase of the flat, a "Letter of Nomination" will be issued.
- "Letter of Nomination" will not be issued if any information, statement or declaration furnished or made by any person to the HB to which the HKHS relied upon on the issuance of this "Certificate of Eligibility to Purchase" (Green Form Status) (Wang Fuk Court Owners) turns out to be false or misleading in a material particular.
- "Letter of Nomination" will be invalidated by the HKHS if prior to completion of the sale and purchase, any information, statement or declaration furnished or made by any person to the HB to which the HKHS relied upon on the issuance of this "Certificate of Eligibility to Purchase" (Green Form Status) (Wang Fuk Court Owners) and/or any information, statement or declaration furnished or made by any person to the HKHS on the issuance of the "Letter of Nomination" turns out to be false or misleading in a material particular.
- The holder(s) named in this "Certificate of Eligibility to Purchase" (Green Form Status) (Wang Fuk Court Owners) must be identical to the purchaser(s) under the PASP; no changes shall be permitted except in the event of the death of any holder. If the purchaser consists of more than one person, the purchasers must hold the property as Joint Tenants.
- The purchaser(s) shall not sub-sell the property or transfer the benefit of the PASP and/or the formal Agreement for Sale and Purchase, in whatever manner, before completion of the sale and purchase of the flat.
- The HKHS may require the purchaser(s) to provide such further document(s) as may be necessary for the HKHS to verify the eligibility of the purchaser(s) for the "Letter of Nomination".
- The HKHS shall not in any event be liable if the "Letter of Nomination" cannot be issued to the purchaser(s) on or prior to the date when it is required due to the non-compliance of any of the terms and conditions herein contained and/or the inability of the purchaser(s) to provide the HKHS with all the documents required to prove his eligibility for the issue of the "Letter of Nomination".

## 條款及條件

## 譯文

- 此「購買資格證明書」(綠表資格)(宏福苑業主)由發出日期起24個月內有效。
- 此證明書的持有人可於證明書的24個月有效期內簽訂臨時買賣合約(「臨時買賣合約」),購買獲香港房屋協會(「房協」)發出「可供出售證明書」的單位。

「住宅發售計劃」/「資助出售房屋項目」/「專用安置屋邨資助出售房屋項目」單位買賣手續完成後,向香港特別行政區政府繳付補價以解除單位的轉讓限制的責任便會由買方承擔。

若此證明書的持有人於房協出售物業所簽訂的首次轉讓契據日期起計5年內,訂立臨時買賣合約以購買2024年及之後落成的資助出售房屋項目/專用安置屋邨資助出售房屋項目單位,臨時買賣合約、買賣合約及轉讓契據所訂的成交價不得高於房協在首次轉讓契據內出售的物業售價。
- 臨時買賣合約必須採用指定的標準格式文件,該等格式可不時由房協指示修改。
- 買方同意在簽訂臨時買賣合約日期起一個月內,由代表律師向房協申請「提名信」以確認資格,在「提名信」發出後,方可簽訂正式買賣合約及轉讓契據完成買賣手續。
- 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7個工作日及簽訂臨時買賣合約起計一個月內,經律師向房協提交下述文件:
  - 賣方的有效的「可供出售證明書」正本;
  - 買方的有效的「購買資格證明書」(綠表資格)(宏福苑業主)正本;
  - 一份由買方用作支持其申請提名信在律師見證下作出的法定聲明書(特定格式);
  - 一份由買方簽訂及其律師見證的同意書(特定格式),惟購買新臺/資助出售房屋項目/專用安置屋邨資助出售房屋項目單位之買方,毋須簽訂此同意書;
  - 臨時買賣合約(特定格式)副本。

倘符合上述規定而直至在簽訂臨時買賣合約當日,此證明書的持有人及其提交至房屋局申請表(及房協據此作為依據發出此證明書)上的人士仍然符合房協有關購買該等單位的各項資格準則,便會獲發「提名信」。
- 若發覺任何人士就有關申請本「購買資格證明書」(綠表資格)(宏福苑業主)而向房屋局提供或作出任何虛假或在要項上有誤導成份的資料、陳述或聲明(及房協據此作為依據發出本證明書),本證明書持有人將不會獲發「提名信」。
- 若發覺任何人士在物業成交前就有關申請本證明書時向房屋局提供或作出任何虛假或在要項上有誤導成份的資料、陳述或聲明(及房協據此作為依據發出本證明書)及/或就有關申請「提名信」時向房協提供或作出任何虛假或在要項上有誤導成份的資料、陳述或聲明,房協將有權取消所發出之「提名信」。
- 本「購買資格證明書」(綠表資格)(宏福苑業主)所列之持有人必須與臨時買賣合約下之買方完全相同;除任何持有人身故的情況外,不得作出任何更改。若買方多於一人,買方必須要以聯權共有方式持有該物業。
- 買方不得在物業買賣成交前以任何形式將物業或臨時買賣合約及/或正式買賣合約的權益轉讓或售予第三者。
- 房協可要求買方提供房協所需的其他文件,以證明買方符合獲發「提名信」的資格。
- 倘因本證明書所載的任何條款及條件不獲遵從,及/或買方無法向房協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」不能於本證明書持有人欲獲發「提名信」之日期或之前發給買方,房協概無須負上任何責任。