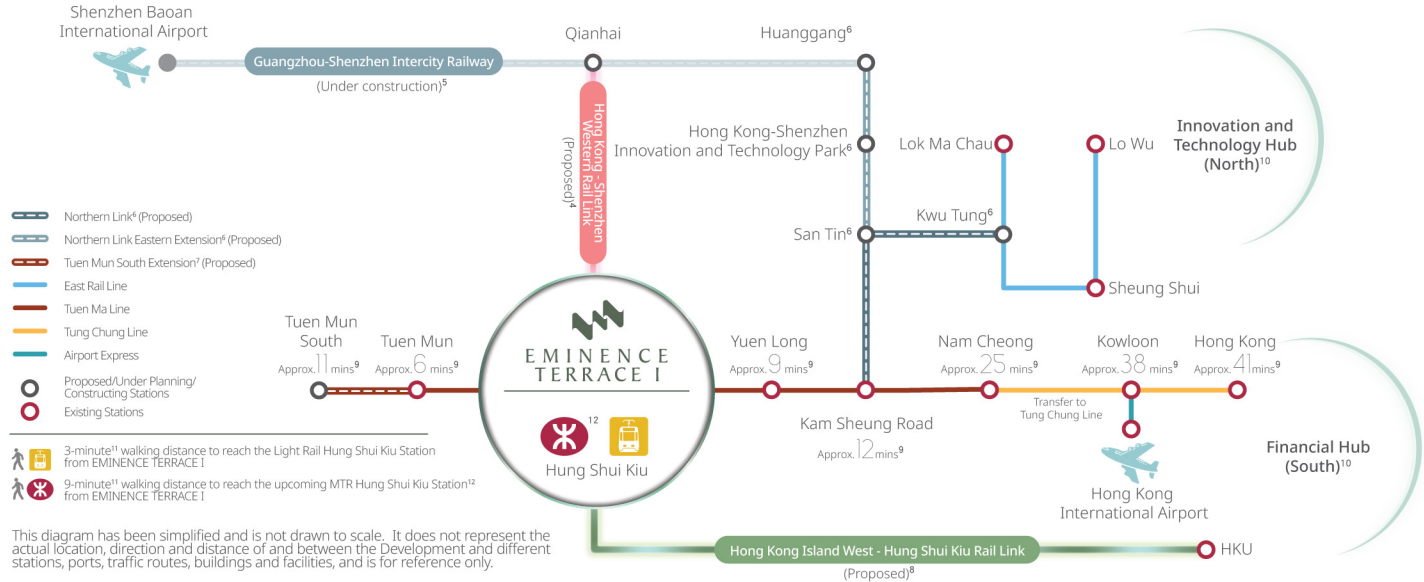
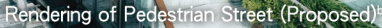




photo



1.Source of information: "Northern Metropolis Action Agenda 2023" ([https://www.nm.gov.hk/downloads/NM\\_Eng\\_Booklet\\_Web.pdf](https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf)). | 2.Source of information: Website of YOHO MALL (<https://www.yohomall.hk/en/gain/about/>); Website of Tuen Mun Town Plaza (<https://www.tmtpl.com.hk/en/about/AboutUs>) and Website of V City (<https://www.vcity.com.hk/en/about/aboutus.jsp>). | 3.Source of information: Hung Shui Kiu New Development Area Planning and Engineering Study - Investigation (<https://hstkdta.hk/pdf/5.Executive%20Summary.pdf>). | 4.Source of information: "Transport Infrastructure for Our Future: Strategic Studies on Railways and Major Roads Beyond 2030" Public Consultation ([https://mr2030plus.hk/bardoque/RMR-Brochure\\_Eng\\_20221029\\_000.pdf](https://mr2030plus.hk/bardoque/RMR-Brochure_Eng_20221029_000.pdf)). | 5.Source of information: 深圳地鐵網站 ([http://www.szgov.cn/cxjg/zfxqj/twxw/content/post\\_8263947.html](http://www.szgov.cn/cxjg/zfxqj/twxw/content/post_8263947.html)) (Chinese only). | 6.Source of information: Transport Infrastructure for Our Future: Strategic Studies on Railways and Major Roads Beyond 2030 ([https://mr2030plus.hk/bardoque/RMR-Brochure\\_Eng\\_20221029\\_000.pdf](https://mr2030plus.hk/bardoque/RMR-Brochure_Eng_20221029_000.pdf)). | 7.Source of information: Website of Kau Yi Chau Artificial Islands (<https://www.centralwaters.hk/en/strategic-transport-infrastructure/>). | 9.The travelling time mentioned is based on journey from the proposed MTR Hung Shui Kiu Station, and 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. | 10.Source of information: Blog of the Financial Secretary of the Government of the Hong Kong Special Administrative Region (10 October 2021) (<https://www.fso.gov.hk/eng/blog/blog20211010.htm>). | 11.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. | 12.Source of information: Official Website of MTR Hung Shui Kiu Station (<https://mtrhungshuikiu.hk/>). | 13.'2 Stations' and '3 Stations' mean that based on MTR Route Map and taking Nam Cheung Station of Tung Chung Line as the starting point, the second station in the direction towards Hong Kong Station will be Kwloon Station near International Commerce Centre (ICC), and the third station will be Hong Kong Station near International Finance Centre (IFC). The Vendor does not make any express or implied offer, representation, undertaking or warranty in respect thereof. Source of information: Website of MTR (<http://www.mtr.com.hk>). | a.The photo has been edited and processed with computerized imaging technique and is for reference only. The locations, environment, buildings and facilities shown in the photo may not be located within the vicinity of the Development and may change from time to time. The photo does not represent the external appearance, view or condition of the Development or its surrounding areas. The Vendor does not make any express or implied offer, representation, undertaking or warranty in respect of the Development or its surrounding environment, buildings and facilities. 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. | b.The rendering is for reference only. It is created by computerized imaging technique and the artist's impression of the Development and its future development of its surrounding area. It has been edited and processed by computerized imaging technique and is for reference only. The actual situation of the planning areas, infrastructure, buildings and/or facilities shown in the rendering are still under construction or planning. The Vendor does not guarantee that the construction of such planning areas, infrastructure, buildings and/or facilities will be confirmed, and if confirmed, they may not be completed or commissioned (or only partly completed or commissioned) upon handover of the Development. Details of such planning areas, infrastructure, buildings and/or facilities (including but not limited to their planning, design, area, height, location, dates of completion and commissioning) may change from time to time, which shall be subject to the final decision of the relevant Government authorities or private organizations, and their conditions upon completion may also be different from as shown in the rendering. The rendering does not show or represent the external appearance, view or the final planning and condition of surrounding environment of the Development, and does not constitute and shall not be construed as constituting any express or implied offer, representation, undertaking or warranty.



Open Spaces and Greenery

- 1 Regional Plaza (Proposed)<sup>3</sup>
- 2 Regional Park (Proposed)<sup>3</sup>
- 3 Riverside Promenade (Proposed)<sup>3</sup>
- 4 Ping Shan Heritage Trail
- 5 Regenerated Tin Shui Wan River Channel<sup>9</sup>

Recreational Facilities

- 6 Sports Ground (Proposed)<sup>3</sup>
- 7 Sports Center (Proposed)<sup>3</sup>
- 8 Tin Ha Road Playground
- 9 Tin Shui Wai Park
- 10 Tin Shui Wai Sports Center
- 11 Bicycle Parking Facilities (Proposed)<sup>3</sup>
- 12 Tin Shui Wai Cycling Entry/Exit Hub
- 13 Ping Shan Tin Shui Wai Public Library

Shopping

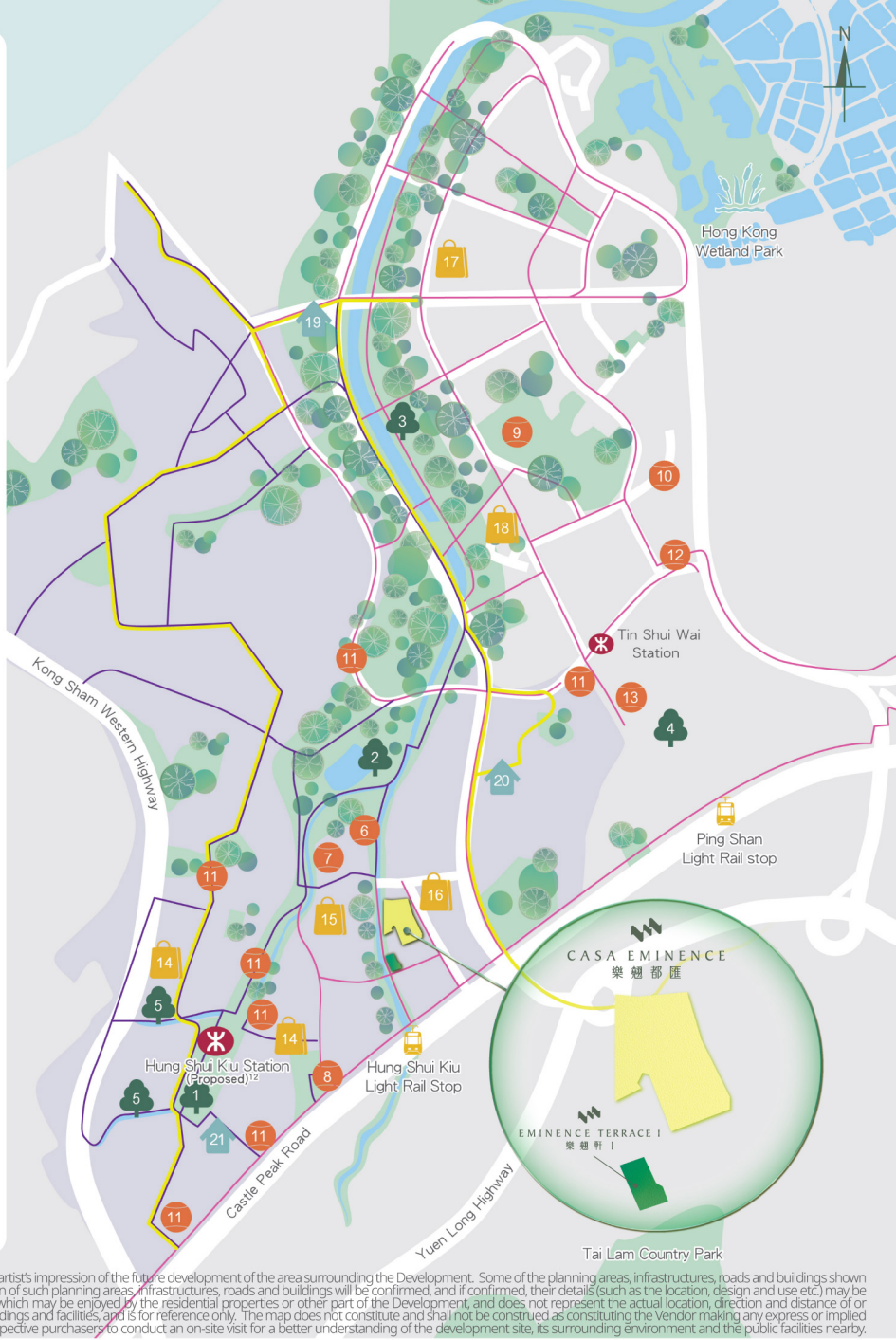
- 14 Pedestrian Street (Proposed)<sup>3</sup>
- 15 Hung Shui Kiu Main Street
- 16 Hung Fuk Shopping Centre
- 17 T TOWN
- 18 Kingswood Richly Plaza

Other Government and Community Facilities

- 19 Government Office (Proposed)<sup>3</sup>
- 20 Hospital (Proposed)<sup>3</sup>
- 21 Civic Centre (Proposed)<sup>3</sup>

Transportation Facilities

- MTR Station
- Light Rail Stop
- Hung Shui Kiu/Ha Tsuen New Development Area<sup>14</sup>
- CASA EMINENCE Development Projects<sup>15</sup>
- Existing Cycle Tracks
- Proposed Cycle Tracks<sup>18</sup>
- Smart and Green Mass Transit System (Proposed)<sup>17</sup>



## Embrace the Joys of Nature in the Vicinity

- Strategically located near prominent countryside destinations such as *Hong Kong Wetland Park, Nam Sang Wai, Tai Lam Country Park, Pak Nai, Lam Tei Reservoir, and Kau Keng Shan*<sup>18</sup>, the project provides a seamless opportunity to unwind and revitalize in natural surroundings.
- The Tuen Mun to Ma On Shan cycle track spans around 60 km*<sup>19</sup>, passing through beautiful scenery and cultural attractions.
- The Wo Ping San Tsuen cycle track<sup>18</sup>, paired with the cultural complex Common Sense HSK<sup>18</sup> renowned for its classic bicycle rentals, has become the go-to destination for vintage bicycle enthusiasts seeking a unique and captivating experience.



This diagram has been simplified and is not drawn to scale. It does not represent the actual location, direction and distance of and between the Development and different traffic routes, buildings and facilities, and is for reference only.

## Master Layout Plan of the Development

4/F to 26/F



Layout	Saleable Area (sq. feet)	Number of Flats
1 Bedroom	367	25
2 Bedrooms (Open Kitchen)	438 - 459	125
2 Bedrooms	495 - 498	125
3 Bedrooms with 1 Ensuite	622	25

The layout plan represents the artist's imagination of the relevant parts of the Development and is for reference only. The layout plan is not drawn to scale and has been edited and processed with computerized imaging techniques. It is not for showing the actual view, external appearance, facilities and environment of the Development. The layout plans show the layout of the relevant parts of the Development from a bird-eye view, the floor plans of residential units shown apply to 4/F to 26/F of the Development. The facilities, layout, partition, specification, dimensions, colour, materials, fittings, finishes, appliances, decorations, plants, landscape and other objects etc. are not standard provisions which may not appear or be provided in the Development or its vicinity. 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. Please refer to the sales brochure for details of the standard provision of fittings, finishes and appliances of the residential properties of the Development, which shall be subject to the terms and conditions of the agreement for sale and purchase. The area mentioned in the layout plan is the saleable area of the residential property. 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 Vendor advises prospective purchasers to refer to the sales brochure for information of the Development. The layout plan does not make any express or implied offer, representation, undertaking or warranty.

Exhibition Hall and Show Flat

HS Centre, 5 Lok Yip Road, Fanling

Enquiry Hotline

2839 7328



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 Sum 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. 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.

14.Source of information: Website of Hung Shui Kiu/Ha Tsuen New Development Area (<https://www.hskhtnda.hk/en/>). | 15."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. | 16.Source of information: Legislative Council Panel on Development Discussion Paper: "Hung Shui Kiu New Development Area Planning and Engineering Study: Revised Recommended Outline Development Plan" (<https://www.legco.gov.hk/yr16-17/english/panels/dev/papers/dev20161108cb1-51-5-e.pdf>). | 17.Source of information: Website of Feasibility Study on Green Transit System in Hung Shui Kiu/Ha Tsuen New Development Area and Adjacent Areas (<https://www.hskhtgts.hk/en/>). | 18.The locations and/or facilities mentioned may not be located within the same outline zoning plan district as the Development and may not be visible from the Development, and may change from time to time. The photo does not represent the external appearance, view or condition of the Development or its surrounding areas. The Vendor does not make any express or implied offer, representation, undertaking or warranty in respect of the Development or its surrounding environment, buildings and facilities. 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. | 19.Source of information: Website of the Civil Engineering and Development Department: NT Cycle Track Network (<https://www.ntcn.hk/en/index>). | a.The photo has been edited and processed with computerized imaging technique and is for reference only. The locations, environment, buildings and facilities shown in the photo may not be located within the vicinity of the Development and may change from time to time. The photo does not represent the external appearance, view or condition of the Development or its surrounding areas. The Vendor does not make any express or implied offer, representation, undertaking or warranty in respect of the Development or its surrounding environment, buildings and facilities. 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 provisional street number is subject to confirmation upon completion of the Development.

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.

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: 6<sup>th</sup> February 2024