

房協動態

Housing Society Today

「組裝合成」新里程 New Milestone in MiC



主席的話 Chairman's Message



歲月如梭，猶記得我於2018年接任房協主席後，第一個公布的新發展項目是位於沙田乙明邨的長者房屋。過去數年，這個項目經歷疫情期間的種種挑戰，並且作為「組裝合成」建築法(MiC)的先鋒項目，需要解決一些前所未遇的難題，例如巨型組件的運輸及吊裝工程。這個試驗項目「松悅樓」終於在今年四月初舉行竣工典禮，我跟房屋局局長和一眾房協委員非常高興一同見證「松悅樓」的落成。看著項目從無到有，房協再一次充分發揮「房屋實驗室」的角色，展現其靈活創新的優點，將新思維變成現實。

「松悅樓」是房協首個採用MiC興建的項目。當公營房屋還未有使用MiC的經驗時，房協率先響應政府的倡議，運用乙明邨尚餘的地積比率，以鋼製MiC興建「松悅樓」，既能為環保出一分力，又能提高質量監控及建築效率。項目團隊在短短五個月便完成「松悅樓」八層住宅層的組件吊裝工作，為MiC的使用提供了良好示範。

當日在典禮後，我與房屋局局長一同跟幾位快將入伙的「松悅樓」居民閒談，知道他們對新居都很滿意，尤其喜歡在熟悉的環境下安享晚年，我也倍感欣慰。

上一個季度，還有另一個令人鼓舞的進展，就是同樣採用MiC興建的資助出售房屋項目「樂翹軒I」於二月推出，接受合資格人士申請。位於洪水橋／廈村新發展區的「樂翹軒I」去年九月完成最後一個MiC組件吊裝，是房協最先落成的專用安置屋邨項目，為受政府清拆行動影響的住戶提供安置選擇。另外，規劃中的古洞北專用安置屋邨也將採用MiC興建。房協未來規劃項目時，亦會考慮項目的適切性及建屋效益，積極採用MiC。

每年四月，都是房協新一個業務年度的開始。隨著各個工程項目陸續動工，房協團隊將要面對更多挑戰，尤其是資源管理及風險管理。同時，項目銷售的工作亦會浪接浪。位於觀塘安達臣道的「朗然」，以及洪水橋的「樂翹軒I」，都將於今季進行揀樓，今年稍後亦將推出另一個位於粉嶺的專用安置屋邨資助出售房屋項目接受申請。

本月初，我和房協委員、管理層和業務夥伴一起入場觀看香港國際七人欖球賽，令我感受到香港再次向世界展現活力動感的一面。期望房協也跟香港一樣，繼續創新高峰，讓美事接踵而來。

How time flies! My mind vividly flashed back to the moment of announcing the first new development project, the elderly housing project in Jat Min Chuen, Sha Tin, after I assumed the role of Chairman at the Housing Society in 2018. Over the past few years, this endeavour has encountered various challenges amidst the pandemic. As a pioneering Modular Integrated Construction (MiC) project, the project also grappled with unprecedented difficulties, such as the transportation and installation of giant modules. In early April this year, I was thrilled to witness the completion ceremony of this pioneer project, named "Chung Yuet Lau", together with the Secretary for Housing and other HS Members. This accomplishment is a typical showcase of HS's role as a "housing laboratory", demonstrating its capacity to adapt and innovate, bringing new ideas to fruition.

"Chung Yuet Lau" is the first MiC project of HS. It was commenced at a time when public housing was new to MiC, and HS took the lead and responded to the Government's call, utilising the residual plot ratio of Jat Min Chuen to develop "Chung Yuet Lau" with steel MiC. This approach not only contributes to environmental protection, but also enhances quality control and construction efficiency. The project team completed the installation of all modules for eight residential floors of "Chung Yuet Lau" in an impressive five months, making it an exemplary MiC adoption.

After the completion ceremony, the Secretary for Housing and I chatted with several soon-to-be residents of "Chung Yuet Lau". It was heartening to learn that they were thoroughly content with their new homes, particularly happy to spend their later years in a community where they were familiar with.

Last quarter also saw another exciting MiC project progress. The Subsidised Sale Flats (SSF) project, "Eminence Terrace I", was launched for applications by eligible persons in February. With its last MiC module installed in September last year, "Eminence Terrace I" in the Hung Shui Kiu/Ha Tsuen New Development Area stands as HS's first completed Dedicated Rehousing Estate (DRE) project, providing resettlement options for residents affected by the Government's development clearance exercises. Furthermore, the Kwun Tung North DRE project in the pipeline will also be built with MiC. When planning future projects, HS will continue to actively consider the use of MiC taking into account the viability and cost-effectiveness.

April marks the beginning of a new business year for HS. As various construction projects kick off, the HS team will face more challenges, with particular attention to resource and risk management. Project sales efforts will also be in full swing, with the flat selection planned for "Hemma Amber" at Anderson Road in Kwun Tong and "Eminence Terrace I" in Hung Shui Kiu this quarter. Another SSF project developed as part of the DRE Project in Fanling will also be open for application later this year.

Earlier this month, I went to the Hong Kong Sevens with HS members, management and business partners, where we experienced Hong Kong's vibrant spirit shining on the global stage once again. It is my sincere hope that HS, alike Hong Kong, will steadfastly reach new heights, bringing forth more positive progress in this ethos.



目錄 CONTENTS

主席的話 CHAIRMAN'S MESSAGE 02

專題報導 COVER STORY

「組裝合成」新里程 04
New Milestone in MiC

企業焦點 CORPORATE HIGHLIGHTS

「朗然」完成抽籤 10
Ballots Drawn for "Hemma Amber"
房協展覽中心全新面貌登場
HS Exhibition Centre Re-opened with a Captivating New Look

消息速遞 NEWS FLASH

與房屋規劃及建築業界交流 12
Professional Exchanges on Housing Planning and Construction
房協長者房屋迎接本地及海外交流團 13
HS's Elderly Housing Welcomes Local and Overseas Delegates
房協支持七人欖球賽 14
HS Supports the Hong Kong Sevens

獎項與讚賞 AWARDS & RECOGNITION

房協推動健康工作文化獲認可 14
HS Recognised for Healthy Work Culture
房協年報連奪國際獎項
HS Annual Report Wins International Awards

社區聯繫 COMMUNITY

樂齡友里科技嘉年華 15
Gerontech Carnival Inspires Elderly Residents
房協與長者居民喜迎龍年 16
Celebrating The Year of the Dragon with Elderly Residents
房協冷知識
Did You Know

《房協動態》為香港房屋協會出版的季刊，由房協企業傳訊組編製，旨在向相關持份者、業務夥伴及公眾人士介紹房協的最新企業資訊。如欲轉載本刊物任何內容請註明出處。

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一眾主禮嘉賓、房協委員，以及松悅樓居民等嘉賓出席「松悅樓」竣工典禮，見證房協建屋新里程。

Officiating guest, HS members and other guests including Chung Yuet Lau residents, attend the completion ceremony to witness the new milestone for HS.

「組裝合成」新里程 New Milestone in MiC

房協作為香港的「房屋實驗室」，一直敢於先行先試，發揮創新精神，於2018年率先為公營房屋引入「組裝合成」建築法(MiC)。最近，房協兩個MiC項目已相繼竣工或發售，標誌著房協的MiC項目踏入新里程。

As Hong Kong's "housing laboratory," HS is always taking bold steps to try out innovative projects. In 2018, HS became the pioneer in introducing the Modular Integrated Construction (MiC) method for public housing. Recently, two MiC projects undertaken by HS have been completed or put up for sale, marking a new milestone in our MiC initiatives.

「松悅樓」—房協首個「組裝合成」項目竣工 “Chung Yuet Lau”, HS's First MiC Project, Completed

位於沙田乙明邨的長者住屋項目「松悅樓」，是房協首個使用「組裝合成」建築法(MiC)興建的項目，並於2024年4月9日舉行竣工典禮，由房屋局局長何永賢、房協主席陳家樂及行政總裁陳欽勉、地政總署署長黎志華、屋宇署署長余寶美，以及沙田民政事務專員余懷誠等嘉賓主禮，共同見證這個標誌性項目的落成。

The elderly housing project “Chung Yuet Lau” at Jat Min Chuen in Sha Tin is HS's first venture into MiC. [The completion ceremony of “Chung Yuet Lau” was held on 9 April 2024.](#) Among the officiating guests were the Secretary for Housing Winnie Ho, HS Chairman Walter Chan, Chief Executive Officer James Chan, Director of Lands Andrew Lai, Director of Buildings Clarice Yu and District Officer (Sha Tin) Frederick Yu, who celebrate the completion of this iconic project.

「松悅樓」是運用乙明邨的剩餘地積比率興建，供轄下出租屋邨的全長者寬敞戶申請調遷，以騰出原有單位重新編配予其他有需要的家庭。

“Chung Yuet Lau” was developed with the residual plot ratio of Jat Min Chuen to encourage the elderly under-occupation (UO) households to make a transfer to the new flats. The UO units surrendered will then be reallocated to other families in need.

主席陳家樂表示：「『松悅樓』有三個特色，除了做到善用房屋資源，所有單位均融入多項長者友善設計及設施，配合房協推動居家安老的目標。為了鼓勵全長者寬敞戶調遷，房協更為合資格的『松悅樓』住戶提供終身免租及免差餉安排。項目亦是全港首個採用鋼製MiC興建的長者住屋，環保省時，團隊在短短五個月便完成吊裝八層的MiC住宅樓層，當中的MiC升降機更是全港首次採用。」

HS Chairman Walter Chan said, “‘Chung Yuet Lau’ has three notable features. In addition to optimising the use of housing resources, age-friendly designs are adopted for all the units to achieve HS’s objective to promote ageing in place. Lifetime full rent and rates exemption will be offered to eligible ‘Chung Yuet Lau’ residents as an incentive of transfer. ‘Chung Yuet Lau’ is the first elderly housing project in Hong Kong built with steel MiC, an environmentally-friendly and time-saving construction method. The installation of all MiC modules for the eight residential floors of the project was completed in just five months. We also introduced the first-ever modular integrated lift in Hong Kong.”

樓高十層的「松悅樓」，地下和一樓以傳統鋼筋混凝土興建，二至九樓則採用鋼製MiC組件建成，共提供64個長者友善及無障礙出租單位，所有單位配備高低雙防盜眼、低門檻、趟門洗手間、易開關水龍頭、圓角矮身廚櫃、坐廁及沐浴間扶手和防滑浴椅等，切合長者的實際需要，推動居家安老。樓層公共走廊設計也別具心思，以顏色區別單位及牆身圓角設計以防碰撞。

另外，「松悅樓」地下設有康樂中心，日後將用作舉辦長幼共融的活動，「松悅樓」及其他乙明邨住戶均可參加。

「松悅樓」共收到100個合資格申請。目前所有單位已全數租出，預計首批住戶可於今年第二季入伙。

While traditional reinforced concrete was applied for the ground and first floors of the 10-storey “Chung Yuet Lau”, the eight residential floors from the second to the ninth floors were built with steel MiC modules. The project provides a total of 64 age-friendly and barrier-free rental units. All units are equipped with double door viewers, low door curbs, bathroom with sliding doors, user-friendly faucets, low-height kitchen cabinets with rounded corner, toilet and bathroom handrails, non-slip shower chairs, and more to meet the practical needs of the elderly and promote ageing in place. The corridor on each floor is also specially designed with thematic colour for easy identification of different flats and with curved wall corners to avoid collision.

In addition, the lounge located at the ground floor of “Chung Yuet Lau” will be used for organising intergenerational activities for both “Chung Yuet Lau” and Jat Min Chuen residents.

“Chung Yuet Lau” had received a total of 100 eligible applications and all units have been selected. The first batch of households is expected to move in in the second quarter of this year.



「松悅樓」所有單位均融入長者友善設計及設施，並附送電磁爐、抽油煙機和電熱水爐等基本家電。

All the “Chung Yuet Lau” units adopt age-friendly designs and facilities. Complimentary appliances including induction cooker, range hood and electric water heater are provided in each flat.

房屋局局長何永賢（中）及房協主席陳家樂（左）與即將入住「松悅樓」的居民於單位內歡聚暢談。

Secretary for Housing Winnie Ho (middle) and HS Chairman Walter Chan (left) chatting with the soon-to-be residents of “Chung Yuet Lau” inside one of the flats.

「樂翹軒I」 首個「組裝合成」資助出售房屋 “Eminence Terrace I”, First MiC SSF Project

房協致力配合政府的長遠房屋策略，於2018年起受政府委託發展專用安置屋邨，為受政府發展清拆行動或市區重建計劃影響的合資格住戶，提供豁免入息及資產審查的安置選擇。「樂翹軒I」屬於「樂翹都匯」²第一期甲，是房協首個落成的專用安置屋邨¹資助出售房屋項目，於2024年2月正式亮相，率先推出供合資格人士申請認購，是房協首個採用MiC興建的資助出售房屋。為期三周的申請期已於2024年3月6日截止，共收到近400份申請。



模擬效果圖¹⁴
Design Concept Illustration¹⁴

多個「第一」

「樂翹軒I」創下了多個「第一」，項目不僅是房協首個採用混凝土MiC興建的項目，亦是房協首個採用MiC興建的資助出售房屋，以及全港首個設有預製MiC露台的住宅項目³。

「樂翹都匯」²是位於北部都會區⁴洪水橋／廈村新發展區的專用安置屋邨，同時提供出售及出租單位(乙類)，將於今年起分階段落成，當中的「樂翹軒I」共有25層住宅，提供300個單位，包括一房至三房戶型⁵，實用面積介乎367至622平方呎⁶，當中兩房單位佔總數逾八成。

實而不華

項目貫徹房協資助出售房屋「實而不華」的風格，附設基本裝修及家電⁷，設有花園及會所，提供健身室、多用途活動室、兒童遊樂室等設施⁸。項目預計2024年第二季進行電腦抽籤及公布抽籤結果⁹。

「樂翹軒I」鄰近洪水橋輕鐵站，約九分鐘¹⁰即可步行至未來洪水橋港鐵站¹¹，接通港九新界、機場以至深圳。樂翹都匯²將設有專屬商場，房協未來將引入更多商舖，為居民及鄰近社區提供更多元化的購物體驗。

HS is committed to supporting the Government's long-term housing strategy. Since 2018, HS has been entrusted by the Government with developing Dedicated Rehousing Estate (DRE) projects, providing non-means tested rehousing options for eligible households affected by the Government's development clearance exercises and urban renewal projects. Officially launched in February 2024, "Eminence Terrace I" being Phase 1A of "Casa Eminence"² is the first completed subsidised sale flat (SSF) portion of DRE project¹. It is also HS's first SSF Project built with MiC in Hong Kong. It was open to eligible households to apply for purchase. The three-week application period was closed on 6 March 2024, and nearly 400 applications were received.

Multiple First Attempts

"Eminence Terrace I" has achieved several notable first attempts. It is not only HS's first project built with MiC in concrete but also its first MiC SSF project. It is Hong Kong's first residential project with pre-assembled MiC balconies³.

Located in the Northern Metropolis⁴, "Casa Eminence"² in the Hung Shui Kiu/Ha Tsuen New Development Area is a DRE project offering both units for sale and for rent (Group B), and will be completed in phases starting this year. "Eminence Terrace I", part of "Casa Eminence"², consists of 25 residential floors, providing 300 units ranging from one to three bedrooms⁵ with saleable area from 367 to 622 square feet⁶. Two-bedroom units make up over 80% of the total.

Practical, Not Extravagant

The project provides practical and affordable housing with essential internal fitting-out as well as basic household appliances⁷. It also features gardens and a clubhouse, offering facilities such as a gym room, multi-function rooms, and a children play area⁸. The project's computer balloting and result announcement are expected to take place in the second quarter of 2024⁹.

Located near the Hung Shui Kiu Light Rail Station, "Eminence Terrace I" is just a nine-minute walk¹⁰ away from the future Hung Shui Kiu MTR Station¹¹, providing connectivity to Hong Kong Island, Kowloon, the New Territories, the airport, and even Shenzhen. "Casa Eminence"² will have its own dedicated shopping mall. In the future, HS aims to introduce more retail outlets, offering residents and the neighbouring communities a diverse shopping experience.

以折扣價出售

房協所有專用安置屋邨資助出售單位的售價、編配及銷售安排，大致參考房協的資助出售房屋項目。「樂翹軒I」的售價介乎221.9萬至458.9萬港元¹²。定價和折扣主要參考最近期居屋以及市場情況等因素而定，並經由政府審批。

「樂翹軒I」項目詳情
Project details of "Eminence Terrace I"



「樂翹軒I」的示範單位於2024年2月中至3月初開放。
The show flats of "Eminence Terrace I" open for public viewing from mid-February to early March 2024.

Sold at Discounted Price

The pricing, allocation and sales arrangements of all DRE SSFs of HS are generally determined with reference to HS's SSF projects. The selling price of "Eminence Terrace I" ranges from HK\$2,219,000 to HK\$4,589,000¹². The pricing and discount rate are primarily determined based on factors such as the pricing of latest Home Ownership Scheme and market conditions, and are subject to government approval.



「樂翹軒I」貫徹房協資助出售房屋「實而不華」的風格，間格實用⁵，選料優質，附設基本裝修及家電⁷。
"Eminence Terrace I" provides exquisite yet affordable housing with efficient and practical layouts⁵, quality construction materials and essential internal fitting-out as well as basic household appliances⁷.

專用安置屋邨陸續登場

房協目前正規劃或發展中的專用安置屋邨¹項目，一共有八個，合共提供近19,000個單位，當中三個位於北部都會區⁴，五個位於市區，其中包括三個市區寮屋區。下一個最快推出的專用安置屋邨位於粉嶺百和路，提供近1,500個出租及資助出售單位。

DRE Projects in the Pipeline

HS is currently planning or developing eight DRE projects¹ with a total of nearly 19,000 units. Among them, three are located in the Northern Metropolis⁴. The other five are located in the urban area, including three urban squatter areas. The DRE project on Pak Wo Road in Fanling is expected to be the second one to launch, offering about 1,500 subsidised units for rent and for sale.

房協專用安置屋邨項目

HS DRE Projects

項目 Projects	出租及出售單位 大約數目 Approximate Number of Units (Rental and SSF)
「樂翹都匯」 ² (洪水橋／厦村) "Casa Eminence" ² (Hung Shui Kiu/Ha Tsuen)	2,600 ⁵
粉嶺百和路 Pak Wo Road, Fanling	1,500
古洞北 Kwu Tung North	2,900
啟德1E區1號用地 Kai Tak Area 1E Site 1	2,100 [#]
馬頭角 Ma Tau Kok	1,100
茶果嶺村、牛池灣村及竹園聯合村 Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village	8,800
合共 Total	19,000

* 以上數字僅供參考。實際單位數目以相關政府部門最終批准的數目為準。
The above figures are for reference only. The actual number of units is subject to the final approval by the relevant Government departments.

當中約1,000個單位將用作房協真善美村重建安置之用
About 1,000 units will be dedicated to rehousing the residents at Chun Seen Mei Chuen of HS due to redevelopment

- 資料來源：香港房屋協會－專用安置屋邨計劃網站 (<https://www.hkhs.com/our-business/dedicated-rehousing-estates>)。
- 「樂翹軒」系列指包括「樂翹軒」在內的多個獨立發展項目，各自受其批地文件及公契(如有)管轄。「樂翹軒」的住宅物業業主無權使用其他項目內之公用地方及設施(包括但不限於康樂地方及設施)。「樂翹軒」之名稱僅作宣傳用途，並不會出現於公契、買賣合約或其他業權或法律文件中。
- 資料來源：香港房屋協會於2023年9月17日發出之新聞稿 (https://www.hkhs.com/tc/media/press_release_detail/id/489)。
- 資料來源：《北部都會區行動綱領2023》 (https://www.nm.gov.hk/downloads/NM_Chi_Booklet_Web.pdf)。
- 賣方保留權利改動建築圖則及更改發展項目不同部分之面積、間隔、設計、布局及用途，並以政府相關部門最終批准者為準。詳情請參閱售樓說明書。
- 住宅物業的實用面積及構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按《一手住宅物業銷售條例》(第621章)第8條計算得出的。有關各住宅物業的尺寸，詳情請參閱售樓說明書。
- 發展項目及住宅物業之用料、裝置、裝修物料、設備及家具(如有)的提供以買賣合約之條款及條件為準。賣方保留權利變更、修改和更改發展項目內任何部份或任何住宅物業內之用料、裝置、裝修物料或設備。有關交樓標準之裝置、裝修物料及設備之詳細資料，請參閱售樓說明書。
- 會所各項設施之名稱僅屬推廣名稱，未必與會所日後啟用時的設施名稱相同，亦不會出現於公契、臨時買賣合約、正式買賣合約、轉讓契或其他業權契據當中。所述之會所設施及綠化園林區僅供參考，未必會於落成的發展項目中出現或於發展項目入伙時即時啟用。不同設施之開放時間及使用受相關法律、批地文件及公契條款、現場環境狀況及管理人營運方式等限制，並可能不時更改。使用會所及不同康樂設施可能需要另行收費。
- 有關抽籤及選購單位安排的詳情及資料，請參閱申請須知及賣方不時發出或修改的銷售安排資料。
- 步行時間由獨立交通顧問於2023年6月23日評估及計算得出，僅供參考。實際所需時間可能受路線、人流、天氣、路面及實際情況限制而有所不同。賣方對此並無作出任何明示或隱含之要約、陳述、承諾或保證。
- 資料來源：港鐵洪水橋站官方網站(<https://mtrhungshuikiu.hk/>)。
- 最低售價\$2,219,000是指發展項目價單第1號中2樓M單位的售價，而最高售價\$4,589,000是指發展項目價單第1號中25樓D單位及26樓D單位的售價。
- 相片於2024年3月12日於發展項目8樓A單位之無改動示範單位拍攝，並非於發展項目實際單位拍攝，並經電腦修飾處理，僅供參考。相片所顯示之狀況與單位完成後之實際狀況可能不同。示範單位僅作展示相關住宅物業之用，並不構成亦不得詮釋為任何關於發展項目任何住宅物業景觀或發展項目任何部份之外觀之陳述或保證，不論是否可能展示發展項目任何部份之外觀裝修物料、外在喉管或外觀。發展項目及住宅物業之用料、裝置、裝修物料、設備及家具(如有)的提供以買賣合約之條款及條件為準。賣方保留權利變更、修改和更改發展項目內任何部份或任何住宅物業內之用料、裝置、裝修物料或設備。有關交樓標準之裝置、裝修物料及設備之詳細資料，請參閱售樓說明書。
- 模擬效果圖顯示純屬畫家對發展項目相關部分之想像，並非按照比例繪製，周邊建築物及環境可能並無顯示或作簡化或加工、合成等處理，僅供參考。發展項目外牆上可能存在的部分裝置、裝修物料、建築裝飾及喉管等或無顯示。圖中所示發展項目之任何設計、裝置、裝修物料、設備、家具、物件等(如有)並非交樓標準。賣方保留權利修改發展項目的圖則、設計、裝置、裝修物料、設備及設施，並以政府最終批准者為準。模擬效果圖並不反映發展項目或其任何部分(包括會所及康樂設施)落成時的實際外觀或其最終狀況、景觀及實際周邊環境。模擬效果圖不構成亦不應詮釋成任何不論明示或隱含之要約、陳述、承諾或保證。
- Source of information: Website of Hong Kong Housing Society – Dedicated Rehousing Estate (<https://www.hkhs.com/en/our-business/dedicated-rehousing-estates>).
- “Casa Eminence” series refers to several independent developments including Eminence Terrace I, each of which is governed by its own land grant and deed of mutual covenant (if any). The owners of residential properties in Eminence Terrace I does not have the right to use the common areas and facilities (including but not limited to the recreational areas and facilities) in other developments. The name of “Casa Eminence” is for promotional purposes only and will not appear in the deed of mutual covenant, agreement for sale and purchase or other title or legal documents.
- Source of information: Press release issued by Hong Kong Housing Society on 17 September 2023 (https://www.hkhs.com/en/media/press_release_detail/id/489).
- Source of information: “Northern Metropolis Action Agenda 2023” (https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf).
- The Vendor reserves the right to alter the building plans and amend the area, partition, design, layout and use of different parts of the Development, which shall be subject to the final approval of the relevant Government authorities. Please refer to sales brochure for details.
- The saleable area of each residential property, and the floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621). Please refer to the sales brochure for the dimensions of the residential properties.
- The provision of materials, fittings, finishes, appliances, and furniture (if applicable) for the Development and residential properties shall be subject to the terms and conditions of the agreement for sale and purchase. The Vendor reserves the right to modify and change any part within the Development or any materials, fittings, finishes, or appliances within any residential property. For detailed information regarding the standard provisions of fittings, finishes, and appliances, please refer to the Sales Brochure.
- The names of different clubhouse facilities are for promotional use only, which may be different from the names to be used upon commission of the clubhouse and may not appear in the deed of mutual covenant, preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or other title deeds. The clubhouse facilities and landscape area mentioned are for reference only, which may not appear in the Development or be immediately ready for use upon completion of the Development. The opening hours and use of different facilities shall be subject to the law, conditions of the land grant and the deed of mutual covenant, the on-site conditions and the mode of operation by the manager, which may be changed from time to time. The use of clubhouse and its recreational facilities may be subject to payment of fees.
- For details and information on balloting and the arrangement for flat selection, 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 walking time is assessed and calculated by independent traffic consultant on 23 June 2023 and is for reference only. The actual time required is subject to and may be different due to the route, people, weather and road and actual conditions. The Vendor does not make any express or implied offer, representation, undertaking or warranty in respect thereof.
- Source of information: Official Website of MTR Hung Shui Kiu Station (<https://mtrhungshuikiu.hk/>).
- The lowest Price of \$2,219,000 refers to the price of Flat M on 2/F as set out in Price List No.1 of the Development, whereas the highest Price of \$4,589,000 refers to the price of Flat D on 25/F and Flat D on 26/F as set out in Price List No.1 of the Development.
- The photos were taken on 12 March, 2024 in the unmodified show flat of Flat A on 8/F of the Development. They were not taken in any actual unit in the Development, and have been digitally modified, and are for reference only. The conditions shown in the photos may be different from the actual condition of the units upon completion. The show flat is solely for demonstrating the related residential property and does not constitute, nor should it be construed as constituting any representation or warranty regarding the appearance of any residential property in the Development or any part thereof, whether or not it may show the exterior finishes, external pipes, or overall appearance of any part of the Development. The provision of materials, fittings, finishes, appliances and furniture (if any) in the Development and residential properties are subject to the relevant terms and conditions of the sale and purchase agreement. The design of the Development is subject to approval from the relevant authorities. The vendor reserves the right to change the building plans and other design drawings of the Development and any of its parts from time to time. The vendor also reserves the right to change, modify, and alter the materials, fittings, finishes, or appliances of any part of the Development or any residential property. For details on the standard provisions of fittings, finishes and appliances, please refer to the sales brochure.
- The rendering only represents the artist’s impression the relevant part of the Development. It is not drawn to scale and the surrounding buildings and environment may have been omitted, simplified or edited and processed, and is for reference only. Some of the fittings, materials, architectural features and pipes etc. which may exist on the external walls of the Development may have been omitted. Any design, fittings, finishes, appliances, furniture and objects etc. (if any) shown in the rendering are not standard provisions. The Vendor reserves the right to alter the plans, design, fittings, finishes, appliances and facilities of the Development, which shall be subject to the final approval of the Government. The rendering does not represent the actual external appearance of the Development or any part thereof (including the clubhouse and recreational facilities) upon completion, or its final condition, view and surrounding environment. The rendering does not constitute and shall not be construed as constituting any express or implied offer, representation, undertaking or warranty.

發展項目名稱：樂翹軒 I
(「發展項目」)區域：洪水橋及廈村 | 發展項目所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：洪水橋田心路 12 號 * | 賣方就發展項目指定的互聯網網站的網址：
<https://eminenceterrace1.hkhs.com>
| 本廣告／宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及／或可能經過電腦修飾

Name of the Development: “Eminence Terrace I” (the “Development”). District: Hung Shui Kiu and Ha Tsuen | Name of the street at which the Development is situated and the street number of the Development allocated by the Commissioner of Rating and Valuation: 12 Hung Shui Kiu Tin Sam Road* | The address of the website designated by the Vendor for the Development: <https://eminenceterrace1.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

處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：香港房屋協會 | 賣方的控權公司：不適用 | 發展項目的認可人士：徐柏松 | 發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：呂元祥建築師事務所(香港)有限公司 | 發展項目的承建商：有利建築有限公司 | 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所 | 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用 | 已為發展項目的建造提供貸款的任何其他人：不適用 | 盡賣方所知的該項目的預計關鍵日期：2024年12月31日(「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)

本廣告及其任何內容僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)。 | 賣方保留權利不時改動發展項目或其任何部分之建築圖則及其他圖則、設計、裝置、裝修物料及設備等。裝置、裝修物料及設備之提供以買賣合約條款為準。發展項目設計以相關政府部門最後批准者為準。發展項目及其周邊地區日後可能出現改變。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。 | 本廣告由賣方或在賣方的同意下發布。 | 賣方建議準買家參閱售樓說明書，以了解發展項目的資料。 | 詳情請參閱售樓說明書。 | *此臨時門牌號數有待發展項目建成時確認。

註：「樂翹都匯」系列指包括「樂翹軒I」在內的多個獨立發展項目，各自受其批地文件及公契(如有)管轄。「樂翹軒I」的住宅物業業主無權使用其他項目內之公用地方及設施(包括但不限於康樂地方及設施)。「樂翹都匯」之名稱僅作宣傳用途，並不會出現於公契、買賣合約或其他業權或法律文件中。

本廣告之印製日期：2024年4月29日

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: Chui Pak-Chung, Patrick | The firm or corporation of which an Authorized Person 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: Yau Lee Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Baker & McKenzie | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable | Any other person who have made a loan for the construction of the Development: Not applicable | To the best of the Vendor's knowledge, the estimated material date for the Development: 31 December 2024 (The 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 and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Please refer to the sales brochure for details. | 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. | Please refer to the sales brochure for details. | * This provisional street number is subject to confirmation upon completion of the Development.

Note: "Casa Eminence" series refers to several independent developments (including "Eminence Terrace I"), each of which is governed by its own set of land grant and deed of mutual covenant (if any). The owners of residential properties in "Eminence Terrace I" are not entitled to use the common areas and facilities (including but not limited to the recreational areas and facilities) in other developments. The name of "Casa Eminence" is for promotional purpose only, and will not appear in the deed of mutual covenant, agreement for sale and purchase or other title or legal documents.

Date of printing of this advertisement: 29 April 2024

「朗然」完成抽籤 Ballots Drawn for “Hemma Amber”

房協於2023年11月推出资助出售房屋項目「朗然」，共收到近13,000份有效申請，超額認購近30倍，並於2024年2月1日進行電腦抽籤，決定申請者揀選單位的優先次序。

「朗然」共有422個單位，符合資格的申請人已獲安排面見以審核其申請，預計最快於今年六月（*以銷售安排資料為準）開始按其申請類別的優先次序分組選購單位。

HS's Subsidised Sale Flats (SSF) Project “Hemma Amber,” launched in November 2023, has received nearly 13,000 valid applications, representing an over-subscription of nearly 30 times. [HS completed the computer ballot drawing on 1 February 2024](#) to determine the priority sequence of the applicants.

“Hemma Amber” provides a total of 422 units. Interviews with eligible applicants have been arranged for vetting procedures. Flat selection in accordance with the priority sequence in their application categories is expected to begin in June (*subject to the information on Sales Arrangements) of this year the soonest.



房協署任總監（物業發展及市場事務）勞連發主持資助出售房屋項目「朗然」的抽籤程序。

HS Acting Director (Development and Marketing) Oliver Law conducts balloting for the SSF project “Hemma Amber”.

房協展覽中心全新面貌登場 HS Exhibition Centre Re-opened with a Captivating New Look

位於油麻地駿發花園的房協展覽中心最近完成大翻新，加入更多互動元素，讓參觀者全方位認識香港房屋發展及房協工作。展覽中心於2018年房協慶祝成立70周年時設立及啟用，一直作為香港房屋發展的通識教學及交流平台，以豐富年青人的學習經歷和提升社區連繫。展覽中心佔地約二百平方米，分為三大主題展區。

The HS Exhibition Centre, located at Prosperous Garden in Yau Mai Tei, [has recently re-opened](#) with infusion of more interactive elements to allow visitors to have a thorough understanding of Hong Kong's housing development and the work of HS. The Exhibition Centre was first established and opened in 2018 during HS's 70th anniversary. It has ever since served as a liberal studies and exchange platform about local housing development to enrich the learning experience of the youth and to strengthen community connections. Covering an area of about 200 square metres, the Exhibition Centre consists of three zones.



展區一：「建屋惠民」

介紹房協作為「房屋實驗室」自1948年以來發展的房屋計劃

Zone One: "Creating Homes for the Community"

Tells about HS's role as a "housing laboratory" and its housing projects that have developed since 1948



展區二：「房屋階梯」

透過經典復古街機遊戲及沉浸式LED球幕，了解香港的房屋階梯，並親身體驗長者友善房屋的設計

Zone Two: "The Housing Ladder"

Lets the visitors gain insights into the housing ladder in Hong Kong and experience first-hand the age-friendly design of elderly housing projects with a retro arcade game and an immersive LED dome

展區三：「創建宜居 永續共融」

3D裸眼視覺效果，展示房協應用創新科技達致可持續發展。模擬「組裝合成」建築法砌出「您」想家居

Zone Three: "Creating Homes for Sustainable Living"

Uses the cutting-edge 3D naked-eye visual effects to showcase how HS applies innovative technologies to achieve sustainable development. Visitors can also build their own MiC homes



團體可透過網上預約(hsec.hkhs.com)參加導賞團。另外，展覽中心逢星期五開放予公眾自由參觀(不設導賞)，毋須預約。

Group visitors can register online at hsec.hkhs.com for guided tours by docents. The Exhibition Centre is open to the public (without docents) on Fridays and no advance booking is required.



藝人黎諾懿(右)、徐榮(中)和周吉佩(左)帶同子女參觀翻新後的房協展覽中心，逐一試玩場內互動遊戲，大家盡興而歸。Artistes Chris Lai (right), Tsui Wing (middle) and Albert Chau (left), along with their children, try out the interactive games at the newly renovated HS Exhibition Centre and have a great time.

主題活動 Thematic Activities

全新的展覽中心會定期夥拍不同社區合作夥伴，舉辦多元化活動。頭炮活動是與著名插畫師小墨合作，舉辦以「快樂可以選擇」為題的插畫展及藝術創作坊，向社區傳遞心靈正能量。

The brand new Exhibition Centre will collaborate with different community partners to host diversified activities on a regular basis. The inaugural programme is the "HKHS x Littleink Happiness is A Choice exhibition" and art workshop, jointly organised with popular illustrator Littleink to spread positivity and mental wellness in the community.



房協行政總裁陳欽勉(左三)與學生及插畫師小墨(右三)一同啟動以「快樂可以選擇」為主題的活動。

HS Chief Executive Officer James Chan (third from left), together with students and illustrator Littleink (third from right), kick off the thematic activity "Happiness is A Choice".

與房屋規劃及建築業界交流

Professional Exchanges on **Housing Planning and Construction**

一地多用 跨代共融

Single Site, Multiple Uses for Intergenerational Harmony



房協行政總裁陳欽勉獲邀出席香港地產行政師學會於2024年3月7日舉行的午餐會，並就「推動宜居規劃，創建共融社區」主題，分享房協在房屋規劃及商場設計兩方面的策略。為應對樓宇及人口老化情況，房協以「綜合重建模式」重建高齡屋邨；並於新發展的房屋項目採用「一地多用」的概念，務求在同一社區照顧不同年齡人士需要。

HS Chief Executive Officer James Chan was invited to a luncheon organised by Hong Kong Institute of Real Estate Administrators (HIREA) on 7 March 2024. During the event, he shared HS's strategies in housing planning and mall design centred around the theme of promoting liveable urban planning and building inclusive communities. In addressing the challenges posed by ageing buildings and population, HS is employing the "Integrated Redevelopment Model" to rejuvenate ageing public housing estates. Additionally, for new housing projects, the concept of "Single Site, Multiple Uses" is embraced, aiming to address the diverse needs of residents across different age groups within one community.

分享採用「組裝合成」建築法經驗

Sharing the **Experience of Adopting MiC**



The Modular Integrated Construction (MiC) Supply Chain Conference, co-organised by the Development Bureau, the Department of Housing and Urban-Rural Development of Guangdong Province and the People's Government of Huizhou Municipality, was held in Huizhou on 23 January 2024. HS Director (Projects) Franco Cheung was invited to the conference and shared the latest developments of MiC for residential projects in Hong Kong and its effectiveness in enhancing construction efficiency.

由發展局、廣東省住房和城鄉建設廳及惠州市人民政府合辦的「組裝合成」建築供應鏈大會於2024年1月23日在惠州舉行，房協總監（工程策劃）張冠華獲邀出席，並分享「組裝合成」建築法於香港住宅項目中的最新發展，以及其對提升施工效率的成效。



房協總監（工程策劃）張冠華到惠州分享房協採用「組裝合成」建築法的經驗。

HS Director (Projects) Franco Cheung shares in Huizhou HS's experience of adopting MiC.

房協長者房屋迎接本地及海外交流團

HS's Elderly Housing Welcomes Local and Overseas Delegates



中華人民共和國民政部副部長唐承沛（左）帶領代表團，於2024年3月23日到訪房協雋悅。作為非資助長者房屋的旗艦項目，雋悅配備一系列長者友善設計，提供優質、自主的生活方式，深受負擔能力較佳的長者歡迎。

Vice Minister of Ministry of Civil Affairs of the People's Republic of China Tang Chengpei (left) leads a delegation to visit HS's The Tanner Hill on 23 March 2024. As the flagship project of non-subsidised elderly housing, The Tanner Hill is designed with a wide range of age-friendly facilities which offer a quality, independent lifestyle, drawing attention of the more affluent elderly.



房協於2024年3月7日歡迎勞工及福利局高級官員到訪，向他們介紹豐頤居的一站式「長者友善」設施。

Senior officials from the Labour and Welfare Bureau visit the Blissful Place of HS on 7 March 2024, impressed by its one-stop "elderly-friendly" facilities.



房協社區及長者服務總監吳家雯博士（前排右二）於2024年3月18日接待由廣東省民政廳廳長帶領的代表團，他們先後到訪豐頤居及「長者安居資源中心」，親身體驗樂齡科技產品及設備，了解房協如何在社區推廣「居家安老」。

On 18 March 2024, HS Social and Elderly Wellness Director Dr Carmen Ng (front row, second from right) greets the delegation led by the Director of the Department of Civil Affairs of Guangdong Province. They visit Blissful Place and the "Elderly Resources Centre" to experience gerontechnology products and equipment first-hand and understand how HS promotes "ageing in place" in the community.



房協於2024年3月5日接待來自大馬房地產發展商商會研究院的交流團，由馬來西亞政府高級官員及當地地產發展界代表組成的交流團特別到訪雋悅，藉此深入了解房協的優質長者友善居所設計以及為住戶提供的全方位支援。

On 5 March 2024, HS hosts a delegation from the Real Estate and Housing Developers' Association (REDHA) Institute. The delegation, consisting of Malaysian senior government officials and representatives from the Malaysian real estate development sector, makes a special visit to The Tanner Hill, gaining insights into HS's high-quality, elderly-friendly design and the comprehensive support provided for the residents.

房協支持七人欖球賽 HS Supports the Hong Kong Sevens

香港國際七人欖球賽於2024年4月5至7日一連三天假香港大球場舉行，房協向來支持香港盛事，一眾房協委員以及房協業務夥伴入場感受球賽的熾熱氣氛，與眾同樂。

The Hong Kong Sevens takes place at the Hong Kong Stadium from 5 to 7 April 2024. True to its commitment to supporting major events in Hong Kong, HS Members and HS's business partners attend the games and revel in the festivities together.



獎項與讚賞 AWARDS & RECOGNITION

房協推動健康工作文化獲認可 HS Recognised for Healthy Work Culture



房協本著「人才為基」的信念，既着重員工培訓，亦十分關注員工的身心健康。房協過去一年積極提升員工健康及推動健康工作文化，獲「健康企業嘉許計劃」頒發銀獎。是次計劃由循道衛理中心首辦，旨在表揚關注員工健康的企業，並協助企業締造僱員友善措施。

With talent as one of its core values, HS emphasises both the training and the well-being of its employees. Over the past year, HS actively initiated efforts to enhance employees' health and promote a healthy work culture, and was honoured to receive the "Silver Award" in the "Healthy Corporate Award Scheme". Organised by the Methodist Centre, the scheme aims to commend companies that prioritise employees' health to the public and assist corporations in creating employee-friendly measures.

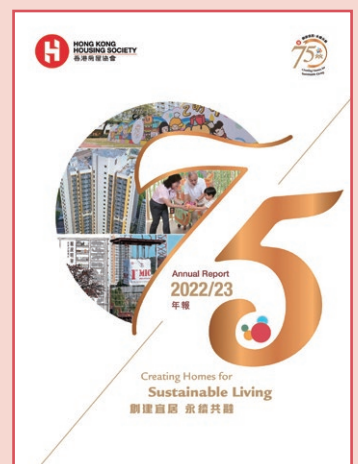
房協年報連奪國際獎項 HS Annual Report Wins International Awards

房協2022/23年報於多個國際年報大獎中取得佳績。其中年報及可持續發展報告在美國LACP舉辦的2022/23 Vision國際年報大獎中分別榮獲「非牟利機構」組別的金獎及鉑金獎，兩份報告均以接近滿分的成績，於全球最佳100份報告中分別排名58及32。

此外，在美國評選機構MerComm, Inc.「2024年Astrid大獎」中，房協在「年報—非牟利機構：非傳統」組別獲得銀獎，在「年報—專項—印刷：可持續發展報告」組別獲頒金獎。另外，年報亦於MerComm, Inc.「2023/24年Mercury大獎」整體表現：非牟利—多類型」範疇中取得銅獎，表現優秀。

The HS Annual Report 2022/23 has clinched multiple international honours. In the 2022/23 Vision Awards organised by the LACP, the HS Annual Report and Sustainability Report 2022/23 were honoured with the "Gold Award" and "Platinum Award" respectively in the "Non-Profits" category. Achieving nearly perfect scores from the judges, the reports were ranked 58th and 32nd, respectively, among the Top 100 Worldwide Rank.

Furthermore, HS received a Silver award and a Gold award in the categories of "Annual Reports – Non-Profit Organisations: Non-traditional" and "Annual Reports – Specialised – Print: Sustainability Report" respectively in the 2024 Astrid Awards organised by the US-based MerComm, Inc. The HS Annual Report also received the "Bronze Award" in the "Overall Presentation: Non-Profit – Various" category of the 2023/24 Mercury Excellence Awards organised by MerComm, Inc. for its outstanding performance.



樂齡友里科技嘉年華

Gerontech Carnival Inspires Elderly Residents



為了讓居民進一步認識樂齡科技產品，房協於2024年1月至3月期間，聯同賽馬會智齡匯、香港社會服務聯會及香港中華煤氣有限公司，分別在荃灣滿樂大廈、香港仔漁光村、土瓜灣樂民新村以及觀塘花園大廈四個出租屋邨舉辦「樂齡友里科技嘉年華」，設置多個攤位展示樂齡科技產品，讓「老友記」親身體驗樂齡科技產品如何便利長者生活。

嘉年華當日，房協更特別安排專車接載轄下20個出租屋邨居民到場參加。「房協友里」職業治療師更於嘉年華舉行前，為69名樂齡科技大使舉辦培訓工作坊，科技大使不但於活動當天向街坊推廣智能家電用品，更積極協助籌辦嘉年華。四場活動合共吸引926人次入場參與。

To further familiarise residents with gerontech products, HS, in collaboration with Jockey Club Smart Ageing Hub, the Hong Kong Council of Social Service, and the Hong Kong and China Gas Company Limited, organised four sessions of “gerontech carnival” from January to March 2024. These events took place respectively at four rental estates including Moon Lok Dai Ha in Tsuen Wan, Yue Kwong Chuen in Aberdeen, Lok Man Sun Chuen in To Kwa Wan, and Kwun Tong Garden Estate, where multiple booths were set up to showcase gerontech products, enabling seniors to experience how these technologies can enhance their daily lives.

In each carnival, HS specially arranged transportation to pick up residents from its 20 rental estates. Prior to the carnivals, the occupational therapists from the CES (Caring, Engaging and Smart) Team organised training workshops for 69 gerontech ambassadors. These ambassadors not only advocated for smart home appliances among the neighbours during the event but also played a vital role in organising the carnivals. The four events drew a total of 926 participants.



房協與長者居民喜迎龍年 Celebrating The Year of the Dragon with Elderly Residents

房協行政總裁陳欽勉（中）於農曆新年前夕，探訪「長者安居樂」項目豐頤居及家維邨的「老友記」，大家合力製作「金龍」及「如意扇」賀年裝飾。房協藉著新春佳節，為20個出租屋邨以及長者房屋項目居民舉辦一系列新春活動，推動鄰里互助精神。

Before the Chinese New Year, HS Chief Executive Officer James Chan (middle) visits the "older folks" at Blissful Place under the "Senior Citizen Residences Scheme" and Ka Wai Chuen, where they make festive decorations such as "Golden Dragon" and "Lucky Fan" together. During the festive season, HS organised a series of celebration activities for residents of its 20 rental estates as well as housing projects for the elderly to promote mutual support within the community.



房協冷知識 Did You Know?



沙頭角邨全港唯一禁區內的公屋

Sha Tau Kok Chuen

The Only Public Housing Estate in Hong Kong Located inside the Frontier Closed Area

共52座，其中51座逾600個單位於1988至1991年間落成，最後一座迎海樓於2017年落成

51 out of 52 blocks, totalling more than 600 units, were completed between 1988 and 1991. The last block, Ying Hoi House, was built in 2017

有「沙頭角法式小鎮」的美譽，一幢幢色彩繽紛的低密度洋房，洋溢異國鄉村風情

Known to many as the "French town in Sha Tau Kok", the colourful low-rise buildings designed in European architectural style exude a sense of exoticism

居民、商戶、員工均要持禁區紙出入

Residential and commercial tenants and employees must be holders of the closed area permit



沙頭角邨是房協第二個郊區公共房屋，當年為安置鹽寮下村及菜園角村受清拆影響的原居民而興建

As the second rural public housing estate of HS, Sha Tau Kok Chuen was built to resettle the aboriginal residents of Yim Liu Ha and Tsoi Yuen Kok affected by redevelopment

隨着禁區逐步開放，沙頭角現今搖身一變，成為本地一日遊的好去處

With its gradual opening up, Sha Tau Kok has transformed into a relax destination for a one-day trip for locals