

LOCATION MAP⁴



1 Covered Pedestrian Footbridge (Proposed)

2 Fanling MTR Station

3 Luen Wo Hui Market and Cooked Food Centre

4 Fanling Centre Shopping Arcade

5 North District Hospital

6 Fanling Recreation Ground

7 Fanling Swimming Pool

8 North District Government Offices

9 Luen Wo Hui Sports Centre

10 North District Park¹

11 New Territories East Cultural Centre (Under Construction)

12 Wu Tip Shan

Discover the Joy of Effortless Travel

Along with Fanling MTR Station, **Hemma Fab** is close to several bus and minibus routes¹ offering efficient commutes to Tsim Sha Tsui, Admiralty, Central and other commercial districts along the East Rail Line in Kowloon and Hong Kong Island.

1 min²
Minibus/Bus Stops near the Project

28 mins⁴
Hemma Fab

8 mins³
FANLING
Lo Wu

In addition to Lo Wu and Lok Ma Chau along the East Rail Line, the project is a 16-minute¹ drive away from Heung Yuen Wai/Liantang Port Control Point. Residents can access communities and districts on both sides of the border with ease. Situated in the "Northern Metropolis", the innovative development is enhanced by its close proximity to various ports between Hong Kong and Shenzhen.

PROJECT INFORMATION

Location of the Development: 288 Jockey Club Road, Fanling, New Territories

No. of Buildings : 2 Towers

No. of Residential Units : 644 Units

No. of Residential Storeys : 3/F - 25/F (Tower 1 and 2)

Residential Unit Type^a and Saleable Area^a:

- 1-Bedroom (open kitchen) : 302-303 ft²
- 2-Bedroom (open kitchen) : 388-389 ft²
- 2-Bedroom : 474-476 ft²
- 3-Bedroom (1 ensuite) : 614-616 ft²


Clubhouse Facilities¹⁴ : Lounge, Kid's Playroom, Fit & Gym, Multi-function Room, Music Room, Game Room

School Net³ : Primary School Net 81, North District Secondary School Net

Estimated Material Date¹⁵ : 30 September 2027



Rendering of Hemma Fab¹¹

 **HONG KONG HOUSING SOCIETY**
香港房屋協會

Enquiry (852)2839 8280 <https://hemmafab.hkhs.com>
Hotline

Name of the Development: Hemma Fab I District: Fanling
Sheung Shui I Name of the street at which the Development is
situated and street number: 288 Jockey Club Road^Δ I Address
of the website designated by the Vendor for the Development^Δ
<https://hemmafab.hkhs.com> I 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.

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Fab

HEMMA! HAPPY EVER AFTER!



Discover the Joy of
Community Connection

Built on Fanling's Jockey Club Road, **Hemma Fab** is situated on a shopping arcade connected to a proposed covered footbridge, offering easy access to Fanling MTR Station, Luen Wo Hui, and major retail outlets such as Fanling Town Centre and Fanling Centre Shopping Arcade². In addition, **Hemma Fab** enjoys close proximity to a range of community facilities, including North District Hospital, Fanling Health Centre, Post Office, Wet Market, Cooked Food Centre, Community Hall, Public Library, Luen Wo Hui Sports Centre and Swimming Pool³.



Stock Photo

Discover the Joy of Enriching Experiences

Hemma Fab is just steps away from the 8.6-hectare North District Park*, a natural hub featuring an artificial lake and waterfall. The nearby New Territories East Cultural Centre*, a 1,400-seat auditorium and a 700-seat theatre, is set to bring an abundance of arts and cultural entertainment into the community.



Lau Shui Heung Reservoir • Stock Photo

Inspired by the Swedish way of a fulfilling life, we embrace a comfortable balance of being just right. With no hustle for excess, our senses, body, and soul thrive in natural harmony. Effortless yet refined — an ideal lifestyle to which we all aspire.

The above image may in any artistic creation of an artist, and is not produced with reference to the Development and the surrounding area of the development site. It does not reflect the external appearance and view of the Development or any part thereof, nor does it show the fittings, finishes or appliances of any of the parts of the Development. It is not intended to be taken as a representation of the actual appearance of the Development or any part thereof, and is not to be taken as a visual presentation. This image is for reference only and does not constitute and shall not be construed as constituting any offer, representation, undertaking or warranty in respect of the Development or any part thereof, and shall not be taken as a representation of the actual appearance of the Development or any part thereof. The community facilities, environment, equipment, infrastructure, commercial projects and services, and do not form part of the Development, and they are not related to the Development. The relevant information reflects the status as of the production date of this advertisement/promotional material, and may no longer be available due to changes in the Development or any part thereof. The relevant information is for reference only and does not constitute and shall not be taken as a whole shall be subject to the final approval and modification by the relevant government authorities. No offer, undertaking, representation or warranty is made or intended to be made by the Vendor or the Developer in relation to the actual appearance of the Development or any part thereof, or to the actual appearance or otherwise regarding the surrounding environment, buildings and facilities of the Development and nearby lots. The Vendor 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. The Vendor does not warrant that the information is for reference only and does not constitute and shall not be taken as a whole.

Computer-generated Imagery*



Nestled in the heart of Fanling, **Hemma Fab** is designed by renowned Ronald Lu & Partners (Hong Kong) Limited. The two residential buildings feature 644 units, ranging from 1-bedroom to 3-bedroom (1 ensuite)⁵ flats with saleable areas from 302 to 616 sq.ft.⁹, which can suit the living needs of different families. A 15-metre breezeway between the buildings enhances air ventilation and natural light penetration, presenting residents with open views and ample sunlight. Each unit is equipped with standard fittings, finishes and appliances, such as kitchen cabinets, air conditioners, cooking stoves and cooker hoods¹⁰. The development has received the BEAM Plus Provisional Gold Certification, while most interior wooden products are sourced from certified suppliers of the Forest Stewardship Council. Bring to life the concept of sustainable development, the development will create an ideal environment for healthy living.

The two-storey shopping mall at **Hemma Fab**¹⁷ features a vast array of retail, entertainment and dining options to meet residents' daily needs at all times. Residents can experience the convenience of urban living on their doorstep.



Residents at **Hemma Fab** can escape from the urban bustle at "The Fab", an exclusive clubhouse with diversified amenities such as a Lounge, Kid's Playroom, Fit & Gym and Game Room. The second-floor podium is transformed into a lush green space, featuring Family Farm where families can take part in planting and harvesting, immersed in the natural wonders of flowers and vegetation.



Guided by a commitment to simplicity and comfort, our designs fulfill real needs. Every corner is thoughtfully crafted, striking a perfect balance between taste and practicality.

Our commitment is to create a cosy home that fosters ideal living. We diligently design and build each residential project, offering diverse recreational, leisure, and community facilities¹⁹ to achieve all-round wellness.

Befriended with nature, we are delighted to cultivate a green oasis¹⁸ for you to relax in, nurturing both body and soul.

Our mission is to create an ideal home for all ages,
further revitalizing the community to build a better future together.

With innovative technology, we create contemporary architecture¹⁹ to strive for a balance between functionality and comfort.

[illegible]

TOWER 1 & 2		
Unit Type ^a	Saleable Area (sq. ft.) ^b	Number of Units
 1-Bedroom (open kitchen)	302' - 303'	69
 2-Bedroom (open kitchen)	388' - 389'	253
 2-Bedroom	474' - 476'	253
 3-Bedroom (1 ensuite)	614' - 616'	69