



Objective of the Scheme:	To optimize the use of existing housing resources and to allow families queuing for public rental housing an opportunity to improve their living environment, Hong Kong Housing Society (hereinafter referred to as “HKHS”) now launches the “T-Home” Transitional Rental Housing Scheme – Ming Wah Dai Ha (hereinafter referred to as “The Scheme”) to allow applicants of Public Rental Housing (hereinafter referred to as “PRH”) of the Hong Kong Housing Authority (hereinafter referred to as “HA”) who are awaiting allocation of PRH, to apply for some of the vacant domestic flats in Block A – E at Ming Wah Dai Ha in Shaukeiwan as transitional rental housing before the redevelopment of the blocks anticipated to commence in 2028.
Address of the Property:	Block A-E, Ming Wah Dai Ha, Nos. 17-25 A Kung Ngam Road, Shaukeiwan, Hong Kong.
Flats available:	About 40 domestic flats (for 2 - 4 person families)
Enquiry Hotline:	8103 0330
Website:	www.hkhs.com

## 1. Particulars of the buildings and domestic flats

### 1.1 Particulars of the buildings

Building Name	Floor Levels (With lift facilities)
Block A	From 1/F to 20/F
Block B	From 1/F to 9/F
Block C	From 1/F to 9/F
Block D	From 1/F to 9/F
Block E	From 1/F to 9/F

**Important Note:** Vacant flats in Block 1 & 2 (Redevelopment) are **NOT** included in the Scheme (Please refer to page 6 of this Application Guide (hereinafter referred to as “AG” for location plan))

### 1.2 Particulars of the domestic flats

Suitable Number of Occupants	Internal Floor Area (IFA) of the Flats	Monthly Licence Fee (inclusive of rates)	#Number of flats available for letting
2 to 3 persons	About 16 – 29 m <sup>2</sup> *	About HK\$1,611 - \$3,029	About 35 flats
4 persons	About 32 – 38 m <sup>2</sup>	About HK\$2,269 - \$3,602	About 5 flats

\* Flats with IFA less than 21m<sup>2</sup> will only be allocated to 2 person families.

# As residents will move out in succession, it is anticipated that the number of flats available for letting will increase.

## 2. Eligibility Criteria (Category A Applicants only)

- 2.1 Applicants must be from 2-4 person families whose applications for PRH of HA have been registered for 3 years or more before the day of application submission; or families with newborns and having been waiting for traditional PRH for not less than 2 years<sup>Note 1</sup>; and
- 2.2 The application for PRH of HA must remain valid at any time from the registration date for application of HA’s PRH up to the commencement of the Monthly Licence (hereinafter referred to as “ML”) issued under the Scheme and during the subsistence of the ML; and
- 2.3 The information of the applicant and his/her family member(s) must be the same as that of the application for PRH of HA; and
- 2.4 The applicant and his/her family member(s) must comply with the existing policies and criteria for applying PRH of HA (including but not limited to number of family members, income and asset limit), and must not own directly or indirectly any domestic property in any manner in Hong Kong<sup>Note 2</sup> (including Subsidised Sale Flats) at any time from the date of application for HA’s PRH up to the commencement of the ML issued under the Scheme and during the subsistence of the ML; and

Note <sup>1</sup> Families with babies born on or after 25 October 2023 and having been waiting for traditional PRH for not less than two years are eligible for application. The applicants are required to submit the application before the baby reaches the age of one. (Please refer to Application form of transitional housing from Housing Bureau)

Note <sup>2</sup> Applicant and/or family member(s) will be regarded as owning directly or indirectly any domestic property in Hong Kong in any one of the following circumstances:

- (i) own(s) or co-own(s) or has/have an interest in any domestic property in Hong Kong (including but not limited to trustee, executor, administrator or beneficiary having an interest in any domestic property in Hong Kong); or
- (ii) has/have entered into any agreement (including provisional agreement) to purchase any domestic property in Hong Kong ; or
- (iii) hold(s) (including holding individually and/or together with any other family member(s) in the aggregate) more than 50% of the shares in a company which owns, directly or through its subsidiaries, any domestic property in Hong Kong. Domestic property includes any domestic property, uncompleted domestic property, rooftop structures approved by the Buildings Authority, domestic building lots and Small House Grants approved by the Lands Department in Hong Kong

- 2.5 Tenants/licensees and their spouses of PRH, Transitional Rental Housing, and Monthly/Occupation Licence of HKHS and HA, are not eligible to apply.

### 3. Important Notes for Application and Application Form Submission

- 3.1 Applicants may submit the application form through one of the following means:
- 3.1.1 by completing or uploading the form via "TH-E", the central and unified platform of the Housing Bureau (hereinafter referred to as "HB") for transitional housing, the website as follows: <https://www.hb.gov.hk/eng/policy/housing/policy/transitional/tenantapplications.html>; or
- 3.1.2 Download "Application Form for Transitional Housing" from website of HB, fill in the Application Form (hereinafter referred to as "AF") in block letters (and in Chinese if applicable) with a black or blue ball pen but not an erased ball pen. If there is amendment(s), please sign against amendments, no correction materials (such as correction fluid or tapes) for obliteration should be used. Completed application form should be submitted:
- (i) by posting the form to the "Task Force on Transitional Housing, Housing Bureau, P.O. Box 183, General Post Office", with the words "Application for Transitional Housing" marked on the envelope; or
  - (ii) by faxing the form to 3565 4382; or
  - (iii) by emailing the form to [thapp@hb.gov.hk](mailto:thapp@hb.gov.hk); or
  - (iv) by placing the form into the collection box at the HA Customer Service Centre.
- 3.2 There is no need to attach the supporting documents when submitting the application form. Upon receiving the application form, the HB will pass it to HKHS for processing. The applicant has to provide the supporting documents and declaration documents to HKHS for vetting.
- 3.3 Those who have applied for the HKHS "T-Home" Transitional Rental Housing Scheme but have not been successfully allocated a flat can apply for the Scheme.
- 3.4 Those who have applied for the Hong Kong Housing Society "T-Home" Letting Scheme for Subsidised Sale Developments with Premium Unpaid "Certificate of Participation - Tenant" and meet the eligibility criteria of the Scheme, can also apply the Scheme.
- 3.5 Applicants who have already been living in a transitional housing which was applied via the HB, cannot apply another transitional housing project unless they have special reasons with special referral from a social worker of the Social Welfare Department or a Third-Party organisation.
- 3.6 All information provided must be true and correct or else HKHS is entitled to cancel such application.

### 4. Interview & Vetting Procedures

- 4.1 HKHS will invite applicants to attend the vetting procedures according to the number of vacant flats under the Scheme, the time order and the priority of application transferred from HB to HKHS. The applicant has to provide supporting documents (including but not limited to income and asset) to HKHS for vetting during interview.
- 4.2 If an applicant needs to change the date/time scheduled for the interview, prior written application must be made to the Applications Section of the HKHS, and such change would only be confirmed after approval by HKHS. There will be possibility for his/her original priority being overtaken by subsequent applicants. Applicant fails to attend the interview at the designated appointment time or the amended appointment time without prior notice will deem to have no interest in the above application, his/her application will be cancelled accordingly.
- 4.3 Applicants and all family member(s) (if any) listed in the AF have to provide true and correct supporting documents; if insufficient documents were submitted before deadline, the applications will not be considered.
- 4.4 Upon vetting of applications, HKHS will cross check with HA on the information provided by the applicants to confirm whether they are the same as that of the applications for HA's PRH. In case of inconsistencies in respect of information or not fulfilling the eligibility of the Scheme, the applications will be cancelled.
- 4.5 The applicant and his/her family member(s) must comply with the existing policies and criteria for applying PRH of HA at any time from the date of application for HA's PRH up to the commencement of the ML issued under the Scheme and during the subsistence of the ML; If the PRH application is found ineligible due to the change of information and/or whatever reason, the application for the Scheme will be cancelled accordingly and the flat so allocated will be recovered. HKHS will not be responsible for all losses, damages and claims arising therefrom. In case of disputes on the interpretation of the application eligibility criteria, the decision of HKHS shall be final and HKHS reserves the right not to accept any applications.
- 4.6 According to items 2.3 & 4.4 above, if there is any change of family particulars <sup>Note 3</sup>, the applicant must notify HA for rectification and inform HKHS as well.

Note 3 Change of family particulars including but not limited to: (1) applicant or family member(s) with pregnancy for 16 weeks or more of whom the unborn child will be counted as one family member, or (2) birth of children, or (3) marriage/emigration of family member(s), (4) the spouse of the applicant and/or family member(s) is/are allowed to reside in Hong Kong, or (5) death of applicant or family member(s) etc.

## 5. Declaration & Flat Allocation Procedures

- 5.1 HKHS will invite applicants to attend the declaration and flat allocation procedures according to the number of vacant flats under the Scheme, the time order and the priority of application transferred from HB to HKHS.
- 5.2 Invited applicants and all family member(s) (if any) listed in the AF who are aged 18 or above, he/she/they shall make statutory declarations according to the laws of Hong Kong for declaring that all the information and documentation provided in support of the application are true, correct and accurate, and that he/she/they is/are still fulfilling the eligibility criteria for application of PRH of HA.
- 5.3 If the applicant does not attend the declaration and flat allocation procedures, the application will be cancelled.
- 5.4 If an applicant needs to change the date/time scheduled for the declaration and flat allocation, prior written application must be made to the Applications Section of the HKHS, and such change would only be confirmed after approval by HKHS. His/her original priority would be overtaken by subsequent applicants. HKHS has the right to reject any applications for change of date/time without giving any reason. HKHS does not guarantee that there will still be available flats for allocation after change of the date/time.
- 5.5 Applicants who completed the declaration procedures will only have one chance of flat allocation. If the allocation is refused, or if the selected applicant does not attend the flat allocation procedures, the application will be cancelled. Under HA's PRH allocation, such refusal of allocation will not be considered as "unreasonable reasons" for refusing housing offer.
- 5.6 HKHS shall have the absolute discretion in determining whether to make allocation of flat to an eligible applicant.
- 5.7 If applicants accept the flat allocated, they will be arranged to go to the Estate Office of Ming Wah Dai Ha at specified time for signing of the ML.
- 5.8 For applicant with ML commenced under the Scheme but have previously applied for the Hong Kong Housing Society "T-Home" Transitional Rental Housing Scheme – Trackside Villas and/or Chun Seen Mei Chuen, T-Home "Letting Scheme for Subsidised Sale Developments with Premium Unpaid" "Certificate of Participation - Tenant", his application for these captioned schemes will be cancelled.
- 5.9 At any time from the date of application for the Scheme and up to the commencement of the ML and during the subsistence of the ML issued to the applicant, such application will be cancelled and the flat so allocated will be recovered if the applicant has been allocated another PRH unit through other ways including but not limited to allocation via HA's PRH application.
- 5.10 HKHS will no longer conduct vetting and flat allocation procedures for the Scheme near the commencement of redevelopment for Block A – E at Ming Wah Dai Ha, viz around July 2026. All non-vetted applications will be invalid automatically. HKHS will not notify the applicants separately.

## 6. Arrangements for Moving into Ming Wah Dai Ha

- 6.1 HKHS will allocate Ming Wah Dai Ha transitional rental housing flats to eligible applicants in the form of ML. Holders of ML ("Licensee") and/or all their family member(s) must reside in the flat under the Scheme. Licensee must keep all the interior of the flats in good repair and condition (fair wear and tear excepted).
- 6.2 HKHS shall adjust the ML fee from time to time and will inform Licensees the new fee by giving at least 1 month's notice.
- 6.3 If during the period of occupancy, the Licensee is being allocated with another PRH flat through other ways including but not limited to allocation via HA's PRH application, the Licensee should immediately give written notice to HKHS and within 2 months from the commencement of tenancy agreement of the PRH to terminate the ML and deliver up vacant possession of the transitional rental housing flat to HKHS.
- 6.4 If the Licensee successfully purchases in any manner directly or indirectly any domestic property in Hong Kong <sup>Note 2</sup> (including Subsidised Sale Flats) during the stay at Ming Wah Dai Ha, the Licensee must immediately give written notice to HKHS and within 2 months to terminate the ML and deliver up vacant possession of the transitional rental housing flat to HKHS.
- 6.5 The Licensee may also, based on his/her personal circumstances, give 1 month's written notice to HKHS to terminate the above ML and deliver up vacant possession of the transitional rental housing flat to HKHS.
- 6.6 The flat allocated can only be used for residential purpose. The Licensee and his/her family member(s) must comply with the terms and conditions set out in the ML and must not allow unauthorized persons to reside in the flat. In case of breach, HKHS has the authority to terminate the relevant ML and recover the flat by giving 1 month's written notice, and under no circumstance that the ML will be re-granted to the relevant Licensee.

- 6.7 To avoid abuse of the Scheme, HKHS has the right to conduct random checking on the eligibility of the Licensee and his/her family member(s) after their moving into Ming Wah Dai Ha. In the event that provision of false information by the Licensee and/or his/her family member(s) is discovered and/or non-eligibility to apply for HA's PRH is confirmed during random checking, HKHS will give 1 month's written notice to terminate the ML and recover the flat.
- 6.8 Except the situations mentioned in items 6.3 to 6.7 above, HKHS will review the eligibility of the licensees and/or their family member(s) every 2 years after Licence commencement to confirm whether they can continue to reside in the flat under ML. HKHS will pass the HA's PRH application numbers and personal data of the Licensees and/or their family member(s) to HA again for verification, to confirm whether the PRH applications of the Licensees are still valid and eligible to apply for PRH of HA. If found ineligible after review, HKHS will give 1 month's written notice to the Licensee to terminate the ML and recover the flat. HKHS will no longer conduct eligibility review to the licensees and/or their family member(s) near the commencement of redevelopment for Block A – E at Ming Wah Dai Ha, viz from around July 2026.
- 6.9 Under all circumstances, including but not limited to the demolition of Block A – E at Ming Wah Dai Ha, HKHS reserves the right to terminate the ML and recover the flat by giving 1 month's written notice to the Licensee without arrangement of further allocation or compensation.

## **7. Special Restrictions on the Licensee and His/Her Family Member(s)**

- 7.1 If the Licensee and/or any of his/her family member(s) is/are authorized occupant(s) of PRH, or registered member(s) of any other subsidised housing projects/schemes administered by HKHS/HA/Urban Renewal Authority, he/she/they shall move out from the relevant flat and have his/her/their name(s) deleted from the tenancy or register record within 2 months (for HKHS)/60 days (for HA) from the commencement date of the ML of flat allocated under the Scheme.
- 7.2 The Licensee and his/her family member(s) cannot apply Rent Assistance Scheme and they are not affected by the Well-off Tenants Policy of HKHS.
- 7.3 The Licensee and his/her family member(s) will not be eligible for transfer to other HKHS rental estates under any circumstances.
- 7.4 If there is any change of family circumstances during the term of the ML, including but not limited to addition or deletion of family members, change of income or asset amount, the Licensee is responsible to inform HA so as to correct the information in the application for PRH. But in the event of the death of the Licensee during the term of the ML, the ML will be terminated automatically. If the remaining family member(s) of ML (if any) intend(s) to stay in the flat, apart from informing HA for change of applicant for HA's PRH application, they should also inform HKHS immediately for HKHS's consideration of changing of Licensee to other family member(s) or to recover the flat upon decision of HA.
- 7.5 As the Scheme is aimed at providing temporary housing to the applicants for PRH of the HA, if the HA's PRH application is still valid, such application will not be affected by application under the Scheme, and would be processed in accordance with HA's prevailing PRH application policy and procedures. However, if the Licensee is allocated with other PRH flats through his/her HA's PRH application, the Licensee should forthwith give immediate written notice to HKHS and within 2 months from the commencement of tenancy agreement of the PRH to terminate the ML and deliver up vacant possession of the transitional rental housing flat to HKHS..
- 7.6 The Licensee and/or his/her family member(s) do not have Green Form eligibility to purchase HKHS Subsidised Sale Flats Projects or HA Sale of Home Ownership Scheme Flats (including but not limited to Surplus Home Ownership Scheme Flats, new flats under the Home Ownership Scheme, Home Ownership Scheme Secondary Market Scheme and Green Form Subsidised Home Ownership Pilot Scheme). However, applicants who have been verified by HA as eligible to reside in PRH can apply to HA for issue of Green Form Certificates for the aforesaid purpose.

## **8. Important Notes**

- 8.1 If any false, misrepresenting or misleading information are contained in the AF, the application will be cancelled and the domestic flat allocated will be taken back. HKHS has the final right to determine whether the application form contains information which is false, untrue or misleading.
- 8.2 If any person makes false declaration intentionally (including representation in the application form which are false, untrue or misleading), he/she is guilty of an offence and liable to imprisonment and fine on conviction upon indictment.

## 9. Notes on Collection of Personal Data

- 9.1 The personal data collected in the AF are used for processing applications under the Scheme and its related matters. HKHS may also use the information for statistical surveys and researches, and may for such purpose contact the applicants. The personal data provided by the applicant and/or his/her family member(s), including the declaration by the applicant and/or his/her family member(s) authorizing the collection and comparison/checking/ transfer of their personal data, are provided on a voluntary basis. However, if insufficient data are provided, HKHS may not be able to process the application..
- 9.2 When assessing the eligibility of the applicants and/or their family member(s), HKHS has the right to compare and match the personal data provided in the AF with the relevant personal data collected for other purposes (manually or otherwise) in order to ascertain whether such information is false or inaccurate or misleading, and may take appropriate action against the person(s) concerned on the basis of the result of the data comparison and matching. The applicants and their family member(s) should also authorise HKHS to verify and match the relevant information with HA, Housing Department, other government departments, public/private organisations/companies, relevant employers, or the independent consultant companies appointed by HKHS or HKHS's existing records, and further agree for HA, Housing Department, any government departments, public/private organisations/companies, relevant employers, or the independent consultant companies appointed by HKHS to provide HKHS with the applicants and their family member(s)' personal data in their possession for verification as set out above and the purpose of preventing the applicant and/or his/her family member(s) from enjoying double housing benefits. The applicants and their family member(s) should also agree that HKHS may pass the AF and the personal data in respect of the applications to HKHS's data processing service contractor for data processing in connection with their applications, and that the information provided will be passed to HKHS "T-Home" Transitional Rental Housing Scheme - Ming Wah Dai Ha hotline for answering their enquiries.
- 9.3 For the purpose of vetting application under the Scheme, random checking of eligibility and for reviewing application in every 2 years after Licence commencement, HKHS will transfer the HA's PRH Application Number and personal data provided by the applicant/the Licensee and/or their family member(s) to other government departments (including but not limited to the Land Registry, Companies Registry, Transport Department, Immigration Department, Inland Revenue Department, Lands Department, Social Welfare Department and HD) or the relevant public/ private organisations/ companies (including but not limited to HA, URA, MPFA, banks and financial institutions) or the employers concerned and check such data with these parties for verification as set out in items 9.1 and 9.2.
- 9.4 The personal data provided in this online application are for the purpose of submitting an application under this sales scheme. HKHS will only retain the personal data collected for as long as necessary to fulfil the purposes of personal data collection specified above. HKHS will periodically redact, purge, anonymise or destroy unnecessary personal data in HKHS system in accordance with HKHS internal procedures. Also, specific persons authorised for handling of personal data collected (including but not limited to HKHS employees and contractors) must comply with HKHS's instruction as directed and under a duty of confidentiality to HKHS.
- 9.5 Pursuant to the Personal Data (Privacy) Ordinance (Cap.486), the applicant and/or his/her family member(s) are entitled to request access to or correction of the personal data stated in the AF. Where necessary, such requests should be made in writing and directed by post to the General Manager (Property Management), Applications Section of HKHS at G/F, Dragon Centre, No.23 Wun Sha Street, Tai Hang, Hong Kong. A fee may be charged for the request for access to and/or obtain copies of personal data.

## 10. Warning

Applicants should note that free of charge under the Scheme. If they are approached by any HKHS staff or its agent(s) who offer(s) to provide assistance in return for remuneration, they should report to the Independent Commission Against Corruption (hereinafter referred to as "ICAC") without delay. Attempted bribery by any person is an offence in law, and HKHS will refer the case to ICAC for investigation, HKHS has the authority to cancel the application irrespective of whether such person has been prosecuted or convicted of the relevant offence.

## 11. Contact us

For enquiry, please call HKHS "T-Home" Transitional Rental Housing Scheme – Ming Wah Dai Ha hotline at 8103 0330, or write to the Applications Section of HKHS (address: G/F, Dragon Centre, No.23 Wun Sha Street, Tai Hang, Hong Kong).

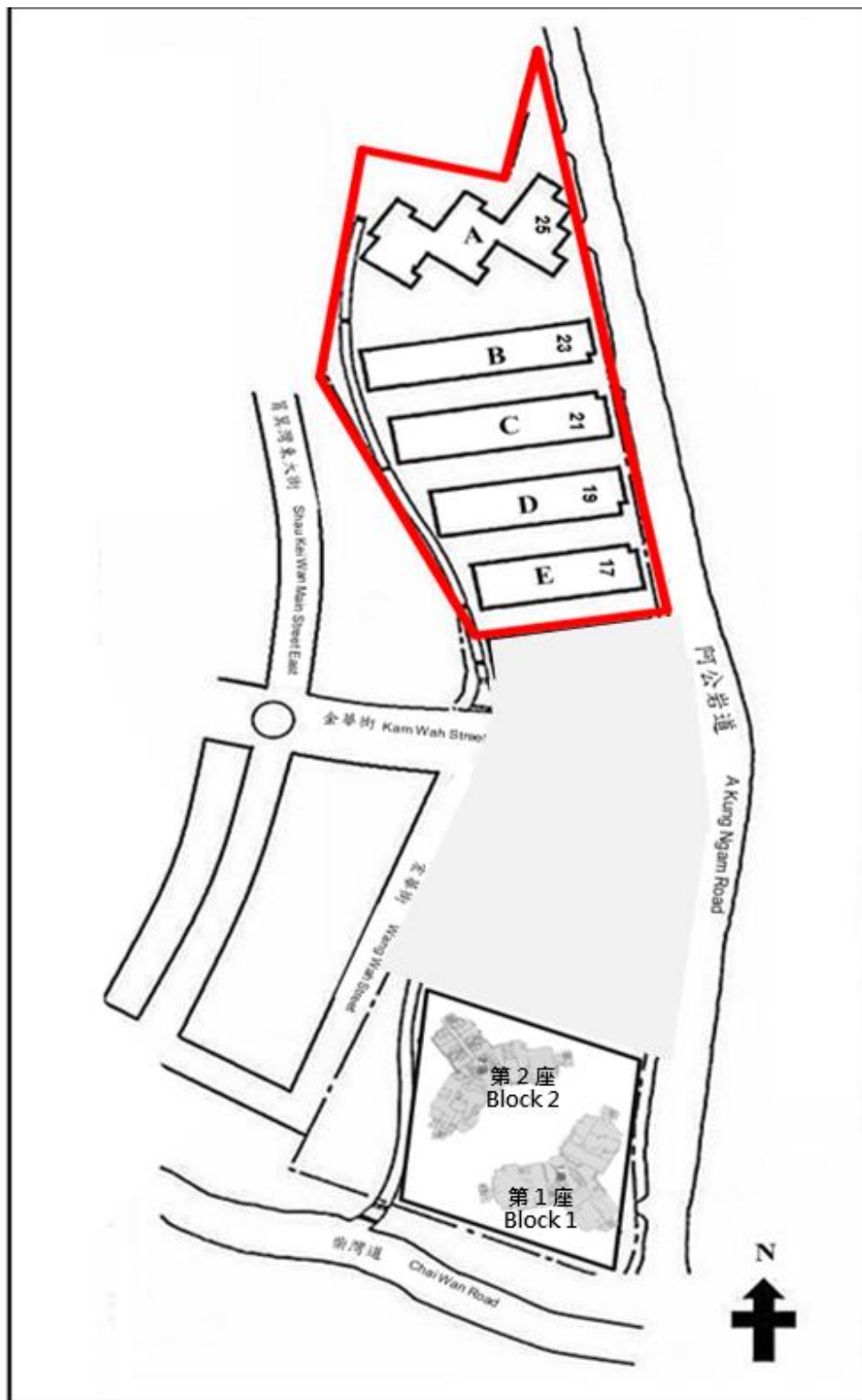
## 12. Language

In the event of any difference between the Chinese and the English versions of this document, the English version shall prevail.

### Points to Note

- (i) HKHS is one of the public organizations under the ambit of ICAC and Ombudsman.
- (ii) This AG and AF have no legal effect in itself and shall not be binding on HKHS. HKHS shall not be liable for loss suffered by any person arising out of the reliance of this AG.
- (iii) HKHS reserves the right to amend, correct or revise this AG and/or the AF without prior notice.

## Location Plan for Block A - E of Ming Wah Dai Ha



1. All flats available for allocation under the Scheme are located in Block A-E of Ming Wah Dai Ha (within the red line of this location plan)
2. Phase I Redevelopment of Ming Wah Dai Ha (Block 1 & 2) is **NOT** included in the Scheme.
3. This location plan is not drawn to scale and for reference only.