

Information on Sales Arrangements 銷售安排資料

Name of the development: 發展項目名稱：	Hemma Fab 聚然	
Date of the Sale: 出售日期：	The fourth quarter of 2025 (Subject to change and to be announced) 2025 年第四季（日期或有變更，有待另行公布）	
Time of the Sale: 出售時間：	Exact time to be announced 確實時間有待公布 (Note: The Vendor will issue or revise the relevant Information on Sales Arrangements before the actual date of the sale in accordance with the Residential Properties (First-hand Sales) Ordinance.) (註：賣方會於實際出售日期前按照《一手住宅物業銷售條例》發出或修改相關銷售安排資料。)	
Place where the sale will take place: 出售地點：	Ground Floor and Third Floor, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong (“Sales Office”) 香港大坑浣紗街 23 號龍濤苑地下及三樓（下稱「售樓處」）	
Number of specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的數目：	644	
Description of the specified residential properties that will be offered to be sold: 將提供出售的指明住宅物業的描述：		
<u>Tower</u> 座	<u>Floor</u> 樓層	<u>Flat</u> 單位
1	3/F – 25/F 3樓 – 25樓	A, B, C, D, E, F, G, H, J, K, L, M, N
2	3/F – 25/F 3樓 – 25樓	A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q
The method to be used to determine the order of priority in which each of the persons interested in purchasing any of the specified residential properties may select the residential property that the person wishes to purchase: 將會使用何種方法，決定有意購買該等指明住宅物業的每名人士可揀選其意欲購買的住宅物業的優先次序：		

For paper application, upon receipt of the application forms for the Hong Kong Housing Society Subsidised Sale Flats Project 2025^(Note 1) (“Sale Scheme”) together with the application fee by mail or by dropping in the designated collection box or (as the case may be) by submission to the relevant Estate Office / District Tenancy Management Office / Rent Allowance for the Elderly Scheme dedicated team, Hong Kong Housing Society (“HKHS”) will notify the applicants in writing of their application numbers. For online application, the applicant will instantly receive an Online Application Record (with Application No.) via the webpage and email as provided by the applicant after successfully submitted the application form and paid the application fee online. The computer ballot will take place at the Sales Office on 19 June 2025. A priority number will then be assigned to each applicant by computer balloting and HKHS will inform each applicant (including an applicant who has submitted application online) his/ her priority number in writing. The priority number should be quoted in all correspondence after balloting. The ballot result will be announced after a priority number has been assigned to each applicant and will be made available for public inspection at HKHS Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong) during office hours (Monday to Friday: From 8:30 a.m. to 12:30 p.m. and 1:30 p.m. to 5:30 p.m.). Applicants can also visit the website of Hemma Fab: <https://hemmafab.hkhs.com> for checking their priority numbers. For details of the eligibility criteria, please refer to the Application Guide for Green Form Applicants and/or Application Guide for White Form Applicants of the Sale Scheme.

Note 1: Specified residential properties in two (2) subsidised sale flats development projects will be offered for sale under the Hong Kong Housing Society Subsidised Sale Flats Project 2025, namely, (i) Hemma Emerald and (ii) Hemma Fab. Hemma Emerald and Hemma Fab are hereinafter collectively referred to as the “**Two Projects**” (either of them being individually referred to as “**Project**”).

A. Priority for Flat Selection

1. HKHS will invite eligible applicants under the Sale Scheme for flat selection in accordance with their categories of application and priority numbers by letter (“Invitation Letter for Flat Selection”). Whether an applicant having been invited for flat selection under the Sale Scheme would successfully acquire a specified residential property in either one of the Two Projects is subject to his/ her final flat selection priority and the conditions of sale.
2. Category of Application:
 - 2.1 Each applicant will be categorized into the following 10 categories of applications:

Category of Application	
Category 1:	2-Person or above Family Applicant affected by (1) Kwun Tong Garden Estate Phase II, (2) Chun Seen Mei Chuen Redevelopment Project and 2-Person or above Family Applicant of Kwun Tong Garden Estate Phase I (Lotus Tower) (Green Form applicant)
Category 2:	1-Person Applicant affected by (1) Kwun Tong Garden Estate Phase II, (2) Chun Seen Mei Chuen Redevelopment Project and 1-Person Applicant of Kwun Tong Garden Estate Phase I (Lotus Tower) (Green Form applicant)
Category 3:	2-Person or above Family Applicant affected by (1) Ming Wah Dai Ha Phase 3, (2) Yue Kwong Chuen (Ching Hoy Lau and Hoy Au Lau) and (3) Healthy Village Phase III Redevelopment Project (Green Form applicant)
Category 4:	1-Person Applicant affected by (1) Ming Wah Dai Ha Phase 3, (2) Yue Kwong Chuen (Ching Hoy Lau and Hoy Au Lau) and (3) Healthy Village Phase III Redevelopment Project (Green Form applicant)

Category 5:	2-Person or above Family Applicant joining the “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” (Green Form applicant)
Category 6:	2-Person or above Family Applicant joining the “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” (White Form applicant)
Category 7:	2-Person or above Family Applicant (Green Form applicant)
Category 8:	1-Person Applicant (Green Form applicant)
Category 9:	2-Person or above Family Applicant (White Form applicant)
Category 10:	1-Person Applicant (White Form applicant)

- 2.2 Each eligible applicant, regardless of the category of application he/she belongs to, may only select and purchase **one (1)** specified residential property in **either one of the Two Projects** under the Sale Scheme.
- 2.3 Each eligible applicant in Category 2, Category 4, Category 8 and Category 10 may only purchase a 1-bedroom or 2-bedroom residential unit in either one of the Two Projects that is available for sale.
- 2.4 Each eligible applicant under Category 1 to Category 4 will be allocated an additional order according to his/her category of application and priority number under Category 7 or Category 8 for flat selection. Each eligible applicant under Category 5 will be allocated an additional order according to his/her category of application and priority number under Category 7 for flat selection. Each eligible applicant under Category 6 will be allocated an additional order according to his/her category of application and priority number under Category 9 for flat selection.
3. Applicants under Category 1 to Category 4 are assigned the highest priority. “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” do not apply to these categories.
4. All eligible applicants under Category 1 to Category 2 will be invited for flat selection from the first date of the sale under this Sale Scheme according to following arrangements:
 - 4.1 Each time a group of 5 eligible applicants in Category 1 to Category 2 will be invited for flat selection according to the following order:
 - (i) 4 eligible applicants from Category 1 according to their priority numbers; and
 - (ii) 1 eligible applicant from Category 2 according to his/ her priority number.
5. After all eligible applicants under Category 1 to Category 2 have been invited for flat selection as specified in Paragraph 4.1 above, eligible applicants under Category 3 to Category 4 will be invited for flat selection under this Sale Scheme according to following arrangements:
 - 5.1 Each time a group of 5 eligible applicants in Category 3 to Category 4 will be invited for flat selection according to the following order:
 - (i) 4 eligible applicants from Category 3 according to their priority numbers; and
 - (ii) 1 eligible applicant from Category 4 according to his/ her priority number.

6. If eligible applicants under Category 1 to Category 4 fail to select a specified residential property in either one of the Two Projects under the priority flat selection arrangement, those applicants will be invited for flat selection again when their order of priority under Category 7 or Category 8 arise and specified residential properties are still available for selection under the relevant category of application.
7. After all eligible applicants under Category 3 to Category 4 have been invited for flat selection as specified in Paragraph 5.1 above, eligible applicants under Category 5 to Category 6 will be invited for flat selection under this Sale Scheme according to following arrangements:
 - 7.1 Each time a group of 10 eligible applicants in Category 5 to Category 6 will be invited for flat selection according to the following order:
 - (i) 4 eligible applicants from Category 5 according to their priority numbers; and
 - (ii) 6 eligible applicants from Category 6 according to their priority numbers.
8. HKHS offers a priority quota of 642 specified residential properties in total to the eligible applicants in Category 5 to Category 6 (including 384 specified residential properties in Hemma Emerald and 258 specified residential properties in Hemma Fab) (“Priority Quota”), and each family applicant who has joined the “Priority Scheme for Families with Elderly Members” and/or “Families with Newborns Flat Selection Priority Scheme” may select a specified residential property in accordance with the Priority Order^(Note 2). If the Priority Quota for “Priority Scheme for Families with Elderly Members” and “Families with Newborns Flat Selection Priority Scheme” for either one of the Two Projects is exhausted, eligible applicants under Category 5 to Category 6 may only select specified residential properties from the other Project where the Priority Quota for Category 5 to Category 6 is still available. In case the Priority Quota is fully utilised, HKHS will invite those eligible applicants for flat selection under Category 7 to Category 10 according to their priority numbers.

Note 2: For the purpose of this Paragraph 8, “Priority Order” means the additional order of priority for flat selection (on top of the ordinary order of priority for flat selection allocated to all eligible applicants under the Sale Scheme) to be allocated to each family applicant who has joined the “Priority Scheme for Families with Elderly Members” and/or “Families with Newborns Flat Selection Priority Scheme”.

9. If eligible applicants under Category 5 to Category 6 fail to select a specified residential property in either one of the Two Projects under the Priority Quota arrangement as specified in Paragraph 8 above, HKHS will invite those applicants for flat selection again when their order of priority under Category 7 or Category 9 arise and specified residential properties are still available for selection under the relevant category of application.
10. In case the Priority Quota of 642 specified residential properties are not fully utilised after all eligible applicants under Category 5 to Category 6 have been invited for flat selection, the remaining quota will be allocated to the other categories of applications according to the order of priority and relevant quota specified in Paragraph 12 below. If an eligible applicant under Category 5 to Category 6 have successfully selected a specified residential property and signed the Preliminary Agreement for Sale and Purchase (“PASP”), the relevant quota will be treated as consumed. Any quota released due to later rescission of the PASP of a specified residential property previously purchased by an applicant under Category 5 to Category 6 will not be allocated back to another eligible applicant under Category 5 to Category 6.
11. Upon completion of the relevant procedures for cancellation of PASP of a specified residential property under the Sale Scheme by the HKHS, the rescinded specified residential property will be released for

selection by eligible applicants on the next flat selection day according to the order of priority for flat selection of the eligible applicants.

12. Green Form and White Form Applicants:

12.1 The quota and the relevant order of priority for flat selection of the eligible applicants shall be as follows:

Category of Application	Quota
Category 7 : 2-Person or above Family Applicant (Green Form applicant)	30%
Category 8 : 1-Person Applicant (Green Form applicant)	10%
Category 9 : 2-Person or above Family Applicant (White Form applicant)	50%
Category 10 : 1-Person Applicant (White Form applicant)	10%

Each time a group of 10 eligible applicants will be invited for flat selection according to the following order:

- (i) 3 eligible applicants from Category 7 according to their priority numbers;
- (ii) 1 eligible applicant from Category 8 according to his/ her priority number;
- (iii) 5 eligible applicants from Category 9 according to their priority numbers; and
- (iv) 1 eligible applicant from Category 10 according to his/ her priority number.

12.2 If all eligible applicants in a particular category of application have been invited for flat selection, the total number of eligible applicants to be invited for flat selection in each subsequent group will be reduced accordingly. For example: If all eligible applicants in Category 10 have been invited for flat selection, there will only be 9 eligible applicants in each subsequent group to be invited for flat selection while the number of eligible applicants in each category of application (depends on the remaining number of eligible applicants) will remain unchanged.

12.3 If the quota of a particular category of application have been fully utilised, the remaining applicants of that particular category of application would not be arranged for flat selection. For example: If the allocated quota of Category 7 has been utilised, there will only be 7 eligible applicants in each subsequent group to be invited for flat selection while the number of eligible applicants in each category of application (depends on the remaining number of eligible applicants) will remain unchanged.

12.4 If the quota is not fully utilised after all eligible applicants in a particular category of application have been invited for flat selection, the remaining quota of that particular category of application is subject to following arrangements:

- (i) If the allocated quota for Category 7 is not fully utilised after all eligible applicants in Category 7 have been invited for flat selection, the remaining quota for Category 7 will be allocated to Category 9 and vice versa.
- (ii) If the allocated quota for Category 8 is not fully utilised after all eligible applicants in Category 8 have been invited for flat selection, the remaining quota for Category 8 will be allocated to Category 10 and vice versa.
- (iii) If the allocated quota for Category 7 and Category 9 is not fully utilised after all eligible applicants in Category 7 and Category 9 have been invited for flat selection, the remaining quota for Category 7 and Category 9 will be allocated to Category 8 and Category 10 and vice versa.

B. Arrangement for Flat Selection

13. Registration:

Each eligible applicant and all family member(s) who is/are listed in the application form and aged 18 or above (if applicable) shall personally attend the Sales Office at the flat selection registration time slot as stipulated in the Invitation Letter for Flat Selection for registration.

14. Required Documents:

Each eligible applicant and all family member(s) who is/are listed in the application form and aged 18 or above (if applicable) must bring along with him/ her/ them the following documents for registration:

- (i) his/ her/ their Hong Kong Identity Card(s);
- (ii) original Invitation Letter for Flat Selection;
- (iii) a cashier's order issued in favour of "Kao, Lee & Yip Solicitors" for the sum of HK\$100,000 for payment of part of the preliminary deposit payable upon signing of the PASP; and
- (iv) blank cheque(s) for payment of the remaining balance of the said preliminary deposit.

15. Statutory Declaration(s):

Each eligible applicant who has been invited for flat selection and all the family members listed in the application form who are aged 18 or above (if applicable) shall personally make statutory declarations at the Sales Office 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.

16. Flat Selection:

After making the statutory declaration(s) as mentioned in Paragraph 15 above, each eligible applicant and all family member(s) aged 18 or above (if applicable) will proceed to flat selection in accordance with the applicant's category of application and priority number in the manner described in Paragraphs 1 to 12 above.

17. Signing Agreement Upon Successful Selection of a Specified Residential Property:

The applicant must be the owner of the specified residential property purchased. The applicant, however, may choose to share the ownership with one of the family members aged 18 or above listed in the application form provided that the ownership is in the form of joint tenancy not inheritable by a third party. This family member is required to turn up in person with the applicant at the Sales Office for signing the PASP and completion of the necessary formalities regarding the purchase of the specified residential property. For applicants who opt to join the "Priority Scheme for Families with Elderly Members", at least one elderly member with aged 60 or above must be the owner or a joint owner of the purchased specified residential property and no more than three persons are allowed to be joint owners of the specified residential property. The elderly member and the family member (if applicable) who intend to become the owner or a joint owner of the purchased specified residential property are required to turn up in person with the applicant at the Sales Office for signing the PASP and completion of the necessary formalities regarding the purchase of the specified residential property. Should an applicant who has selected a specified residential property and the family member aged 18 or above (if applicable) fail(s) to turn up at the Sales Office to sign the relevant PASP within the specified time, he/ she / they will be deemed as having given up the selected specified residential property. The relevant specified residential property shall be taken back by HKHS for selection by other eligible applicants on the next flat selection day according to their order of priority. The applicant concerned will not be given another chance for flat selection under the same category of application. The application fee, once paid, is non-refundable and non-transferrable.

18. Change of Appointment:

If an applicant needs to change his/ her appointment date/ time (the appointment can only be postponed but cannot be advanced), he/ she has to seek prior approval from HKHS Applications Section in writing. Due to the change of appointment, the applicant's order of priority for flat selection will be deferred accordingly. HKHS shall have the absolute discretion to reject any application for postponement without giving any reason therefor. HKHS does not guarantee that there will be available quota for flat selection under the category of application that the applicant belongs to after the change of the appointment.

19. Late Arrivals or Failure to Turn Up in accordance with the Flat Selection Registration Time Slot and / or Appointment Date as stipulated in the Invitation Letter for Flat Selection:

If an eligible applicant and family member(s) who is/are listed in the application form and aged 18 or above (if applicable) fail(s) to turn up on time in accordance with the flat selection registration time slot as stipulated in the Invitation Letter for Flat Selection, the said applicant would be assigned to the next available group (if any) for flat selection after the registration and making of statutory declaration have been completed. An eligible applicant and all family member(s) who is/are listed in the application form and aged 18 or above (if applicable) who fails to attend the Sales Office on the appointment date as stipulated in the Invitation Letter for Flat Selection will lose eligibility for flat selection and will be overtaken by others lower in the queue. The application fee, once paid, is non-refundable and non-transferrable.

20. Failure to Purchase a Specified Residential Property while Stock still Lasts:

If an eligible applicant and family member(s) who is/are listed in the application form and aged 18 or above (if applicable) turn(s) up at the Sales Office at the appointed time but fails to purchase a specified residential property while stock still lasts, he/ she / they will be deemed as having given up his/ her / their chance of flat selection. The said applicant will not be given another chance for flat selection again under the same category of application. The application fee, once paid, is non-refundable and non-transferrable.

21. Sales Arrangement for Specified Residential Properties following Cancellation or Rescission of the PASP or Failure to sign Agreement for Sale and Purchase ("ASP"):

Upon completion of the relevant procedures for cancellation or rescission of the PASP of a specified residential property by HKHS (regardless of whether the cancellation or recession is caused by the relevant purchaser's failure to sign the ASP within the prescribed time), the relevant specified residential property will be released for selection by eligible applicants on the next flat selection day according to the order of priority for flat selection of the eligible applicants.

22. Arrangement when All Specified Residential Properties under this Sale Scheme are Sold Out:

When the ASP of all specified residential properties that are available for selection under this Sale Scheme have been signed, all the remaining applications will be cancelled immediately. The application fee, once paid, is non-refundable and non-transferrable.

23. Arrangement during Tropical Cyclone/Black Rainstorm Warning Signals etc.:

For the safety of the applicants and/or the maintenance of order at the Sales Office, HKHS reserves its absolute right to close the Sales Office and/or to postpone, extend or modify the date, time, period or place of sale or selection of specified residential properties or other procedures to such other date, time, period, place as HKHS may consider appropriate if Tropical Cyclone Warning Signal No. 8 or above is hoisted or Black Rainstorm Warning is issued before or during the time of the sale on a date of the sale, or where HKHS considers that there being any event or circumstance affecting or which

may affect the safety, order or public health in the Sales Office and/or the vicinity of any of foregoing. Details of the arrangement will be posted by HKHS on the website designated for the development (Hemma Fab: <https://hemmafab.hkhs.com>). Applicants will not be notified separately.

24. HKHS reserves all right to decide whether, when and which of the specified residential properties in the Two Projects are to be put up for selection under this Sale Scheme. HKHS reserves all right at any time to withdraw any specified residential property(s) from this Sale Scheme. No objection or claim shall be made by any person against HKHS in relation to the foregoing. In case of any disputes, the decision of HKHS shall be final and conclusive.

如經紙本申請，香港房屋協會（下稱「房協」）收到郵寄或投入指定收集箱內或（視屬何情況而定）遞交到有關屋邨辦事處/分區租約事務管理處/「長者租金津貼計劃」專責小組的《香港房屋協會「資助出售房屋項目2025」》^(註1)（下稱「本銷售計劃」）申請表及申請費後，會以書面形式通知申請人其獲編配的申請編號。如經網上申請，申請人於完成申請手續及繳交申請費後會即時在網上及透過在申請時提供的電郵地址收到一份附有申請編號的網上申請紀錄。電腦抽籤將於 2025 年 6 月 19 日在售楼處進行。在房協以電腦抽籤方式為各申請人編配優先次序號碼後，所有申請人（包括經網上申請的申請人）將個別獲書面通知其優先次序號碼，抽籤後的所有書信往來請註明有關優先次序號碼。抽籤結果將於各申請人獲編配優先次序號碼後公布及存放於房協申請組（地址：香港大坑浣紗街 23 號龍濤苑地下）供公眾於辦公時間內（星期一至五由上午 8 時 30 分至下午 12 時 30 分及下午 1 時 30 分至下午 5 時 30 分）查閱，申請人亦可在「聚然」網站：<https://hemmafab.hkhs.com> 查閱其優先次序號碼。有關申請資格的詳情，請參閱本銷售計劃之申請須知（綠表申請人適用）及／或申請須知（白表申請人適用）。

註1：《香港房屋協會「資助出售房屋項目2025」》將提供出售兩(2)個資助出售房屋發展項目（即(i)「峻然」及(ii)「聚然」）的指明住宅物業，「峻然」及「聚然」以下統稱為「該兩個項目」（當中任何一個項目則個別稱為「項目」）。

A. 選購單位次序

- 房協將根據本銷售計劃合資格申請人的申請類別及優先次序號碼發信（下稱「選購單位邀請信」）邀請合資格申請人選購單位。在本銷售計劃獲邀選購單位的申請人是否有機會成功選購該兩個項目其中一個項目之可供出售的指明住宅物業須視乎其最終的選購單位次序及銷售情況。
- 申請類別：
 - 2.1 每名申請人將按以下十個申請類別分類：

申請類別	
第一類別：	受房協(1) 觀塘花園大廈第二期、(2) 真善美村重建計劃影響的二人或以上家庭及觀塘花園大廈第一期玉蓮臺的二人或以上家庭（綠表申請人）
第二類別：	受房協(1) 觀塘花園大廈第二期、(2) 真善美村重建計劃影響的一人申請人及觀塘花園大廈第一期玉蓮臺的一人申請人（綠表申請人）
第三類別：	受房協(1) 明華大廈第三期、(2) 漁光村（靜海樓及海鷗樓）及(3) 健康村第三期重建計劃影響的二人或以上家庭（綠表申請人）
第四類別：	受房協(1) 明華大廈第三期、(2) 漁光村（靜海樓及海鷗樓）及(3) 健康村第三期重建計劃影響的一人申請人（綠表申請人）

第五類別：	參加「家有長者優先選樓計劃」和「家有初生優先選樓計劃」的二人或以上家庭（綠表申請人）
第六類別：	參加「家有長者優先選樓計劃」和「家有初生優先選樓計劃」的二人或以上家庭（白表申請人）
第七類別：	二人或以上家庭（綠表申請人）
第八類別：	一人申請人（綠表申請人）
第九類別：	二人或以上家庭（白表申請人）
第十類別：	一人申請人（白表申請人）

2.2 每名合資格申請人（不論其所屬的申請類別）僅可在本銷售計劃下的**該兩個項目其中一個項目之中選購一(1)個**指明住宅物業。

2.3 第二類別、第四類別、第八類別及第十類別的每名合資格申請人只可選購該兩個項目其中一個項目中當時可供出售的一房或兩房住宅單位。

2.4 第一類別至第四類別的每名合資格申請人將會於第七類別或第八類別另外獲發一個配額，第五類別的每名合資格申請人將會於第七類別另外獲發一個配額，第六類別的每名合資格申請人將會於第九類別另外獲發一個配額，房協會按其申請類別及優先次序號碼邀請他們到房協選購單位。

3. 第一類別至第四類別的申請人已屬最優先選購單位的申請類別，「家有長者優先選樓計劃」及「家有初生優先選樓計劃」並不適用於第一類別至第四類別的申請人。

4. 所有第一類別至第二類別的合資格申請人會在本銷售計劃出售日期首天起優先獲邀選購單位，安排如下：

4.1 每一組共 5 位第一類別至第二類別的合資格申請人將會優先按以下次序選購單位：

- (i) 第一類別按優先次序號碼的 4 位合資格申請人；及
- (ii) 第二類別按優先次序號碼的 1 位合資格申請人。

5. 當第一類別至第二類別的所有合資格申請人已按上述第 4.1 段所述完成選購單位，房協會邀請第三類別至第四類別合資格申請人在本銷售計劃按優先次序號碼選購單位，安排如下：

5.1 每一組共 5 位第三類別至第四類別的合資格申請人將會優先按以下次序選購單位：

- (i) 第三類別按優先次序號碼的 4 位合資格申請人；及
- (ii) 第四類別按優先次序號碼的 1 位合資格申請人。

6. 如上述第一類別至第四類別的合資格申請人在優先選購單位安排下，未能在該申請類別成功選購該兩個項目其中一個項目中的指明住宅物業，房協會按他／她／他們於第七類別或第八類別的選購單位次序及當時銷售情況再邀請他／她／他們在相關申請類別下選購單位。

7. 當第三類別至第四類別的所有合資格申請人已按上述第 5.1 段所述完成選購單位，房協會邀請第五類別至第六類別合資格申請人在本銷售計劃按優先次序號碼選購單位，安排如下：

7.1 每一組共 10 位第五類別至第六類別的合資格申請人將會優先按以下次序選購單位：

- (i) 第五類別按優先次序號碼的 4 位合資格申請人；及

(ii) 第六類別按優先次序號碼的 6 位合資格申請人。

8. 房協會為第五類別至第六類別的合資格申請人設有合共642 個優先選購指明住宅物業的配額（包括「峻然」384 個指明住宅物業及「聚然」258 個指明住宅物業）（下稱「優先配額」），供參與「家有長者優先選樓計劃」及／或「家有初生優先選樓計劃」的家庭申請者按優先選樓次序^(註2)選樓。倘該兩個項目其中一個項目的「家有長者優先選樓計劃」和「家有初生優先選樓計劃」優先配額用盡，第五類別至第六類別的合資格申請人只能選擇仍有該第五類別至第六類別優先配額的另一項目的單位。當所有設定的優先配額用罄，房協會邀請第七類別至第十類別合資格申請人按優先次序號碼選購單位。

註2：就本第8段而言，「優先選樓次序」指除所有合資格申請人在本銷售計劃下均獲發的一個基本選樓次序之外，額外分配予每個參與「家有長者優先選樓計劃」及／或「家有初生優先選樓計劃」的家庭申請者的一個優先選樓次序。

9. 若第五類別至第六類別的合資格申請人未能在以上第8段的優先配額安排下選購該兩個項目其中一個項目之指明住宅物業，房協會按他／她／他們於第七類別或第九類別的選購單位次序及當時銷售情況再邀請他／她／他們在相關申請類別下選購單位。
10. 若所有獲安排優先選購單位的第五類別至第六類別的合資格申請人已完成選購單位，而預設的 642 個優先配額仍未用罄，剩餘的配額會根據第 12 段所列的選購單位次序及有關配額撥歸其他申請類別的申請人。如第五類別至第六類別的合資格申請人已成功選購指明住宅物業及簽署臨時買賣合約，有關配額會被視作已耗用。日後因相關買家撤銷其先前在第五類別至第六類別下選購之指明住宅物業的臨時買賣合約而收回的任何指明住宅物業的配額，不會再分配給另一第五類別至第六類別的合資格申請人。
11. 在任何情況下，所有本銷售計劃中因撤銷臨時買賣合約而收回的指明住宅物業，會於房協辦妥撤銷手續後的下一個選購單位日，供合資格的申請人按其選購單位次序選購。

12. 綠表及白表申請人：

- 12.1 房協會邀請第七類別至第十類別合資格申請人選購單位，配額及其選購單位次序安排如下：

申請類別	配額
第七類別：二人或以上家庭（綠表申請人）	30%
第八類別：一人申請人（綠表申請人）	10%
第九類別：二人或以上家庭（白表申請人）	50%
第十類別：一人申請人（白表申請人）	10%

每一組共 10 位合資格申請人將會按以下次序選購單位：

- (i) 第七類別按優先次序號碼的 3 位合資格申請人；
- (ii) 第八類別按優先次序號碼的 1 位合資格申請人；
- (iii) 第九類別按優先次序號碼的 5 位合資格申請人；及
- (iv) 第十類別按優先次序號碼的 1 位合資格申請人。

- 12.2 如某一申請類別的所有合資格申請人已獲邀出席選購單位，此後每一組獲安排選購單位的合資格申請人將會相應減少。例如：第十類別的所有合資格申請人已獲邀出席選購單位，其後每一組只會有 9 位合資格申請人獲邀選購單位，而各申請類別合資格獲邀選購單位的人數（視乎合資格申請人的餘數）維持不變。

12.3 如某一申請類別的配額用罄，該申請類別所有餘下的申請人將不會獲安排選購單位。例如：第七類別的配額用罄，其後每一組只會有7位合資格申請人獲邀選購單位，而各申請類別合資格獲邀選購單位的人數（視乎合資格申請人的餘數）維持不變。

12.4 若個別申請類別的所有合資格申請人已完成選購單位，而該申請類別的配額仍未用罄，該申請類別的剩餘配額安排如下：

- (i) 若所有第七類別的合資格申請人已完成選購單位，而第七類別的配額仍未用罄，第七類別的剩餘配額會撥歸第九類別的合資格申請人，反之亦然；
- (ii) 若所有第八類別的合資格申請人已完成選購單位，而第八類別的配額仍未用罄，第八類別的剩餘配額會撥歸第十類別的合資格申請人，反之亦然；
- (iii) 若所有第七類別及第九類別的合資格申請人已完成選購單位，而第七類別及第九類別的配額仍未用罄，第七類別及第九類別的剩餘配額會撥歸第八類別及第十類別的合資格申請人，反之亦然。

B. 選購單位安排

13. 辦理登記：

各合資格申請人及所有名列於申請表內 18 歲或以上的家庭成員（如適用）須按選購單位邀請信內指定的選購單位登記時段親臨售樓處辦理登記手續。

14. 所須文件：

各合資格申請人及所有名列於申請表內 18 歲或以上的家庭成員（如適用）於辦理登記手續時須攜同以下文件：

- (i) 各自的香港身份證；
- (ii) 選購單位邀請信正本；
- (iii) 一張抬頭人為「高李葉律師行」而款額為港幣10萬元正（HK\$100,000）的銀行本票，以支付簽署臨時買賣合約時須支付的臨時訂金的部份款額；及
- (iv) 空白支票以支付該臨時訂金的餘款。

15. 宣誓：

各獲邀選購單位的合資格申請人及所有名列於申請表內 18 歲或以上的家庭成員（如適用）須親身到售樓處依照香港法例辦理宣誓，聲明就申請所提供的資料及文件均屬真確。

16. 選購單位：

在完成辦理上述第 15 段所述的宣誓後，各合資格申請人及所有名列於申請表內 18 歲或以上的家庭成員（如適用）將按上述第 1 至 12 段的方式根據其申請類別及優先次序號碼獲安排選購單位。

17. 成功揀選指明住宅物業後簽署合約文件：

申請人必須成為所購買指明住宅物業的業主。此外，申請人可與名列於申請表內的一名 18 歲或以上的家庭成員以不可由第三者繼承的「聯權共有」方式（俗稱「長命契」）共同擁有所購買指明住宅物業的業權。該名家庭成員必須親身與申請人一同前往售樓處簽署臨時買賣合約及辦理相關選購指明住宅物業的手續。參加「家有長者優先選樓計劃」的申請人，至少一名年滿 60 歲的長者必須成為所購買指明住宅物業的業主或其中一名聯名業主，而該指明住宅物業的聯名業主不得超過三人。擬成為所購買指明住宅物業的業主的長者及家庭成員（如適用）必須親身與申請人一同前往售樓處簽署臨時買賣合約及辦理相關選購指明住宅物業的手續。如已選擇

指明住宅物業的申請人及名列於申請表內 18 歲或以上的家庭成員（如適用）沒有在指定時間內親臨售樓處簽署相關的臨時買賣合約，會被視作放棄所選指明住宅物業。有關指明住宅物業會被房協收回，供已預約簽訂臨時買賣合約當天的下一個選樓日的其他合資格申請人按選樓次序選購，該申請人不會在同一申請類別下獲得另一次選樓機會。已繳交的申請費，概不退還，亦不能轉讓。

18. 更改選購單位日期／時間的安排：

如申請人需要更改指定的選購單位日期／時間（只可延後，不可提前），必須預先以書面形式向房協申請組申請並得到批准後才作實，而其原本的選購單位的次序會由較後者補上。房協有絕對酌情權拒絕任何更改選購單位日期／時間的申請，而毋須作出解釋。房協並不保證申請人在更改選購單位日期／時間後，其所屬申請類別仍有剩餘配額。

19. 遲到或錯過選購單位邀請信指定的選購單位登記時段及/或選購單位日期的安排：

若合資格申請人及所有名列於申請表內 18 歲或以上的家庭成員（如適用）遲到或錯過選購單位邀請信內指定的選購單位登記時段，於完成登記及宣誓手續後，該申請人將編入下一組（如有）尚未開始選購單位的時段內選購單位。如合資格申請人及所有名列於申請表內 18 歲或以上的家庭成員（如適用）不依照選購單位邀請信內指定的選購單位日期前往售樓處選購單位，即會喪失選購單位資格，其選購單位次序會由較後者補上。已繳交的申請費，概不退還，亦不能轉讓。

20. 在有指明住宅物業可供選購的情況下未有揀選任何指明住宅物業的安排：

當合資格申請人及所有名列於申請表內 18 歲或以上的家庭成員（如適用）在指定日期及時間前往售樓處選購單位，但在有指明住宅物業可供選購的情況下未有揀選任何指明住宅物業，將會被視作放棄選購指明住宅物業，而該申請人不會在同一申請類別獲得另一次選購單位的機會，已繳交的申請費，概不退還，亦不能轉讓。

21. 因取消或撤銷臨時買賣合約或未能簽署正式買賣合約而收回指明住宅物業的出售安排：

因臨時買賣合約取消或撤銷（不論是否因為有關買家未能在訂明時間內簽署有關正式買賣合約）而收回的指明住宅物業，會於房協辦妥取消或撤銷手續後的下一個選樓日，供當天進行選樓的合資格申請人按選樓次序選購。

22. 本銷售計劃所有指明住宅物業售罄的安排：

當本銷售計劃所有可供選擇的指明住宅物業的正式買賣合約均簽署後，所有餘下的申請將即時被取消，而已繳交的申請費，概不退還，亦不得轉讓。

23. 有關熱帶氣旋／黑色暴雨警告等的安排：

為保障申請人安全及/或維持售樓處秩序，房協保留絕對權力在 8 號或以上熱帶氣旋警告信號或黑色暴雨警告信號在任何出售日期的出售時間或之前懸掛時或在房協認為出現任何影響或可能影響售樓處及/或其附近之安全、秩序或公共衛生之事件或情況時，關閉售樓處及/或延後、延長或改動發售或揀選指明住宅物業或其他程序之日期、時間、期間或地點至房協認為合適的其他日期、時間、期間或地點。有關詳情會於就發展項目指定的互聯網網站（「聚然」：<https://hemmafab.hkhs.com>）公布，個別申請人將不獲另行通知。

24. 房協保留一切權利決定該兩個項目的指明住宅物業是否、何時及其中哪些指明住宅物業可於本銷售計劃下供選擇。房協保留一切權利於任何時間從本銷售計劃中撤回當中的任何指明住宅物

業。任何人不得就上述事宜向房協提出任何反對或申索。如有爭議，房協的決定為最終決定。

The method to be used, where 2 or more persons are interested in purchasing a particular specified residential property, to determine the order of priority in which each of those persons may proceed with the purchase:

在有兩人或多於兩人有意購買同一個指明住宅物業的情況下，將會使用何種方法決定每名該等人士可購買該物業的優先次序：

Please refer to the above method.

請參照上述方法。

Other matters

其他事項

The prices of the specified residential properties as set out in the price list(s) as at the date of issue of this Information on Sales Arrangements are fixed with reference to the provisional discount rate for the “Sale of Home Ownership Scheme Flats 2024” (HOS 2024). The price list(s) of the Development would be revised from time to time if necessary. The final price of each specified residential property shall be subject to the price list effective on the date of signing of the PASP. To obtain the final prices information of the specified residential properties in detail, prospective purchasers are advised to, prior to the signing of PASP, refer to the relevant price list(s) as last revised and effective on the date of signing of PASP. In case of any dispute relating to the discount rate, HKHS’s decision shall be final.

此銷售安排資料發出日期當日，指明住宅物業於價單所列之售價是參照「出售居者有其屋計劃單位 2024」（居屋 2024）的臨時折扣率釐定。如有需要，本發展項目的價單會不時修改。指明住宅物業之最終售價以簽訂臨時買賣合約日期當日生效之價單為準。如欲獲知售價詳情，準買家應在簽署臨時買賣合約前參閱最後修訂及簽署臨時買賣合約當日生效之有關價單。若就折扣率有任何爭議，房協的決定為最終決定。

Hard copies of a document containing information on the above sales arrangements are available for collection by the general public free of charge at:

載有上述銷售安排的資料的文件印本於下列地點可供公眾免費領取：

G/F, 5 Lok Yip Road, HS Centre, Fanling, New Territories

新界粉嶺樂業路 5 號房協中心地下

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