



**Ballots Drawn for HKHS Subsidised Sale Flats Projects**  
**“Hemma Fab” and “Hemma Emerald”**

The Hong Kong Housing Society (HKHS) completed the computer ballot drawing today (19 June) to determine the priority sequence of the applicants for the two Subsidised Sale Flats (SSF) projects “Hemma Fab” at Jockey Club Road in Fanling and “Hemma Emerald” at Anderson Road Site R2-4 in Kwun Tong. The entire process was conducted under the witness of the representative from Ernst & Young.

HKHS Development and Marketing Director Monita Ko said, “After verification, the Housing Society received a total of 21,351 valid applications for ‘Hemma Fab’ and ‘Hemma Emerald’, representing an over-subscription of more than 12 times, that indicates a keen demand for SSF. We hope the two projects will help address the aspiration of eligible families for home ownership. Both ‘Hemma Fab’ and ‘Hemma Emerald’ boast prime locations and feature the usual design of the Housing Society’s SSF of being ‘practical but not extravagant’ with efficient and practical layouts, essential interior finishes and household appliances<sup>1</sup>. Both projects are also designed with a clubhouse and comprehensive ancillary facilities<sup>2</sup>. We are optimistic about the sales response.”

Starting from July, HKHS will arrange interviews with individual White Form applicants for vetting procedures according to the priority sequence generated by the computer ballot. Eligible applicants will be invited in groups for flat selection in accordance with the priority sequence in their application categories in the last quarter of this year the soonest<sup>3</sup>.

Among the valid applications, 17,161 (approximately 80%) came from White Form applicants and 4,190 (approximately 20%) from Green Form applicants. In addition, 12,130 applications are from one-person applicants, with a majority of 11,449 from White Form and 681 from Green Form. For the flat selection priority schemes for families with elderly members (Priority Scheme for Families with Elderly Members) and families with newborns (Families with Newborns Flat Selection Priority Scheme) implemented by HKHS for the first time, around 3,500 applications, accounting for approximately 40% of family applicants, have signed up. Another 83 applications were received from residents affected by HKHS’s estate redevelopment projects.

“Hemma Fab” and “Hemma Emerald” provide 644 and 960 units respectively. Eligible residents affected by HKHS’s estate redevelopment projects will be given the priority to purchase. Secondly, a quota of approximately 40% for each of the project is reserved for eligible family applicants under the Priority Scheme for Families with Elderly Members and the Families with Newborns Flat Selection Priority Scheme<sup>4</sup>, with the ratio of 4:6 for Green

.....continued on next page



### Press Release

Form and White Form applicants. Upon successful flat selection by the aforementioned three groups of applicants, HKHS will invite other applicants in groups to select the remaining units, following the same ratio of 4:6 for Green Form and White Form applicants in each group. A quota of 20% is reserved for one-person applicants equally shared between Green Form and White Form applicants, each being allocated a quota of 10%. The quota allocated for each group is as follows:

Green Form	Family	30%
	One-person	10%
White Form	Family	50%
	One-person	10%

HKHS will notify all applicants with valid applications of the ballot results by post. Applicants may also check the results in person at HKHS Application Section (G/F, Dragon Centre, 23 Wun Sha Street, Tai Hang), or visit the website of “Hemma Fab” (<https://hemmafab.hkhs.com>) and “Hemma Emerald” (<https://hemmaemerald.hkhs.com>). Further enquiries can be made via HKHS sales hotline at 2839 8280.

Furthermore, HKHS has entered into agreements with 16 banks and authorised financial institutions to provide mortgage guarantees, enabling purchasers to apply for mortgage loans of up to 90% of the property value, subject to the actual circumstances of the individual purchasers and institutions providing the mortgage loans<sup>5</sup>.

The computer ballot drawing for “Hemma Fab” and “Hemma Emerald” is recorded and available at the HKHS Facebook page “[Housing Society Community](#)” for viewing.

-End-

#### Media enquiries

Catherine Chui  
Assistant General Manager (Public Affairs)  
Tel: 2839 7892

Yvonne Lo  
Manager (Public Affairs)  
Tel: 2839 7893

.....continued on next page



**HONG KONG  
HOUSING SOCIETY**  
香港房屋協會

## Press Release

### Photo:



HKHS Development and Marketing Director Monita Ko conducted balloting for the two Subsidised Sale Flats projects “Hemma Fab” and “Hemma Emerald”.

.....continued on next page

Remarks :

1. The flat types or numbering, saleable areas, design, layout, partition, designed use, etc. are subject to the final plans approved by the relevant governmental authorities and the terms of the agreement for sale and purchase. Please refer to the relevant sales brochure for details. The building plans are subject to the latest plans approved by the relevant governmental authorities, and the Vendor reserves the right to amend the building plans in accordance with the provisions under the agreement for sale and purchase. The fittings, finishes and appliances in the relevant residential properties are subject to the terms of the agreement for sale and purchase. The Vendor reserves the right to change, alter and amend the fittings, finishes and appliances in any part of the relevant development. For information on the standard provisions of fittings, finishes and appliances, please refer to the “Fittings, Finishes and Appliances” section of the sales brochure. Nevertheless, the product names of some of the provisions are not set out in the sales brochure due to certain limitation in statutory requirements.
2. The Vendor reserves the right to amend the building plans and other plans from time to time to alter or amend the design, layout, partition, designed use, areas, saleable areas, flat types or numbering etc. of any part of the relevant development. The design of the relevant development is subject to the final plans approved by the relevant governmental authorities and the terms of the agreement for sale and purchase. The names of the clubhouse and/or recreational facilities are promotional names and will only be shown in promotional materials and will not appear in the building plans, principal deed of mutual covenant, sub-deed(s) of mutual covenant (if any), title deeds, agreement for sale and purchase or other title or legal documents of the relevant development. Such relevant names may change upon completion of the relevant development or thereafter, and no offer, representation, undertaking or warranty, whether express or implied, is given by the Vendor. The names of the residents’ clubhouse and recreational facilities may differ from the names of the facilities when the clubhouse is opened for use in the future. The facilities may not be immediately available for use upon delivery of vacant possession of the units in the relevant development. The opening hours and the use of different facilities are subject to the relevant laws, the land grant, provisions of the deed of mutual covenant and the actual on-site condition. The use or operation of some of the facilities may be subject to consents or permits issued by the relevant government authorities. The Vendor reserves the right to amend the design of the residents’ clubhouse and recreational facilities in “Hemma Fab” and “Hemma Emerald” and to alter and add/remove any facilities. Fees may be separately charged for using some of the facilities. Prospective purchasers are advised to refer to the sales brochure for any information on the relevant development.
3. For details and information on flat selection sequence, please refer to the Application Guide and the Information on Sales Arrangement as may be issued or revised by the Vendor from time to time. The Vendor reserves its right to determine and revise from time to time the number of residential properties that will be offered to be sold, date of the sale, time of the sale, the method of sale and other relevant information in

.....continued on next page

respect of the “Hemma Fab” and/or “Hemma Emerald”, and all information shall be subject to the relevant Information on Sales Arrangements published or revised by the Vendor from time to time.

4. References to “the Priority Scheme for Families with Elderly Members and the Families with Newborns Flat Selection Priority Scheme” in this press release mean that a certain number of priority quota will be allocated to family applicants who have joined the “Priority Scheme for Families with Elderly Members” and/or “Families with Newborns Flat Selection Priority Scheme” so that such family applicants may select a flat with the relevant priority order for flat selection. The aforementioned priority schemes are only applicable to eligible applicants. Please refer to the relevant Applicant Form(s) and Applicant Guide(s) for details. No undertaking or warranty is given by the Vendor as to whether any applicant joining the “Priority Scheme for Families with Elderly Members” and/or “Families with Newborns Flat Selection Priority Scheme” will be able to successfully purchase any residential property under the relevant categories of the priority schemes. This information is for reference only. Allocation of flats and order of priority of purchase of flats are subject to the relevant sales arrangements issued by or revised by the Vendor from time to time.
5. The information is for reference only. The number of banks / financial institutions is subject to variation without further notice. No warranty is given by the Vendor that the purchaser can obtain mortgage loan finance from any banks/financial institutions. For information on the maximum loan amount and other terms of granting the loan, the banks / financial institutions on a case by case basis according to the circumstances of the purchaser. The banks / financial institutions shall have the right to approve or decline any mortgage loan application. The decisions by the banks / financial institutions are not related to the Vendor and the Vendor shall not be held responsible therefor. Regardless of whether any loan is granted or not, the purchasers shall complete the sale and purchase of the flats of “Hemma Fab” / “Hemma Emerald” and pay the balance of the purchase price in accordance with the Agreement for Sale and Purchase.

To the extent that this press release statement constitutes an advertisement, the following disclaimers apply:

Name of the Development: Hemma Fab | District: Fanling/ Sheung Shui | Name of the street at which the Development is situated and Street Number allocated by the Commissioner of Rating and Valuation: 288 Jockey Club Road<sup>△</sup> | Address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance<sup>▲</sup>: <https://hemmafab.hkhs.com>

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist’s impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Hong Kong Housing Society | Holding Company of the Vendor: Not applicable | Authorized Person for the Development: Mr. CHUI Pak-Chung, Patrick | The firm or corporation of which an authorized person

.....continued on next page

for the Development is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited | Building Contractor for the Development: CR Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Kao, Lee & Yip | Authorized Institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable | Other person who has made a loan for the construction of the Development: Not applicable | The estimated material date for the Development to the best of the Vendor's knowledge: 30 September 2027 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | This advertisement is published by the Vendor or by another person with the consent of the Vendor. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. | ▲Website containing electronic version of sales brochure, price list, register of transactions, sales arrangements, deed of mutual covenant and aerial photographs. | △This provisional street number is subject to confirmation when the Development is completed.

Name of the Development: Hemma Emerald | District: Kwun Tong (North) | Name of the street at which the Development is situated and Street Number allocated by the Commissioner of Rating and Valuation: 22 On Hei Street<sup>☆</sup> | Address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance<sup>\*</sup> : <https://hemmaemerald.hkhs.com>

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Hong Kong Housing Society | Holding Company of the Vendor: Not applicable | Authorized Person for the Development: Mr. ORR Wah Hung David | The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Development: Hip Hing Engineering Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Kao, Lee & Yip | Authorized Institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable | Other person who has made a loan for the construction of the Development: Not applicable | The estimated material date for the Development to the best of the Vendor's knowledge: 30 September 2027 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | This advertisement is published by the Vendor or by another person with the consent of the Vendor. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. | \*Website containing electronic version of sales brochure, price list, register

.....continued on next page

of transactions, sales arrangements, deed of mutual covenant and aerial photographs. | ☆This provisional street number is subject to confirmation when the Development is completed.

Date of printing: 19 June 2025