央心階層住屋計劃申請簡介

7月26日至9月12日接受申請
香港房屋協會

於1988年，一直以興建

優質單位及提供完善管理

服務見稱。1992年，香港政府

為進一步协助中低收入家庭

逐步邁向公屋出租的目標，決定

委託香港房屋協會推行『尖沙咀薩住宅計劃』。希望透過設計

完善及管理，以改善低收入家庭的居住問題。現將計劃詳

述如下，望請蒞會指正。

『尖沙咀薩住宅計劃』的每個樓宇，分別由建築師精心

設計，並選購在裝修、 surv、設施及室內環境設計各有特色。

管委會將由私人委任，則該住宅會依照房局及規則中的條文而

管委會將於1993年

開始。目前，由香港房屋協

會成立的『尖沙咀薩住宅計劃』，委任由

建築師進行。分別為

維修、保養及改善等及將作

公開接受申請自

7月26日至8月12日。
悅海華庭矗立

港島南區之鴨脷洲，碧水環繞，
青山環抱，得市區交通之便，
復有郊區恬靜之利。

三座巍峨住宅大廈並列於平台
之上，外觀觀上海洋自然色彩，
設計靈感源自遠洋帆船。在家中
開門遠眺，猶如揚帆出海，廬塵
盡洗。

三座四十一層至四十二層高的
住宅大廈共提供 992 個住宅
單位，建築面積約 559 平方呎至
803 平方呎，分屬兩房兩廈及
僑有主人套房之三房兩廈單位，
間格方正實用，超過七成單位更
擁有海景；部份並裝設落地玻璃
大窗，視野開闊，藍天碧海，
盡入眼簾。
悦海華庭具備各式各樣運動及休閒設施，包括網球場、沙灘排球、羽球場、臺灣賓館、觀景台、娛樂設施、桌球、乒乓球室、兒童遊樂場等，設施應有盡有，讓您及家人能夠在工餘及假日，融入優美環境及園區空間，樂開笑顏。

悅海華庭由香港房屋協會提供專業管理，大廈並設有停車場，共提供235個住客私家車位。
近年房市興旺，社區設施完善周全，銀行、
公館、超級市場及學校林立。再加上
靠近的海怡半島及香港仔中心所設商業
及食肆，遊蕩購物，悠然自得。區內還
興建一所全新市政大樓，內設街市、
食肆中心、室內遊樂場、運動場及
圖書館等。另外，附近年海怡半島
為海壩大道，休憩空間及綠地等。
悦

通路完善，区内有多条巴士线及小巴穿梭往港九各区。往香港仔
隆汇往铜锣湾只需15分钟，前往金钟
亦仅20分钟。此外海愉路更设有
车行服务，接驳往返香港仔码头，班次
频密，便捷无比。
旭輝臺座落於東九龍將軍澳，是近年政府及私人發展商銳意發展的新市鎮，規劃完善，無論人口與設施均正迅速增長。

旭輝臺毗鄰大型私人屋苑及將來地鐵將軍澳支線終站，四通八達，社區設施齊備。旭輝臺由兩座樓高四十四層住宅樓宇組成，兩座八伙，共提供704個單位，建築面積約621平方呎至825平方呎，間格實用。

旭輝臺由名師悉心設計，物業外貌採用金黃色為主題，以配合暘日金輝的概念。
將實施為近年重點發展的新市鎮，社區規劃基本定位，區內現有及規劃中的設施包括集體中心、游泳池、社區中心、幼稚園、中小學及診所、商店、市鎮公園及大型購物商場等。通過設立其中，衣食住行，應有盡有。
四通八達的旅遊路線，配合完善的巴士及專線小巴服務，往返香港各區，快捷無比。目前前往香港及新界東部約 10 分鐘，來往屯門及北角僅需約 30 分鐘。預計 2001 年，地鐵將軍澳支線落成啟用後，交通時間更大大縮短，安全往返，更顯便捷。
申請資格
1. 每輪申請期內，包括最少兩名居住在香港的成員（申請人在內），必須為香港居民。（註一）
2. 每月家庭總收入介乎港幣二萬一千至五萬元之間，申請人具備家庭中最高收入成員。（註二）
3. 申請人及家庭成員，必須在申請前六個月內，以及其配偶長期居住在香港，並無任何形式，包括或直接擁有任何香港住宅物業，亦已負責或居住於香港。（註三）
4. 申請人及配偶，必須有香港居留權或持有香港身份證，並具備香港護照或香港永久居民身份證。（註四）
5. 申請人及家庭成員，必須有香港身份證，並於香港有實際居留，具備香港護照或香港永久居民身份證。（註五）
6. 申請人及家庭成員，必須有香港身份證，並於香港有實際居留，具備香港護照或香港永久居民身份證。（註六）

備注：

1. 家庭成員包括配偶（須提交結婚證明書）、申請人或配偶的親生子女或合法養育子女、父母及親生兄弟姊妹。
2. 若申請人非家庭主婦，申請人必須提交配偶死亡證明或有效離婚證明文件及子女合法養育資格的證明文件，否則申請人的配偶及子女須列入申請者內。
3. 在申請人為第二優先申請人，若申請人之父母或親生兄弟姊妹，須提交申請人的細胞生物系統，或申請人的父母及親生兄弟姊妹共同申請，否則申請人的父母及親生兄弟姊妹須列於申請者內。
4. 有關下列家庭組合，可獲考慮，優先次序如下：

<table>
<thead>
<tr>
<th>優先次序</th>
<th>家庭組合</th>
</tr>
</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 + 兄弟姊妹</td>
</tr>
</tbody>
</table>

註二：

1. 申請人及申請者內有所有居住在香港的家庭成員均須提交現職單位之有關證明書。
2. 申請人及所有有收入的家庭成員必須提交過去年入息報稅表或/及就職通知單或其他可識別文件。
3. 以下各項須計算在家庭收入之內：
   a. 護理前之基本津貼、工資、固定及不固定津貼、佣金、退休金及一切津貼，惟經社會福利及援助計劃之津貼及原則上折合之津貼除外；
   b. 付於申請人及家庭成員，所有可於香港或海外之房地產業務，的損失或經營所得的變動收入，不得扣除勞務供款、稅項及其他支出。
4. 計算不固定收入或變動收入中的不固定部份，以過去過去十二個月之平均數為準。
5. 申請人如有經營商業或有同業業公司（上市公司除外），則須另提交經由獨立核數師審核最近財政年度的帳目及財務報表通知單，作作入息證明。

註三：

1. 申請人及其家庭成員必須申請在其一九九六年八月一日或以後，二十四個月內及當月起至三月前，並受香港或代表香港或代表任何名義持有的任何住宅物業或公司股份（上市公司除外）之公司持有香港住宅物業。
2. 申請人或申請者內有家庭成員，曾經持有或現有香港之住宅物業，則須由申請人或其家庭成員持有。
3. 申請人或申請者內有家庭成員，於申請期內，亦可提交現有住宅物業：
   a. 已售有炒股資盒之住宅物業；
   b. 作商業用途之住宅物業；
   c. 經當局確認，或由當局批核之住宅物業；
   d. 僅供住宅用途，及已售有炒股資盒之住宅物業；
   e. 僅供住宅用途，及已售有炒股資盒之住宅物業。

補充備註：

上述影響申請之情況，除本申請資格及申請資格第三項中有關擁有物業之用，並未概括所有情況。
訴諸：

居民選年期以申請人名義上所存資料或人民國事務處的紀錄為準。

詳五：

申請人及申請者所存家庭成員必須包括其在香港或海外擁有之額外資產及值，包括住宅及非住宅房地產物業（包括有關之按揭
財產及土地）包括政府批地、私人住宅及非住宅地產、公司股份及股票、金銀（包括私家車、小型貨車及貨車）、可證轉讓
牌照（包括小型及公共小型巴士牌照）、銀行存款、單位信託基金及自營生意資產。此外，申請人及申請者所存家庭成員亦必須
申報以信託人或其他名義持有之任何物業的詳情。

詳六：

下列人士不適合申請資格：

(i) 本公司職員、公司董事及香港房屋委員會及香港房屋協會的職員及有關職員之

(ii) 人士包括已享用有關資助資格及計劃的申請人，絞除該等資助是用作購買公義

詳七：

申請書選選及選購單位程序

1. 申請書將會以彩選方式選購選定單位，選購結果將於一九九六年八月二十八日由公義

2. 申請人須於選購結果公告後一個工作日內申請，選購單位的名額及售價。申請人必須在

3. 所有同意申請人及其十八歲以上的成員及有關信託基金的受益人，及有關信託基金

4. 選購單位後，申請人可向有關銀行申請貸款；如有需要，申請人可直接向財政局

5. 若因申請信義申請人未能成功選購單位，其姓名及單位選購資料將會保密至投票

限額

1. 所選購單位須由申請人帶領銀行或申請書內任何家庭成員或「共同名義方式」所

2. 申請書內的所有家庭成員必須列於本申請書內及符合申請資格的申請者內。

3. 各申請書內所有家庭成員及單位，一概不得再申請其他政府、香港房屋委員會及香港房屋

4. 在申請書內所選購的單位，申請人須於選購結果公告後一個工作日內申請，選購單位的

5. 在申請書內所選購的單位，申請人須於選購結果公告後一個工作日內申請，選購單位的

註：本申請書內之英文與中文可不一，如有歧異，以中文為準。

香港房屋協會保留權利就以上內容作任何修改。
MARINA HABITAT, AP LEI CHAU/RADIANT TOWERS, TSEUNG KWAN O

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$26,001 and HK$30,000 per month with the applicant being the main income earner. (Note II)

3. All family members included in the application must not have owned any residential properties in Hong Kong in any form or manner directly or indirectly within a period of 24 months prior to 12 August 1996 and during the process of the application. In case of any uncertainties or disputes, the Housing Society's decision shall be final and conclusive. (Note III)

4. The applicant must be aged 18 or over having resided in Hong Kong for seven or more years, and he or she must either have the right of abode in Hong Kong or be 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 units nor have they enjoyed/benefited from having enjoyed public assistance afforded 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) Directly related members include only the spouse (Marriage Certificate issued on or before 12 August 1996 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 and a legal custody of children or a Death Certificate of spouse. Otherwise the spouse and all children must be included in the application.

(iii) For applicants belonging to a family composition of 2nd priority, evidence of final divorce documents or a Death Certificate of the applicant's parent must be produced if only one parent of the applicant is included in the application.

(iv) If all the applicant's siblings included in the application are under 10 years old, the parent of the sibling must be included in the application.

(v) 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 + children</td>
</tr>
<tr>
<td>2nd</td>
<td>Applicant + parent</td>
</tr>
<tr>
<td>3rd</td>
<td>Applicant + siblings</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 income earning family members must provide tax returns and/or tax demand notes for the previous year or other documents acceptable to Hong Kong Housing Society.

(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, regular or temporary bonuses, commissions, pensions and allowances respectively mean the amounts earned from the current employment at the time of assessment.

(b) All gross income derived from all landed properties, in Hong Kong or overseas, vehicles or operating business owned by the applicant and any of the family members included in the application, before deduction of mortgage payments, taxes and other outgoings.

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

(d) For persons operating any business or holding any shares of companies (excluding shares of listed companies), evidence of income of the previous year in the form of audited accounts prepared by an independent Certified Public Accountant and tax demand notes must also be produced for assessment.

NOTE III

(i) Applicant and his/her family members must fully disclose details of all residential properties in Hong Kong which (s)he/they held in (his/their) own names or through a company (excluding listed companies in Hong Kong in which (he/she/they) hold shares) or through the business which (he/she/they) operate whether as trustee or as personal representative or in any other capacity whatsoever within period of 24 months prior to 12 August 1996 and during the process of the application.

(ii) 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.

(iii) Examples of having an interest in residential properties:

(a) having entered into a binding agreement for sale and purchase of a residential unit; or
(b) beneficiary of an estate of a deceased person which includes a residential unit; or
(c) own a residential property which is subject to a binding agreement for sale and purchase; or
(d) having entered into a binding agreement for sale and purchase of a company which owns residential units in Hong Kong.

(iv) Examples in (iii) above are given as illustrations only and are not intended to be exhaustive.

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 is required to declare the total assets whether in Hong Kong or overseas in his/ her possession in the form of landed properties including both residential and non-residential properties at current market value (after deducting outstanding mortgage amount, if any), land including lease agreements and Letters A or B entitlements, stocks and shares at current value, vehicles including private and commercial vehicles, transferable vehicle licences including taxi and public light bus licences, bank deposits, unit trust funds and for those engaged in business, all categories of asset owned by the companies operating such business. The applicant and each family member included in the application will also be required to declare full details of all properties which are being held or were held by them in the capacity of trustee or in any capacity whatsoever.

NOTE VI

The following categories of persons are not eligible to apply:

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

(ii) Persons included in the tenants' register (including ex-owners) of 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, Sandwich Class Housing Loan Scheme and Sandwich Class Housing 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 PROCESSING AND FLAT SELECTION PROCEDURES

1. All applications will be assigned with priority numbers at random by a specially designed computer ballotting programme. Results of the ballot will be published on 28 August 1996 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 ballot's priority numbers.

2. Applicants will have to attend interviews in person at the Housing Society's office in accordance with priority numbers and family composition preferences until all 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 over 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 flat 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/her 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 the said 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 will be kept in a registration list and the applicants in the registration list will be notified to apply again when projects under the Scheme are offered for sale in future.

RESTRICTIONS

1. The successful applicant must purchase the property selected either as sole owner or jointly with his/her family members as joint tenants.

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, Sandwich Class Housing Loan Scheme and Sandwich Class Housing Scheme. Changes in marital status of family members, resulting in the need for separate applications for these housing benefits or subsidies will be considered on an individual basis by the Hong Kong Housing Society.

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 5 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 the time of the assignment to him/her.
   b. After the 5-year period, 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.

NOTE: This Application Form is written in both Chinese and English versions. In the event of any inconsistencies or conflict, the English version shall prevail.

A hotline enquiry service for this Scheme is available from 26 July 1996 to 12 August 1996
Telephone: 2862 1717

The Hong Kong Housing Society reserves the right to update any information contained herein as and when necessary.
**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
      b) Applicant’s irregular overtime allowance for the past 12 months
      c) Applicant’s year-end double-pay and bonus for the past 12 months

      Applicant’s total monthly income:

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

      ABC Company Limited
      Allocation of share (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
      b) Mr Y

   2. Net profit before taxation for the past 12 months

      Mr W’s monthly income:

      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**

<table>
<thead>
<tr>
<th>Asset</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>II. Industrial premises (current market value according to Valuation Report)</td>
<td>$1,080,000.00</td>
</tr>
<tr>
<td>III. Vehicles</td>
<td>Outright purchase</td>
</tr>
<tr>
<td>III. Shares &amp; stocks of listed companies</td>
<td></td>
</tr>
<tr>
<td>IV. Assets in business</td>
<td></td>
</tr>
<tr>
<td>V. Bank deposits</td>
<td></td>
</tr>
<tr>
<td>VI. Unlisted funds</td>
<td></td>
</tr>
<tr>
<td>Total Assets</td>
<td></td>
</tr>
</tbody>
</table>

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

   **Note:**

   - CHIM, Sin Ting
   - 05-12-1961
   - Photo
   - A or B
   - J138128 (8)

   **Identity Card number:**

   - Identity Card number:
   - CHIM, Sin Ting
   - Date of Birth: 05-12-1961

   **Date of Issue:**

   - 02-07-1987

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**Notes:**

- A - the holder has the right of abode in Hong Kong.
- B - the holder's stay in Hong Kong is not limited by the Immigration Department at the time of his/her registration of the card.

**Identification number:**

- CHIM, Sin Ting
- 05-12-1961
- A or B
- J138128 (8)

**Identification Card number:**

- CHIM, Sin Ting
- Date of Birth: 05-12-1961

**Date of Issue:**

- 02-07-1987

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**Identification number:**

- CHIM, Sin Ting
- 05-12-1961
- A or B
- J138128 (8)
香港仔码头为庆祝南丫岛及将军澳渡轮码头于七月二十六日起至八月十二日正式接受申请，地点示明如下

1. 申领处：金银线渡轮海富中心出口

2. 本广告内所载资料只供参考用途，成功申请人士以购票后附所载资料为有效基

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