SANDWICH CLASS HOUSING SCHEME

INVITATION FOR APPLICATIONS
17. 12. 94 - 6. 1. 95
preliminary registration and tivoli garden tsing yi
joint application form

申請加入預先登記的申請人必須於申請時提交本表格。如欲同時申請購買青衣宏福花園單位的申請人，必須在以下方格內簽名聲明。

This application form should be filled in by an applicant for the PRELIMINARY REGISTRATION. If the applicant wishes to apply for purchasing a flat in Tivoli Garden TYTL121, Tsing Yi, he/she has to sign in the box below.

申請人姓名
Applicant's Name

住宅電話
Home Telephone

家庭狀況
Family Details

英文
English (Please Print)

居所身份證號
Hong Kong Identity Card No.

性別
Sex

年齡
Date of Birth

姓名
Name

出生地
Year/month/day

關係
Relationship

每月收入
Total Monthly Income

(見備註)

(See Note B)

總額
Total HK$
PRELIMINARY REGISTRATION

Applications for the preliminary registration are now invited from families matching the basic eligibility criteria. Registered applicants will be periodically provided with the latest information of the different projects under planning or construction. They will be invited to make applications to purchase flats whenever a sale exercise comes up. If an applicant fails to purchase a flat due to over-subscription, his/her name will remain on the registration and may re-apply in the next up-coming sale exercise without having to pay a further application fee up to 31 December 1996.

ELIGIBILITY CRITERIA FOR PRELIMINARY REGISTRATION

1. The family should comprise at least two directly related members including the applicant, and all family members included in the application must be residing in Hong Kong. (Note I)

2. Total family income must be between HK$22,001 and HK$44,000 per month with the applicant being the major income earner. (Note II)

3. All family members included in the application must not own any residential properties in Hong Kong for the time being. In order to be eligible to purchase flats under the Scheme, all family members included in the application must not have owned any residential properties in Hong Kong within a period of 24 months prior to the closing date of the application period of each sale of the projects and they should continue not to own any residential properties during the process of the application. (Note III)

4. The applicant must be aged 18 or above having resided in Hong Kong for seven or more years, and he/she must either have the right of abode in Hong Kong or is holding a Hong Kong Identity Card having stay in Hong Kong not limited by the Hong Kong Immigration Department. (Note IV)

5. The family should not own total disposable assets of more than HK$ 1 million.

6. All family members included in the application must not be authorized tenants/occupants of public housing units or Home Ownership Scheme nor have they enjoyed/been enjoying home purchase assistance offered by Government except where the Government assistance is to be used for purchasing a property under Sandwich Class Housing Scheme. (Note VI)

Eligibility Criteria are subject to review from time to time and details for each sale exercise will be announced together with the invitation for that exercise.

Note I

(i) Family members include only the spouse, natural children or legally adopted children, parent and/or siblings of the applicant, or his/her spouse.

(ii) If the applicant’s sibling applying together is under 18 years old or if the sibling has reached 18 and is not working, the parents of the sibling must be included in the application.

Note II

For computation of family income, the following will be included:

(i) All income before tax including current salaries and wages, regular or temporary bonuses, commissions, pensions and all types of allowances except old age allowances and disability allowances from the Comprehensive Social Security Assistance Scheme.

(ii) All income derived from properties (Hong Kong or overseas), vehicles, operating business and shares (excluding shares of listed companies) which are still in the possession of the applicant or any of the family members included in the application, before deduction of mortgage payments and taxes.

(iii) For irregular income or the irregular portion of total income, the average of the previous 12 months will be taken.

Note III

Properties held by private companies solely or partly owned by the applicant or any of the family members included in his/her application will be considered as owned by the applicant or that family member.

Note IV

Length of residence will be taken as evidenced by the relevant information on the identity card of the applicant or information from the Immigration Department records.

Note V

The following categories of persons are not eligible to apply:

(i) Persons included in the tenants’ register of public housing estates of the Hong Kong Housing Authority, Hong Kong Housing Society, Hong Kong Settlers Housing Corporation Limited, temporary housing area and cottage area.

(ii) Persons included in the tenants’ register (current or ex-ownership records) of the Hong Kong Housing Authority’s Home Ownership Scheme, Private Sector Participation Scheme, middle income family housing estate Melody Garden, Home Purchase Loan Scheme, Hong Kong Housing Society’s Flat-For-Sale Scheme and Sandwich Class Housing Loan Scheme.

(iii) Persons who have already received or are receiving benefits under any Government home purchase assistance scheme, except where the assistance is to be used for the purchase of a property under Sandwich Class Housing Scheme.
TIVOLI GARDEN, TSING YI

ELIGIBILITY CRITERIA FOR PURCHASE OF FLATS IN TIVOLI GARDEN

Applications for purchase of flats in Tivoli Garden are now invited from families matching the following basic eligibility criteria:

1. The family should comprise at least two directly related members including the applicant, and all family members included in the application must be residing in Hong Kong. (Note I)

2. Total family income must be between HK$22,001 and HK$44,000 per month with the applicant being the major income earner. (Note II)

3. All family members included in the application must not have owned any residential properties in Hong Kong within a period of 24 months prior to 6th January 1995. They should continue to own any residential properties during the process of the application. (Note III)

4. The applicant must be aged 18 or above having resided in Hong Kong for seven or more years, and he/she must either have the right of abode in Hong Kong or is holding a Hong Kong Identity Card having stay in Hong Kong not limited by the Hong Kong Immigration Department. (Note IV)

5. The family should not own total disposable assets of more than HK$1 million. (Note V)

6. All family members included in the application must not be authorized tenants/occupants of public housing units or Home Ownership Scheme nor have they enjoyed/been enjoying home purchase assistance offered by Government, except where the assistance is to be used for the purchase of a property under Sandwich Class Housing Scheme. (Note VI)

Note I

(i) Family members include only the spouse (Marriage Certificate issued on or before 6 January 1995 must be produced), natural children or legally adopted children, parent and/or siblings of the applicant or his/her spouse.

(ii) Families consisting of single parents must produce evidence of final divorce documents with legal custody of children or a Death Certificate of spouse. Otherwise the spouse and all children must be included in the application.

(iii) If the applicant's sibling applying together is under 18 years old or if the sibling has reached 18 and is not working, the parents of the sibling must be included in the application.

(iv) Consideration will only be given to the following family compositions. Their priorities are:

<table>
<thead>
<tr>
<th>Priority</th>
<th>Family Composition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>Applicant + spouse and/or children</td>
</tr>
<tr>
<td>2nd</td>
<td>Applicant + parent(s)</td>
</tr>
<tr>
<td>3rd</td>
<td>Applicant + sibling(s)</td>
</tr>
</tbody>
</table>

Note II

(i) The applicant and all working family members included in the application must produce certificates from their employers on income from their current employment.

(ii) The applicant and all family members included in the application must fully disclose their ownership of all properties (residential or non-residential in Hong Kong or overseas), vehicles, operating business and shares (excluding shares of listed companies) during the 24 months immediately prior to 6th January 1995.

(iii) For computation of family income, the following will be included:

(a) All income before tax including current salaries and wages, regular or temporary bonuses, commissions, pensions and all types of allowances except old age allowances and disability allowances from the Comprehensive Social Security Assistance Scheme. Current salaries and wages mean salaries or wages earned at the time of assessment.

(b) All income derived from holdings described in (a) above which are still in the possession of the applicant or any of the family members included in the application, before deduction of mortgage payments and taxes.

(c) For irregular income or the irregular portion of total income, the average of the previous 12 months will be taken.

(d) In addition to sub-clause(a), (b) and (c) hereof, for self-employed applicants, evidence of income of the previous year in the form of audited accounts and tax receipts/demand notes must also be produced for assessment.

(iv) The applicant and all income earning family members must produce tax returns and/or tax receipts/demand notes for the previous year or other documents acceptable to Hong Kong Housing Society.

Note III

Properties held by private companies solely or partly owned by the applicant or any of the family members included in his/her application will be considered as owned by the applicant or that family member.

Note IV

Length of residence will be taken as evidenced by the relevant information on the identity card of the applicant or information from the Immigration Department records.


**Note V**

The applicant and each family member included in the application will be required to declare the total assets in his/her possession in the form of landed property at current market value (after deducting outstanding mortgage amount, if any), stocks and shares at current value, vehicles, bank deposits and unit trusts funds (local and/or overseas).

**Note VI**

The following categories of persons are not eligible to apply:

(i) Persons included in the tenants’ register of public housing estates of the Hong Kong Housing Authority, Hong Kong Housing Society, Hong Kong Housing Corporation Limited, temporary housing area and cottage area.

(ii) Persons included in the tenants’ register (current or ex-ownership records) of the Hong Kong Housing Authority’s Home Ownership Scheme, Private Sector Participation Scheme, middle income family housing estate Melody Garden, Home Purchase Loan Scheme, Hong Kong Housing Society’s Flat-For-Sale Scheme and Sandwich Class Housing Loan Scheme.

(iii) Persons who have already received or are receiving benefits under any Government home purchase assistance scheme, except where the assistance is to be used for the purchase of a property under Sandwich Class Housing Scheme.

**Application procedures for purchase of flats in Tivoli Garden**

1. All applications will be assigned with priority numbers at random by a specially designed computer balloting programme. Results of the ballot will be published on 29 January 1995 in the South China Morning Post and Sing Tao Daily and copies will be displayed in Hong Kong Housing Society’s offices for public inspection. In addition, applicants will be notified individually in writing of their balloted priority numbers.

2. Applicants will have to attend interviews in person at Housing Society’s office in accordance with priority numbers and family composition preferences until all 1024 flats are sold. All necessary documents to verify their eligibility under the Scheme must be provided within a specified time frame. Failure to do so will result in disqualification.

3. The successful applicant and all the family members included in the application who are aged 18 or above will be required to make statutory declarations under the Oaths and Declarations Ordinance, Cap. 11, Laws of Hong Kong that all the information and documentation supporting the application are true, correct and accurate to the best of their knowledge. Thereafter the applicant will be invited to select a unit in Tivoli Garden and enter into a provisional sale and purchase agreement. The applicant afterwards will be required to sign the formal agreement for sale and purchase at Housing Society’s solicitors’ office unless the applicant instructs his own solicitor.

4. The successful applicant after selecting the flat can arrange mortgage only with such banks or other financial institutions approved by Housing Society for the purpose of financing the purchase of his/her unit in such form and containing such provisions as Housing Society shall approve or require.

5. If an applicant fails to purchase a flat due to over-subscription, his/her name can remain on the registration list.

**Restrictions for purchase of flats in Tivoli Garden**

1. The successful applicant must be the sole or a joint purchaser of the property selected.

2. Every person included in the successful application will be required to live in the property acquired under the Scheme.

3. All members included in a successful application will be excluded from further enjoyment of any form of housing benefits or subsidies offered now or in the future by Government, the Hong Kong Housing Authority or Hong Kong Housing Society in the form of public rental housing, Home Purchase Loan Scheme, Home Ownership Scheme, Private Sector Participation Scheme, Urban Improvement Scheme, Flat-For-Sale Scheme and Sandwich Class Housing Loan Scheme and Sandwich Class Housing Scheme.

4. The property is sold subject to the following resale restrictions as contained in the Government Grant under which the property is held:
   a. Within a period of 3 years from the date of the assignment to the purchaser of the flat, the purchaser can only sell his/her flat having first offered it back to Hong Kong Housing Society at the original purchase price. In the event that Hong Kong Housing Society is not desirous of purchasing the flat offered by the purchaser, the purchaser may sell the flat in the open market subject to the payment to Housing Society acting on behalf of Government a sum of money equal to that proportion of the full market value of the flat at the time of that payment which is the same proportion of the full market value of the flat at the time of the sale to the purchaser which was not paid by the purchaser at time of the assignment to him.
   b. After the first 5 years, the purchaser may sell the flat in the open market subject to the payment to Housing Society acting on behalf of Government a sum of money calculated in accordance with the above-mentioned method.
   c. The purchaser shall also bear and pay all necessary administrative costs, valuation costs, legal costs, stamp duty and all other expenses.

A hotline enquiry service for this Scheme is available from 17th December 1994 to 6th January 1995

(Telephone : (2) 8822283)
預先登記

形容實際住宅計劃歡迎符合基本申請資格的家庭申請預先登記。預先登記的申請人可獲發出相關申請資料的申請表格，以供參考及在本計劃初次申請時提交。申請人須於本計劃首輪申請前，向本署提交申請資料。申請人若於本計劃申請截止日期前已提交申請，申請表格需在申請截止日期前交付，否則申請表格將不獲受理。

基本申請資格

1. 申請人須為香港永久性居民，必須年滿十八歲，並無刑事紀錄。
2. 申請人及家庭成員必須具有足夠之住宅能力。
3. 申請人及家庭成員必須具備足夠之住宅需求。
4. 申請人及家庭成員必須具有足夠之住宅財力。
5. 申請人及家庭成員必須具備足夠之住宅知識。

申請資料細節於各輪申請時將會公布及調整，詳情將於各輪申請前公布。

注一：

(i) 家庭成員包括配偶、申請人或配偶的親生子女或合法領養子女，以及與申請人或配偶共同生活之兄弟姐妹。
(ii) 申請人需年滿十八歲及年滿十八歲而仍未工作的兄弟姐妹共同申請，其父母亦須一併列入申請書內。

注二：

以下各項須計算家庭收入之內：

(i) 借款本金、利息、罰息及催債費用。(ii) 退休金及一切津貼。(iii) 申請人及其家庭成員之其他收入。(iv) 申請人及其家庭成員之其他津貼。(v) 申請人及其家庭成員之其他資產。(vi) 申請人及其家庭成員之其他負債。

注三：

申請人或申請書內任何家庭成員資產必需用於購買新興住宅單位，均視為由申請人及其家庭成員所擁有。

注四：

申請年期以申請人身份證明上所載資料或入息證明書的日期為準。

注五：

下列人士不需遞交申請資料：

(i) 經香港房屋協會及香港房屋委員會批准之公共租賃屋邨戶。
(ii) 經香港房屋委員會批准之公屋租賃戶。
(iii) 經香港房屋委員會批准之政府租賃戶。
(iv) 經香港房屋委員會批准之政府置居資助計劃的計劃生。

青衣宏福花園

申請資格

形容實際住宅計劃之青衣宏福花園，現正接受申請。基本資格如下：

1. 申請人須為香港永久性居民，必須年滿十八歲，並無刑事紀錄。
2. 申請人及家庭成員必須具有足夠之住宅能力。
3. 申請人及家庭成員必須具備足夠之住宅需求。
4. 申請人及家庭成員必須具有足夠之住宅財力。
5. 申請人及家庭成員必須具備足夠之住宅知識。

申請資料細節於各輪申請時將會公布及調整，詳情將於各輪申請前公布。

優先次序

<table>
<thead>
<tr>
<th>優先次序</th>
<th>家庭組合</th>
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</thead>
<tbody>
<tr>
<td>第一優先</td>
<td>申請人 + 配偶及／或子女</td>
</tr>
<tr>
<td>第二優先</td>
<td>申請人 + 父母</td>
</tr>
<tr>
<td>第三優先</td>
<td>申請人 + 兄弟姐妹</td>
</tr>
</tbody>
</table>
註二：
(1) 申請人及其配偶或共同生活之家庭成員所擁有的住宅、商業或工業用途之物業，均應獲由申請人或其家庭成員所持有。
(2) 申請人及其配偶或共同生活之家庭成員所持有的財產，包括土地、動產及不動產，均得作為申請人及其配偶或共同生活之家庭成員所持有。
(3) 申請人及其配偶或共同生活之家庭成員所持有的財產，包括土地、動產及不動產，均得作為申請人及其配偶或共同生活之家庭成員所持有。
(4) 申請人及其配偶或共同生活之家庭成員所持有的財產，包括土地、動產及不動產，均得作為申請人及其配偶或共同生活之家庭成員所持有。

註三：
申請人或申請書內任何家庭成員或與其有密切關係之人所持有的財產，均應獲由申請人或其家庭成員所持有。

註四：
居港年滿十八週歲之申請人，可申請以其名義所得之收入，作為申請人。

註五：
申請人及其配偶或共同生活之家庭成員所持有的財產，包括土地、動產及不動產，均得作為申請人及其配偶或共同生活之家庭成員所持有。

註六：
下列人士符合申請資格：
(1) 香港居民申請者，香港居民申請者，香港居民申請者。
(2) 在香港居住之香港居民申請者，香港居民申請者，香港居民申請者。
(3) 在香港居住之香港居民申請者，香港居民申請者，香港居民申請者。

申請書審查流程：
1. 申請者需於申請書上簽署名稱，並確認申請書上已列明之資料後，可將申請書交由香港房屋協會審批。
2. 所有申請資料已獲香港房屋協會審批後，申請人將收到申請書確認書，確認所申請之資助為有效申請。
3. 申請人需於收到申請書確認書後，按申請書所列明之資料，準備申請資料，並於三十天內向香港房屋協會申請。
4. 申請人需於收到申請書確認書後，按申請書所列明之資料，準備申請資料，並於三十天內向香港房屋協會申請。
5. 申請人需於收到申請書確認書後，按申請書所列明之資料，準備申請資料，並於三十天內向香港房屋協會申請。

限制：
1. 所申請者必須於申請書上簽署名稱，並確認申請書上已列明之資料後，可將申請書交由香港房屋協會審批。
2. 所有申請資料已獲香港房屋協會審批後，申請人將收到申請書確認書，確認所申請之資助為有效申請。
3. 申請人需於收到申請書確認書後，按申請書所列明之資料，準備申請資料，並於三十天內向香港房屋協會申請。
4. 申請人需於收到申請書確認書後，按申請書所列明之資料，準備申請資料，並於三十天內向香港房屋協會申請。

由一九九四年十二月十七日至一九九五年一月六日內，如有查詢，請致電：三八二一七九八三。
### Worked Examples

1. **Computation of income**

   1.1 If the applicant is an employee, his/her monthly income will be calculated as follows:

   a) Applicant's current basic salary per month $27,000.00
   b) Applicant's irregular overtime allowance for the past 12 months $12,665.80
   c) Applicant's year-end double-pay and bonus for the past 12 months $44,000.00

   Applicant's total monthly income:

   \[ \text{Salary} + \text{Overtime} + \text{Bonus} \]

   \[ = 27,000.00 + 12,665.80 + 44,000.00 = 83,665.80 \]

   1.2 If the applicant is the owner of a business, his/her monthly income will be calculated as follows:

   **ABC Company Limited**

   Allocation of shares (Suppose Mr. W is the applicant)

   1. Mr. W (Applicant) 60%
   2. Mr. Y (Shareholder) 40%

   Profit & loss account for the previous financial year

   1. Directors' remuneration for the past 12 months
      a) Mr. W $180,000.00
      b) Mr. Y $100,000.00
   2. Net profit before taxation for the past 12 months $300,000.00

   If Mr. W also draws salary from the business, the calculation method of his salary will be the same as that shown in 1.1 and this amount will be added to his total monthly income.

2. **Calculation of assets as at the time of assessment**

   **Assets**

   i) Industrial premises
      \( (\text{the current market value}) \) $1,680,000.00
   \( \text{LESS: Outstanding mortgage loan} \) $1,100,000.00
   \( \text{Value} \) $580,000.00

   ii) Car
      \( \text{LESS: Outstanding loan & depreciation} \) $150,000.00
      \( \text{Value} \) $70,000.00

   iii) Shares & stocks of listed companies
      \( \text{Value} \) $60,000.00

   iv) Assets in business
      \( \text{Value} \) $100,000.00

   v) Bank Deposits
      \( \text{Value} \) $75,000.00

   vi) Unit trust funds
      \( \text{Value} \) $50,000.00

   Total Assets $855,000.00

3. **Information on Hong Kong Identity Card regarding year and type of residence in Hong Kong**

   **Note:**
   A – The holder has the right of abode in Hong Kong.
   U – The holder’s stay in Hong Kong is not limited by the Immigration Department at the time of her/his registration of the card.