Hong Kong Housing Society

Sandwich Class Housing Loan Scheme (Phase III)

Invitation for Applications

公開接受申請

25/10/94 - 8/11/94
SANDWICH CLASS HOUSING LOAN SCHEME (PHASE III)
夾心階層住屋貸款計劃（第三期）
PRELIMINARY APPLICATION FORM
初步申請書

Closing Date: 8 November 1994
截止日期：一九九四年十一月八日

Applicant's Name (English) 申請人姓名（英文）

Home Address 住址

Correspondence Address 通訊地址

Family Details:
家庭狀況：

<table>
<thead>
<tr>
<th>Name 姓名</th>
<th>#HK Identity Card No. 香港身份證號碼</th>
<th>Sex 性別</th>
<th>Date of Birth 出生日期</th>
<th>Relationship 與申請人關係</th>
<th>Total Monthly Income (See Note 1) 毎月入息額（請參閱備註一）</th>
</tr>
</thead>
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</table>

# Identity Card No. is not available, please put down birth certificate No.
如有身份證號碼，請填寫出生證明書號碼

The completed application form must be mailed to Hong Kong Housing Society, Causeway Bay P.O. Box 30968, Hong Kong on or before 8 November 1994. A non-refundable and non-transferable application fee of HK$100 in form of a cheque or cashier order made payable to ‘Hong Kong Housing Society’ should be enclosed. Please also mark ‘Sandwich Class Housing Loan Scheme Phase III’ on the envelope. Application form not submitted by post will not be accepted.

請在申請書內附上香港房屋協會之支票或銀行憑條，以港幣一百元提交。如欲寄送申請書，請將郵寄銀包內寫上“香港房屋協會－夾心階層住屋貸款計劃第三期”。如未經郵寄，申請書將不予接受。

Please fill in cheque no. 銀行名稱

Points to note:
注意事項：

1. Applicants are required to complete all the details required in the application form. Otherwise, the application may not be considered.

2. An applicant should submit only one application in each phase of the Scheme and each person should not be included in more than one application. Any duplication will render all the applications disqualified.

3. Hong Kong Housing Society reserves all rights not to accept any application.

Hong Kong Housing Society 香港房屋協會

Applicant's Name 申請人姓名

Correspondence Address 通訊地址
For Phase III of the Sandwich Class Housing Loan Scheme, there will be a quota of 1,500 families. A maximum loan of HK$550,000.00 or 25% of the net purchase price of the domestic property (whichever is the lower), repayable over 120 equal instalments starting from the 4th year will be granted to successful applicants. Interest will be charged at the rate of 2% per annum and calculated as from the advancement of the loan. The net purchase price of the domestic property purchased should not exceed HK$3,300,000.00 and the property must be less than 20 years old (calculated as from the issue date of the occupation permit) or a pre-sale unit, provided the occupation permit is to be issued within 15 months from the issue date of the Certificate of Eligibility. The net purchase price must not differ from the professionally assessed value of the property by more than 10%. Net purchase price excludes considerations for car parking space, fixture and fittings, fees and commissions, tax and stamp duty etc.

**Eligibility Criteria**

Applications for Phase III of the Scheme 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 8 November 1994. They should continue not to own any domestic property during the process of the application *(Note III)*

4. The applicant must be aged 18 or over 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 the government. *(Note VI)*

**Note I**

(i) Family members include only the spouse (Marriage Certificate issued on or before 8 November 1994 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 families. 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 child(ren)</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 employments.

(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 period of 24 months immediately prior to 8 November 1994.

(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 (ii) 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 the 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 trust 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 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 drawn benefit under government home purchase assistance schemes or who are entitled to such schemes as a condition of employment.

(iv) Holders of a valid Certificate of Eligibility of Sandwich Class Housing Loan Scheme Phase I or II.
APPLICATION PROCEDURES

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 24 November 1994 in the South China Morning Post and Sing Tao Daily and copies will be displayed in the 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 the Housing Society’s office in accordance with priority numbers and family composition preferences until the quota of 1,500 for this phase is filled. 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.

4. If the applicant is successful in his/her application, Hong Kong Housing Society will issue to him/her a “Certificate of Eligibility” confirming that he/she is eligible for a loan under the Scheme and setting out the criteria of the properties he/she may purchase under the Scheme. He/she must then enter into a binding agreement for the purchase of a unit within the three-month validity period of the Certificate of Eligibility. Applicants are reminded that they should not enter into any commitment to purchase a property for the Scheme until the “Certificate of Eligibility” is obtained.

5. Upon production of specified documents satisfying the Housing Society on the criteria of the property selected, the applicant will be issued a “Letter of Satisfaction”. He/She will then have to attend to the Housing Society’s solicitor’s office to execute a loan agreement setting out the terms for advancing the loan and to execute in escrow a second charge in favour of Hong Kong Housing Society for securing the loan. The loan amount will be sent through the Housing Society’s solicitor to the solicitor representing the purchaser for the payment of purchase price or part thereof and to enable the deal to be completed.

6. The successful applicant is required to execute a first charge in favour of a participating bank of the Scheme in such standard format as agreed between the Housing Society and the participating banks.

7. Disqualified applicants will be individually notified in writing.

A hotline enquiry service for this Scheme is available from 25 October 1994 to 8 November 1994 (Tel: 881 7484).

RESTRICTIONS

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 Sandwich Class Housing Loan Scheme and not to part with possession and/or sublet the said property until the loan has been repaid in full. (subject to clause 4 hereof)

3. All members included in a successful application will be excluded from the further enjoyment of any form of housing benefits or subsidies offered now or in the future by the Government, the Housing Authority or the 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 Schemes.

4. Resale restrictions will apply to the property purchased under the Scheme.

   Years 1 to 3   - Resale will be permitted only upon repayment of the loan in full plus a charge equivalent to the gain in property value calculated as the difference between the resale price* and the original purchase price without any deduction.

   Year 4 onwards  - Resale will be permitted upon repayment of the loan in full or any outstanding portion of the loan for the time being plus a charge of HK$15,000.

* To prevent under-statement of the resale price, Housing Society’s professional staff will provide assessment of the then full market value of the property for resale. The resale price to be accepted should not be lower than 95% of the assessed value except in special cases where upon application by the same lender, Hong Kong Housing Society may accept a lower resale price.
申請資格

1. 每份申請書須包括最少兩名居住在香港的人士（連申請人在內），並須為直系親屬。（註一）
2. 每月家庭總收入介乎港幣二萬三千零一元至四萬四千元之間，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在二零一四年十一月八日前四十八個月內沒經審批期間，在香港並無擁有任何住宅物業。（註三）
4. 申請人須年滿十八歲，已在香港居住滿七年或以上，並擁有香港居留權或持有香港身份證而其香港的居留並不受香港人民入境事務處管轄。（註四）
5. 申請人及家庭成員須有總資產淨值不超過港幣一百萬元。（註五）
6. 申請人及家庭成員均不能擁有公共房屋或居屋的登記戶籍，或已／正享用政府提供之自置居所資助。（註六）

註一:

(i) 家庭成員只包括配偶（須提供本年十一月八日前發出之結婚證明書），申請人或配偶的親生子女或合法領養子女，父親親及／或兄弟姊妹。
(ii) 單親家庭須提供親生死亡證明或有效離婚證明文件及子女合法領養權的證明文件，否則申請人的配偶及親生子女均須列入申請書內。
(iii) 申請人若與年滿十八歲或年滿十八歲而沒有工作的兄弟姊妹共同申請，其父母亦須一併列入申請書內。
(iv) 率先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>
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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發出之薪金證明書。
(ii) 申請人及申請書內所有家庭成員須申請在二零一四年十一月八日前二十四個月內名下擁有在香港或海外之房地產（住宅或非住宅）、車輛、營業資產或股份（上市公司股份除外）的情況。
(iii) 以下各項計入家庭收入之內：
   (a) 薪資及其它基本薪金、工資、固定及不固定花紅、佣金、退休金及一切津貼，但社會保障援助計劃的老人津貼及傷殘津貼除外，基本薪金及工資以申請表格期間所賺取的薪資計算。
   (b) 由上述(i)項提及的一切投資項目中得到的收入，不得扣除按揭供款及利稅。
   (c) 計算不固定收入或總收入中的不固定部份，以過去十二個月之平均數為準。
(iii) 申請人知悉此後，則有責任提交按揭審核後最近兩年在的帳目及入息證明書，作為入息證明。
(iv) 申請人及所有有收入的成員必須呈交過去一年之入息證明書及／或稅務收據／通知單或其他認可文件。

註三:

申請人或申請者內任何家庭成員擁有的部份股權的私人公司所有物業，均視為由申請人或該家庭成員所擁有。
註四:

居港年期以申請人身份遞上所示資料或人民入境事務處的記錄為準。

註五:

申請人及申請書內所有家庭成員必須申報其在本地或海外擁有的總資產實情，包括房地產物業（扣除有關之按揭貸款額）公司股份及股票、存款及單位信託基金的價值。

註六:

下列人士不符合申請資格:

(i) 香港房屋委員會、香港房屋協會及香港房屋合作社有限公司旗下公共屋邨、臨時房屋區及居屋屋邨住戶登記冊上列名之人士。
(ii) 在香港房委會「居者有其屋計劃」、「私人機構參建居屋計劃」、「中等入息家庭計劃」、「首置屋邨貸款計劃」及香港房委會「住宅發展計劃」及「夾心階層住屋貸款計劃」等住戶登記冊上列名之人士（包括已享用上述計劃之房主）。
(iii) 已享用或正享用政府自置居所貸款計劃或按揭貸款計劃有資格享有該等資助的人士。
(iv) 持有夾心階層住屋貸款計劃第一或二期有效合格證明書之人士。

申請書甄選程序:

1. 申請書將採用電腦抽籤方式輪序次序號碼，輪序結果將於一九九四年十一月二十四日在南華早報及星島日報刊登。聯繫地址於各房協辦事處供市民索取。此外申請人亦將獲個別書面通知其獲選的次序號碼。
2. 房協將根據電腦抽籤結果及家庭組合類別由次序號碼到申請人，直至本期一千五百名額額滿為止。申請人必須於限定日期內提供所需文件以證明申請合資。若文件不足，申請將不受理。
3. 所有合格申請人及其十八歲以上的家庭成員須依法遵法及辦理實際，保證所提供的資料均屬事實。
4. 經審後確定合資格的申請人，將獲房協發出一份「合資格證明書」，列明本計劃批准房協的樓宇別及限制。合資格證明書有效期為三個月，申請人必須在發給當月內完成簽訂一份数個單位之購置合約，購置合計符合計劃的住宅單位。申請人應注意其合資格證明書之有效期間，切勿購買任何物業。
5. 在房協收到申請人提交有關購置物業的文件確定該物業符合計劃規定後，申請人須在三個月內向房協指定的首選房協所發出一份購置合約書及一份以房協為受益人的買方按揭證明書。合約書將錶明併購交換代表文件，以繳付樓價，以便完成購置物業的交易。
6. 申請書後，申請人須向其計劃之銀行辦理按揭手續。
7. 房協將向每位已獲批准列為申請人發出個別書面通知。

由一九九四年十月二十五日至十一月八日期內，如有查詢，請撥熱線電話：八八一七四八四。

限制:

1. 所購房業須由申請人獨自擁有或與申請書內所列家庭成員聯合持有。
2. 獲批申請書內所列家庭成員必須居住於根據夾心階層住屋貸款計劃購入的物業內，並且不得放棄該物業的業權及／或將其分租，直至申請期限為止。（仍受限制於申請書內規定）
3. 獲批申請書內所列家庭成員，一概不得再享由政府、房協或租會及房協會今後所提供的任何住屋福利或補貼，包括出租公共房屋、居屋放售計劃、私人機構參與計劃、市區改善計劃及夾心階層物業計劃。
4. 根據計劃購入物業的物業須受轉售限制。

購入物業三年內

－ 全數按揭貸款及買樓樓價增值部份（按揭貸款）與原購入價的差額計算，不折不扣扣後，方可轉售。

購入物業三至五年內

－ 依通融額全部或當時未償還的貸款額及買樓樓價增值，於五年半後，方可轉售。

注：為確保電業資本，房協會對申請人專門增額控制特別掛名於申請書內。
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:
   $21,000.00 + ($12,665.80 + $44,000.00) ÷ 12
   = $21,000.00 + $4,722.15
   = $25,722.15

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 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
      b) Mr Y

   2. Net profit before taxation for the past 12 months
      Mr W's monthly income:
      ($180,000 ÷ 12) + ($240,000 ÷ 12) × 60%
      = $15,000 + $12,000
      = $27,000

   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>Assets</th>
<th>Value</th>
<th>價值</th>
</tr>
</thead>
<tbody>
<tr>
<td>i) Industrial premises</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
      (the current market value according to Valuation Report)
      LESS Outstanding mortgage loan
   | ii) Car                                     |       |      |
      LESS Outstanding loan & depreciation
   | iii) Shares & stocks of listed companies   |       |      |
   | iv) Assets in business                     |       |      |
   | v) Bank deposits                           |       |      |
   | vi) Unit trust funds                       |       |      |

   Total Assets
   $ 955,000.00

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

CHIM, Sin Ying
6124 0241 1758
Date of Birth (出生日期)
05-12-1961
A or (or) U
Date of Issue (發牌日期)
07-09-1987
Identity Card number (身分證號碼)
J128126 (B)

Note
Month and year of first registration
首次登記身分證
the date and month
的年份和月份

A – the holder has the right of abode in Hong Kong.
A — 持證人享有香港居留權。
U – the holder's stay in Hong Kong is not limited by the Immigration Department at the time of his/her registration of the card.
U — 持證人之逗留期限不受入境處當局的限制。