

Phase 1 Wetland Seasons Bay reports brisk sales Wetland Seasons Bay 第1期銷情熾熱



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.

以上相片於2020年12月19日於發展項目期數附近上空拍攝，並經電腦修飾處理，發展項目期數之大概外觀以電腦模擬效果合成加入並經電腦修飾處理，以展示發展項目期數大約之周圍環境、建築物及設施，並非作展示發展項目期數或其任何部分最後完成之外觀或其景觀，一切僅供參考。拍攝時，發展項目期數仍在興建中。發展項目期數的批准建築圖則會不時修改，落成後之詳情亦可能與本相片所述者不同，一切以政府相關部門最後批准之圖則為準。發展項目期數四周將會有其他建成及/或未建成之建築物及設施，且區內及周邊環境、建築物及設施會不時改變，賣方對發展項目期數區內及周邊環境、建築物及設施並不作出不論明示或隱含之要約、陳述、承諾或保證。相片內的裝置、裝修物料、設備、裝飾物、植物、園景及其他物件及其展示之景觀不一定會在本發展項目期數或其附近環境出現，一切僅供參考，且不构成任何賣方就發展項目或期數、其周邊環境、建築物及設施不論明示或隱含之要約、承諾、陳述或保證。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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.

集團現正於香港濕地公園旁興建全新住宅發展項目Wetland Lot No. 33 Development 發展項目（「發展項目」）。發展項目毗鄰香港唯一濕地公園，盡享低密度的生活空間，遠眺深圳灣及南山的繁華盛景¹。發展項目信步可達輕鐵濕地公園站，社區生活配套完善²，更與規劃中的新界西北核心商業區洪水橋³為鄰。

發展項目第1期Wetland Seasons Bay自今年八月開售以來，市場反應熱烈。截至2021年9月30日，已售出已推出發售的住宅單位逾90%，合約銷售總額逾80億港元。⁶

發展項目第1期Wetland Seasons Bay由六座九至10層高的低密度住宅大樓及10幢六層高的別墅組成，合共提供1,224個住宅單位。標準分層單位實用面積由約270至約800平方呎⁴不等，涵蓋開放式至四房一套及工作間間隔⁵，照顧不同買家需求；另備有特色單位以供選擇。

極尚會所設施 室內外共享空間
Wetland Seasons Bay住客會所⁶連戶外綠化園林總面積逾303,000平方呎⁷，當中逾265,000平方呎⁷為戶外綠化園林面積⁷。住客會所⁶設施配備一應俱全，包括可俯瞰濕地公園四季怡人景致¹的空中會所⁶、約50米長室外游泳池⁶、約25米長恆溫游泳池⁶、水力按摩池⁶、桑拿室⁶、蒸氣室⁶及宴會廳⁶。健體運動設施則有24小時健身室^{6,8}、多用途運動場⁶及接連戶外瑜伽平台⁶的瑜伽室⁶。會所⁶同時提供共享空間，設有遊戲室⁶、鋼琴室⁶、影視室⁶、電子競技室⁶、兒童遊樂室⁶及戶外燒烤區⁶等。

以智慧科技引領綠色健康生活
發展項目匯聚創新科技及綠色健康元素，為住戶度身打造多種貼心配套。住客會所⁶的餐廳將添置智能送餐機械人，其機身內設可拆式托盤供放置食物，配備鏡頭及障礙物偵測系統，直接運送住戶所點選的菜式到其座位。住客會所⁶亦將引入智能人流統計系統，自動偵測各設施的人流，讓住戶可隨時了解各設施的實時使用狀況及預約合適時段。

住戶可利用手機代替傳統住戶證進出屋苑範圍，並推行電子訪客通行證，全面簡化繁複的探訪手續。住戶可透過手機應用程式「Smart Community Plus」⁹隨時與屋苑管理處聯絡。「Smart Community Plus」⁹更新增VR技術，為訪客提供實境導航。

在綠色智慧生活方面，發展項目與專業健康資訊平台合作，於「Smart Community Plus」⁹內分享健康知識小貼士。住客會所⁶全面實行「走塑」計劃，並推行減廢及資源回收比賽，協助締造可持續生活環境。

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.hsknda.gov.hk/big/5/> (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 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. 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.
- &. The figure refers to: 21 August 2021 to 30 September 2021. The information provided in the Register of Transactions shall prevail.

備註

1. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
2. 發展項目期數的周邊環境、建築物及設施可能不時改變，賣方對發展項目期數的周邊環境、建築物及設施並不作出不論明示或隱含之要約、承諾、陳述或保證。賣方建議準買家到有相關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 洪水橋發展資料來源：規劃署洪水橋新發展區規劃及工程研究網站 <https://www.hsknda.gov.hk/big/5/> (參考日期：2021年3月1日) 及發展局洪水橋新發展區網站 <http://hsknda.hk/> (參考日期：2021年3月1日)。
4. 實用面積以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的一項的面積。上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，以平方呎與以平方米之數字可能有些微差異，詳情請參閱售樓說明書。
5. 發展項目的單位戶型以政府有關部門最後批准的圖則為準，詳情請參閱售樓說明書。
6. 會所/康樂設施於發展項目期數入伙時未必能即時啟用。部分設施及/或服務屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。部分設施及/或服務以政府部門之審批同意或許可為準，使用者或須另外繳費。本廣告/宣傳資料內所述之設施名稱待待，所有名稱未必與會所日後啟用時的設施名稱相同。賣方保留一切修改以上及一切未列之設施、設計、收費及用途權力，毋須事先通知任何買家。買家切勿依賴此廣告作任何用途之目的。賣方保留修訂及更改會所設施及其間隔、用料、傢俬、設計、布局、用途、規格及顏色等的權利，而無須另行通知。會所不同設施之開放時間及使用 (以及更改用途，如有) 受相關法律、批地文件及公契條款及現場環境狀況限制。
7. 會所及園林的實際面積以政府相關部門最後批准之圖則及/或文件為準。賣方保留修訂及更改會所及園林的面積的權利。
8. 會所不同設施之開放時間及使用 (以及更改用途，如有) 受相關法律、批地文件及公契條款及現場環境狀況限制。會所及不同康樂設施可能需要另行收費。
9. 管理服務及其他上述服務將由發展項目的管理人員或其他合約聘用的第三者公司提供。管理人員或合約聘用的第三者公司可自行決定就其管理服務或其他上述服務之收費、使用條款、營運時間及服務期限，惟須受公契、服務合約或其他相關法律文件所訂立的條款規限。餐飲服務須待取得有關牌照後方可提供。[Smart Community Plus] 為流動智能電話的應用程式，仍處於開發階段，其功能及覆蓋的服務可能不時作出修改、增加、刪減或調整，而無須事先通知買方。[Smart Community Plus] 應用程式於期數入伙時可能未必能即時啟用。以上資料並不構成或不應被視作賣方對任何有關設施及/或服務的使用、操作及/或提供之要約、陳述、承諾或保證 (不論明示或隱含)。
- &. 該數字指由2021年8月21日至2021年9月30日，資料以成交紀錄冊為準。

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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

發展項目期數名稱: Wetland Lot No. 33 Development發展項目 (「發展項目」) 的第1期 (「期數」) (期數中住宅發展項目的第2A座、第2B座、第3A座、第3B座、第5A座及第5B座、別墅RV10及別墅RV11、別墅WV1至別墅WV3及別墅WV5至別墅WV9稱為「Wetland Seasons Bay」)

區域: 天水圍

期數的街道名稱及門牌號數: 濕地公園路1號#

賣方就期數指定的互聯網網站的網址: www.wetlandseasonsbay.com.hk

本廣告/ 宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/ 或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有相關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方: 國集有限公司

賣方的控股公司: Silver Wind Developments Limited, Time Effort Limited, 新鴻基地產發展有限公司

期數的認可人士: 賴志良

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 亞設貝佳國際 (香港) 有限公司

期數的承建商: 駿輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所: 胡關李羅律師行、孖士打律師行、張萊司律師事務所

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構: 香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

盡賣方所知，由期數的認可人士提供的期數之預計關鍵日期: 2022年6月30日 (「關鍵日期」指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)

本廣告由賣方發布或在賣方的同意下由另一人發布。

賣方建議準買方參閱有關售樓說明書，以了解期數的資料。

#此臨時門牌號數有待期數建成時確認。

印製日期: 2021年10月22日