

Phase 1 Wetland Seasons Bay reports brisk sales Wetland Seasons Bay 第1期销情炽热



The above image was taken from some height above the Phase of the Development on 19 December 2020 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. The image does not illustrate the final appearance or view of or from the Phase or any part thereof and is for reference only. The Phase was still under construction when the image was taken. The approved building plans of the Phase 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 and the district and surrounding environment, buildings and facilities might change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the environment, structures and facilities in the district or surrounding the Phase. The fittings, finishes, appliances, decorations, plants, landscaping and other objects in the image may not appear in or the view may not be seen in or from the Phase 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 Development or the Phase, its 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.

以上相片于2020年12月19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。

Wetland Lot No. 33 Development ("the Development") is the Group's latest residential development, next to Hong Kong Wetland Park. Adjoining Hong Kong's only wetland park, the Development provides a low-density living environment while overlooking the bustling Shenzhen Bay and Nanshan¹. The Development is within walking distance of Light Rail Wetland Park Stop and is supported by a full range of community facilities and amenities². It is also in close proximity to Hung Shui Kiu³, the future core business district of the Northwest New Territories, currently under planning.

Wetland Seasons Bay, Phase 1 of the Development, has seen an encouraging response since its launch in August this year. As at 30 September 2021, over 90% of the released residential units were sold, registering contracted sales of over HK\$8,000 million.⁶

Wetland Seasons Bay, Phase 1 of the Development, will provide 1,224 residential units, comprising six blocks of nine-to 10-storey low-density residential towers and 10 blocks of six-storey villas. Typical floor units will vary from about 270 to about 800 square feet⁴ in terms of saleable area, ranging from studios to four-bedroom units with one en-suite and a utility room⁵, to suit the needs of different buyers. Special units will also be available.

Prime clubhouse facilities coupled with indoor and outdoor co-sharing spaces

The residents' clubhouse⁶ and outdoor landscape at Wetland Seasons Bay will span over 303,000 square feet⁷, over 265,000 square feet⁷ of which will be outdoor landscaped areas⁷. The residents' clubhouse⁶ will have comprehensive facilities, including a sky clubhouse⁶ which overlooks scenic and seasonal views of Wetland Park¹, an approximately 50-metre-long outdoor swimming pool⁶, an approximately 25-metre-long heated swimming pool⁶, a jacuzzi⁶, sauna rooms⁶, steam rooms⁶ and banquet rooms⁶. Fitness and sports facilities will include a 24-hour gym^{6,8}, a multi-purpose ball court⁶ and a yoga room⁶ with an extension to an outdoor yoga platform⁶. The clubhouse⁶ will also provide co-sharing spaces, including a game room⁶, piano room⁶, theatre room⁶, electric game room⁶, children's play room⁶, outdoor BBQ area⁶ and much more.

Smart technology drives green, healthy living

The Development incorporates innovative technology and green living to provide customized thoughtful facilities for residents. The residents' clubhouse⁶ restaurant will have a smart food delivery robot, with removable food trays. Guided by a camera and an obstacle detection system, the robot can directly deliver the food ordered by residents to their seats. The residents' clubhouse⁶ will also introduce a smart people counting system, which automatically detects the footfall in each facility. Residents can get to know the real-time usage of each facility anytime and book a suitable time slot.

Residents can access the estate with their mobile phone instead of the traditional resident's card. A visitors' e-pass will streamline the complicated visitors' registration procedures. Residents can also contact the estate's management service office through the mobile phone application, Smart Community Plus⁹, anytime. Smart Community Plus⁹ will feature a new VR-powered virtual tour with estate views to help visitors find their way around.

To promote smart and green living, Smart Community Plus⁹ will have health facts and tips provided by a professional health information platform. The residents' clubhouse⁶ will run a 'plastic-free' programme, and organize waste reduction and recycle competitions to help create a sustainable living environment.

集团现正于香港湿地公园旁兴建全新住宅发展项目Wetland Lot No. 33 Development 发展项目（“发展项目”）。发展项目毗邻香港唯一湿地公园，尽享低密度的生活空间，远眺深圳湾及南山的繁华盛景¹。发展项目信步可达轻铁湿地公园站，社区生活配套完善²，更与规划中的新界西北核心商业区洪水桥³为邻。

发展项目第1期Wetland Seasons Bay自今年八月开售以来，市场反应热烈。截至2021年9月30日，已售出已推出发售的住宅单位逾90%，合约销售总额逾80亿港元。⁶

发展项目第1期Wetland Seasons Bay由六座九至10层高的低密度住宅大楼及10幢六层高的别墅组成，合共提供1,224个住宅单位。标准分层单位实用面积由约270至约800平方呎⁴不等，涵盖开放式至四房一套及工作间户型⁵，照顾不同买家需求；另备有特色单位以供选择。

极尚会所设施 室内外共享空间
Wetland Seasons Bay住客会所⁶连户外绿化园林总面积逾303,000平方呎⁷，当中逾265,000平方呎⁷为户外绿化园林面积⁷。住客会所⁶设施配备一应俱全，包括可俯瞰湿地公园四季怡人景致¹的空中会所⁶、约50米长室外游泳池⁶、约25米长恒温游泳池⁶、水力按摩池⁶、桑拿室⁶、蒸气室⁶及宴会厅⁶。健体运动设施则有24小时健身房^{6,8}、多用途运动场⁶及连接户外瑜伽平台⁶的瑜伽室⁶。会所⁶同时提供共享空间，设有游戏室⁶、钢琴室⁶、影视室⁶、电子竞技室⁶、儿童游乐室⁶及户外烧烤区⁶等。

以智慧科技引领绿色健康生活
发展项目汇聚创新科技及绿色健康元素，为住户度身打造多种贴心配套。住客会所⁶的餐厅将添置智能送餐机器人，其机身内设可拆式托盘供放置食物，配备镜头及障碍物侦测系统，直接运送住户所点选的菜式到其座位。住客会所⁶亦将引入智能人流统计系统，自动侦测各设施的人流，让住户可随时了解各设施的实时使用状况及预约合适时段。

住户可利用手机代替传统住户证进出屋苑范围，并推行电子访客通行证，全面简化繁复的探访手续。住户可通过手机应用程序“Smart Community Plus”⁹随时与屋苑管理处联络。“Smart Community Plus”⁹更新增VR技术，为访客提供实境导航。

在绿色智能生活方面，发展项目与专业健康信息平台合作，于“Smart Community Plus”⁹内分享健康知识小秘方。住客会所⁶全面实行“走塑”计划，并推行减废及资源回收比赛，协助缔造可持续生活环境。

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 and the surrounding structures and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the views and the surrounding environment.
2. The surrounding environment, structures and facilities of the Phase of the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the surrounding environment, structures and facilities of the Phase of the Development. 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.
3. Source of Hung Shui Kiu Development: Hung Shui Kiu New Development Area Planning and Engineering Study website of the Planning Department <https://www.hkskda.gov.hk/big5/> (Information retrieved on 1 March 2021) and Hung Shui Kiu New Development Area website of the Development Bureau <http://hsknda.hk/> (Information retrieved on 1 March 2021).
4. The saleable area and the floor area of a balcony, a utility platform and a verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The areas as specified in square feet above are converted at a rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot. Figures shown in square feet may be slightly different from those shown in square metres. Please refer to the sales brochure for details.
5. The layouts of the units in the Development are subject to the final plans approved by relevant Government departments. Please refer to the sales brochure for details.
6. The clubhouse/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 belong to or are situated at 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. 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 names of the facilities described in this 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 any facilities, design, fees or usage not yet set out without prior notice to any purchaser. The purchaser shall not rely on this advertisement for any use or purpose. The Vendor reserves the right to revise and alter the clubhouse facilities and its layouts, materials, furniture, design, floor plans, usage, specifications and colour thereof, without prior notice. Uses and opening hours (including change in usage, if any) of the clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislation, land grants and the deed of mutual covenant (DMC), as well as actual site constraints.
7. The actual area of the clubhouse and landscapes is subject to the final plans and/or documents approved by relevant Government departments. The Vendor reserves the rights to amend and revise the area of the clubhouse and landscapes.
8. Opening hours and uses (including change in usage, if any) of the different clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislations, land grants and the deed of mutual covenant, and actual site constraints. The clubhouse and different recreational facilities may require additional payments from the users.
9. The management services and other abovementioned services will be provided by the manager of the Development or other contract-engaged third party companies. The manager or contract-engaged third party companies may solely determine the fees, terms of use, operation hours and service period of the managed service or other abovementioned services, but subject to the terms in the Deed of Mutual Covenant, service contract or other relevant legal documents. Catering services will only be provided after issue of the relevant licences. The "Smart Community Plus" is a smartphone application in the course of development; its functionalities and services may be modified, increased, deleted or adjusted from time to time without prior notice to any purchaser. The "Smart Community Plus" application may not be available for immediate use at the time of handover of the residential properties in the Phase. The abovementioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, of the usage, operations and/or provisions of any relevant facilities and/or services on the part of the Vendor.
8. The figure refers to: 21 August 2021 to 30 September 2021. The information provided in the Register of Transactions shall prevail.

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，且周边环境及景观会不时改变。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、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. 洪水桥发展资料来源：规划署洪水桥新发展区规划及工程研究网站 <https://www.hsknda.gov.hk/big5/>（参考日期：2021年3月1日）及发展局洪水桥新发展区网站 <http://hsknda.hk/>（参考日期：2021年3月1日）。
4. 实用面积以及露台、工作平台及阳台（如有）的楼面面积，是按照《一手住宅物业销售条例》第8条计算得出的。实用面积不包括《一手住宅物业销售条例》附表2第1部所指明的每一项的面积。上述以平方呎所列之面积，均以1平方米=10.764平方呎换算，并以四舍五入至整数平方呎，以平方呎与以平方米之数字可能有些微差异，详情请参阅售楼说明书。
5. 发展项目的单位户型以政府有关部门最后批准的图则为准，详情请参阅售楼说明书。
6. 会所/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。部分设施及/或服务以政府部门之审批同意或许可为准，使用者或须另缴费用。本广告/宣传资料内所述之设施名称待待，所有名称未必与会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之设施、设计、收费及用途权力，毋须事先通知任何买家。买家切勿依赖此广告作任何用途或目的。卖方保留修订及更改会所设施及其间隔、用料、家私、设计、布局、用途、规格及颜色等的权利，而无需另行通知。会所不同设施之开放时间及使用（以及更改用途，如有）受相关法律、批地文件及公契条款及现场环境状况限制。
7. 会所及园林的实际面积以政府相关部门最后批准之图则及/或文件为准。卖方保留修订及更改会所及园林的面积的权利。
8. 会所不同设施之开放时间及使用（以及更改用途，如有）受相关法律、批地文件及公契条款及现场环境状况限制。会所及不同康乐设施可能需要另行收费。
9. 管理服务及其他上述服务将由发展项目的管理人或其他合约聘用的第三者公司提供。管理人或合约聘用的第三者公司可自行决定就其他管理服务或其他上述服务之收费、使用条款、营运时间及服务期限，惟须受公契、服务合约或其他相关法律文件所订立的条款限制。餐饮服务须待取得有关牌照后方可提供。“Smart Community Plus”为流动智能电话的应用程式，仍处于开发阶段，其功能及覆盖的服务可能不时作出修改、增加、删减或调整，而无须事先通知买方。“Smart Community Plus”应用程式于期数入伙时可能未必能即时启用。以上资料并不构成或不应被视为卖方对任何有关设施及/或服务的使用、操作及/或提供之要约、陈述、承诺或保证（不论明示或隐含）。
8. 该数字指由2021年8月21日至2021年9月30日；资料以成交纪录册为准。

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Name of the Phase of the Development: Phase 1 ("the Phase") of Wetland Lot No.33 Development ("the Development") (T2A, T2B, T3A, T3B, T5A and T5B, RV10 and RV11, WV1 to WV3 and WV5 to WV9 of the residential development in the Phase are called "Wetland Seasons Bay")

District: Tin Shui Wai

Name of Street and Street Number of the Phase: 1 Wetland Park Road#

The website address designated by the Vendor for the Phase: www.wetlandseasonsbay.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: Jet Group Limited

Holding companies of the Vendor: Silver Wind Developments Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person for the Phase: Lai Chi Leung Henry

The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: Archiplus International (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, Mayer Brown, Vincent T.K. Cheung, Yap & Co.

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 June 2022 ("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.)

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 Phase.

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

Date of Printing: 22 October 2021

发展项目期数名称: Wetland Lot No. 33 Development发展项目("发展项目")的第1期("期数")(期数中住宅发展项目的第2A座、第2B座、第3A座、第3B座、第5A座及第5B座、别墅RV10及别墅RV11、别墅WV1至别墅WV3及别墅WV5至别墅WV9称为"Wetland Seasons Bay")

区域: 天水围

期数的街道名称及门牌号数: 湿地公园路1号#

卖方就期数指定的互联网网站的网址: www.wetlandseasonsbay.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: 国集有限公司

卖方的控股公司: Silver Wind Developments Limited, Time Effort Limited, 新鸿基地产发展有限公司

期数的认可人士: 赖志良

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: 亚设贝佳国际(香港)有限公司

期数的承建商: 骏辉建筑有限公司

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、孖士打律师行、张叶司徒陈律师事务所

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

卖方所知, 由期数的认可人士提供的期数之预计关键日期: 2022年6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限制的。)

本广告由卖方发布或在卖方的同意下由另一人发布。

卖方建议准买方参阅有关售楼说明书, 以了解期数的资料。

#此临时门牌号有待期数建成时确认。

印制日期: 2021年10月22日