

夾心階層住屋計劃

夾心階層住屋計劃是為了幫助一些有置業困難的中等收入家庭而設。根據本計劃，未來三年將有一萬多個住宅單位建成，並以低於市值的價格售予合資格的家庭，使這些家庭得以實現自置居所的理想，並享有理想的居住環境。

香港房屋協會是一個非牟利組織，以向香港市民提供優質住屋為宗旨。房協接受香港政府委托，推行夾心階層住屋計劃，將推出的住宅單位面積一般介乎五百四十至八百平方呎之間，並提供充裕車位及園林設施。雖然各單位的售價低於市價，但是本計劃的每個樓盤均由建築師個別精心設計，保證各方面的水準都能媲美市面上私人發展計劃的樓宇。

於一九九五、九六及九七年內，將有一萬多個住宅單位發售。樓盤地點遍及荳衣、馬鞍山、鴨脷洲、將軍澳、沙田、葵涌及何文田等地區。另外一萬個住宅單位將於一九九七年至二零零一年間推出，有關工程已在規劃中。

夾心階層預先登記冊

夾心階層住屋計劃的單位將以樓花形式於一九九五至九七年間預告，對這些單位有興趣的人士，現在可加入本計劃的預先登記冊內。一經登記，便會定期收到本計劃的簡訊／最新發展，包括以下各項資料：

- 個別樓盤的預告申請；
- 房協售樓處及展覽中心的展銷消息；
- 示範單位的開放日期；及
- 未來樓盤的其他資料。

閣下只須填寫一份申請表及繳付港幣一百二十元的登記費，便可得到上述服務和在有新樓盤推出時獲得通知申請，亦可能獲得豁免繳交申請費。

加入預先登記冊須知

每個家庭須包括至少兩名直系家屬（連申請人在內），並須符合下列的條件：

- 申請人必須年滿十八歲及居港滿七年或以上，並擁有永久

或無限制的居港權，而申請書內所有家庭成員必須在香港居住；

- 每月家庭總收入須介乎港幣二萬五千零一元至五萬元之間；
- 申請人及申請書內的家庭成員在現時及每次擴宇推出預告的截止日期前兩年內，在香港並無擁有住宅物業；
- 家庭擁有的總資產淨值不得超過港幣一百萬元；

• 申請人及申請書內的家庭成員不能擁有公共房屋或居者有其屋的登記戶籍，或已／正享用政府提供之自置居所資助，除非該等資助乃用以購買夾心階層住屋計劃的住宅單位。

由於申請資格及轉售限制可能在新樓盤推出前作出修訂，有意申請認購的人士在遞交申請書前，須細閱申請書內有關申請資格及轉售限制的進一步資料。

房協會採用電腦抽籤方式，為申請認購的人士編配次序號碼，安排約見，審批其資格。如果符合申請條件，申請人便可選購樓宇。

在此計劃出售的單位將受到一些轉售限制，以防止投機買賣。

查詢辦法

有關查詢夾心階層住屋計劃詳情，請致電：

查詢熱線—

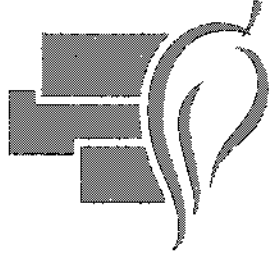
2882 2283

或親臨：香港房屋協會售樓處及展覽中心

- 地點：香港大坑浣紗街二十三號龍灣苑
(可由天后地鐵站或乘搭中巴2號、19號及25號巴士前往)
- 辦公時間：星期一至五每日上午九時至下午五時
星期六上午九時至中午十二時

一九九五年十二月

本小冊子所載資料僅供參考之用。有關個別樓盤的資料請參閱申請表，房協有權在必要時修訂本小冊子所載資料。



夾心階層住屋計劃
SANDWICH CLASS HOUSING SCHEME



香港房屋協會
HONG KONG HOUSING SOCIETY

SANDWICH CLASS HOUSING SCHEME

Sandwich Class Housing Scheme has been devised to help middle-income families to become homeowners. Over the next three years, more than 10,000 flats will be built and sold at below-market prices. Successful applicants under the Scheme will be assisted to own their own homes and enjoy an attractive living environment in which to bring up their families.

Hong Kong Housing Society is implementing the Sandwich Class Housing Scheme on behalf of the Government. A not-for-profit organization, the Housing Society has a mission to provide quality housing for the community. The flats built for the Scheme will have areas between about 540 and 800 square feet, offering excellent design with ample carparking and landscaped open areas. Though these flats will be sold at below-market prices, they will be of a comparable standard in all aspects to private sector housing because each development will be individually designed by an independent architect.

During the course of 1995, 1996 and 1997, over 10,000 flats will come onto the market. Locations in which these flats will be built include Tsing Yi, Ma On Shan, Ap Lei Chau, Tseung Kwan O, Shatin, Kwai Chung and Homantin. Preliminary planning is also underway for a further 10,000 units to be available between 1997 and the year 2001.

SANDWICH CLASS PRELIMINARY REGISTRATION

Presale exercises for the flats constructed under the Scheme will be carried out between 1995 and 1997: persons interested may now join the Sandwich Class Preliminary Registration. Once registered, they will receive regular updates in the form of newsletters/circulars on:

- the presale application for individual development;
- sales exhibitions at Hong Kong Housing Society's Sales and Exhibition Centre;
- opening days of show flats; and
- other useful information on upcoming projects.

Simply by the completion of an Application Form and the payment of a registration fee of HK\$120, you will be registered and will be offered the above services. When new projects come up for sale subsequently, you will be invited to apply and possibly without having to pay a further application fee.

POINTS TO NOTE FOR PRELIMINARY REGISTRATION

Families must comprise at least two directly related members (including the main applicant) and must also fulfil the following requirements:

- The applicant must be aged 18 or over, have resided in Hong Kong for seven or more years and have the right of abode or unlimited stay in Hong Kong. All family members included in the application must live in Hong Kong;
- Total family income must be between HK\$25,001 and HK\$50,000 per month;
- The applicant and any family member included in the application must not own any residential property in Hong Kong at present or within a period of two years prior to the closing date of the application period of each sale;
- The family should not own total disposable assets worth more than HK\$1 million; and
- The applicant and any family member included in the application should not be authorized tenants/occupants of public housing units or Home Ownership Scheme units

nor should they have enjoyed home purchase assistance offered by Government, except where the assistance is to be used for purchasing a property under the Sandwich Class Housing Scheme.

As eligibility criteria and resale restrictions are subject to review for each project constructed under the Scheme, prospective applicants are advised to refer to the respective application form for the exact details before applying to purchase a flat.

The application procedure for purchasing a flat will involve a computer ballot to assign priorities, interview to verify eligibility and, if confirmed successful, the applicant may then select a flat and complete the purchase process.

Successful applicants are subject to some resale restrictions so that they are discouraged from exploiting the benefits offered by the Scheme for speculative purposes.

ENQUIRIES

For further information, please

Either call our Information Hotline:

2882 2283

Or visit our Sales and Exhibition Centre:

- located at Dragon Centre
23 Wun Sha Street
Tai Hang
Hong Kong
(accessible from the MTR Tin Hau Station
and on CMB bus routes number 2, 19 and 25)

- open 9:00 am to 5:00 pm Monday to Friday
9:00 am to 12:00 noon on Saturday
December 1995

All information contained herein is for reference only. Applicants are advised to refer to the application form for individual projects. The Housing Society reserves the right to update any information contained herein as and when necessary.