



**First Completed Dedicated Rehousing Estate¹
“Eminence Terrace I” Commences Intake
Successive Completion of Hung Shui Kiu Projects Heralds a New Chapter in
Northern Metropolis Development²**

The Hong Kong Housing Society’s (HKHS) Dedicated Rehousing Estate¹ at Hung Shui Kiu / Ha Tsuen New Development Area, Casa Eminence³, begins to bear fruit with the Phase 1A Subsidised Sale Flats Project “Eminence Terrace I” and the Phase 1B rental block “Eminence Tower I” completed successively this year. The first homeowner of “Eminence Terrace I” took possession of his new flat at the end of October, and HKHS will notify all homeowners by post for handover of flats in November.

HKHS Chairman Prof Ling Kar-kan and Chief Executive Officer James Chan, and the Under Secretary for Development David Lam recently conducted a joint visit to the Subsidised Sale Flats Project “Eminence Terrace I” and the rental block “Eminence Tower I”. They also welcomed the first homeowner of “Eminence Terrace I” Mr Cheung, congratulating him on moving into his new home and accompanying him on a flat tour to see the layout of the unit, home amenities and panoramic views⁴ of his flat, as well as the clubhouse facilities and landscaped garden⁵.

The Under Secretary for Development David Lam said, “With the people-oriented philosophy in mind and taking into account the rehousing needs of the domestic occupants in squatters rooted in the area, the Government has announced measures to enhance the ex-gratia compensation and rehousing arrangements in 2018, that included inviting HKHS to develop Dedicated Rehousing Estates¹ with its own resources to offer non-means-tested rehousing arrangements, so as to respond to the expectations of the community and the affected clearerees suitably. These new measures provide a better environment to facilitate land resumption for timely increase of land supply to address the housing and economic needs of the community. Among the first two completed Dedicated Rehousing Estate¹ projects, “Eminence Terrace I” has achieved good sales results, representing a strong demand of such housing from the eligible applicants. I am also delighted to see that the Dedicated Rehousing Estates¹ have helped improve the

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living environment of the affected clearerees, driving development while enhancing the people's quality of living.”

HKHS Chairman Prof Ling Kar-kan said, “I am pleased to witness the fruitful achievement of Dedicated Rehousing Estate¹, an initiative to support the Government's development clearance exercises, soon after I assume the role of HKHS Chairman. Our colleagues are greatly encouraged by the joy of Mr Cheung and his family during the flat handover, and we wish Cheung's family a secured and joyous new life in their cosy new home.”

HKHS Chief Executive Officer James Chan said, “ ‘Eminence Terrace I’ is not only the first completed Dedicated Rehousing Estate¹ but also the first Subsidised Sale Flats Project built with Modular Integrated Construction (MiC) method. HKHS is delighted to play the role of a housing laboratory, supporting the Government in advancing the Northern Metropolis development². In the next five years, there will be a new supply of around 10,000 Dedicated Rehousing Estate¹ units for sale and for rent in the New Territories and urban areas.”

Situated in Hung Shui Kiu / Ha Tsuen, the 27-storey “Eminence Terrace I” is the Phase IA Subsidised Sale Flats Project of Casa Eminence, a Dedicated Rehousing Estate¹ developed by HKHS. The project provides 300 residential units adopting the design principle of being “practical but not extravagant”, offering one- to three-bedroom units with comprehensive ancillary facilities, including a clubhouse and a landscaped garden. In addition, “Eminence Tower I”, the Phase 1B rental block of Casa Eminence, provides 375 units and is currently open for applications from eligible households with resident intake expected in the first quarter of next year.

“Eminence Terrace I” has chalked up several notable attempts. Apart from being the first completed Dedicated Rehousing Estate¹, it is the first Subsidised Sale Flats Project built with concrete MiC, as well as the first residential project in Hong Kong featuring pre-assembled MiC balconies. With the adoption of MiC, the duration of the project's superstructure works was shortened by more than 10% to approximately 24 months. This achievement also earned HKHS the "Outstanding MiC Projects" award at the MiC Achievement Ceremony organised by the Construction Industry Council.

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Dedicated Rehousing Estate¹ is one of the recent collaboration initiatives of HKHS and the Government, which provides non-means-tested rehousing arrangements for households affected by the Government's development clearance exercises or urban renewal programme. HKHS is currently developing or planning a total of eight Dedicated Rehousing Estate¹ projects. Three of them are located in the Northern Metropolis including Hung Shui Kiu / Ha Tsuen, Pak Wo Road in Fanling, and Kwu Tung North.

A highlight video featuring the completed "Eminence Terrace I" and "Eminence Tower I", as well as the flat handover to the first homeowner of "Eminence Terrace I" is available [here](#) for downloading.

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Photos:



HKHS Chairman Prof Ling Kar-kan (2nd from right in the left photo), HKHS Chief Executive Officer James Chan (At the back in the left photo), and the Under Secretary for Development David Lam (1st from right in the left photo) welcoming the first homeowner of "Eminence Terrace I" Mr Cheung (3rd from left in the left photo) and his

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family and wishing them a joyous life in the new home.



HKHS Development and Marketing Director Ms Monita Ko (1st from right in the left photo) congratulated the first homeowner of “Eminence Terrace I” Mr Cheung (centre in the left photo) and handed over the key to him.



HKHS Chairman Prof Ling Kar-kan (centre in the left photo), HKHS Chief Executive Officer James Chan (left in the left photo), and the Under Secretary for Development David Lam (right in the left photo) had a site visit to the completed “Eminence Terrace I” and “Eminence Tower I”, and took a panoramic view of the overall development of the Northern Metropolis at the building’s rooftop. HKHS is currently developing or planning eight Dedicated Rehousing Estate¹ projects with three of them located in the Northern Metropolis.

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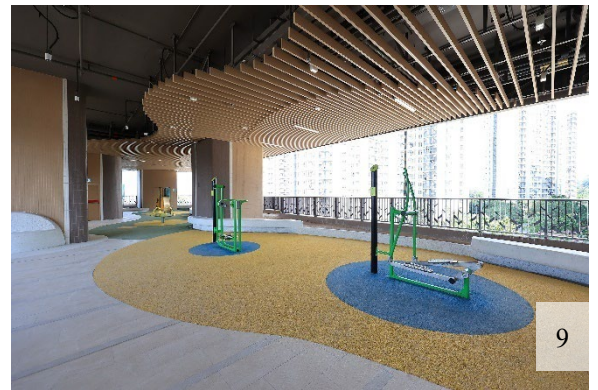


“Eminence Terrace I” is a 27-storey building, offering 300 units ranging from one- to three-bedroom and comprehensive ancillary facilities including a clubhouse and landscaped garden⁵. It is the first Subsidised Sale Flats Project in Hong Kong constructed by MiC.

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“Eminence Tower I” provides 375 rental units and is currently open for applications from eligible households, with resident intake expected in the first quarter of next year.

1. Source of information: DEVB – Press Releases: First two Dedicated Rehousing Estates projects in New Territories to be completed progressively for intake this year
(https://www.devb.gov.hk/en/publications_and_press_releases/press/index_id_12757.html).
2. Source of information: “Northern Metropolis Action Agenda 2023”
(https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf).
3. “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

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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.

4. The description is merely a general description of the view of some units in the Development, and does not represent that the relevant view is enjoyed by all units in the Development. The view of a unit is affected the floor on which it is located, its orientation and the surrounding buildings and environment, and does not apply to all units. The surrounding buildings and environment may change from time to time. The Vendor does not make any express or implied offer, representation, undertaking or warranty as to views.
5. The clubhouse facilities and landscaped gardens mentioned are for reference only. They may not be immediately available for use upon the handing over of units in the Development. The use and opening hour(s) of different facilities are subject to relevant laws, conditions in the land grant and deed of mutual covenant, actual on-site conditions and the mode of operation by the manager, and may change from time to time. Extra fees may be charged for using the clubhouse and other recreational facilities.
6. This photo was taken in the Development on 31 October 2024, and has been processed with computerized imaging techniques. The photo is for reference only, and shall not constitute or be construed as constituting any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor. The clubhouse facilities shown in this photo (if any) are for reference only, and may not be immediately available for use upon the handing over of units in the Development. The use and opening hour(s) of different facilities are subject to relevant laws, conditions in the land grant and deed of mutual covenant, actual on-site conditions and the mode of operation by the manager, and may change from time to time. Extra fees may be charged for using the clubhouse and other recreational facilities.
7. This photo was taken in the Development on 31 October 2024, and has been processed with computerized imaging techniques. The photo is for reference only, and shall not constitute or be construed as constituting any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor. The view shown in this photo is merely the view of some units in the Development, and does not represent that the relevant view is enjoyed by all units in the Development. The view of a unit is affected the floor on which it is located, its orientation and the surrounding buildings and environment, and

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does not apply to all units. The surrounding buildings and environment may change from time to time. The Vendor does not make any express or implied offer, representation, undertaking or warranty as to views. The fittings, finishes or appliances shown in this photo are only applicable to some units in the Development, and may not be the standard provisions of all units in the Development. The provision of fittings, finishes and appliance is subject to the terms and conditions of the agreement for sale and purchase. For details on the standard provisions of fittings, finishes and appliances, please refer to the sales brochure.

8. This photo was taken in the vicinity of the Development on 31 October 2024, and has been processed with computerized imaging techniques. The photo is for reference only, and shall not constitute or be construed as constituting any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor.
9. This photo was taken at “Eminence Tower I” or its vicinity on 31 October 2024, and is not related to the Development. “Eminence Tower I” is another independent development of the “Case Eminence”³ series.

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 techniques.

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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 |

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. 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. |

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Please refer to the sales brochure for details. |

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Date of printing of this advertisement: 3 November 2024