

Information on Sales Arrangements 銷售安排資料

Name of the development: 發展項目名稱：	Hemma Emerald 峻然	
Date of the Sale: 出售日期：	From 23 January 2026 (Monday to Friday (except Public Holidays)) 由2026年1月23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：	3	
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
1A	2/F 2樓	C
2B	1/F 1樓	B, C
<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 Emerald: https://hemmaemerald.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. Pursuant to Sales Arrangements No.1C, HKHS has previously invited all eligible applicants under the Sale Scheme for flat selection. There are specified residential properties remaining to be available for sale after completion of the selection of specified residential properties under the relevant procedure stipulated in Sales Arrangements No.1C. Pursuant to this Sales Arrangements No. 2, HKHS will invite those eligible 2-Person or above Family Applicants (Green Form applicants) and eligible 2-Person or above Family Applicants (White Form applicants) under the Sale Scheme (excluding those eligible applicants who have already purchased specified residential properties in either one of the Two Projects pursuant to Sales Arrangements No.1C and executed the relevant Preliminary Agreements for Sale and Purchase (“PASP”) of such specified residential properties), for flat selection in accordance with their priority numbers by such means as HKHS shall in its absolute discretion decide (“**Invitation**”). Eligible applicants who have been invited for flat selection may refer to the Invitation for information on the date of flat selection, registration time, the address of the Sales Office and other relevant details. Whether an applicant having been invited for flat selection under the Sale Scheme would successfully acquire a specified residential property in Hemma Emerald is subject to his/ her final flat selection priority and the conditions of sale.
2. Each eligible applicant who is invited for flat selection may purchase one flat in Hemma Emerald.

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 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) 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
 - (iii) blank cheque(s) for payment of the remaining balance of the said preliminary deposit.
3. 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. 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. The application fee, once paid, is non-refundable and non-transferrable.

4. Arrangement for Change of Appointment Date / Time:
Applicant(s) could not postpone his/ her appointment date / time.
5. Late Arrivals or Failure to Turn Up at the Designated Flat Selection Registration Time Slot and/or flat selection date as stipulated in the Invitation:
 - (i) Failing to arrive at or before 11:00 a.m.:
If an applicant and/ or family member(s) who is/ are listed in the application form and aged 18 or above (if applicable) fail(s) to arrive at the Sales Office at or before 11:00 a.m. on the designated flat selection date as stipulated in the Invitation, he/ she/ they will be deemed as giving up his/ her/ their chance of flat selection and purchase. The application fee, once paid, is non-refundable and non-transferrable.
6. 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. The application fee, once paid, is non-refundable and non-transferrable.
7. Cancellation of PASP and/ or Agreement for Sale and Purchase (“ASP”) if an Applicant and Family Member(s) (if applicable) is/ are Proven to be ineligible:
After signing the PASP and/or ASP, if the purchaser is proved to be ineligible for this Sale Scheme, the signed PASP and/or ASP will be cancelled immediately and all the fees paid in respect of the application/ purchase and the preliminary deposit equivalent to 5% of the purchase price will be forfeited and will not be refunded.
8. Applicants should take note of the latest information on flats available for selection displayed at the screens of the Sales Office. For all applicants who have been arranged to enter the flat selection room, selection of flat is on “first select, first served” basis (subject to acknowledgement by computer). The selected flat, once confirmed by the applicant, cannot be changed.
9. 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.
10. HKHS reserves all right to decide whether, when and which of the specified residential properties in Hemma Emerald 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.

《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 日在售樓處進行。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「峻然」網站：<https://hemmaemerald.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. 房協經已根據銷售安排第1C號邀請本銷售計劃下所有合資格申請人選購單位。在按照銷售安排第1C號所訂明的相關程序完成指明住宅物業的選購後，仍有指明住宅物業可供發售。根據本銷售安排第2號，房協將根據本銷售計劃合資格申請人的優先次序號碼以房協絕對酌情權決定的方式發出邀請(下稱「**該邀請**」)邀請在本銷售計劃下的合資格二人或以上家庭(綠表申請人)及合資格二人或以上家庭(白表申請人)(已根據銷售安排第1C號在該兩個項目中的任何一個項目購買指明住宅物業並就該指明住宅物業簽訂臨時買賣合約的合資格申請人除外)選購單位，獲邀請揀選單位的合資格申請人可於該邀請內查閱其揀選單位日期、登記時間、售樓處地址及其他相關資料。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「峻然」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。
2. 獲邀請揀選單位的每名合資格申請人只可從「峻然」中選購一個住宅單位。

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)須按該邀請內指定的選購單位登記時段親臨售樓處辦理登記手續。
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) 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
 - (iii) 空白支票以支付該臨時訂金的餘款。
3. 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。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。已繳交的申請費，概不退還，亦不能轉讓。

4. 更改選購單位日期／時間的安排：
申請人不可延後選購單位日期／時間。
5. 遲到或錯過該邀請內指定的選購單位登記時段及/或選購單位日期的安排：
 - (i) 未能於當天上午11時正或之前到達：
若申請人及／或名列於申請表內18歲或以上的家庭成員（如適用）未能於該邀請中指定選購單位日期當天的上午11時正或之前到達售樓處，即會喪失選購單位的資格。已繳交的申請費，概不退還，亦不能轉讓。
6. 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。
7. 申請人及其家庭成員（如適用）被證實不符合申請資格而已簽署的臨時買賣合約及／或正式買賣合約的安排：
選購本銷售計劃單位的人士，在簽署臨時買賣合約及／或正式買賣合約後，若最終被證實不符合申請資格，他們已簽署的臨時買賣合約及／或正式買賣合約會被即時撤銷。就是項申請／購買單位所繳的費用和相等於樓價的百分之五的臨時訂金一概即予沒收及不會獲得退還。
8. 申請人進入選樓室前請先留意房協售樓處屏幕顯示的最新可供選購單位資訊。所有已獲安排進入選樓室的申請人以「先選先得」方式（以電腦確認作準）購買單位。所有單位一經選定，不得更改。
9. 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。
10. 房協保留一切權利決定「峻然」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

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 Sale Scheme to such other date, time or period. Eligible applicants can inquire further details on the registration/statutory declaration/flat selection arrangements during the Warning Signal or Pre-Warning Signal Special Announcement by calling the Housing Society's sales hotline at 2839 8280 or browse the website for Hemma Emerald : <https://hemmaemerald.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，合資格申請人可致電房協銷售熱線 2839 8280 查詢或瀏覽「峻然」網站：<https://hemmaemerald.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）

Date of Issue: 14 January 2026

發出日期：2026 年 1 月 14 日