



Hong Kong Housing Society
T-Home “Letting Scheme for Subsidised Sale Developments with Premium Unpaid”
“Certificate of Participation – Organisation”

香港房屋協會
暫租住屋「未補價資助出售房屋 - 出租計劃」
「參與計劃證明書 - 機構」

The Hong Kong Council of Social Service (hereinafter referred to as “HKCSS”) is the partner of Hong Kong Housing Society (hereinafter referred to as “HS”) under the “Letting Scheme for Subsidised Sale Developments with Premium Unpaid” (hereinafter referred to as the “Scheme”). Subject to the acceptance and compliance by HKCSS of the terms and conditions under the Scheme:

香港社會服務聯會(下稱“社聯”)是香港房屋協會(下稱“房協”)於暫租住屋「未補價資助出售房屋 - 出租計劃」(下稱“本計劃”)的合作伙伴。社聯於接受及遵守本計劃既定條款及條件之下：

1. HKCSS can negotiate with and rent from owners holding valid “Certificate of Participation - Owner” (the certificate is hereinafter referred to as “Owner Certificate” and such owners hereinafter referred to as “Owner Certificate Holder(s)”) the subsidised sale flat (entire flat) listed on the relevant Owner Certificate. If the flat belongs to subsidised sale flats of Hong Kong Housing Authority (hereinafter referred to as “HA”), HKCSS must obtain the “Nomination Certificate” issued by HA for renting the flat in accordance with the requirements of HA and can only enter into tenancy agreement with the owner of the flat after obtaining the “Nomination Certificate” from HA.
可與持有本計劃有效「參與計劃證明書 - 業主」(該證書下稱“業主證書”)的業主(下稱“持證業主”)商討及租用有關業主證書上所列的資助出售單位(整個單位)。如該單位為香港房屋委員會(下稱“房委會”)的資助出售房屋，社聯必須按照房委會的規定向房委會就租用該單位申請「提名證書」，於獲房委會發出有關「提名證書」後，方可與該單位業主簽訂租約。
2. HKCSS may on its own or together with those non-governmental organization(s) (hereinafter referred to as the “Service Operator(s)”) approved by it and HS (HKCSS and the Service Operator, hereinafter collectively referred to as “HKCSS Group”) permit tenants holding valid “Certificate of Participation - Tenant” (the certificate hereinafter referred to as “Tenant Certificate” and such certificate holder(s) hereinafter referred to as “Tenant Certificate Holder(s)”) to use and occupy the subsidised sale flat rented from Owner Certificate Holder by way of license agreement in accordance with the following scenario:
社聯可自行或與獲其及房協批准的非政府機構(下稱“營運機構”，而社聯及營運機構，以下合稱“社聯組合”)按照以下情況將從持證業主承租的資助出售單位以許可協議形式容許持有本計劃有效「參與計劃證明書 - 租客」(該證書下稱“租客證書”)的人士(下稱“租證持有人”)使用及居住於該單位：
 - 2.1 If there is no bedroom or only one bedroom in the flat as specified on the relevant Owner Certificate, HKCSS or HKCSS Group shall only permit one Tenant Certificate Holder to use and occupy the entire flat.
如有關業主證書標示該單位沒有睡房或只有一個睡房，社聯或社聯組合只可以容許一名租證持有人使用及居住整個單位。
 - 2.2 If there are two or more bedrooms in the flat as specified on the relevant Owner Certificate, HKCSS or HKCSS Group may permit (i) maximum two Tenant Certificate Holders to use and occupy the flat and each Tenants Certificate Holder shall be entitled to occupy at least one bedroom, or (ii) one Tenant Certificate Holder to use and occupy the entire flat PROVIDED

THAT at any point of time, if there is any subsisting license agreement(s) in respect of any bedroom(s) in the flat (hereinafter referred to as the “Subsisting License Agreement”), the Licensor¹ in the license agreement(s) (if any) in respect of the other bedroom(s) in the flat must be the same as in the Subsisting License Agreement.

如有關業主證書標示該單位有兩個或以上睡房，社聯或社聯組合可容許(i) 最多兩名租證持有人使用及居住於該單位，而每名租證持有人最少可獨自佔用一個睡房，或(ii) 一名租證持有人使用及居住整個單位。惟於任何時間，如就該單位內的任何睡房已有存續之許可協議（下稱“存續許可協議”），就該單位內的其他睡房之許可協議（如有）下的許可人¹必須與存續許可協議下的許可人¹相同。

This Certificate, the relevant Owner Certificate, Tenant Certificate and the “Nomination Certificate” (if applicable) must remain valid as at the date of signing of the tenancy agreement / license agreement (including renewal). The parties must use the prescribed tenancy agreement / license agreement of the Scheme.

本證書、有關的業主證書、租客證書及「提名證書」（如適用）於簽訂租約 / 許可協議（包括續簽租約 / 許可協議）當天必須仍然有效。持證業主、租證持有人及社聯/社聯組合必須使用本計劃的標準租約 / 標準許可協議。

The expiration date of the tenancy agreement or license agreement shall not exceed 31 October 2026.
租約或許可協議生效期屆滿日不得超越 2026 年 10 月 31 日。

After HKCSS signing the tenancy agreements (including renewal of tenancies) with the Owner Certificate Holders and HKCSS or HKCSS Group signing license agreements (including renewal of licenses) with Tenant Certificate Holders, HKCSS shall notify HS within 2 weeks of the relevant details of the tenancy agreements or license agreements.

社聯與持證業主簽訂租約（包括續簽租約），及社聯或社聯組合與租證持有人簽訂許可協議（包括續簽許可協議）後，社聯須於 2 星期內將有關租約或許可協議的相關資料通知房協。

This certificate is valid from the date of issuance to 31 October 2026 or the date on which HS revokes this certificate (whichever is the earlier), and is subject to the terms and conditions of the Scheme. For the latest status of this certificate, please visit the designated website of the Scheme: lettingscheme.hkhs.com or call the enquiry hotline on 8108 0678.

本證書的有效期由簽發日期起至 2026 年 10 月 31 日或房協撤銷本證書當日（以較早者為準），並受本計劃之既定條款及條件所限制。就本證書的最新有效情況，請瀏覽本計劃指定網站 lettingscheme.hkhs.com，或致電查詢熱線 8108 0678。

For and on behalf of Hong Kong Housing Society
代表香港房屋協會

Date of Issuance:

簽發日期: _____

¹ See the relevant license agreement(s) for the definition of “Licensor”.
“許可人”之定義見有關許可協議。