

Application No.
申請書號碼： _____

Certificate No.
證明書號碼： _____

**“Certificate of Eligibility to Purchase”
for purchase of flats under
Flat-for-Sale Scheme Secondary Market Scheme
(Flat for Flat Pilot Scheme for Elderly Owners)**

住宅發售計劃第二市場計劃
「購買資格證明書」
(長者業主樓換樓先導計劃)

This is to certify that _____ (Hong Kong Identity Card No. _____) is eligible for the purchase of a flat, the saleable area of which flat should be less than _____ square metre in the Flat-for-Sale Scheme Secondary Market Scheme subject to the terms and conditions stipulated overleaf and such other terms and conditions applicable to the sale and purchase of Flat-for-Sale Scheme (“FFSS”) / Subsidised Sale Flats Project (“SSFP”) flats in the Secondary Market under the Flat for Flat Pilot Scheme for Elderly Owners.

現證明 _____ (香港身份證號碼 _____) 合資格根據「住宅發售計劃第二市場」買賣的規定，購買一個實用面積少於 _____ 平方米的「住宅發售計劃」 / 「資助出售房屋項目」物業，惟買賣須符合背頁載列及一切有關「長者業主樓換樓先導計劃」下「住宅發售計劃」單位於第二市場買賣的條款及條件。

(_____ 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 and Conditions

1. This “Certificate of Eligibility to Purchase” (Flat for Flat Pilot Scheme for Elderly Owners) is valid from the date of issue with no expiry date.
2. The issuance of this Certificate entitles the holder of this Certificate 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 Society (“HS”). For the purpose of the Flat for Flat Pilot Scheme for Elderly Owners, the saleable area of the flat to be purchased must be less than the saleable area as stated in this Certificate and the Trade Down Permit of the original flat previously sold by the holder of this Certificate.
3. The Provisional Agreement for Sale and Purchase MUST be in the prescribed form as annexed in the Appendices to this Certificate, subject to such modification as the HS may direct from time to time.
4. The solicitor representing the purchaser(s) will apply to the HS for a “Letter of Nomination” within one month from the date of the Provisional Agreement for Sale and Purchase 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 issuance of the “Letter of Nomination”.
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 and within one month from the date of signing the Provisional Agreement for Sale and Purchase, submit to the HS the following documents :-
 - (a) original of the seller’s “Certificate of Availability for Sale”;
 - (b) original of the purchaser’s “Certificate of Eligibility to Purchase” (Flat for Flat Pilot Scheme for Elderly Owners);
 - (c) original of the purchaser’s “Trade Down Permit” with the saleable area of the original flat stated;
 - (d) a Statutory 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 Appendices to this Certificate;
 - (e) a Letter of Agreement duly executed by the purchaser(s) and attested by his/their solicitor(s) in the form as annexed in Appendices to this Certificate, except that the purchaser(s) of Kingston Terrace / Subsidised Sale Flats Project shall not be required to execute a Letter of Agreement;
 - (f) a Declaration to acknowledge the Resale Restriction of the flat duly declared by the purchaser(s) in the form as annexed in Appendices to this Certificate;
 - (g) a copy of the Provisional Agreement for Sale and Purchase in the prescribed form;
 - (h) a copy of property information obtained from the Rating and Valuation Department indicating the saleable area of the property to be purchased (must be less than the saleable area as stated in this Certificate and the Trade Down Permit); and
 - (i) application fee (as the HS may prescribe from time to time) to be paid by cashier’s order or solicitors’ cheque.

Subject to the above and provided that up to the date of the Provisional Agreement for Sale and Purchase, the holder of this Certificate satisfies all the criteria as determined by the HS for eligibility for the purchase of the flat, a “Letter of Nomination” will be issued.

6. “Letter of Nomination” will not be issued if any information, statement or declaration furnished or made by any person to the HS in respect of the application for this “Certificate of Eligibility to Purchase” (Flat for Flat Pilot Scheme for Elderly Owners) turns out to be false or misleading in a material particular.
7. “Letter of Nomination” will be invalidated by the HS if prior to completion of the sale and purchase, any information, statement or declaration furnished or made by any person to the HS in respect of the application for the “Certificate of Eligibility to Purchase” (Flat for Flat Pilot Scheme for Elderly Owners) and/or the “Letter of Nomination” turns out to be false or misleading in a material particular.
8. The holder of this “Certificate of Eligibility to Purchase” (Flat for Flat Pilot Scheme for Elderly Owners) 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” (Flat for Flat Pilot Scheme for Elderly Owners). The number of purchasers shall not exceed two and the purchasers must hold the property as Joint Tenants.

9. 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.
10. The HS may require the purchaser(s) to provide such further document as may be necessary for the HS to verify the eligibility of the purchaser(s) for the “Letter of Nomination”.
11. The HS 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 HS with all the documents required to prove his eligibility for the issue of the “Letter of Nomination”.
12. **This “Certificate of Eligibility to Purchase” (Flat for Flat Pilot Scheme for Elderly Owners) will be null and void if the holder of this Certificate or any listed family member purchases a domestic property in Hong Kong, during the period from 24 months preceding the date of application of Trade Down Permit and up to the date of signing the relevant Provisional Agreement for Sale and Purchase, regardless of whether such domestic property is subsequently sold during the said period.**
13. **This “Certificate of Eligibility to Purchase” (Flat for Flat Pilot Scheme for Elderly Owners) is non-transferable or non-inheritable and applicable to the holder only.** In the event of the holder of this Certificate passing away before the execution of any Provisional Agreement for Sale and Purchase for purchase of a new flat under the Scheme, this Certificate shall be null and void.
14. **Upon completion of the purchase of the flat, within two years from date of the Deed of Assignment (“the restriction period”) of FFSS flat (“the Flat”) purchased by elderly owner(s) via the “Flat for Flat Pilot Scheme for Elderly Owners”, the Flat cannot be sold under the Flat-for-Sale Scheme Secondary Market Scheme of the HS; the HS will not buy back the Flat;** the owners can at any time after payment of premium sell the Flat in the open market. After the purchase, the owners will not apply for the “Certificate of Availability for Sale” for the Flat from the HS during the restriction period. The HS will not issue any “Certificate of Availability for Sale” to the owner of the Flat within the restriction period. "Owner" includes but not limited to the assignee approved by the HS for change of ownership under special circumstances, executor, administrator and beneficiary of the estate of the owner and the mortgagee or chargee of the owner.
15. **The holder of this “Certificate of Eligibility to Purchase” (Flat for Flat Pilot Scheme for Elderly Owners) will have to arrange the accommodation by himself/herself at his/her 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 scheme).**

條款及條件

1. 此「購買資格證明書」（長者業主樓換樓先導計劃）在簽發日期起有效，並不設時間限制。
2. 此證明書的持有人可簽訂臨時買賣合約，購買獲香港房屋協會（「房協」）發出「可供出售證明書」的物業。就「長者業主樓換樓先導計劃」而言，擬購買的單位的實用面積必須少於此證明書持有人在「長者業主樓換樓先導計劃」下已經完成出售的原有單位並載列於此證明書 / 「交易許可證」內的實用面積。
3. 臨時買賣合約必須符合特定的格式(見附件)，該等格式可不時由房協指示修改。
4. 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物業買賣手續。
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7個工作日及簽訂臨時買賣合約後的一個月內，經律師向房協提交下述文件：
 - (a) 賣方的「可供出售證明書」正本;
 - (b) 買方的「購買資格證明書」（長者業主樓換樓先導計劃）正本;

- (c) 買方的「交易許可證」正本，當中列明原有單位的實用面積；
- (d) 一份由買方用作支持其申請提名信的法定聲明書(特定格式見附件)；
- (e) 一份由買方簽訂及其律師見證的同意書(特定格式見附件)，惟購買景新臺 / 資助出售房屋項目單位之買方，毋須簽訂此同意書；
- (f) 一份由買家作出的聲明(特定格式見附件)確認單位的轉售限制；
- (g) 臨時買賣合約副本(該臨時買賣合約須用特定格式)；及
- (h) 從差餉物業估價署獲得的物業資訊副本，顯示擬購買物業的實用面積（必須少於載列於本證明書 / 「交易許可證」內的實用面積）；及
- (i) 申請費用(可不時由房協訂明)，須以銀行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，此證明書的持有人符合房協有關購買該物業的各項資格準則，便會獲發「提名信」。

6. 若發覺任何人士就有關申請此「購買資格證明書」（長者業主樓換樓先導計劃）而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，本證明書持有人將不會獲發「提名信」。
7. 若發覺任何人士在物業成交前就有關申請「購買資格證明書」（長者業主樓換樓先導計劃）及/或「提名信」而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，房協將取消所發出之「提名信」。
8. 本「購買資格證明書」（長者業主樓換樓先導計劃）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」（長者業主樓換樓先導計劃）申請表上所載列之人士。買方最多不可超過兩人，並必須要以聯權共有方式持有該物業。
9. 買方不得在物業買賣成交前將物業或臨時買賣合約/正式買賣合約的權益轉讓或售予第三者。
10. 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。
11. 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。
12. 倘此「購買資格證明書」（長者業主樓換樓先導計劃）持有人或已登記的家庭成員於申請「交易許可證」日期前24個月直至簽訂有關臨時買賣合約期間購買任何香港住宅物業，不論該物業是否其後於上述期間出售，本證明書將會失效。
13. 本「購買資格證明書」（長者業主樓換樓先導計劃）不可轉讓或繼承並僅適用於此證明書的持有人。倘若本證明書持有人於簽訂任何在本計劃下購買新單位的任何臨時買賣合約前離世，本證明書將會失效。
14. 當完成購買單位後，長者業主經「長者業主樓換樓先導計劃」購入住宅發售計劃第二市場的單位（「該單位」）由轉讓契據日期起計兩年內（「限制期」），該單位不能在房協住宅發售計劃第二市場計劃下出售；房協將不會回購該單位；業主補價後可於任何時間在公開市場出售該單位。購入該單位後，業主同意在限制期期間不會向房協申請有關該單位的「可供出售證明書」。房協在限制期期間將不會向該單位業主簽發任何「可供出售證明書」。「業主」包括但不限於房協批准的在特別情況下轉讓業權的承讓人、業主的遺囑執行人、遺產管理人及遺產受益人，以及業主的承按人或受押人。
15. 此證明書的持有人需在過渡期間（即從完成出售原有單位後，直至完成於計劃下購買新單位的轉讓契據）自行及自費安排居所。