

Guidance Notes for the Application of Waiver of Owner Occupancy Requirement (with effect from 8 August 2024)

The owner occupancy requirement is a key eligibility criterion of the Mortgage Insurance Programme (MIP). If a homeowner is found renting out his/her property without prior approval, the HKMCI will take appropriate action. However, the HKMCI will approve eligible homeowners' applications for renting out their self-occupied properties on a case-by-case basis, so as to help them meet their special needs arising from changes in personal or family circumstances.

A homeowner may apply, through a bank, for waiver of owner occupancy requirement under the MIP to rent out his/her property if:

1. the homeowner's family is expecting newborn(s) or adopting child(ren), resulting in a change in housing needs^{*^};
2. the homeowner has become unemployed and requires more flexible housing or financial arrangements[#]; or
3. the homeowner has other special needs to rent out his/her property, and has been residing in the relevant property for not less than 12 months[^].

In general, a homeowner must not possess other residential properties in Hong Kong, other than his/her MIP property. A homeowner making an application must submit a signed self-declaration confirming that he/she does not possess other residential property in Hong Kong and meets the conditions above, along with the relevant documentary proof and/or specifying the reasons for the request to waive the owner occupancy requirement. In addition, he/she and his/her spouse or cohabitant who is also one of the obligors under the MIP (if applicable) are required to submit a signed undertaking to the HKMCI and will be subject to the following conditions so long as the waiver is in effect:

- a. the homebuyer shall primarily reside in Hong Kong,

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- b. the homebuyer and his/her spouse or cohabitant who is also one of the obligors under the MIP (if applicable) should not purchase any additional residential properties in Hong Kong and
- c. the homebuyer shall immediately notify both the mortgagee bank and the HKMCI if any change in circumstances will result in a breach of the above conditions.

For the frequently asked questions relating to the waiver of owner occupancy requirement, please refer to Part 3 of FAQ under the General Information section.

Note:

* subject to the provision of a medical certificate from a registered medical practitioner indicating the pregnancy term is required. For child adoption, a proof issued by the Social Welfare Department or an Accredited Body is required.

subject to the provision of documentary evidence to prove that he/she is currently unemployed (e.g.: Notification of Cessation of business, proof of wages in lieu of notices or severance payment by his/her employer).

^ The loan is current (i.e. is not delinquent).