

**Supplementary Information on the
Arrangement for the Purchase of Dedicated Rehousing Estates
Subsidised Sale Flats (SSFs) Projects
Developed and Managed by the Hong Kong Housing Society
(Category 2 Application)¹**

**“Subsidised Sale Flats in Dedicated Rehousing Estates Project 2024”
Eminence Terrace I at Hung Shui Kiu**

(This information sheet should be read in conjunction with the Application Guide for Eminence Terrace I Sale Project)

The applicable specified development clearance projects in the New Territories

The specified development clearance projects in the New Territories which are applicable to “Category 2 application” of the Sale Project include:

- (i) Resumption of land for the Development of Public Housing and a School at Area 48, Fanling;
- (ii) Public Works Project (PWP) Item No. B784CL for Site Formation and Infrastructure Works for Public Housing Development at Area 48, Fanling (Road Works);
- (iii) Tung Chung Line Extension;
- (iv) PWP Item No. 6806TH Dualling of Hiram’s Highway from Marina Cove to Sai Kung Town;
- (v) Site Formation and Infrastructure Works for Public Housing Developments at Tuen Mun Central – Phase 2;
- (vi) PWP Item No. 6820TH Upgrading of Remaining Sections of Kam Tin Road and Lam Kam Road;
- (vii) Development of Kwu Tung North New Development Area and Fanling North New Development Area – Remaining Phase;

¹ According to the Application Guide for Eminence Terrace I Sale Project, applicants under Category 2 application refer to those currently living within the area of the specified development clearance projects of the Government and have not been verified for rehousing into Transitional Rehousing Housing units of Hong Kong Housing Society or Hong Kong Housing Authority/HA.

- (viii) Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area;
- (ix) Development at Clear Water Bay Road, Ta Ku Ling, Sai Kung;
- (x) PWP Item No. B826CL Site Formation and Infrastructure Works for Public Housing Developments at Ma On Shan Tsuen Road;
- (xi) PWP Item No. 6878TH (Part) Upgrading of Deep Bay Road;
- (xii) Site Formation and Infrastructure Works for Public Housing Development at Ching Hiu Road, Sheung Shui; and
- (xiii) Provision of Access Road within a Site at Ha Wong Yi Au, Tai Po.

Eligibility screening for Category 2 application and related follow-up action

Eligibility criteria

2. Households purchasing **Subsidised Sale Flats (SSFs)** in **Dedicated Rehousing Estates (DREs)** are required to 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 years² 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 exercise³. The households do not have to go through a means test but must fulfill relevant housing requirements, such as no ownership of any domestic property in Hong Kong and no 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>.

² 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 after the date of the PCS up to 10 May 2018.

³ Please visit the LandsD’s website for details of the “Squatter Occupants Voluntary Registration Scheme”. Households already covered by PCS but yet to receive compensation and rehousing arrangements will not be required to submit a separate application under the above scheme. However, they would still be required to satisfy the requisite requirements of the exercise by proving continuous residence in the non-domestic squatter structure since 10 May 2018 or before.

Handling process

3. After the application for the Eminence Terrace I Sale Project is closed, the **Hong Kong Housing Society (HKHS)** will allot the priority number of the application forms received by computer balloting and pass “Category 2 applications” to the LandsD in batches according to the computer ballot result for eligibility screening and related follow-up action.

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

- (a) Listing the supporting document(s) (please see paragraph 7 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 Dedicated Rehousing Estates Subsidised Sale Flats” 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 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 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 of Licenced Structures and Surveyed Squatters affected by Clearance (EGAPO) (please see paragraphs 8 to 12 below).

5. 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 to complete on-site measurement within the specified date and time, the LandsD will assume that the applicants do not have the intention to continue their applications for purchasing a flat in the Eminence Terrace I Sale Project and will cancel their applications.

6. Applications with the LandsD’s eligibility screening passed and relevant follow-up action completed mentioned above 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 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.

Required documents for eligibility screening

7. 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(s)/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); and
- (f) 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

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

9. The reduced EGAPO is about five-sixth of the EGAPO payable to the eligible households had they not opted for rehousing. The EGAPO is calculated with reference to the applicable basic rate and the area of the eligible structures of the squatters (subject to a maximum size cap at 100 m²) with apportionment according to the length of continuous occupation for domestic use of the squatter immediately preceding the date of the PCS.

10. 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.

11. When a household has successfully purchased a flat in the Eminence Terrace I 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 through the solicitor's firm whom is appointed by the HKHS.

12. Households affected by the development of the Kwu Tung North and Fanling North New Development Areas 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.

13. Households who have successfully purchased flats under the Eminence Terrace I Sale Project are required to move out from the structures they now occupy and have to surrender the structures to the LandsD within 60 days from the date they take over the flats/before the removal deadline specified by the LandsD, whichever is earlier. When they move out from the structures, a domestic removal allowance (DRA) will be disbursed to them from the LandsD, and the amount is calculated with reference to 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 Transitional Rental Housing units.

14. For details about the applicable rates of EGAPo and DRA, 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
January 2024

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