

Public Announcement Notice

Arrangements on Alienation Restrictions for Former Owners of Wang Fuk Court Purchasing Subsidised Sale Flats under the Special Sales Exercise

Long-term Housing Arrangement Plan for Wang Fuk Court

On 21 February 2026, the Government announced the long-term housing arrangement plan for Wang Fuk Court (long-term plan) to address the imminent housing needs of the affected owners and assist them in rebuilding their homes. Under the long-term plan, the Government will acquire the titles of Blocks A to G of Wang Fuk Court and establish a Special Sales Exercise (SSE) under which subsidised sale flats (SSF) from the Home Ownership Scheme and the Green Form Subsidised Home Ownership Scheme of the Hong Kong Housing Authority (HA), as well as flats from the Hong Kong Housing Society (HKHS), will be reserved for selection by the flat owners of Wang Fuk Court who have sold their titles to the Government (former Wang Fuk Court owners) according to their circumstances and needs (either by cash or through a “Flat-for-Flat” arrangement). As three-quarters (75%) or more of Wang Chi House (Block H of Wang Fuk Court) owners had signed the Letter of Acceptance by 30 June 2026 to confirm their intention to sell their titles to the Government, the Government announced on 26 June 2026 that the long-term plan for Blocks A to G of Wang Fuk Court would also be available to the owners of Wang Chi House.

General alienation restrictions of SSF

2. SSF under both HA and HKHS are subject to alienation restrictions. Under the prevailing alienation restrictions, owners shall not, within the specified period (the restriction period), assign their flats in the Secondary Market at a price higher than the original purchase price¹, nor assign their flats in the open market. Upon expiry of the restriction period applicable to the open market, owners shall first pay the premium to HA or HKHS before they may let, sell or assign their

¹ This refers to the original purchase price stated in the last Deed of Assignment of the flat from HA to an owner (for flats sold by HA), or the first Deed of Assignment of the flat from HKHS to an owner (for flats sold by HKHS).

flats in the open market. The relevant alienation restriction terms have already been stipulated in the relevant land leases².

Arrangements on Alienation Restrictions under the SSE

3. As it has been over 40 years since the completion of Wang Fuk Court, the restriction periods under the relevant alienation restriction terms have all expired. To uphold the spirit of “prioritising empathy”, the Government hereby announces the arrangements on alienation restrictions under the SSE as follows:

- i. Former Wang Fuk Court owners and/or related parties who have sold their titles to the Government and purchase a flat under the SSE (“the Flat”) will not be subject to the restriction period on alienation in the Secondary Market and the open market as stipulated in the land lease applicable to the Flat.
- ii. If the owner of the Flat wishes to sell the Flat in the open market, he/she will still be required to pay the premium in accordance with the alienation restriction terms as stipulated in the land lease applicable to the Flat.
- iii. Except for the above arrangements on alienation restrictions, any other land lease terms applicable to the Flat remain unaffected.
- iv. The SSE covers ten projects, including HA’s Shing Chi Court in Kowloon Bay, Wui Hei Court in Kam Tin, Yu Fung Court in Tung Chung, Long Fung Court in Ping Shan, Kai Yeung Court in Kai Tak, Ying Fai Court in Tseung Kwan O, Yan Nga Court (Phase 1 of Chung Nga Road West) and Hiu Nga Court (Phase 2 of Chung Nga Road West) in Tai Po, as well as HKHS’s Sierra Terrace, Phase 2 of Casa Sierra at Pak Wo Road in Fanling and Hemma Sapphire, the Anderson Road Quarry site project in Kwun Tong.

² In this notice, the term “land lease” covers the Government leases or land grants (as the case may be), letters of modification (if any) and waivers (if any) thereto, and shall be interpreted accordingly.

4. The above arrangements are made specifically for the fire incident of Wang Fuk Court as a “special case of exceptional nature” and do not constitute a precedent. The special arrangements for relaxing the alienation restrictions apply only to former Wang Fuk Court owners and/or related parties who purchase flats under the SSE (including any person who, after the purchase of the flat by former Wang Fuk Court owners and/or related parties, becomes the owner of the flat through a transfer at nil monetary consideration as approved by the Director of Housing/HKHS). For the avoidance of doubt, other purchasers of flats in the ten projects covered by the SSE (i.e. persons who purchase flats other than under the SSE) are still subject to the alienation restrictions stipulated in the relevant land leases. If a former Wang Fuk Court owner and/or related party resells the Flat purchased under the SSE in the Secondary Market, all subsequent owners of the Flat will continue to be subject to the alienation restrictions stipulated in the relevant land leases. That is, during the restriction period, subsequent owners are not allowed to sell their flats in the Secondary Market at a price higher than the original purchase price (refer to Note 1) or assign their flats in the open market. Upon the expiry of the open market restriction period, owners shall first pay the premium to HA or HKHS before they may let, sell or assign the flats in the open market. Once the premium is paid, the Flat will be no different from a private residential property, and will no longer be subject to alienation restrictions.

5. For clarity and the avoidance of doubt, each former Wang Fuk Court owners and/or related party purchasing a flat under the SSE will receive a letter confirming that the special arrangements for relaxing the alienation restrictions apply to his/ her flats. The Lands Department has no objection to the above special arrangements for relaxing the alienation restrictions from the perspective of the relevant land lease provisions.

6. Owners of the relevant flats who have any enquiries about the above arrangements may call the HA Hotline at 2129 8133 or the HKHS hotline at 2839 7178.

Housing Bureau
22 September 2026