

**Information on Sales Arrangements**  
**銷售安排資料**

Sales Arrangements No. 1B  
銷售安排第 1B 號

<b>Name of the development:</b> 發展項目名稱:	Eminence Terrace I (the “Development”) 樂翹軒 I (「發展項目」)				
<b>Date of the Sale:</b> 出售日期:	20, 21 & 24 June 2024 2024 年 6 月 20、21 及 24 日				
<b>Time of the Sale:</b> 出售時間:	20, 21 & 24 June 2024 From 9:00 a.m. to 6:00 p.m. 2024 年 6 月 20、21 及 24 日 上午 9 時正至下午 6 時正				
<b>Place where the sale will take place:</b> 出售地點:	G/F & 3/F, 5 Lok Yip Road, HS Centre, Fanling, New Territories (the “HS Centre”) 新界粉嶺樂業路 5 號房協中心地下及三樓 (「房協中心」)				
<b>Number of specified residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的數目:	300				
<b>Description of the residential properties that will be offered to be sold:</b> 將提供出售的指明住宅物業的描述:					
<table border="1"><thead><tr><th style="text-align: center;"><b>Floor 樓層</b></th><th style="text-align: center;"><b>Flat 單位</b></th></tr></thead><tbody><tr><td style="text-align: center;">2/F - 26/F    2 樓 - 26 樓</td><td style="text-align: center;">A, B, C, D, E, F, G, H, J, K, L, M</td></tr></tbody></table>		<b>Floor 樓層</b>	<b>Flat 單位</b>	2/F - 26/F    2 樓 - 26 樓	A, B, C, D, E, F, G, H, J, K, L, M
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**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：

The sale exercise under these Information on Sales Arrangements forms part of the sales scheme under the Dedicated Rehousing Estates Subsidised Sale Flats Projects 2024 – “Eminence Terrace I” (Hung Shui Kiu) (“**this Sales Scheme**”) of the Hong Kong Housing Society (“**HKHS**”).

The application period of this Sales Scheme is from 15 February 2024 to 6 March 2024. The closing time of application is 7:00 p.m. on 6 March 2024. Applicants may submit the duly completed application forms of this Sales Scheme (the “**Application Forms**”) to the HKHS by mail or by dropping in the collection box. For details of the postal address or locations of the collection boxes, please refer to the application guide of this Sales Scheme (the “**Application Guide**”). (The order of submission of the application will not have any impact on the order of priority for selecting the specified residential properties.)

Applicants will be categorized into the following 2 categories of applications:

<b>Categories of Application</b>	
<b>Category 1 Application</b>	Clearees who have opted for the non-means-tested (“NMT”) rehousing arrangements and have their eligibility vetted by HKHS, and are: (i) sitting licensees of Transitional Rental Housing (“TRH”) units in Rental Estates of HKHS or Public Rental Housing (“PRH”) of Hong Kong Housing Authority (“HA”); or (ii) eligible applicants awaiting the allocation of TRH units by HKHS/HA (“ <b>Category 1 Application</b> ”). (Any licensees whose licences have been terminated for any reasons (including but not limited to those who have moved out or surrendered the units) are not eligible to apply).
<b>Category 2 Application</b>	Clearees currently living in the affected structures within the area of the following specified development clearance projects of the Government, in which their eligibility vetting for NMT rehousing arrangements for rehousing into TRH units of HKHS/HA, has not been completed by the Lands Department, but have fulfilled the related requirements set by the Lands Department (“ <b>Category 2 Application</b> ”). (For details of the eligibility for Category 2 Applications, please refer to the “Supplementary Information on the Arrangement for the Purchase of Dedicated Rehousing Estates Subsidised Sale Flats Projects Developed and Managed by HKHS” issued by the Lands Department and uploaded to the website of the Lands Department.)

The specified development clearance projects of the Government in the New Territories include :

- (i) Resumption of land for the Development of Public Housing and a School at Area 48, Fanling;
- (ii) PWP Item No. B784CL for Site Formation and Infrastructure Works for Public Housing Development at Area 48, Fanling (Road Works);
- (iii) Tung Chung Line Extension;
- (iv) PWP item 6806TH Dualling of Hiram’s Highway from Marina Cove to Sai Kung Town;
- (v) Site Formation and Infrastructure Works for Public Housing Developments at Tuen Mun Central - Phase 2;
- (vi) PWP Item No. 6820TH Upgrading of Remaining Sections of Kam Tin Road and Lam Kam Road;

- (vii) Development of Kwu Tung North New Development Area and Fanling North New Development Area – Remaining Phase;
- (viii) Second Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area;
- (ix) Development at Clear Water Bay Road, Ta Ku Ling, Sai Kung;
- (x) PWP Item No. B826CL Site Formation and Infrastructure Works for Public Housing Developments at Ma On Shan Tsuen Road;
- (xi) PWP Item No. 6878TH(Part) Upgrading of Deep Bay Road;
- (xii) Site Formation and Infrastructure Works for Public Housing Development at Ching Hiu Road, Sheung Shui; and
- (xiii) Provision of Access Road within a Site at Ha Wong Yi Au, Tai Po.

Upon receipt of the application forms by mail or by dropping in the collection box, HKHS will notify the applicants of their application numbers in writing. The computer ballot will take place at 3/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong on 19 April 2024. A priority number will then be assigned to each applicant by computer balloting and HKHS will inform each applicant 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) and HS Centre 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 Eminence Terrace I: <https://eminenceterrace1.hkhs.com> for checking their priority numbers.

For details of the eligibility criteria, application procedures, flat selection arrangements and other matters relating to this Sales Scheme, please refer to the Application Guide and Application Form of this Sales Scheme.

### **Priority and Arrangements for Flat Selection**

1. HKHS will invite eligible applicants in writing for flat selection in accordance with their priority numbers. Whether an applicant who has been invited for flat selection can successfully purchase a flat shall be subject to his/ her final priority order for flat selection and the conditions of sale.
2. The 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 shall arrive at the HS Centre and bring along the following documents to complete the statutory declaration / flat selection procedures on the specified date and registration time slot mentioned in the Invitation Letter for Statutory Declaration / Flat Selection:
  - a. The original Invitation Letter for Statutory Declaration / Flat Selection;
  - b. The original and a photocopy of each Hong Kong Identity Card of the applicant and the family member(s) (if applicable);
  - c. A cashier's order in the sum of HK\$100,000 made payable to "Baker & McKenzie" for payment of the preliminary deposit under the Preliminary Agreement for Sale and Purchase ("PASP"), which is equivalent to 5% of the purchase price; and
  - d. 2 blank personal cheques for paying the balance of the said preliminary deposit.

3. **The 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 shall make statutory declarations at the HS Centre according to the laws of Hong Kong for declaring that all the information and documents provided in support of the application are true, correct and accurate.** After completion of registration and making of the statutory declaration, the applicants will be arranged to proceed with flat selection in accordance with their priority numbers.

4. Arrangement for Flat Selection:

<b>Arrangement for Flat Selection</b>	
<b>Applicants</b>	<b>Criteria for selecting specified residential properties</b>
1-Person Applicants	Each eligible applicant may only select <b>a maximum of one (1)</b> specified residential property <b>which is a 1-bedroom or 2-bedroom unit.</b>
2-Person or above Family Applicant	Each eligible applicant may select <b>a maximum of one (1)</b> specified residential property <b>of any flat type.</b>

5. If an applicant turns up at the HS Centre at the appointed time slot but fails to select a flat while there is flat available for selection, he/she will be deemed as giving up his/her chance of flat selection. The applicant will not be given another chance for flat selection again under this Sales Scheme.

6. After a flat has been selected, normally an applicant shall sign the PASP within the same day. Should an applicant who has selected a flat fail to attend the HS Centre at or before 5:30 pm on the same day to sign the relevant PASP, he/she will be deemed as giving up the selected flat. The flat shall be taken back for selection by other applicants on the next flat selection day according to their priority. The applicant concerned will not be given another chance for flat selection under this Sales Scheme.

7. The applicant must be the owner of the flat 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 attend in person with the applicant at the HS Centre for signing the PASP and completion of the necessary formalities regarding the purchase of the flat.

**Arrangements for Late Arrival**

8. If an applicant fails to turn up at the registration time slot on the specified date mentioned in the Invitation Letter for Statutory Declaration / Flat Selection, he/she will still be able to complete the registration and making of statutory declaration on the same date, and thereafter be assigned to the next session (if any) which has not yet commenced for flat selection on the same date. Applicants who fail to attend the HS Centre at or before 1:00 pm on the appointment date will lose their eligibility for flat selection and will be overtaken by others with lower priority in the queue.

**Change of Appointment Date/Time**

9. 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 the prior approval from HKHS Applications Section in writing. The written request should be delivered to HKHS Applications Section at least one working day before the appointment date mentioned in the Invitation Letter for Statutory Declaration / Flat Selection via fax (Fax No. 2666 5120). Due to the change of appointment, the applicant's order of priority for flat selection will be deferred and overtaken by others with lower priority in the queue 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 flats for selection after the change of the appointment.

### **Other Matters**

10. If an applicant under this Sales Scheme is eventually proved to be ineligible for this Sales Scheme after signing of the PASP and/or the Agreement for Sale and Purchase ("ASP"), the PASP and/or ASP signed will be cancelled immediately and HKHS shall be entitled to forfeit the deposit paid thereunder.
11. During the flat selection period, any flat taken back due to cancellation of the PASP will, upon completion of the relevant cancellation procedures by HKHS, be released for selection by applicants on the next flat selection day according to their order of priority.
12. When the ASP of all flats under this Sales Scheme have been signed, all the remaining applications will be cancelled immediately.
13. 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 flat selection day, 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 statutory declaration/flat selection arrangements during the Warning Signal will be annexed to the Invitation Letter for Statutory Declaration / Flat Selection, made available at the place where the sale will take place and announced on website of Eminence Terrace I: <https://eminenceterrace1.hkhs.com>.
14. HKHS reserves all right to decide whether, when and which of the specified residential properties are to be put up for selection under this Sales Scheme. HKHS reserves all right at any time to withdraw any specified residential properties from this Sales 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.

*Remark: All references to "flat" / "flats" in the above paragraphs shall mean "specified residential property" / "specified residential properties" (as the case may be).*

此銷售安排資料下之銷售屬香港房屋協會（「房協」）「專用安置屋邨資助出售房屋項目 2024」計劃 – 洪水橋「樂翹軒I」（「本銷售計劃」）之一部分。

本銷售計劃的申請日期為 2024 年 2 月 15 日至 2024 年 3 月 6 日，截止收表時間為 2024 年 3 月 6 日晚上 7 時正。申請者可選擇將填妥之本銷售計劃的申請表格（「申請表格」）郵寄或親身遞交至房協。有關郵寄或親身遞交的地點，請參閱本銷售計劃的申請須知（「申請須知」）。（申請表的遞交次序不會影響揀選指明住宅物業的優先次序。）

申請人將按以下兩個申請類別分類：

申請類別	
第一類別申請	選擇「免經濟狀況審查」安置選項並已由房協審批為合資格，(i) 現時居於房協轄下出租屋邨或香港房屋委員會（下稱「房委會」）轄下公共租住房屋（下稱「公屋」）暫租住屋單位；或 (ii) 正等候房協／房委會編配暫租住屋單位的人士（下稱「第一類別申請」）（不論任何原因被終止暫准居住證／暫准租用證的使用人／持證人（包括但不限於中途遷離或已交回單位）均不符合資格申請）。
第二類別申請	現居於下列指定政府發展清拆項目範圍內的受影響構築物，仍未與地政總署完成「免經濟狀況審查」安置選項的資格審查入住房協／房委會暫租住屋單位，但符合地政總署訂立的相關規定的人士（下稱「第二類別申請」）。有關第二類別申請的申請資格詳情，請參閱地政總署發出並已上載至地政總署網站的【有關購買由香港房屋協會發展和管理的專用安置屋邨資助出售單位安排的補充資料】。

指定政府新界發展清拆項目包括：

- (i) 收回土地以便興建粉嶺第48區公營房屋及一所學校；
- (ii) 工務計劃項目第B784CL號粉嶺第48區公營房屋發展之工地平整和基礎建設工程(道路工程)；
- (iii) 東涌線延線；
- (iv) 工務計劃項目第6806TH號匡湖居至西貢市之間的西貢公路分隔車道工程；
- (v) 屯門中公營房屋發展之工地平整及基礎設施工程 – 第二期；
- (vi) 工務計劃項目第6820TH號錦田公路及林錦公路餘段改善工程；
- (vii) 古洞北新發展區及粉嶺北新發展區發展計劃 – 餘下階段；
- (viii) 洪水橋／厦村新發展區第二期發展計劃；
- (ix) 西貢打鼓嶺清水灣道用地；
- (x) 工務計劃項目第B826CL號馬鞍山村路公營房屋發展之工地平整及基礎設施工程；
- (xi) 工務計劃項目第6878TH號(部分)深灣路改善工程；
- (xii) 上水清曉路公營房屋發展的工地平整及基礎設施工程；及
- (xiii) 於大埔下黃宜坳用地設置通路。

房協收到郵寄或親身遞交的申請表後，會以書面形式通知申請人其獲編配的申請編號。電腦抽籤將於 2024 年 4 月 19 日在香港大坑浣紗街 23 號龍濤苑3樓進行。在房協以電腦抽籤方式為各申請人編配優先次序號碼後，所有申請人將個別獲書面通知其優先次序號碼，抽籤後的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）及房協中心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「樂翹軒 I」網站：<https://eminenceterrace1.hkhs.com>查閱其優先次序號碼。

有關本銷售計劃之申請資格、申請詳情、選樓事項及其他事項，請參閱本銷售計劃的申請須知及申請表格。

### 選購單位次序及安排

1. 房協將根據合資格申請人的申請類別及優先次序號碼發信邀請合資格申請人選購單位。獲邀選購單位的申請人是否有機會選購可供出售的單位須視乎其最終的選購單位次序及實際銷售情況。
2. 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)必須於宣誓／選購單位邀請信內的指定日期及登記時段親身到達房協中心，並帶備以下文件辦理宣誓／選購單位手續：
  - a. 宣誓／選購單位邀請信正本；
  - b. 申請人及各家庭成員(如適用)的香港身分證正本及副本；
  - c. 一張港幣十萬元正（HK\$100,000）的銀行本票，抬頭人為「貝克·麥堅時律師事務所」或「Baker & McKenzie」，以繳付臨時買賣合約下相等於樓價百分之五的臨時訂金；及
  - d. 兩張空白個人支票以支付上述臨時訂金的餘款。
3. 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須親身到房協中心依照香港法例辦理宣誓，聲明所提供的資料及文件均屬真確。申請人在完成登記及宣誓手續後將獲安排按優先次序號碼選購單位。

#### 4. 選購單位安排：

選購單位安排	
申請人	揀選指明住宅物業的準則
一人申請人	每名合資格申請人可揀選 <b>最多一(1)個一房戶型或兩房戶型</b> 的指明住宅物業。
二人或以上家庭申請人	每名合資格申請人可揀選 <b>最多一(1)個任何戶型</b> 的指明住宅物業。

5. 當申請人在指定日期及時間前往房協中心選購單位，但在有單位可供選購的情況下未有揀選任何單位，該申請人將會被視作放棄選購單位，而該申請人不會在本銷售計劃下獲得另一次選樓機會。
6. 申請人在選樓後，一般須於當天簽署臨時買賣合約。如已選購單位的申請人未能於當天下午5:30或之前返回房協中心簽署相關臨時買賣合約，該申請人將會被視作放棄所選單位。有關單位會被收回，供下一個選樓日的其他申請人按選樓次序選購，該申請人不會在本銷售計劃下獲得另一次選樓機會。

7. 申請人必須成為所購買單位的業主。此外，申請人可與其中一位名列於申請表內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」）共同擁有所購買單位的業權。該名家庭成員必須親身與申請人一同前往房協中心簽署臨時買賣合約及辦理相關購買單位的手續。

### 遲到的安排

8. 若申請人未能於宣誓／選購單位邀請信內指定的選購單位時段前往房協中心，該申請人仍可在同日完成登記及宣誓手續後，獲編入當日尚未開始的選購單位時段（如有）內選購單位。如申請人未能在指定選購單位日期當天下午1:00或之前前往房協中心，即該申請人會喪失選購單位資格，其選購單位次序會由優先次序號碼較後者補上。

### 更改選購單位日期／時間的安排

9. 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），必須於宣誓／選購單位邀請信內指定日期及登記時段前最少一個工作天提出及以書面形式經傳真送達房協申請組(傳真號碼2666 5120)並得到批准後才作實，而其原本的選購單位次序會由優先次序號碼較後者補上。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，仍有剩餘單位可供選購。

### 其他事項

10. 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，房協並有權沒收已繳付的訂金。
11. 在選樓期間，因臨時買賣合約撤銷而收回的單位，會於房協辦妥撤銷手續後的下一個選樓日，供當天正在進行選樓的申請人按選樓次序選購。
12. 當本銷售計劃所有住宅單位的正式買賣合約均簽署後，所有餘下的申請將即時被取消。
13. 為了保障申請人的安全及維持出售地點的秩序，如天文台在任何指定選購單位日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。就有關警告信號下之宣誓／選購單位安排的詳情將隨宣誓／選購單位邀請信附上、於出售地點內提供及於「樂翹軒 I」網站：<https://eminenceterrace1.hkhs.com> 內公布。
14. 房協保留一切權利決定住宅單位是否、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。

備註：上文所有有關「單位」的提述是指「指明住宅物業」。

**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。

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：

HKHS Applications Section (Address: G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang, Hong Kong)

房協申請組（地址：香港大坑浣紗街 23 號龍濤苑地下）

HS Centre

房協中心

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