

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”) / Dedicated Rehousing Estates Subsidised Sale Flats Project (“DRE 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」 / 「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「長者業主樓換樓先導計劃」下「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： \_\_\_\_\_

## 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 issue of this Certificate entitles the holder of this Certificate to enter into a Provisional Agreement for Sale and Purchase (“PASP”) for the purchase of a flat, 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.

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 formal 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.

3. The PASP MUST be in the prescribed form, 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 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”.
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 PASP, submit to the HS the following documents and application fees:-
  - (a) original of the seller’s valid “Certificate of Availability for Sale”;
  - (b) original of the purchaser’s valid “Certificate of Eligibility to Purchase” (Flat for Flat Pilot Scheme for Elderly Owners);
  - (c) original of the purchaser’s valid “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) in the presence of solicitor in the prescribed form;
  - (e) 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;
  - (f) an Acknowledgement Letter regarding the two-year restriction period duly declared by the holder of this Certificate and family member(s) listed in the Application Form in the prescribed form;
  - (g) a copy of the PASP 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 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.

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 PASP. 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 PASP 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(s) 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(s) owned or co-owned any domestic property in Hong Kong or any interest in such kind of property, during the period from 24 months preceding the date of submitting application of Trade Down Permit and up to the date of signing the relevant PASP of the new flat, 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 PASP for purchase of a new flat under the Scheme, this Certificate shall be null and void.
14. **Within two years from the date of Assignment (“the restriction period”) of FFSS / SSFP / DRE SSFP 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.** After the purchase, no “Certificate of Availability for Sale” for the Flat to be applied by the owner(s) 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）由簽發日期起有效，並不設屆滿日期。
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」的單位。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。  
「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、正式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。
3. 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。
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：
  - (a) 賣方的有效的「可供出售證明書」正本；
  - (b) 買方的有效的「購買資格證明書」（長者業主樓換樓先導計劃）正本；
  - (c) 買方的有效的「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在律師見證下作出的法定聲明書(特定格式)；
  - (e) 一份由買方簽訂及其律師見證的同意書(特定格式)，惟購買景新臺 / 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；
  - (f) 一份由此證明書的持有人及其申請書上的家庭成員簽訂以確認兩年限制期的確認書(特定格式)；
  - (g) 臨時買賣合約(特定格式)副本；
  - (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及「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」。
6. 若發覺任何人士就有關申請本「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本「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，房協將有權取消所發出之「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）申請書上所列之人士。買方最多不可超過兩人，並必須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。
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由遞交「交易許可證」申請日期之前24個月起計直至簽訂新單位的臨時買賣合約期間，擁有或與他人共同擁有任何香港住宅物業或該類物業的任何權益，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）為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臨時買賣合約前離世，本證明書將會失效。
14. 長者業主透過「長者業主樓換樓先導計劃」所購得的「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（「該單位」）的轉讓契據日期起計兩年內（「限制期」），該單位不可在房協住宅發售計劃第二市場計劃出售；房協不會回購該單位。業主不可在限制期內就該單位向房協申請「可供出售證明書」。房協在限制期內不會向業主發出該單位的「可供出售證明書」。「業主」包括但不限於獲房協根據個別情況酌情批核業權轉讓的承讓人、因業主去世獲法庭頒令的遺囑執行人、遺產管理人、遺產受益人，及業主之按揭銀行及受押記人。
15. 此證明書的持有人需在過渡期間（即由完成出售其原有單位後，直至完成於計劃下簽訂購買新單位的轉讓契據）自行及自費安排居所。