

**Supplementary Information Relating to the Purchase of Subsidised Sale Flats  
(SSFs) in  
Dedicated Rehousing Estates (DREs) Developed and Managed by  
the Hong Kong Housing Society (HKHS)<sup>1</sup>  
(Category 2 Application)**

**“Subsidised Sale Flats in Dedicated Rehousing Estates Project 2025”  
Sierra Terrace Phase 2 of Casa Sierra at Pak Wo Road, Fanling,  
Eminence Terrace I at Hung Shui Kiu, Yuen Long, and  
Delight Terrace Phase 2 of Casa Delight at Kai Tak**

(This information sheet should be read in conjunction with the Application Guide for the Sale Project of Sierra Terrace Phase 2 of Casa Sierra at Pak Wo Road, Fanling, Eminence Terrace I at Hung Shui Kiu, Yuen Long, and Delight Terrace Phase 2 of Casa Delight at Kai Tak)

**The applicable specified development clearance projects**

The specified development clearance projects in “Urban Areas” which are applicable to “Category 2 application” of the Sale Project include (Affected individuals under the following programs may only purchase units at Delight Terrace Phase 2 of Casa Delight at Kai Tak):

- (i) Resumption of Land for Development at Cha Kwo Ling Village, Kowloon East (Phase 2);
- (ii) Resumption of Land for Development at Ngau Chi Wan Village, Wong Tai Sin (Phase 1 & 2)
- (iii) Resumption of Land for Public Housing Development at A Kung Ngam Village, Shau Kei Wan

2. The "Category 2 Applicants" under this sales arrangement apply to the following designated government clearance projects in the New Territories (Affected individuals under the specified projects below may purchase units in any of the three

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<sup>1</sup> According to the Application Guide for the Sale Project, applicants under Category 2 application refer to those currently residing in the area of the specified development clearance projects but have not yet been screened for eligibility to be rehoused to Transitional Rental Housing (TRH) units under the HKHS/HKHA.

developments under this sales scheme. However, their flat selection will take place after all eligible individuals affected by government clearance projects in Urban Area have made their selections):

- (iv) Resumption of Land for Public Housing Development at To Yuen Tung, Tai Po
- (v) Resumption of Land for Developments at Kam Tin South, Yuen Long – Site 4a (Remaining Part)
- (vi) Resumption of Land for Development of Kwu Tung North New Development Area and Fanling North New Development Area – Remaining Phase
- (vii) Resumption of Land for Second Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area
- (viii) Resumption of Land for Second Phase Development of Yuen Long South New Development Area
- (ix) Resumption of Land for the Development of San Tin Technopole (Phase 1) at Yuen Long; and
- (x) Northern Link (NOL) Main Line

## **Eligibility screening for Category 2 application and related follow-up actions**

### Eligibility criteria

3. Households purchasing SSFs in DREs must meet the eligibility criteria for the “non-means tested” rehousing option, which include the requirements that the household must have continuously resided in the surveyed/licensed domestic/non-domestic structures for at least seven years<sup>2</sup> immediately preceding the date of the Pre-clearance Survey (PCS), and still live in the affected structures immediately preceding the date of clearance; those residing in the surveyed/licensed non-domestic structures must have also applied for registration in the one-off voluntary registration exercise conducted by the Lands Department (LandsD) for those who live in licensed non-domestic structures/surveyed non-domestic squatter structures or satisfy the requisite requirements of the said exercise<sup>3</sup>. The households do not have to go through a means

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<sup>2</sup> For development projects for which the PCS had already been completed before the announcement of the enhanced ex-gratia compensation and rehousing package on 10 May 2018, when assessing the minimum continuous residence/occupation duration of the occupants of squatter structures affected for determining the eligibility for ex-gratia allowances (EGAs) and/or rehousing arrangements, the LandsD counts not only the length of continuous occupation/residence immediately preceding the date of the PCS but also that the date of the PCS up to 10 May 2018.

<sup>3</sup> Please visit the LandsD’s website for details of the “Squatter Occupants Voluntary Registration Scheme”. Occupants of non-domestic squatter structures already covered by a PCS but yet to receive compensation and rehousing arrangements

test but must fulfill relevant housing requirements, such as no ownership of any domestic property in Hong Kong and no previous enjoyment of subsidised housing benefits.

For details of the eligibility criteria, please refer to the LandsD webpage at:

<https://www.landsd.gov.hk/en/land-acq-clearance/land-resumption-clearance/rehousing.html>

### Handling process

4. After the application for the Sale Project closes, the HKHS will, by computer balloting, allot a priority order number to each application form received and pass “Category 2 applications” to the LandsD in batches for eligibility screening and related follow-up actions.

5. The LandsD will then issue a letter to the applicants in respect of the following two follow-up actions:

- (a) Listing the supporting document(s) (please see paragraph 8 below) required to be submitted by the applicants to ascertain their eligibility and requesting the applicants to deposit the supporting document(s) required in the “Drop-in Box of Required Supporting Documents for the Purchase of Subsidised Sale Flats in Dedicated Rehousing Estates” at the Clearance Team (New Development Area Section) of the LandsD located in Unit 129-136, G/F, Choi Ping House, Choi Yuen Estate, Sheung Shui, New Territories or Clearance (1) Office (Kowloon Sub-office) located in Units 1001-1003, 10/F, PeakCastle, No. 476 Castle Peak Road, Kowloon, during office hours before the expiry of the period specified in the letter (**usually within seven working days from the date of the letter**); and
- (b) Informing the applicants that the LandsD staff or persons authorized by LandsD will pay a visit to their structures on a specified date and at a specified time to conduct on-site measurement for calculation of the reduced Ex-gratia Allowance for Permitted Occupiers (EGAPO) (please see paragraphs 9 to 12 below).

6. If the applicants fail to provide the relevant supporting document(s) to ascertain their eligibility by the deadline or fail to allow the LandsD staff or persons authorized by LandsD to complete on-site measurement within the specified date and

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are not required to submit a separate application under the above scheme. However, they still have to satisfy the requisite requirements of the voluntary registration exercise by providing evidence of continuous residence in the non-domestic squatter structure since 10 May 2018 or an earlier date.

time, the LandsD will assume that the applicants do not have the intention to continue their applications for purchasing a flat under the Sale Project and will cancel their applications.

7. Applications with the LandsD's eligibility screening passed and relevant follow-up actions completed will be transferred back to the HKHS for further vetting, including checking whether the applicants fulfill the requirements of the relevant housing policy, such as "no-domestic-property" in Hong Kong and no previous enjoyment of subsidised housing benefits. After that, the HKHS will invite eligible applicants for flat selection according to the order of priority determined by computer balloting.

#### Documents required for eligibility screening

8. The following supporting documents are generally required for eligibility screening and the LandsD will specify any outstanding documents required in its letter to the applicants:

- (a) Hong Kong Identity Card/Birth Certificate or other proof of birth;
- (b) Certificate of Marriage (if applicable);
- (c) Death Certificate of spouse (if applicable);
- (d) Student handbook(s) of the child(ren)'s school(s), with the page showing the address (if applicable);
- (e) Proof of divorce and the order issued by the court for being granted the custody and the right to care and control of the child(ren) (if applicable);
- (f) If the applicant is applying jointly with grandparent(s) only, documentary proof is required to confirm that both his/her parents have passed away or do not have the right to land in Hong Kong (if applicable);
- (g) If the applicant is applying jointly with grandchild(ren) only, documentary proof is required to confirm that both the parents of the grandchild(ren) have passed away or do not have the right to land in Hong Kong (if applicable);
- (h) Proof of residential address for at least seven years preceding the date of the PCS, such as bills for water, electricity and telephone/mobile phone services, tax assessment/return notices, monthly bank statements, tenancy documentary proof, rental receipts, employment cards, employment contracts, employer's statements, documents or bills issued by government departments or public organisations, and other valid supporting documents.

## **Disbursement of allowances and moving out of the structures**

9. The Government will disburse a reduced EGAPO and domestic removal allowance (DRA) to eligible households who have successfully purchased SSFs in DREs, and follow up on their removal and surrendering of squatter structures.

10. The reduced EGAPO is about five-sixths of the EGAPO payable to the eligible households had they not opted for rehousing. The EGAPO is calculated with reference to the applicable area of the eligible structures of the squatter to be cleared (subject to a maximum size cap at 100 m<sup>2</sup>), multiplied by an applicable EGAPO rate, with apportionment according to the length of continuous occupation for domestic use of the squatter immediately preceding the date of the PCS.

11. After conducting on-site measurement of the structures occupied by eligible applicants and verifying relevant squatter survey records, the LandsD will inform the eligible applicants in writing of the exact amount of the reduced EGAPO as early as possible.

12. When a household has successfully purchased a flat under the Sale Project and completed the sale and purchase transaction after the execution of assignment, a cheque issued by the Government for the reduced EGAPO will be given to the household via the solicitor's firm appointed by the HKHS.

13. Households affected by the Development of the Kwu Tung North New Development Area and Fanling North New Development Area or the Development of Hung Shui Kiu/Ha Tsuen New Development Area may opt for the reduced Special Ex-gratia Cash Allowance (SEGCA) as an alternative to the reduced EGAPO. The reduced SEGCA to be offered to each household is up to a ceiling of \$500,000. For more information about this option, please contact the LandsD.

14. Households who have successfully purchased flats under the Sale Project are required to move out from the structures they now reside and surrender the structures to the LandsD within 60 days from the date they take over the flats/before the expiry of the removal period specified by the LandsD, whichever is earlier. When they move out of the structures, a DRA will be disbursed to them from the LandsD, and the rates are calculated by taking into account the family sizes. If the date of taking over the new flat is later than the removal deadline, the households concerned may contact the LandsD for details about the arrangements for moving out of the current structures and applying for TRH units.

15. For the avoidance of doubt, as a legal occupier of domestic properties affected by government development projects, may claim “EGA for legal occupiers of domestic properties” in lieu of the right to claim disturbance compensation, the reduced Ex-gratia Allowance for Permitted Occupiers of Licenced Structures and Surveyed Squatters affected by Clearance (EGAPO), reduced Special Ex-gratia Cash Allowance (SEGCA) and Domestic Removal Allowance (DRA) mentioned in this document do not apply to legal occupiers of domestic properties.

16. For details about the applicable rates of EGAPO and removal allowance, please visit the LandsD’s webpage at <https://www.landsd.gov.hk/en/land-acq-clearance/land-resumption-clearance/acquisition-compensation/EGA-rate.html>.

Lands Department  
April 2025

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