

# Phase 2 Wetland Seasons Bay continues its strong sales performance

## Wetland Seasons Bay第2期延續銷售佳績



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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 Nanshan<sup>1</sup>. The Development is within walking distance of Light Rail Wetland Park Stop and is supported by a full range of community facilities and amenities<sup>2</sup>. It also falls within the scope of the Shenzhen Bay Quality Development Circle<sup>3</sup>, which encircles the northern and southern shores of the Shenzhen Bay Bridge, and the planned Hong Kong Northern Metropolis<sup>3</sup>.

### 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 million<sup>4</sup>.

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 views<sup>1</sup>, providing residents with views of the inner garden, Wetland Park and Shenzhen Bay from different angles<sup>1</sup>.

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 feet<sup>5</sup> in terms of saleable area, with various layouts, ranging from studios to four-bedroom units with one en-suite and a utility room<sup>6</sup>. Special units will also be available to suit the needs of different buyers.

### Prime clubhouse<sup>7</sup> facilities

The residents' clubhouse<sup>7</sup> and outdoor landscape at Wetland Seasons Bay will span over 303,000 square feet<sup>8</sup>, over 265,000 square feet<sup>8</sup> of which will be outdoor landscaped areas<sup>8</sup>. The residents' clubhouse<sup>7</sup> will have comprehensive facilities, including a sky clubhouse<sup>7</sup> overlooking scenic and seasonal views of Wetland Park<sup>1</sup>, an approximately 50-metre-long outdoor swimming pool<sup>7</sup>, an approximately 25-metre-long heated swimming pool<sup>7</sup>, a jacuzzi<sup>7</sup>, sauna rooms<sup>7</sup>, steam rooms<sup>7</sup> and banquet rooms<sup>7</sup>. Fitness and sports facilities will include a 24-hour gym<sup>7,9</sup>, a multipurpose ball court<sup>7</sup> and a yoga room<sup>7</sup> with an extension to an outdoor yoga platform<sup>7</sup>.

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<sup>1</sup>。發展項目信步可達輕鐵濕地公園站，社區生活配套完善<sup>2</sup>，更已被納入由深圳灣公路大橋南北兩岸所組成的「深圳灣優質發展圈」<sup>3</sup>及「香港北部都會區」<sup>3</sup>的規劃中。

### 以價單形式發售的住宅單位售罄

發展項目第2期Wetland Seasons Bay於2021年11月開售，延續銷售佳績。截至2021年12月28日，已全數售出以價單推出發售的住宅單位，合約銷售總額逾20億港元<sup>4</sup>。

發展項目第2期Wetland Seasons Bay延續發展項目階梯式及之字形布局的優勢，配以精心打造的低密度建築羣，每座座向均悉心設計，視野更開揚廣闊<sup>1</sup>，單位可盡享不同角度的內園、濕地公園及深圳灣景觀<sup>1</sup>。

發展項目第2期Wetland Seasons Bay由兩座九至十層高的低密度住宅大樓及八幢六層高的別墅組成，合共提供388個住宅單位。標準分層單位實用面積由約270至約800平方呎<sup>5</sup>不等，戶型間隔多元化，涵蓋開放式至四房一套及工作間隔<sup>6</sup>；另備有特色單位，貼心照顧不同買家的需要。

### 極尚會所<sup>7</sup>設施

Wetland Seasons Bay住客會所<sup>7</sup>連戶外綠化園林總面積逾303,000平方呎<sup>8</sup>，當中逾265,000平方呎<sup>8</sup>為戶外綠化園林面積<sup>8</sup>。住客會所<sup>7</sup>設施配備一應俱全，包括可俯瞰濕地公園四季怡人景致<sup>1</sup>的空中會所<sup>7</sup>、約50米長室外游泳池<sup>7</sup>、約25米長恆溫游泳池<sup>7</sup>、水力按摩池<sup>7</sup>、桑拿室<sup>7</sup>、蒸氣室<sup>7</sup>及宴會廳<sup>7</sup>。健體運動設施則有24小時健身室<sup>7,9</sup>、多用途運動場<sup>7</sup>及接連戶外瑜伽平台<sup>7</sup>的瑜伽室<sup>7</sup>。

### 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 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=0.764 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.

### 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。
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3. 深圳灣優質發展區及香港北部都會區資料來源：行政長官2021年施政報告網站 <https://www.policyaddress.gov.hk/2021/chi/policy.html>（參考日期：2021年10月7日）。
4. 該數字指由2021年11月10日至2021年12月28日，資料以成交紀錄為準。
5. 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=0.764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。
6. 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。
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8. 會所及園林的實際面積以政府有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。
9. 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。
10. 以上相片於2021年9月22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，一切以政府有關部門最後批准之圖則為準。發展項目期數四周將會其他建成及/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。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。

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](http://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

發展項目期數名稱: Wetland Lot No. 33 Development發展項目（「發展項目」）的第2期（「期數」）（期數中住宅發展項目的第1A座及第1B座、別墅RV1至別墅RV3、別墅RV5至別墅RV9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.wetlandseasonsbay2.com.hk](http://www.wetlandseasonsbay2.com.hk)

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賣方的控權公司: 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  
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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、張葉司徒陳律師事務所  
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