香港房屋署

屋邨及申請簡介

SANDWICH CLASS HOUSING SCHEME

司徒拔道邨

何文田邨

司徒拔道邨

何文田邨
香港房屋協會成立於 1948 年，
一直以興建優質樓宇及提供完善的
物業管理服務見稱。1992年，
香港政府有見於一些中等入息
家庭，需申請公共房屋及居者
有其屋計劃的資格，但又未能負擔私人樓宇的售價，
因此特別委托香港房屋協會推行「夾心階層住屋
計劃」，希望房協興建質素優良的房屋，以這些家庭
能夠負擔的價格發售，解決他們的居住問題。

房協為你精心設計 價格合理的美好居所

香港房屋協會策劃興建的房屋，向來質素卓越，深受
各界讚許，由設計、選料至管理，均一絲不苟。而
「夾心階層住屋計劃」的樓宇，亦貫徹這個優良傳統。
每個「夾心階層住屋計劃」的樓盤，分別由獨立建築師
精心設計，無論外型、用料、設備，以至環境設計，
均各具特色，質素更媲美私人屋苑。
過去所推出的新界宏福花園、馬鞍山雅景臺、將軍澳
旭輝臺及翠翠軒、鴨脷洲悅海華庭、葵涌芋紅居及
沙田晴碧花園，均深受各界歡迎。

現在，房屋協會再接再勵，與兩間著名建築公司
合作，推出兩個精心策劃的「夾心階層住屋計劃」
樓盤：葵涌清景臺及何文田欣園軒，共2,100多個
單位，於9月26日至10月13日公開接受申請。夾心階
層住屋計劃特別為總收入每月介乎30,001元至60,000
元的家庭而設，您可以與配偶、子女、父母或兄弟
姊妹一同申請，以合理價格擁有自己的美好居所。
荼涌荔崗街

荼涌浩景臺座落於寧靜幽雅的
九龍荔景半山區，環山抱海。
維多利亞港、九龍半島及青衣島的
壯闊景緻盡收眼底，一覽無遺。
6幢高尚住宅矗立於荔崗街靜
一隅，自成一角，然而商店、學校
及其他設施亦近在咫尺。
經過建築師精心設計，浩景臺由2幢29層高
墅石型及4幢31層高
長方形高尚住宅大廈
組成。大部分單位均
享有無際的山水
美景，至於康體設施及
商舖則設於平台，生活
所需不假外求。
浩景臺共提供1456個
單位，建築面積由593
平方呎至820平方呎，設兩房兩廳
及三房兩廳單位，三房單位更設有
主人套房。樓面設計為每層8伙，
部分高層單位更設有平台或露台，
間格實用大方。
除了大型平台花園外，浩景臺更有
室外游泳池、緩跑徑、多用途球場和
兒童遊樂場。住客會所內，亦設有
各式消閒設施可供住客享用，包括
乒乓球室、遊戲室、兒童遊樂室、
健身舞室、健身室及桌球室。
浩景臺設有住客停車場，提供364
個車位，屋苑建成後由房屋協會
負責物業管理，使住客倍感安心。
荔浦區發展完善，社區規劃周全，
運動場、公眾泳池、學校、戲院及
文娛設施林立，而荔浦地鐵站旁的
新都會廣場更是區內最大型的購物
商場，消閒娛樂，一應俱全。
交通网络完善

近即將全線通車的3號幹線，配合西區海底隧道、城門隧道和完善的交通網絡，來往港九新界各區同樣方便。浩景臺更享有公共專線小巴服務，往來荔景

地鐵站車程僅須

5分鐘・方便

快捷。
拼合生活藝術
細膩小鎮情懷

自成一角溫情

何文田忠孝街

何文田欣園軒座落九龍心臟地帶，
社區發展完善，環境優美，交通
方便，位置優越。欣園軒所在地
環境清幽，自成一角，視野廣闊。

卜居於此，生活悠閒寫意。
建築師以意大利小鎮情懷作為
欣圖軒創作主題，外形設計，匠心
獨運，在屋苑中央設有一個歐陸
風格噴泉，散發濃厚藝術氣息。
物業設施包括平台花園，是樂敘
天倫的好地方。
欣圖軒為住客提供多達3層停車場，
共178個車位，全部由房屋協會管理
保安，確保治安良好。
至於間格方面，欣翠軒由4座樓高18至19層的住宅大廈組成，共712個單位，建築面積分兩房單位：539至749平方呎及三房單位：850至962平方呎，間格實用。
公共設施完備

何文田區發展非常完善，衣、食、住、行設施樣樣齊備：欣園軒毗鄰市政局室內運動場，京士柏運動場及購物中心，是娛樂消閒的理想地點。

此外，屋苑亦鄰近眾多名校，其中包括：理工大學、拔萃男書院、拔萃女書院、九龍華仁書院、真光女書院、培正中學及小學等，方便子女就讀。
來往交通便捷

何文田鄰近尖沙咀及佐敦，而海底隧道入口亦近在咫尺，擁有完善的交通網絡，巴士、小巴直達港九各區，住客可盡享交通之便。
單位 | 建築面積（平方呎）
--- | ---
A, E, F, J, K | 581 - 608
C, D, G, H | 614 - 681
B | 832
1. 每份申請書須包括至少兩名直系親屬（或申請人在內），所有姓名在申請書內的家庭成員須居住在香港。（註一）
2. 每月家庭總收入介乎港幣30,001元至港幣60,000元之間。
   申請人須為家庭中最高收入成員。（註二）
3. 申請人及家庭成員必須於1997年10月13日前60個月內未申請本計劃，或者在申請書內的任何香港住宅單位，並持有香港居留權或在港的居留並不受香港入境事務處所限制。（註四）
4. 申請人須年滿16歲，並在申請書內的任何香港住宅單位，並持有香港居留權或在港的居留並不受香港入境事務處所限制。（註三）
5. 申請人及家庭成員每人持有資產淨值不得超過港幣120萬元。（註五）
6. 申請人及家庭成員人均不得持有公共屋邨或居屋的登記戶籍，或曾/正在享受政府提供之其他資助款，除非該等資助款為申請購屋計劃所定之資助款。（註六）

(如對以上申報資格有異議，香港房委會（以下簡稱「房委會」）的決定為最後的決定。)

註一：
(i) 直系親屬包括配偶、男或女共同居住者的親生子女或合法領養子女、父母親及/或兄弟姊妹。
(ii) 若屬僱員家庭，申請人須提供可覈實身份證明文件及子女合法登記的證明文件，否則申請人及配偶及所有子女均須列明申請書內。
(iii) 屬於下列家庭組合第二優先的申請人，只限申請一次，必須提供該父母在本地區居住證明文件或/及母親的死亡證明。
(iv) 申請人若與年滿16歲的兄弟姊妹共同申請，其父母亦須一同列入申請書內。
(v) 唯有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：
(i) 申請人及申請書內所有在職的家庭成員均須提交由現職雇主作出之薪金證明書。
(ii) 申請人及所有有收入的家庭成員必須提交過去一年由僱主或僱主填報的入息報稅表及經超過知職或其他政府認可之文件。
(iii) 以下各項將計算申請人家中收入之內：
   (a) 間接由申請人之薪金、工資、工資及固定之花紅、佣金、退休金及一切津貼，惟綜合社會保障援助計劃的老人津貼及傷殘津貼除外。基本薪金及工資、固定及非固定花紅、佣金、退休金及津貼分別以暫估期間於現職所賺取的金額計算。計算不固定收入或自營收入中的不固定部份，以現金過去12個月之平均數為準。
   (b) 一切從申請人及家庭成員所擁有在香港或海外的房地產物業，車輛所得的總收入，不得扣除按揭供款、稅款及其他支出。
   (c) 一切從申請人及家庭成員在香港或海外經營生意所得的總收入／利潤，不得扣除稅項。
   • 申請人及/或家庭成員持有商業登記證明書或經營業有限公司，必須提交由獨立財務會計師證明之財務報告及最近稅務年度之稅務證明，作為入息及資產之證明。財務報告須包括款項少於12個月財政年度之財務狀況，新創業者除外，而結算日期與申請日期相隔不超過6個月。
   • 申請人及/或家庭成員持有有限公司股權（上市公

註三：
(i) 申請人或申請書內任何家庭成員持有或持有股份持有於薪資公司所持有物業，均視為由申請人或該家庭成員所持有。
(ii) 申請人或申請書內任何家庭成員在下列情況下，亦會被視為擁有住宅物業：
   (a) 已簽署買賣合約的購買住宅物業；或
   (b) 作為建築受讓人，而建築物包括住宅物業；或
   (c) 擁有住宅物業，而已簽署買賣合約出售該物業；或
   (d) 已簽署購買賣物業合約，購買擁有住宅物業的公司的股份。

註四：
(上述第(i)項所列及的情況只作簡略申請資格第三項中有關

註五：
申請人及申請書內所有家庭成員必須申請在由1997年10月
13日以前60個月內以本計劃出售的單位時，以

註六：
申請人及申請書內所有家庭成員必須申請書在任何香港房
委會（以下簡稱「房委會」）的決定為最後的決定。)
香港房屋協會保有權利及對所收取租金的限制

1. 本申請書以中文及英文寫成，如有歧義，以英文為準。
Highland Park Kwai Chung / Cascades Ho Man Tin – 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.

2. Total family income must be between HK$30,001 and HK$50,000 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 in any form or manner directly or indirectly within a period of 60 months prior to 13 October, 1997 and up to the date of purchasing a flat under this phase of the Scheme. (Note III)

4. The applicant must be aged 18 or over, having resided in Hong Kong for seven or more years, holding a Hong Kong identity card having (a) the right of abode in Hong Kong or (b) 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$1.2 million. (Note VI)

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/ been enjoying home purchase assistance offered by the Government, except where the assistance is to be used for the purchase of a property under Sandwich Class Housing Scheme. (Note VII)

(In case of any uncertainties or disputes as to the interpretation of the Eligibility Criteria, the decision of the Hong Kong Housing Society (hereinafter called “Housing Society”) shall be final and conclusive.)

NOTE I

(i) Directly related members include only the spouse (Marriage Certificate issued on or before 13 October, 1997 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) For applicants belonging to family composition of 2nd priority as shown below, 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 the applicant’s sibling included in the application is under 18 years old, the parents 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 and (or) children</td>
</tr>
<tr>
<td>2nd</td>
<td>Applicant + parent</td>
</tr>
<tr>
<td>3rd</td>
<td>Applicant + sibling</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 employments.

(ii) The applicant and all income earning family members must produce employer’s return of remuneration and tax demand notes for the previous year or other documents acceptable to the 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. For irregular income or the irregular portion of total income, the average of the previous 12 months of current employment will be taken.

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

(c) All gross income/profits derived from business in Hong Kong or overseas, operated or owned by the applicant and any of the family members included in the application, before deduction of taxes.

• For persons holding a business registration certificate or operating any unincorporated business, evidence of income and assets in the form of an account prepared by an independent certified public accountant and tax demand notes must be produced for assessment. The accounts must cover a period of at least 12 months with exception of newly incorporated business ending no more than 6 months from the date of the first interview.

• For persons holding any share of limited company (ies) (excluding shares of listed companies), evidence of income and assets in the form of audited financial statements in respect of the relevant company (ies) and tax demand notes must be produced for assessment. The audited financial statements must cover a period of at least 12 months with exception of newly incorporated business ending no more than 6 months from the date of the first interview.

NOTE III

(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.

(b) Examples of having an interest in property include:

(a) having entered into an agreement for sale and purchase to purchase a residential unit;

(b) being beneficiary of an estate of a deceased person which includes a residential unit; or

(c) owning a residential property which is subject to an agreement for sale and purchase to sell that property; or

(c) having entered into an agreement for sale and purchase to purchase shares in a company which owns residential unit(s) in Hong Kong.

(ii) Examples of things given as illustrations only and are not intended to be exhaustive.

(iv) Applicant and his/her family members must fully disclose details of all properties (residential or non-residential in Hong Kong or overseas) which is/are held by the applicant or his/her family members either in his/her/their own names or through a company (excluding listed companies) in which he/she/they hold shares or through the business which he/she/they operate whether as an inmate or a professional representative or in any other capacity whatsoever within a period of 60 months prior to 13 October, 1997 and up to the date of purchasing a flat under this phase of the Scheme.

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.
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 purchased property.

3. After acquiring a flat under the Scheme, 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 the 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, 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, the purchaser cannot sell his/her flat unless and until he/she has first offered to sell it back to the Housing Society at the original purchase price. In the event that the 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 payment to the Housing Society acting on behalf of the Government a sum of money equal to the 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 payment to the Housing Society acting on behalf of the 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.

NOTES TO APPLICANTS RELATING TO THE COLLECTION OF PERSONAL DATA

1. Purpose of Collections
   The personal data provided by applicants will be used by the Housing Society for the purpose of assessing the application for this phase of the Sandwich Class Housing Scheme and other purposes incidental to such assessment. The provision of personal data is on a voluntary basis but if an applicant does not provide sufficient personal data, the Housing Society may not be able to process his/her application and the application may have to be rejected. Please ensure that the data provided are accurate. If there are any changes to the data provided, please notify the Housing Society immediately.

2. Classes of Transferees
   The personal data provided by applicants will be made available to appropriate persons of the Housing Society on a need-to-know basis. Apart from this, they may only be disclosed to the parties listed below:
   (a) Other parties including government departments and other companies/organisations/persons if they are involved in the process of assessment of the application.
   (b) Persons/organisations the disclosure to whom is authorized by or consented to by applicants; or
   (c) Persons/organisations the disclosure to whom is authorized or required by law.
3. Access to Personal Data
Applicants have the right of access to and correction of their personal data. The right of access includes the right to obtain a copy of the personal data subject to payment of a fee.

4. Enquiries
Inquiries concerning the personal data collected by the Housing Society and the request for access and correction should be addressed to:

Housing Manager
Hong Kong Housing Society
Applications Section - Sandwich Class Housing Scheme
2/F Dragon Centre, 23 Wun Sha Street
Lai King, Hong Kong.
Tel: 2894 3222  Fax: 2504 0867

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

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1. Computation of Income
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:

2. Calculation of assets as at the time of assessment

<table>
<thead>
<tr>
<th>Assets</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>(I) Industrial premises</td>
<td>$1,680,000</td>
</tr>
<tr>
<td>(II) Vehicle</td>
<td>$110,000</td>
</tr>
<tr>
<td>(III) Shares &amp; stocks of listed companies</td>
<td>$220,000</td>
</tr>
<tr>
<td>(IV) Assets in business</td>
<td>$150,000</td>
</tr>
<tr>
<td>(V) Bank deposits</td>
<td>$130,000</td>
</tr>
<tr>
<td>(VI) Unit trust funds</td>
<td>$50,000</td>
</tr>
<tr>
<td>Total Assets</td>
<td>$3,310,000</td>
</tr>
</tbody>
</table>

2. 审批期間之資產計算

<table>
<thead>
<tr>
<th>資產</th>
<th>金額</th>
</tr>
</thead>
<tbody>
<tr>
<td>(I) 工業地產</td>
<td>$1,680,000</td>
</tr>
<tr>
<td>(II) 車輛</td>
<td>$110,000</td>
</tr>
<tr>
<td>(III) 購買之上市公司股份及未償還之貸款</td>
<td>$220,000</td>
</tr>
<tr>
<td>(IV) 資產之總計</td>
<td>$150,000</td>
</tr>
<tr>
<td>(V) 銀行存款</td>
<td>$130,000</td>
</tr>
<tr>
<td>(VI) 單位信託基金</td>
<td>$50,000</td>
</tr>
<tr>
<td>總合資產</td>
<td>$3,310,000</td>
</tr>
</tbody>
</table>

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

CHMM, Siu Ying
Identity No.: 6124 0041 1758
Date of Birth: 06-12-1954
A or (C) U
Date of Issue (資料日期): 07-09-1987
Photo
Identity Card number: J12828(6)

Note:
A: 持有香港居留證
J: 持有香港居留證，但限於在港居住不滿一年者
U: 持證人在香港居留不足一年者，不受居住年數限制

香港身份證正面並載有有關期及延續附屬資料及註記資料。
蘇湖機場、何文田欣明軒於9月26日至10月13日
正式接受申請，示範單位於接受申請期間每日上午十時
至下午七時開放，申請期內每日均設有穿梭巴士接載參覲
人士往返九龍灣豐寓樓盤、恒生中心及國際展貿
中心示範單位贊助場，另於星期六日及公眾假期
設行車線接載參觀人士前往樓盤地盤。歡迎蒞臨
參觀。

查詢熱線：28821717

注意事項

1. 蘇湖機場及何文田欣明軒只供符合「友心節屋
位盤計劃」申請資格的人士購買。

2. 買方在簽訂轉讓契約後五年內轉讓或抵押所購入的
物業，須受到官批地契的特別條款所限制（詳情請
參考官批地契）。買方於五年後則可將購入物業
自由轉讓，但必須先繳付手續費並向政府繳付
一筆款項。轉讓限制的細則以官批地契為準。

3. 本簡介內一切資料只作臨時參考用途。成功申請人
應以隨後發出的售樓書所載資料為選擇基準。