



# Brisk sales continue at Phase 3 Wetland Seasons Park in Tin Shui Wai

## 天水围第3期Wetland Seasons Park延续销售佳绩

The Group's Wetland Lot No.34 Development ("the Development"), a low-density residential project with a shopping mall in Tin Shui Wai, is being developed in phases. The Development is in close proximity to Wetland Park and features green, natural wetland views<sup>1</sup>, while overlooking Shenzhen Bay and Nanshan<sup>1</sup>. The living environment provides a high level of privacy, supported by comprehensive facilities<sup>2</sup> and the future Hung Shui Kiu New Development Area<sup>3</sup>, currently under planning.

Following the strong sales of Phase 1 and Phase 2 Wetland Seasons Park, the market response to Phase 3 Wetland Seasons Park has been overwhelming. As of 9 October 2020, more than 96% of the residential units offered to be sold in Phase 1, Phase 2 and Phase 3 Wetland Seasons Park had been sold.

Seasons Park of the Development will have 318 residential units, comprising four blocks of 10-storey, low-density residential towers. Typical units will be available in nine practical layouts, ranging from one to three bedrooms with an en-suite, a storeroom and a utility room. Special units will also be available to suit the needs of different families.

facilities. The residents' clubhouse will feature the only sky clubhouse<sup>4</sup> in the district, offering scenic views of Wetland Park and the movements of migratory birds<sup>1</sup>. Other facilities will include an indoor heated swimming pool, an outdoor swimming pool, a Jacuzzi, a 24-hour gym, outdoor yoga platforms, banquet rooms and an outdoor BBQ area.

### Featuring scenic views of Wetland Park<sup>1</sup>

Phase 3 Wetland Seasons Park continues with the stepped building layout of the Development, coupled with a well-planned orientation and low-density complex, offering scenic views of Wetland Park<sup>1</sup>. Phase 3 Wetland

### The one and only sky clubhouse in Tin Shui Wai

The private residents' clubhouse<sup>4</sup> and outdoor communal gardens in the Development will span more than 210,000 square feet, with comprehensive indoor and outdoor

集团现正在天水围分期发展低密度住宅连商场项目Wetland Lot No.34 Development发展项目(下文简称“发展项目”)。发展项目临近湿地公园,坐拥绿意盎然的自然湿地景观<sup>1</sup>,还可远眺深圳湾及南山<sup>1</sup>。同时亦享有高度私密的居住环境及完善社区配套<sup>2</sup>,并与规划中的洪水桥新发展区<sup>3</sup>互惠互补。



The above image was taken from some height above the Phase of the Development on 20 June 2019 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development has been merged and added by computer rendering techniques and processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding the Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Phase of the Development was still under construction when the image was taken. The approved building plans of the phases of the Development might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this image and are subject to the plans finally approved by the relevant Government departments. There will be other completed and/or uncompleted buildings and facilities surrounding the Phase of the Development and the district and surrounding environment, building and facilities might change from time to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the environment, structures and facilities in the district or surrounding the Phase of the Development. The fittings, finishes, appliances, decorations, plant, landscaping and other objects in the image may not appear in or the view may not be seen in or from the Phase of the Development or its surrounding area. They are for reference purpose only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase or the Development, their surrounding environment, structures and facilities. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby.

相片于2019年6月20日于发展项目期数附近上空拍摄,并经电脑修饰处理,发展项目期数之大概外观以电脑模拟效果合成加入并经电脑修饰处理,以展示发展项目期数大约之周围环境、建筑物及设施,并非作展示发展项目期数或其任何部分最后完成之外观或其景观,一切仅供参考。拍摄时,发展项目期数仍在兴建中,发展项目期数的批准建筑图则会不时修改,落成后之详情亦可能与本相片所述者不同,一切以政府相关部门最后批准之图则为准。发展项目期数四周将会有其他建成及/或未建成之建筑物及设施,且区内及周边环境、建筑物及设施会不时改变,卖方对发展项目期数区内及周边环境、建筑物及设施并不作出不论明示或隐含之要约、陈述、承诺或保证。相片内的装置、装修物料、设备、装饰物、植物、园景及其他物件等及其展示之景观不一定会在本发展项目期数或其附近环境出现,一切仅供参考,且不构成任何卖方就发展项目或期数、其周边环境、建筑物及设施不论明示或隐含之要约、承诺、陈述或保证。卖方亦建议准买家到有关发展地盘作实地考察,以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

延续第1期及第2期Wetland Seasons Park的销售佳绩，第3期Wetland Seasons Park亦深受市场欢迎。截至2020年10月9日，第1期、第2期及第3期Wetland Seasons Park共計售出量占已发布销售安排的住宅单位逾96%。

### 尽享湿地公园景致<sup>1</sup>

第3期Wetland Seasons Park延续发展项目的阶梯式布局优势，低密度建筑群的朝向皆经过悉心设计，尽享湿地公园景致<sup>1</sup>。发展项目第3期Wetland Seasons Park由四座10层高的低密度住宅大楼组成，共提供318个住宅单位。标准单位共设有九种实用户型，涵盖一房至三房一套连储物房及工作间，另备有特色单位，满足不同大小家庭的居住需要。

### 天水围唯一空中会所

发展项目的私人住客会所<sup>4</sup>连户外园林总面积逾210,000平方呎，具备完善室内外设施。住客会所设有天水围唯一的空中会所<sup>4</sup>，可俯瞰湿地公园景致及季候鸟的动态景观<sup>1</sup>。其他设施包括室内恒温游泳池、室外游泳池、按摩池、24小时健身房、户外瑜伽平台、宴会厅及户外烧烤区等。

### Notes

1. The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding structures and environment. They are not applicable to all units of the Phase of the Development and the surrounding structures and environment of the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment of the Phase of the Development.

2. The surrounding environment, buildings and facilities of the Phase of the Development may change from time to time and shall not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor. The Vendor advises prospective purchasers to conduct on-site visits for a better understanding of the development site, its surrounding environment and the public facilities nearby.

3. Source: <https://hsknda.hk>, website of Hung Shui Kiu New Development Area by the Development Bureau (Date of reference: 19 March 2020). The proposed or uncompleted railway, roads, buildings, facilities and regional development referred to in this advertisement/promotional material are for reference only, the details of which (including but not limited to their implementation, location, design, alignment, completion, opening date, etc.) are subject to the final decision of the Government and relevant authorities. They may not be completed upon completion and handover of the Phase of the Development, and may be different from the description in this advertisement/promotional material upon completion.

4. The residents' clubhouses of the Development and/or recreational facilities may not be immediately available for use at the time of handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the above-mentioned facilities in the advertisement/promotional material are subject to confirmation, and such names might be different when the clubhouse facilities are open for use. The Vendor reserves the rights to amend the aforesaid and amend any facilities, design, fees or usage not yet set out. Some of the facilities of the clubhouse belong to or are situated at other Phase(s) of the Development and shall not be available for use before completion of construction of such Phase(s) and all the necessary preparations for such use.

### 备注

1. 上述仅为发展项目期数周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不列明或隐含之要约、陈述、承诺或保证。

2. 发展项目期数的周边环境、建筑物及设施可能不时改变，卖方对发展项目期数的周边环境、建筑物及设施并不作出任何不列明或隐含之要约、承诺、陈述或保证。卖方建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

3. 资料来源：发展局洪水桥新发展区网站 <https://hsknda.hk/hk/>（参考日期：2020年3月19日）本广告/宣传资料内载列的拟建或尚未落成的铁路、道路、建筑物、设施及区域发展等仅供参考，其详情（包括但不限于落实与否、位置、设计、路线及竣工与通车时间等）均以政府及有关当局最终决定为准，于本发展项目期数落成及入伙时可能尚未完成，落成之后详情亦可能与本广告所述者不同。

4. 发展项目的住客会所及/或康乐设施于发展项目期数入伙时未必能即时启用。部分设施及/或服务以政府部门之审批同意或许可为准，使用者或须另外缴费。本广告/宣传资料出现的宣传名称，将不会在住宅物业的临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。本广告/宣传资料内所述之设施名称待定，所有名称未必会与所日后启用时的设施名称相同。卖方保留一切修改以上及一切未列举之设施、设计、收费及用途权力。部分会所设施属于或位于发展项目其他期数，于该期数并未落成及准备妥当前不可使用。

Name of the Phase of the Development: Phase 3 ("the Phase") of Wetland Lot No.34 Development ("the Development") (Tower 1, Tower 7, Tower 8 and Tower 9 of the residential development in the Phase are called "Wetland Seasons Park")

District: Tin Shui Wai

Name of Street and Street Number of the Phase: 9 Wetland Park Road#

The website address designated by the Vendor for the Phase:

[www.wetlandseasonspark3.com.hk](http://www.wetlandseasonspark3.com.hk)

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: Pacific Gold Limited

Holding companies of the Vendor: Newray Ventures Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person for the Phase: Ronald P.C. Liang

The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: LWK & Partners (HK) Limited

Building contractor for the Phase: Chun Fai Construction Company Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum, Mayer Brown

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for the Phase as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 30th November 2021 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.

This advertisement is published by the Vendor or by another person with the consent of the Vendor.

# The provisional street number is subject to confirmation when the Phase is completed.

Date of Printing: 22 October 2020

发展项目期数名称: Wetland Lot No.34 Development发展项目 (“发展项目”) 的第3期 (“期数”) (期数中住宅发展项目的第1座、第7座、第8座及第9座称为 “Wetland Seasons Park” )

区域: 天水围

期数的街道名称及门牌号数: 湿地公园路9号#

卖方就期数指定的互联网网站的网址:

[www.wetlandseasonspark3.com.hk](http://www.wetlandseasonspark3.com.hk)

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方: Pacific Gold Limited

卖方的控股公司: Newray Ventures Limited、Time Effort Limited、新鸿基地产发展有限公司

期数的认可人士: 梁鹏程

期数的认可人士以其专业身份担任经营人、董事或雇员的高号或法团: 梁黄顾建筑师(香港)事务所有限公司

期数的承建商: 骏辉建筑有限公司

就期数中的住宅物业的出售而代表拥有人行事的律师事务所: 胡关李罗律师行、薛冯邱岑律师行、孖士打律师行

已为期数的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司

已为期数的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

尽卖方所知，由期数的认可人士提供的期数之预计关键日期: 2021年11月30日 (“关键日期” 指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。)

卖方建议准买方参阅有关售楼说明书，以了解期数的资料。

本广告由卖方发布或在卖方的同意下由另一人发布。

# 此临时门牌号数有待期数建成时确认

印制日期: 2020年10月22日