

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
(Green Form Status)
住宅發售計劃第二市場
「購買資格證明書」
(綠表資格)

This is to certify that _____ (Hong Kong Identity Card No. _____) is eligible for the purchase of a flat 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") / Dedicated Rehousing Estates Subsidised Sale Flats Project ("DRE SSFP") flats in the Secondary Market.

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，惟買賣須符合背頁載列及一切有關住宅發售計劃／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 : _____

Date of Validity : _____ to _____
有效日期 : _____ 至 _____

Terms and Conditions

- This "Certificate of Eligibility to Purchase" (Green Form Status) is valid for 12 months from the date of issue.
- The issue of this Certificate entitles the holder of this Certificate to enter into a Provisional Agreement for Sale and Purchase ("PASP") within the 12-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 ("HS").

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 HS, if the holder 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 HS may direct from time to time.
- The solicitor representing the purchaser(s) will apply to the HS 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 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 HS the following documents and application fee:
 - 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);
 - 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; and
 - 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 PASP, the holder of this Certificate and the family member(s) listed in the application form satisfy all the criteria as determined by the HS for eligibility for the purchase of the flat, a "Letter of Nomination" will be issued.
- "Letter of Nomination" will not be issued to a holder of "Certificate of Eligibility to Purchase" (Green Form Status) who is the tenant of a designated housing flat of the HS or a public housing flat of the Hong Kong Housing Authority or a family member of such tenant if as at the date of the PASP a notice for termination of the tenancy of the flat has been issued or a Notice-to-Quit has been served or vacant possession of the said flat has been delivered.
- "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" (Green Form Status) turns out to be false or misleading in a material particular.
- "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" (Green Form Status) and/or the "Letter of Nomination" turns out to be false or misleading in a material particular.
- The holder of this "Certificate of Eligibility to Purchase" (Green Form Status) must be the purchaser under the PASP. If any other person shall also be named as the purchaser, he/she must be an adult family member listed in the application form for the "Certificate of Eligibility to Purchase" (Green Form Status). The number of purchasers shall not exceed two and 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 HS may require the purchaser(s) to provide such further document(s) as may be necessary for the HS to verify the eligibility of the purchaser(s) for the "Letter of Nomination".
- 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".

條款及條件

譯文

- 此綠表資格「購買資格證明書」由發出日期起12個月內有效。
- 此證明書的持有人可於證明書的12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及繳交有關費用:
 - 賣方的有效的「可供出售證明書」正本;
 - 買方的有效的綠表資格「購買資格證明書」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; 及
 - 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。

倘符合上述規定而直至在簽署臨時買賣合約當日, 此證明書的持有人及其申請書上的家庭成員仍然符合房協有關購買單位的各項資格準則, 便會獲發「提名信」。
- 如本證書持有人為房協或香港房屋委員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, 房協/香港房屋委員會已發出通知終止有關單位的租約或該住戶已遞交終止租約通知書或騰空或交還單位, 本證書持有人將不會獲發「提名信」。
- 若發覺任何人士就有關申請本證明書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」。
- 若發覺任何人士在物業成交前就有關申請本證明書及/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, 房協將有權取消所發出之「提名信」。
- 本綠表資格「購買資格證明書」持有人必須為臨時買賣合約的買方。若買方多於一人, 另一人必須是綠表資格「購買資格證明書」申請書上所列之成年家庭成員。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。
- 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。