

Phase 2 Wetland Seasons Bay continues its strong sales performance Wetland Seasons Bay第2期延续销售佳绩



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 also falls within the scope of the Shenzhen Bay Quality Development Circle³, which encircles the northern and southern shores of the Shenzhen Bay Bridge, and the planned Hong Kong Northern Metropolis³.

Residential units offered for sale by price list sold out

Wetland Seasons Bay, Phase 2 of the Development, continued the good momentum since its launch in November 2021. As at 28 December 2021, the residential units offered for sale by price list were sold out, registering contracted sales of over HK\$2,000 million⁴.

Wetland Seasons Bay, Phase 2 of the Development, continues the Development's exceptional stepped layout and zigzag design, along with well-planned, low-density structures. The orientation of each block is designed to offer wide views¹, providing residents with views of the inner garden, Wetland Park and Shenzhen Bay from different angles¹.

Wetland Seasons Bay, Phase 2 of the Development, will provide 388 residential units, comprising two blocks of nine- to ten-storey low-density residential towers and eight blocks of six-storey villas. Typical floor units will vary from about 270 to about 800 square feet⁵ in terms of saleable area, with various layouts, ranging from studios to four-bedroom units with one en-suite and a utility room⁶. Special units will also be available to suit the needs of different buyers.

Prime clubhouse⁷ facilities

The residents' clubhouse⁷ and outdoor landscape at Wetland Seasons Bay will span over 303,000 square feet⁸, over 265,000 square feet⁸ of which will be outdoor landscaped areas⁸. The residents' clubhouse⁷ will have comprehensive facilities, including a sky clubhouse⁷ overlooking scenic and seasonal views of Wetland Park¹, an approximately 50-metre-long outdoor swimming pool⁷, an approximately 25-metre-long heated swimming pool⁷, a jacuzzi⁷, sauna rooms⁷, steam rooms⁷ and banquet rooms⁷. Fitness and sports facilities will include a 24-hour gym⁷, a multipurpose ball court⁷ and a yoga room⁷ with an extension to an outdoor yoga platform⁷.

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，更已被纳入由深圳湾公路大桥南北两岸所组成的“深圳湾优质发展圈”³及“香港北部都会区”³的规划中。

以价目表形式发售的住宅单位售罄

发展项目第2期Wetland Seasons Bay于2021年11月开售，延续销售佳绩。截至2021年12月28日，已全数售出以价目表推出发售的住宅单位，合约销售总额逾20亿港元⁴。

发展项目第2期Wetland Seasons Bay延续发展项目阶梯式及之字形布局的优势，配以精心打造的低密度建筑群，每幢朝向均悉心设计，视野更开阔¹，单位可尽享不同角度的内园、湿地公园及深圳湾景观¹。

发展项目第2期Wetland Seasons Bay由两座九至十层高的低密度住宅大楼及八幢六层高的别墅组成，合共提供388个住宅单位。标准分层单位使用面积由约270至约800平方呎⁵不等，户型间隔多元化，涵盖开放式至四房一套及工作间户型⁶；另备有特色单位，贴心照顾不同买家的需要。

极尚会所⁷设施

Wetland Seasons Bay住客会所⁷连户外绿化园林总面积逾303,000平方呎⁸，其中逾265,000平方呎⁸为户外绿化园林面积⁸。住客会所⁷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⁷、约50米长室外游泳池⁷、约25米长恒温游泳池⁷、水力按摩池⁷、桑拿室⁷、蒸气室⁷及宴会厅⁷。健身设施则有24小时健身室^{7,9}、多用途运动场⁷及连接户外瑜伽平台⁷的瑜伽室⁷。

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 Shenzhen Bay Quality Development Circle and the Hong Kong Northern Metropolis: The Chief Executive's 2021 Policy Address website <https://www.policyaddress.gov.hk/2021/chi/policy.html> (Information retrieved on 7 October 2021).
4. The figure refers to: 10 November 2021 to 28 December 2021. The information provided in the Register of Transactions shall prevail.
5. 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 includes 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The above image was taken from some height above the vicinity of the Phase of the Development on 22 September 2021 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development upon completion 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, buildings 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 all the phases might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this photo 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, 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, buildings and facilities in the district or surrounding the Phase of the Development. The fittings, finishes, appliances, decorations, plants, landscaping and other objects therein 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 form of offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development or the Phase, 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.

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。所述景观单位所处楼层、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论明示或暗示之要约、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明示或暗示之要约、陈述、承诺或保证。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. 深圳湾优质发展圈及香港北部都会区资料来源：行政长官2021年施政报告网站 <https://www.policyaddress.gov.hk/2021/chi/policy.html>（参考日期：2021年10月7日）。
4. 该数字指由2021年11月10日至2021年12月28日，资料以成交记录册为准。
5. 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》附表2第1部所指明的一项的面积。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。
6. 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。
7. 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，使用者或须另付外缴费。本广告/宣传资料内所述之设施名称待定，所有名称未必与会所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之目的。卖方保留修改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，而无须另行通知。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。
8. 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。
9. 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。
10. 以上相片于2021年9月22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边环境、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。发展项目期数期数将会有其他建成及/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任何明示或暗示之要约、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期数，其周边环境、建筑物及设施不论明示或暗示之要约、陈述、承诺或保证。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。

Name of the Phase of the Development: Phase 2 ("the Phase") of Wetland Lot No.33 Development ("the Development") (T1A and T1B, RV1 to RV3 and RV5 to RV9 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.wetlandseasonsbay2.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: 31 December 2021

发展项目期数名称: Wetland Lot No. 33 Development发展项目（“发展项目”）的第2期（“期数”）（期数中住宅发展项目的第1A座及第1B座、别墅RV1至别墅RV3、别墅RV5至别墅RV9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.wetlandseasonsbay2.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、董事或雇员的商号或法团: 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
就期数中的住宅物业的出售而代表拥有行事的律师事务所: 胡关李罗律师事务所、孖士打律师事务所、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: 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12月31日