

# Hong Kong Housing Society Subsidised Sale Flats Project 2025 "Hemma Emerald" in Kwun Tong (North) and "Hemma Fab" in Fanling / Sheung Shui

# Application Form (Green Form) Application Period: From 1 April 2025 to 14 April 2025

# **Notes for Applicants:**

- 1. Hong Kong Housing Society Subsidised Sale Flats Project 2025 Green Application Form ("Green Form") is applicable to the following persons only:
  - (a) Households of the Group A Rental Estates ("Rental Estates") or Elderly Persons' Flats under Hong Kong Housing Society ("HKHS") (households of Group B Rental Estates or Dedicated Rehousing Estates or monthly licencees of HKHS Transitional Rental Housing units or fixed-term licencees of HKHS are not allowed to submit application);
  - (b) Households of the Public Rental Housing ("PRH") units under Hong Kong Housing Authority ("HA") (tenants under conditional tenancies or licencees under monthly occupation licence of HA's Transitional Units or fixed-term licencees of the HA are not allowed to submit application);
  - (c) Holders of a valid Green Form Certificate ("GFC") Applicable to HKHS Subsidised Sale Flats Project Only issued by Housing Department ("HD") or Urban Renewal Authority ("URA"); and
  - (d) Recipients of the Rent Allowance for the Elderly Scheme ("RAES") administered by HA.
- 2. A total of 960 flats in Hemma Emerald, On Hei Street, Kwun Tong and 644 flats in Hemma Fab, Jockey Club Road, Fanling will be offered for sale under this sales scheme. Each eligible applicant who is invited for flat selection may purchase one flat in only one of the developments (i.e., either Hemma Emerald or Hemma Fab) while 1-Person Applicants may only purchase a 1-bedroom or 2-bedroom flat that is available for sale.
- 3. Applicant must be at least 18 years old on the closing date of application (i.e. 14 April 2025) and must become the owner of the flat purchased.
- 4. Please read the Application Guide for Green Form Applicants ("Application Guide") carefully before completing this application form.
- 5. Applicant who is interested in purchasing a flat under this sales scheme should submit his/ her application form within the Application Period in the manner as specified in Paragraph 4.6 of the Application Guide.
- 6. Applications submitted before or after the Application Period or not in the prescribed manner will not be accepted. Proofs for income, asset value and family members' relationship are NOT required to be submitted at the time of submitting the application form. GFC holders are required to attach the original of the GFCs upon their submission of the application forms.
- 7. Each person may only be listed in one application form under this sales scheme (either online / paper application for White Form or Green Form). Should duplicate applications be found, HKHS reserves the right to cancel all related applications.
- 8. All information provided should be true and correct, otherwise HKHS reserves the right to cancel such application. The application fee, once paid, is non-refundable and non-transferrable.
- 9. HKHS reserves the right not to accept any applications, and to decide whether, when and which of the flats are to be put up for selection under this sales scheme. HKHS reserves all right at any time to withdraw any flats from this sales scheme. No objection or claim shall be made by any person against HKHS in relation to the foregoing.
- 10. For enquiry, please contact HKHS Subsidised Sale Flats Project 2025 hotline at 2839 8280 during office hours.
- 11. Website of Hemma Emerald: https://hemmaemerald.hkhs.com and website of Hemma Fab: https://hemmafab.hkhs.com



contacted at the mobile no. during daytime.)

# **Hong Kong Housing Society Subsidised Sale Flats Project 2025** "Hemma Emerald" in Kwun Tong (North) and "Hemma Fab" in Fanling / Sheung Shui **Application Form (Green Form)**

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## Application Period: From 1 April 2025 to 14 April 2025

Note 1: Please use black/ blue ball pen (erasable ball pen should not be used) and BLOCK LETTERS (and Chinese if applicable) and fill in the circle C as 
as appropriate. Please sign against each amendment, if any. No correction materials such as correction fluid or tape for obliteration shoul be used.

Note 2: Spouses of married persons must be included in the same application form except those who do not have the right to land in Hong Kong ("HK").

Note 3: All fields on the application form must be filled in unless specified otherwise.

Note 4: For family with five or more members, please use two or more (if applicable) application forms to fill in the particulars of the applicant and all family members. Applicant and all family members aged 18 or above are required to sign on all the associate forms.

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#### I/ We hereby declare that:

- 1. All the particulars provided in this application form are true and correct in all respects. I/ We have neither withheld any information required for this application, nor have I/ we provided any false or misleading information. I/ We have read and fully understand the contents of the Application Guide.
- 2. If We have been duly informed of the purposes of providing the personal data, and I/We have given consent to the HKHS and the HA for using my/our personal data provided in the application form for the following purposes
  - (a) processing the application and verifying the relevant information collected in the HKHS's and the HA's tenancy records and past Subsidised Sale Flats Schemes records to prevent duplicate application and obtaining double housing benefits;
  - (b) matching the personal data of myself/ ourselves with the database of relevant Government bureaux/departments and other relevant organisations for the processing of the application and prevention of duplicate application and obtaining double housing benefits; and
  - (c) compiling statistics and conducting data analysis and research by the HKHS, HA, and HD and relevant Government bureaux/ departments. The analysis or research results will not be released to a third party in a form that identifies the data subjects or any of them. Also, all the personal data supplied will not be made available to any third parties for other unrelated purposes.
- 3. If We have read the Notes on Collection of Personal Data in the Application Guide and understood its content. If We agree that the HKHS and the HA can handle and use the personal data provided in this application in accordance with the Application Guide; and disclose my/ our personal data and the information on companies under my/ our name(s) to the concerned parties, companies or organisations for verification.
- 4. If We understand that none of the persons listed in this application form are listed in any other application form for this sales scheme. Should duplicate applications be found, HKHS reserves the right to cancel all related applications. The application fee, once paid, is non-refundable and non-transferrable.
- 5. I/ We understand that the application fee, once paid, is non-refundable and non-transferrable under any circumstances. Furthermore, I/ we also understand that if any changes in the personal particulars or family circumstances of mine/ ours or any family member(s) listed in this application form have rendered me/ us ineligible, the application will be cancelled. The HKHS/ HA/ HD shall not be held responsible for any loss so incurred.
- 6. If We have checked with all the persons listed in this application form (including their spouses) (if applicable) and confirmed that If we and all the persons listed in this application form (including their spouses) (if applicable) have not received any housing subsidy specified in Paragraph 4.3 of the Application Guide.
- 7. I/ We acknowledge and understand that I/we and all family member(s) listed in this application form must fulfill the following requirements of restrictions on ownership of domestic property in Hong Kong:
  - (a) Rental Estate tenants of HKHS or PRH tenants of the HA, during the period from 24 months preceding the closing date for submitting the application and up to the date of signing the Preliminary Agreement for Sale and Purchase ("PASP") to purchase a flat under this sales scheme, must not have any ownership of domestic property in Hong Kong;
  - (b) GFC holders or RAES recipients are still subject to restrictions on ownership of domestic property of the relevant applications/ schemes (such as PRH applications). Up to the time of signing the PASP to purchase a flat under this sales scheme, must not have any ownership of domestic property in Hong Kong;
  - (c) I/ We understand that I/we or any family member(s) listed in this application form will be regarded as having "ownership of domestic property in Hong Kong" (direct or indirect) in any of the following cases:
    - (i) owned or co-owned any domestic property in Hong Kong or any interest in such kind of property; or
    - (ii) entered into any agreement (including preliminary agreement) to purchase any domestic property in Hong Kong; or
    - (iii) owned more than 50% of the shares in a company which directly or through a subsidiary company owned any domestic property in Hong Kong; or
    - (iv) has/have been a beneficiary of the estate of any deceased person which includes any domestic property or land in Hong Kong; or
    - (v) assigned any domestic properties in Hong Kong or any interest in such properties in Hong Kong (the date of assignment means the date of execution of the Deed of Assignment); or
    - (vi) withdrawn from any company which owned any domestic property in Hong Kong in which the applicant/ family member(s) owned more than 50% of the shares.

Domestic properties include any domestic property, uncompleted private domestic property, rooftop structures approved by the Building Authority, domestic building lots and small house grants approved by the Lands Department in Hong Kong.

- 8. If We undertake that If we and all the family members listed in the application form shall continue to meet all the eligibility criteria as set out in the Application Guide from the time of submission of the application form and up to the date of signing the PASP for the purchase of a flat under this sales scheme. If We undertake to report to the HKHS/ HA/ HD in writing any changes in the personal particulars (including but not limited to the income, net asset value and ownership of domestic property) of mine/ ours or any family member(s) listed in this application form or in the family circumstances (including but not limited to marital status) that occur during the aforesaid period, so that the HKHS/ HA/ HD can reassess my/ our eligibility for application and the order of priority for flat selection.
- 9. I/ We understand and confirm that:
  - (a) Should I/ we appear in the application form(s) of other subsidised housing projects/ schemes and more than one applications are successful, I/ we can only opt for one of the projects/ schemes and all other application(s) has/ have to be cancelled;

- (b) Should I/ we successfully acquire a flat under other subsidised housing projects/ schemes, my/ our application under this sales scheme will be cancelled immediately. Even if I/ we have cancelled the PASP/ Agreement for Sale and Purchase ("ASP") of that subsidised flat, our eligibility for application under this sales scheme cannot be reverted;
- (c) Should I/ we successfully acquire a flat under other subsidised housing projects/ schemes by individual family member(s) and who become an owner or family member(s) of that flat, I am/ we are required to delete my/ our name(s) from this application form. HKHS will re-assess my/ our eligibility for application and priority for flat selection. Besides, if the deletion results in a change of the application category from 2-Person or above Family Applicant to 1-Person Applicant, the income and asset vetting (if applicable) and the order of priority for flat selection will be processed according to the arrangements for 1-Person Applicant;
- (d) Should I/ we be listed as married in the application form, my/our spouse(s) must be included in the same application form. Otherwise, HKHS may cancel all the related applications, unless supporting documents are submitted to prove that I am/we are legally divorced (please refer to paragraph 1.7 of the Application Guide), or the spouse(s) does not/do not have the right to land in Hong Kong or has/have deceased. If the spouse of a 1-Person Applicant does not intend to add into the Rental Estate/PRH tenancy, the spouse must also be included in the same application (except legally divorced, or the spouse does not have the right to land in Hong Kong or has deceased). The order of priority for flat selection of this kind of application will be processed according to the arrangements for 1-Person Applicant (excluding 1-Person Applicant living in Housing for Senior Citizens who has obtained approval in principle for adding his/ her spouse into the PRH tenancy);
- (e) Should I/ we have any family member(s) under 18 years old, his/ her parent(s) or legal guardian must also be included in the same application form (please refer to paragraph 1.9 of the Application Guide);
- (f) Should I/ we successfully purchase a flat under this sales scheme through signing of PASP of a flat, my/ our application(s) and application(s) by all family member(s) listed in this application form for PRH (including Interim Housing ("IH")) or Light Public Housing ("LPH") (if applicable) will be cancelled and no PRH (including IH) or LPH units will be allocated; and
- (g) I/ We should use the purchased flat only for private residential purposes and for occupation by me/ us and all member(s) of my/ our family listed in this application form.

### 10. This paragraph is applicable to occupants living in units of HKHS's Rental Estate:

- (a) I/ We undertake that upon successful purchase of a flat under this sales scheme, and upon the date of taking over the flat, I/ we shall immediately submit a "Notice of Tenancy Termination" to the HKHS for terminating within a maximum of 2 calendar months, terminating the tenancy on the last day of the month, and shall return the rental flat(s) in vacant possession to the HKHS on or before the day the tenancy is terminated. If I/we am/are unable to return the rental flat(s) within the specified period, I/we shall submit an application in advance to the HKHS for an extension of stay up to 1 month in accordance with Paragraph 3(I) of the Application Guide. If the extension is approved, I/we shall have to pay an occupation fee.
- (b) I/We understand that the HKHS is considering revising its tenancy policy, which requires tenants to pay an occupation fee higher than the normal rent of the rental flat plus rates during the extension period. I/We understand that I /we will be bound by the terms and conditions of the new policy if it enters into force on or before the date of signing PASP.
- (c) I/ We undertake that upon successful purchase of a flat under this sales scheme, all persons listed in this application form are required to live in the acquired flat. If I/ we am/ are listed in the household register of Rental Estate units under HKHS or household record of other subsidised housing schemes, I/ we should move out from the respective units and have the name(s) deleted from the respective household register or record from the date of signing the PASP. The whole household of sitting Rental Estates tenants must surrender their Rental Estates units to HKHS according to the requirements in Paragraph 3(I) of the Application Guide.

### 11. This paragraph is applicable to tenants living in PRH units under the HA:

- (a) I/ We undertake that if I/ we successfully purchase of a flat under this sales scheme, I (if I am not a tenant)/ the tenant shall, upon (i) the date of taking over the keys of flat; or (ii) the 10<sup>th</sup> working day from the date of execution of the Deed of Assignment of the flat inclusively, whichever is earlier, submit a Notice-to-Quit to the HA for terminating my/our tenancy within 60 days, and return the units in vacant possession to the HA on or before the day the tenancy is terminated. If I/ we am / are unable to return the PRH unit(s) within the specified period, I/ we shall submit an application in advance to the HA for an extension of stay up to 30 days in accordance with Paragraph 3(II) of the Application Guide. If the extension is approved, I/ we shall have to pay an occupation fee equal to three times the net rent of the said PRH unit(s) plus rates. If I/ we have been paying market rent before the deadline for vacating the PRH unit(s), the occupation fee for the extended stay will be charged at either the rate of market rent or three times the net rent of the PRH unit(s) plus rates, whichever is the higher.
- (b) I/ We understand that if I/we successfully purchase a flat under this sale scheme, and if I/we from the date of signing an PASP and up to taking over the flat, have purchased any other domestic property in Hong Kong, I (if I am not a tenant)/tenant am/is required to return the leased unit in vacant possession to the HA immediately. Otherwise, the HD will terminate the tenancy pursuant to Section 19(1)(b) of the Housing Ordinance (Cap. 283).
- (c) I/ We undertake that upon successful purchase of a flat under this sales scheme, all persons listed in this application form are required to live in the acquired flat. If I/ we am/ are listed in the household register of PRH under the HA or household record of other subsidised housing schemes, I/ we should move out from the respective units and have the name(s) deleted from the respective household register or record from the date of signing the PASP. The whole household of sitting PRH tenants must surrender their PRH units to the HA according the requirements in Paragraph 3(II) of the Application Guide.
- (d) I/ We undertake that if I/ we affected by the HA's clearance programmes, I/ we understand that the flats offered for sale in this sales scheme may be due for occupation after the removal deadline of the PRH units I am/ we are currently occupying, I am/ we are nonetheless required to move out my/ our present housing units before the removal deadline without any rehousing arrangement including transitional accommodation arrangement from the HA or the HD. The HA and the HD shall not be held responsible for any loss or expenses thus incurred.

#### 12. This paragraph is applicable to occupants living in LPH units under the Housing Bureau ("HB"):

I/ We undertake that the flat purchased as a result of this application shall be for occupation by all the persons listed in this application form. If any of us has household record of LPH, I/ We shall have my/ our name(s) deleted from the respective household register or record and shall move out from such unit within 60 days from the date of signing the PASP. If I am/ We are the whole household of sitting LPH occupant(s), I/ We shall upon (i) the date of taking over keys of the flat; or (ii) the 10<sup>th</sup> working day from and inclusive of the date of execution of the Deed of Assignment of the flat, whichever is earlier, submit a Notice-to-Quit to HB. I/ We shall terminate my/ our Occupation Licence Agreement of my/ our LPH unit(s) within 60 days, and return the unit in vacant possession to the HB on or before the day the Occupation Licence Agreement is terminated according to the requirements in Paragraph 3(V) of the Application Guide.

13. This paragraph is applicable to family member(s) listed in the application form of 2-person or above family applicant:

I am/ we are the family member(s) of this application (i.e. the person(s) listed in this application form other than the Applicant), I/ we agree that the person listed in the field of Applicant in this application form is the applicant in this application. I/ We agree the applicant to handle all the matters related to this sales scheme. I/ We undertake that after the above-mentioned applicant and/ or any other person listed in this Application Form has purchased a flat under this sales scheme, I/ we shall follow the regulations in Paragraph 3 of the Application Guide.

- 14. This paragraph is applicable to households affected by the Redevelopment Project of HKHS or clearees affected in clearance exercises initiated by the Government with PRH eligibility:
  - I/ We understand that if the date of taking over of the flat under this sales scheme is later than the removal deadline for the Rental Estate unit/ PRH unit/ unit to be cleared currently occupied by me/ us, I am/ we are still required to move out of my/ our present housing unit before the removal deadline. The HKHS, HA and HD shall not be held responsible for any loss so incurred.
- 15. I/ We voluntarily provide the information in this application form, and am/ are willing to furnish the HKHS/ HA/ HD with any other relevant proof or information for establishing my/ our eligibility and the eligibility of the family member(s) listed in the application form. Provision of my/ our authorisation statement for collecting and comparing/ reviewing personal data is also voluntary. However, if I/ we fail to provide sufficient information, the HKHS/ HA/ HD may not be able to process the application and the application fee, once paid, is non-refundable and non-transferrable
- 16. I/ We understand that the personal data provided by the applicant and his/ her family members in the application form will be used by the HKHS/ HA/ HD for the processing of the application of this sales scheme and for the purposes of carrying out the checking/ verification and matching procedures. Such procedures include: (a) vetting the application and determining my/our eligibility, (b) checking whether I/ we have applied for any other subsidised housing scheme(s), (c) giving approval under this sales scheme and handling any subsequent changes in family circumstances, property ownership, mortgage arrangements, sale of property, etc.; (d) preventing the purchaser and his/ her spouse and related family member(s) from participating in any other subsidised housing scheme(s) administered by the HA/ HKHS/ URA in future; and (e) preventing me/ us from enjoying double housing benefits.
- 17. I/ We agree that when assessing my/ our eligibility, the HKHS, HA and HD may compare and match the personal data provided in this application form with the relevant personal data collected (manually or otherwise) for other purposes in order to ascertain whether such information is false or misleading, and may take appropriate action against the person(s) concerned on the basis of the result of the data comparison and matching. I/ We also authorise the HKHS, HA and HD to disclose, verify and match the information concerned with other government departments (including but not limited to the Land Registry, Companies Registry, Transport Department, Immigration Department, Inland Revenue Department, Lands Department and Social Welfare Department), public/ private organisations/ companies (including but not limited to URA, Mandatory Provident Fund Schemes Authority ("MPFA"), banks and financial institutions), or the employers concerned. Furthermore, I/we agree that any government departments (including but not limited to the Land Registry, Companies Registry, Transport Department, Immigration Department, Inland Revenue Department, Lands Department and Social Welfare Department), public/ private organisations/ companies (including but not limited to the URA, MPFA, banks and financial institutions), or the employers concerned may disclose my/ our personal data (including but not limited to marital status and MPF contribution records) in their possession to the HKHS, HA and HD for the purpose of comparing and matching the information provided in the application form. The information provided may also be used by the HKHS, HA, HD and relevant Government bureaux/ departments for conducting statistical surveys and researches. I/ We also agree that the HKHS, HA and HD may pass the application form and all the supporting document(s) submitted to the HKHS's data processing service contractor for data processing in connection with my/ our application, and that the information provided will be passed to HKHS Subsidised Sale
- 18. If We understand that any application which contains false or misleading information in any application form, the relevant application will be cancelled and any flat sold will be recovered, and that the relevant PASP and/ or ASP signed shall be rescinded and all the deposit and fees paid will be forfeited. If We also agree that the decision of the HKHS, HA and HD on whether there is any false or misleading statement or information in any application shall be final.
- 19. If We acknowledge our understanding that any person who induces the HKHS to proceed with the sale of a flat by any deceit or dishonesty (including the making of false or untrue or misleading statement in the application form) could be held criminally liable for, among other crimes, fraud under Section 16A of the Theft Ordinance (Cap. 210), and be punishable by imprisonment once convicted.
- 20. I/ We also acknowledge that according to the ASP under this sales scheme, if a purchaser has made any false or untrue statement to HKHS in connection with his/ her application of this sales scheme, the HKHS shall, without prejudice to and in addition to any other remedies it may have, have the right to (a) rescind the ASP and to forfeit an amount which is not more than 5% of the purchase price paid by way of deposit; or (b) if the flat has already been assigned to the purchaser, demand the purchaser to (i) assign the flat back to the HKHS or (ii) pay the HKHS on behalf of the Government a sum equal to the premium.
- 21. I/ We understand that if I/ we require a mortgage loan for the purchase of a flat under this sales scheme, I/ we should apply to a bank or financial institution as specified by the HKHS or obtain a "staff housing loan mortgage" from my/ our employer(s) (subject to the HKHS's prior approval). I/ We understand that HKHS does not warrant that I/ we can obtain mortgage loan from any banks or financial institutions.
- 22. I/ We understand that HKHS shall have the right to (1) decide whether, when and which of the flats are to be put up for selection under this sales scheme; and (2) withdraw any flats from this sales scheme at any time. I/ We shall not make any objection or claim against the HKHS in relation to the foregoing.

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