

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：	From 12 November 2025 (Monday to Friday (except Public Holidays)) 由2025年11月12日起（星期一至五（公眾假期除外））	
Time of the Sale: 出售時間：	From 9:00 a.m. to 5:30 p.m. 由上午9時至下午5時30分	
Place where the sale will take place: 出售地點：	Ground 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（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 座</u>	<u>Floor 樓層</u>	<u>Flat 單位</u>
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
<p>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：</p> <p>The computer ballot of Hong Kong Housing Society Subsidised Sale Flats Project 2025 ^(Note 1) (“Sale Scheme”) took place at the Sales Office on 19 June 2025. The ballot result was announced after a priority number has been assigned to each applicant and was 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. (except public holidays)). 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.</p> <p>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”).</p>		

A. Priority for Flat Selection

1. The applicants are categorised into 10 categories of applications (the details of which are set out in “Application Guide for Green Form Applicants” or “Application Guide for White Form Applicants”). 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 Statutory Declaration / 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.

Applicants can visit the “Application Guide for Green Form Applicants” (Section 5) which is available at the following link: https://hemmafab.hkhs.com/uploads/Application_Guide_GF_EN.pdf

or the “Application Guide for White Form Applicants” (Section 5) which is available at the following link: https://hemmafab.hkhs.com/uploads/Application_Guide_WF_EN.pdf

on the website of Hemma Fab: <https://hemmafab.hkhs.com> for checking the category of application, quota and priority for flat selection. Hard copies of the above documents are also available for collection at the Sales Office during office hours (Monday to Friday: From 8:30 a.m. to 5:30 p.m. (except public holidays)).

2. Each eligible applicant who is invited for flat selection may purchase one flat in only one of the Two Projects (i.e., either Hemma Emerald or Hemma Fab) while 1-Person Applicant may only purchase a 1-bedroom or 2-bedroom flat that is available for sale.

B. Arrangement for Flat Selection

1. Registration:

Each eligible applicant who has been invited for flat selection 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 Statutory Declaration / Flat Selection for registration.

2. 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 Statutory Declaration / 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 preliminary agreement for sale and purchase; and
- (iv) blank cheque(s) for payment of the remaining balance of the said preliminary deposit.

3. Arrangement of any remaining specified residential properties:

If all eligible applicants are invited for flat selection and if there is/ are specified residential property(ies) remaining to be available for sale after completion of the selection of specified residential properties under the procedure above, HKHS reserves its right to notify and invite eligible applicant(s) and family member(s) who is/ are listed in the application form and aged 18 or above (if applicable) for flat selection of such remaining specified residential properties in such manner as it may in its absolute discretion determine. In case of any dispute, the decision of HKHS shall be final and conclusive.

4. 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.
5. Applicants can visit the “Application Guide for Green Form Applicants” (Sections 5, 6 and 7) which is available at the following link:
https://hemmafab.hkhs.com/uploads/Application_Guide_GF_EN.pdf
or the “Application Guide for White Form Applicants” (Sections 5, 6 and 7) which is available at the following link: https://hemmafab.hkhs.com/uploads/Application_Guide_WF_EN.pdf
on the website of Hemma Fab: <https://hemmafab.hkhs.com> for checking the details of arrangement for flat Selection. Hard copies of the above documents are also available for collection at the Sales Office during office hours (Monday to Friday: From 8:30 a.m. to 5:30 p.m. (except public holidays)).

《香港房屋協會「資助出售房屋項目2025」》^(註1) (「本銷售計劃」) 電腦抽籤已於 2025 年 6 月 19 日在售楼處進行。抽籤結果已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 (公眾假期除外)) 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

1. 申請人按十個申請類別分類 (詳情載於《申請須知 (綠表申請人適用)》或《申請須知 (白表申請人適用)》)。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「宣誓/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。有關申請類別、配額及其選購單位次序安排, 申請人可參閱「聚然」網站: <https://hemmafab.hkhs.com> 的《申請須知 (綠表申請人適用)》(第5部分) (可通過以下連結獲取): https://hemmafab.hkhs.com/uploads/Application_Guide_GF_CH.pdf 或《申請須知 (白表申請人適用)》(第5部分) (可通過以下連結獲取): https://hemmafab.hkhs.com/uploads/Application_Guide_WF_CH.pdf。以上文件的副本可於售楼處於辦公時間內 (星期一至五由上午 8 時 30 分至下午 5 時 30 分) 領取 (公眾假期除外)。
2. 獲邀請揀選單位的每名合資格申請人只可從該兩個項目 (即「峻然」或「聚然」) 其中一個中選購一個住宅單位, 一人申請人只可選購可供選擇的一房或兩房住宅單位。

B. 選購單位安排

1. 辦理登記:
獲邀請揀選單位的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) 須按宣誓/選購單位邀請信內指定的選購單位登記時段親臨售楼處辦理登記手續。

2. 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) 宣誓／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。

3. 本銷售計劃尚餘之指明住宅物業的安排：

當所有合資格申請人均被邀請選購單位，且根據上述程序完成指明住宅物業之揀選後如仍有尚餘可供選購的指明住宅物業，房協保留權利以其絕對酌情權決定的方式通知及邀請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）選購該等尚餘之指明住宅物業。如有爭議，房協的決定為最終決定。

4. 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。

5. 有關選購單位的詳細安排，可參閱「聚然」網站：<https://hemmafab.hkhs.com> 的

《申請須知(綠表申請人適用)》（第 5、6 及 7 部分）(可通過以下連結獲取)：

https://hemmafab.hkhs.com/uploads/Application_Guide_GF_CH.pdf

或《申請須知(白表申請人適用)》（第 5、6 及 7 部分）(可通過以下連結獲取)：

https://hemmafab.hkhs.com/uploads/Application_Guide_WF_CH.pdf。

以上文件的副本可於售樓處於辦公時間內（星期一至五由上午 8 時 30 分 至下午 5 時 30 分）領取（公眾假期除外）。

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

If Tropical Cyclone Warning Signal No. 8 or above/ Black Rainstorm Warning Signal/ “Extreme Conditions” (the “Warning Signal”) has been issued/ hoisted or the Pre-Warning Signal Special Announcement is issued by the Hong Kong Observatory during and/or before the time of sale on any Date of the Sale, for the safety of the applicants and the maintenance of order at the place where the sale will take place, HKHS reserves its absolute right to postpone or extend the date, time or period of sale under this Sales Scheme to such other date, time or period. Further details on the registration/statutory declaration/flat selection arrangements during the Warning Signal or Pre-Warning Signal Special Announcement will be annexed to the Invitation Letter for Statutory Declaration / Flat Selection, eligible applicants can also inquire by calling the Housing Society's sales hotline at 2839 8280 or browse the website for Hemma Fab: <https://hemmafab.hkhs.com>, and applicants will not be separately notified of the same.

HKHS reserves the right to reject the entry of any person (whether such person is an applicant or not) into the place of sale. HKHS's decision in this regard shall be final and binding on all persons.

為了保障申請人的安全及維持出售地點的秩序，如天文台在任何出售日期進行選購單位環節或之前，懸掛八號或以上熱帶氣旋警告信號/黑色暴雨警告信號/「極端情況」（下稱「警告信號」）或已發出預警信息表示將會懸掛警告信號，房協有絕對的酌情權延後或延長本銷售計劃的出售日期、時間及／或時段。就有關警告信號或已發出預警信息下之登記／辦理宣誓／選購單位安排的詳情將隨宣誓／選購單位邀請信附上，合資格申請人亦可致電房協銷售熱線 2839 8280查詢或瀏覽「聚然」網站：<https://hemmafab.hkhs.com>，申請人將不獲另行通知。房協保留權利拒絕任何人士（不論該人士是否申請人）進入出售地點。房協此方面所作的決定為最終決定，並對所有人士具有約束力。

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 (24 hours)

新界粉嶺樂業路 5 號房協中心地下（24 小時）

Ground Floor, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong

(During the flat selection period - Monday to Friday (except Public Holidays): From 8:30 a.m. to 5:30 p.m.)

香港大坑浣紗街 23 號龍濤苑地下

（在選樓期間 - 星期一至五（公眾假期除外）由上午 8 時 30 分至下午 5 時 30 分）

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