

Application No.
申請書號碼 : _____

Trade Down Permit No.
交易許可證號碼 : _____

**“Flat for Flat Pilot Scheme for Elderly Owners”
“Trade Down Permit”**

「長者業主樓換樓先導計劃」
「交易許可證」

Property 物業: _____

Saleable Area 實用面積: _____ square metre 平方米

Name of Owner(s) 業主姓名: _____ HKID No. 香港身份證號碼:

- (1) () (1)
(2) () (2)
(3) () (3)

This “Trade Down Permit” (hereinafter referred to as “this Permit”) hereby certifies that the Owner(s) stated above is/are permitted to sell the Property and purchase a flat, the saleable area of which must be less than _____ square metre under the Flat for Flat Pilot Scheme for Elderly Owners (hereafter referred to as “the Flat for Flat Pilot Scheme”) in accordance with the terms and conditions stated on this Permit. The Owner(s) must undertake to comply with the terms and conditions contained herein.

本「交易許可證」（下稱「許可證」）特此許可上述業主根據本許可證的條款及條件售出上述物業，並根據長者業主樓換樓先導計劃（下稱「樓換樓先導計劃」）的條款購買一個物業，其實用面積必須少於 _____ 平方米，惟上述業主必須承諾遵守本許可證載列的條款及條件。

(_____) (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 : _____

Terms & Conditions:

1. An owner who holds this Permit and “Certificate of Availability for Sale” issued by the Hong Kong Housing Society (“HS”), can sell his/her original flat in the Flat-for-Sale Scheme Secondary Market Scheme (“FFSS Secondary Market Scheme”) to a holder of valid “Certificate of Eligibility to Purchase” without payment of premium at any time from date of this Permit.
2. After completion of the assignment for the sale and purchase of the original flat, an applicant can produce a copy of this Permit to HS for the application of a “Certificate of Eligibility to Purchase” and/or Hong Kong Housing Authority (“HA”) for the application of a “Certificate of Eligibility to Purchase (White Form Status)” upon payment of the relevant fees. This Permit will be kept by HS or HA for record when the applicant’s solicitor applies for a “Letter of Nomination”.
3. An applicant who holds a “Certificate of Eligibility to Purchase” of HS or a “Certificate of Eligibility to Purchase (White Form Status)” of HA can purchase a subsidized sale flat with area smaller ^{Note} than the original flat (“New Flat”) through the FFSS Secondary Market Scheme of HS or Home Ownership Scheme (“HOS”) Secondary Market Scheme of HA without payment of premium at any time from date of “Certificate of Eligibility to Purchase”.
4. For purchase of New Flat, applicant’s solicitor is also required to apply for a “Letter of Nomination” to the HS or HA and further provide (i) saleable area of the New Flat, (ii) Statutory Declaration in Support of the Application for a Letter of Nomination, (iii) Letter of Agreement (if applicable) and (iv) Acknowledgement Letter of 2 years Resale Restriction.
5. **This Permit and the “Certificate of Eligibility to Purchase” will be void if the applicant / any listed family members buy(s) a domestic property in Hong Kong during the period from 24 months preceding the date of application for this Permit and up to the time of signing the Provisional Agreement for Sale and Purchase of the New Flat, even if the property is subsequently sold during the said period.**
6. **This Permit holder must undertake that within two years from the date of the assignment of the New Flat (“the restriction period”), the New Flat cannot be sold under the FFSS Secondary Market Scheme or HOS Secondary Market Scheme.** Within the restriction period, owner can only sell the New Flat in the open market by payment of premium. As to when the premium of a flat under HOS Secondary Market can be made, applicants should take reference to the alienation restrictions on the individual court.
7. If an owner is in breach of any of the terms or conditions under this Permit, HS is entitled to revoke this Permit, and/or pursue any claim for loss and liability arising out of the breach of any of the terms or conditions under this Permit. HS is also entitled to notify the relevant government departments about the revocation of this Permit.
8. If an owner breaches any of the terms or conditions of this Permit issued to him/her during the trade down arrangement, HS is entitled to issue a rectification order to the owner or institute legal proceedings against the owner.
9. An owner shall not assign or sell his/her interest in this Permit to a third party.
10. **This Permit is non-transferrable or non-inheritable and applicable to holder(s) only.** In the event of the holder(s) of this Permit passing away before the execution of any Provisional Agreement for Sale and Purchase for purchase of a New Flat under the Flat for Flat Pilot Scheme, this Permit shall be null and void.
11. **Owners will have to arrange the accommodation by themselves at their own costs during the transitional period (i.e. from the completion of the sale of the original flat up to the completion of the assignment for sale and purchase of the New Flat under the FFSS Secondary Market Scheme or HOS Secondary Market Scheme).**

12. HS reserves the right to revise any terms and conditions in this Permit without prior notice. All holders of this Permit are required to undertake to be bound by all conditions as stipulated from time to time.
13. The Flat for Flat Pilot Scheme is subject to the terms and conditions stated in the relevant Government Land Grants, Modification Letters, Government lease, Housing Ordinance, this Permit, “Certificate of Availability for Sale” and “Certificate of Eligibility to Purchase” issued by HS and/or “Certificate of Eligibility to Purchase (White Form Status)” issued by HA to applicant, and the terms and conditions as stipulated by relevant government departments from time to time. In the event of any controversies or inconsistencies between the terms and conditions stated in this Permit, “Certificate of Availability for Sale” and “Certificate of Eligibility to Purchase” issued by HS and/or “Certificate of Eligibility to Purchase (White Form Status)” issued by HA applicable to applicant and the terms and conditions as stipulated by relevant government departments in respect of the Flat for Flat Pilot Scheme from time to time, then those terms and conditions as stipulated by relevant government departments in respect of the Flat for Flat Pilot Scheme from time to time shall prevail over the terms and conditions stated in this Permit, “Certificate of Availability for Sale” and “Certificate of Eligibility to Purchase” issued by HS and/or “Certificate of Eligibility to Purchase (White Form Status)” issued by HA applicable to applicant.

Note: Such “trade down” shall be defined in terms of saleable area only, which is based on the saleable area of the property stored in the property records of the Rating and Valuation Department. The information is available from the Rating and Valuation Department property information at a cost of HK\$9 per enquiry online services or HK\$20 per enquiry in person (current rate subject to adjustment from time to time).

條款及條件：

1. 持有由香港房屋協會(下稱「房協」)簽發的有效許可證及「可供出售證明書」的業主，可於許可證日期後的任何時間於「住宅發售計劃第二市場計劃」向有效「購買資格證明書」的持有人免補價出售其原有單位。
2. 完成原有買賣單位的轉讓後，申請人可以向房協及/或香港房屋委員會(下稱「房委會」)出示許可證副本並繳付相關費用，以申請房協「購買資格證明書」或房委會「購買資格證明書(白表資格)」。當申請人之代表律師連同許可證申請「提名信」時，許可證將由房協或房委會保留以作記錄。
3. 持有房協「購買資格證明書」或房委會「購買資格證明書(白表資格)」的申請人可在「購買資格證明書」的日期起任何時間，在房協的「住宅發售計劃第二市場計劃」或房委會的「居屋第二市場計劃」，免補價購買一個面積較其原有單位為小^註的資助出售單位(下稱「新單位」)。
4. 在購買新單位時，申請人之代表律師亦須向房協或房委會申請提名信及進一步提供(i)新單位的實用面積，(ii)用作支持其申請提名信所作出的法定聲明書，(iii)同意書(如有)及(iv)兩年轉售限制期的確認書。
5. 倘業主 / 任何一位已登記的家庭成員於申請許可證日期前 24 個月直至簽署新單位的臨時買賣合約期間購買了任何香港住宅物業，即使該物業其後於上述期間出售，許可證及「購買資格證明書」將一律失效。
6. 許可證持有人必須承諾在簽署新單位轉讓契據當日起計兩年內(「限制期」)，新單位不能在「住宅發售計劃第二市場計劃」或「居屋第二市場計劃」下出售。在限制期內，業主只能在繳付補價後在公開市場出售新單位。有關「居屋第二市場」下居屋單位繳付補價的時間，申請人可參照個別屋苑的轉讓限制安排。

7. 如業主違反許可證內的任何條款或條件，房協有權撤銷許可證，及／或追討任何因違反許可證內的任何條款或條件而引致的損失和責任。房協亦有權就撤銷許可證一事，通知有關政府部門。
8. 如業主在交易安排期間違反向其發出的許可證內任何條款或條件，房協有權向業主發出修正命令或對業主提出法律訴訟。
9. 業主不得將其許可證內的權益轉讓或出售予第三者。
10. **許可證為不可轉讓或繼承並僅適用於許可證持有人。**倘若許可證持有人於簽訂任何在「樓換樓先導計劃」下購買新單位的任何臨時買賣合約前離世，該許可證將會失效。
11. **業主需在過渡期間（即由完成出售其原有該單位後至在「住宅發售計劃第二市場計劃」或「居屋第二市場計劃」下簽訂購買新單位的轉讓契據）自行及自費安排居所。**
12. 房協保留權利在不作事先通知下修改許可證內任何條款及條件。所有許可證持有人須承諾遵守許可證內不時訂明的所有條件。
13. 本「樓換樓先導計劃」同時受相關的政府批地契約、批地條款修訂書、政府租契、房屋條例、由房協向申請人簽發的許可證、「可供出售證明書」、「購買資格證明書」，及/或由房委會向申請人簽發的「購買資格證明書(白表資格)」及相關政府部門不時訂明的條款及條件所限制。若由房協向申請人簽發的許可證、「可供出售證明書」、「購買資格證明書」及/或由房委會向申請人簽發的「購買資格證明書(白表資格)」內所列明的條款及條件，與相關政府部門不時就「樓換樓先導計劃」訂明的條款及條件存在任何衝突或歧異，則以相關政府部門不時就本「樓換樓先導計劃」訂明的條款及條件凌駕於由房協簽發予申請人的許可證、「可供出售證明書」、「購買資格證明書」，及/或由房委會向申請人簽發的「購買資格證明書(白表資格)」內所列明的條款及條件。

註： 此類交易將根據實用面積釐定，該實用面積乃基於存儲在差餉物業估價署物業記錄中的物業實用面積。該信息可從差餉物業估價署的物業資訊獲得，每次查詢費用為港幣 9 元（網上服務）或港幣 20 元（親自查詢）（有關費用可能會不時調整）。