

Wetland Seasons Bay (Phase 3), the finale of SHKP's Wetland Park Series

新地湿地公园系列“Wetland Seasons Bay”(第3期)压轴登场



The image was taken from some height above the Phase on 26 July 2022 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 all 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, buildings and facilities might change from time to time, all the environment might also change from time to time. The actual design, layout, partitions, construction, location, fittings, finishes, appliances, decoration, plants, gardening and other items shown therein are for reference only and may not appear in the Phase of the Development or its surrounding area. This advertisement does not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor as to the Phase or the Development or its view. For details of the Phase and the Development, please refer to the sales brochure. 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.

此相片于2022年7月26日于期数附近上空拍摄，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。发展项目所有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，所有环境亦可能不时改变。其展示的实际设计、布局、间隔、建筑、位置、装置、装修物料、设备、装饰物、植物、园艺及其他物件等不一定在期数、发展项目或其周边地方出现，仅供参考。本广告并不构成卖方就期数或发展项目及其景观不论明示或隐含之要约、承诺、陈述或保证。有关期数及发展项目的详细资料，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。

Wetland Seasons Bay, the Group's residential development project located next to Hong Kong Wetland Park, overlooks the bustling vistas of Shenzhen Bay and Nanshan1, and benefits from the inclusion of the "Shenzhen Bay Quality Development Circle"2 and "The Northern Metropolis"2 in Hong Kong, on the northern and southern sides of the Shenzhen Bay Bridge in Tin Shui Wai. Wetland Seasons Bay (Phase 3) has been well-received by buyers since its launch and has achieved satisfactory sales performance.

Diversified unit layouts to meet market needs

The newly launched Wetland Seasons Bay (Phase 3) comprises two 9-storey low-density residential towers, two 6-storey residential villas, and six blocks of houses, offering a total of 384 premium residential units. The standard tiered units of towers and villas come in ten different layouts, including studio (open kitchen)³, one-bedroom (open kitchen)³, one-bedroom with store room (open kitchen)³, two-bedroom (open kitchen)³, two-bedroom with store room (open kitchen)³, three-bedroom (open kitchen)³, three-bedroom with one en-suite (open kitchen)³, three-bedroom with one en-suite and store room (open kitchen)³, three-bedroom with one en-suite, storage room and utility room³, and four-bedroom with one en-suite and utility room³. The saleable area ranges from about 270 to 800 square feet⁴, with special units and villas to choose from.

Convenient transportation and comprehensive living facilities

The Development is next to the envisioned future northern core development hub and Wetland Seasons Bay (Phase 3) is the nearest phase to the Light Rail Wetland Park Stop in the Wetland Park series. All units of Wetland Seasons Bay (Phase 3) are completed⁹. The pedestrian path connected to the Light Rail Wetland Park Stop is within walking distance. The Development provides comprehensive community living facilities⁵, and is home to commercial stores⁶ covering an area of about 30,000 square feet, with a diversified shop mix⁶.

Comprehensive clubhouse facilities integrated into the green natural landscape

The Development's premium private clubhouse, Club Seasons by the Bay⁷, covers a

total area of more than 303,000 square feet⁸ (including outdoor green space) and is situated next to a vast garden and Wetland Park. The clubhouse has a diverse range of facilities, with an outdoor swimming pool⁷ and an indoor heated swimming pool⁷, a jacuzzi⁷, a sauna room⁷ and a steam room⁷, as well as a 24-hour gym room⁷ and Multi-purpose Sports Playground⁷, and other recreational facilities.

集团坐落香港湿地公园旁的住宅发展项目「Wetland Seasons Bay」，远眺深圳湾及南山区的繁华盛景¹，更受惠于天水围被纳入由深圳湾公路大桥南北两岸组成的「深圳湾优质发展圈」²及香港「北部都会区」²规划。自「Wetland Seasons Bay」(第3期)推售以来，深受买家欢迎，销情理想。

户型间隔多样化 迎合市场需求

全新推出的「Wetland Seasons Bay」(第3期)由两座9层高的低密度住宅大楼、两幢6层高的别墅及六幢洋房组成，合共提供384个优质住宅单位。住宅大楼及别墅的标准分层单位设有十种户型，涵盖开放式(开放式厨房)³、一房(开放式厨房)³、一房连储物房(开放式厨房)³、两房(开放式厨房)³、两房连储物房(开放式厨房)³、三房(开放式厨房)³、三房一套(开放式厨房)³、三房一套连储物房(开放式厨房)³、三房一套连储物房及工作间³与四房一套及工作间³，实用面积由约270至约800平方呎⁴不等，另备有特色单位及洋房以供选择。

交通便捷 生活设施不假外求

项目毗邻预料未来北部核心发展枢纽，加上「Wetland Seasons Bay」(第3期)已届现楼⁹，更是湿地公园系列当中与轻铁湿地公园站距离最近的期数，经连接轻铁湿地公园站的行人路信步即达。发展项目除了提供完善社区生活配套⁵，更自设占地约30,000平方呎的商业铺位⁶，设有多元化的商户组合⁶。

会所设施动静皆备 融合大自然翠绿景致

项目附设顶级私人会所「Club Seasons by the Bay」⁷连户外绿化园林总面积逾30.3万平方呎⁸，会所与广阔的园林花园与湿地公园为

Notes

The proposed or uncompleted road, 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 its implementation, location, design, alignment, completion and opening date etc.) are subject to the final decision of the Government. 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. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty on the part of the Vendor.

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. Source of information about the Shenzhen Bay Quality Development Circle and the Northern Metropolis in Hong Kong: The Chief Executive's 2021 Policy Address website (www.policyaddress.gov.hk/2021/eng/policy.html), date of reference: 14 October 2022.

3. The Vendor reserves the rights to amend and/or change the design, layout, partition or area of any part of the Development, subject to the final approval by the relevant Government departments, please refer to the sales brochure for details.

4. The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. Saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas as specified above are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from those shown in square metres, please refer to the sales brochure for details.

5. The surrounding environment, buildings and facilities of the Phase of the Development may change from time to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the surrounding environment, buildings and facilities. 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.

6. The design and floor area of the shop are subject to the final building plans approved by relevant government authorities. The Developer reserves the right to amend and alter shop facilities and the details of which (including but not limited to its location, design, types, business model or operation hours) and its partitions, materials, design, orientation, usage, specifications and features, etc. without prior notice. The shops may not be operational by the moving-in times of the Phase of the Development. 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. Shop mix will be finalized upon the official opening. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor.

7. Club Seasons by the Bay is the residents' clubhouse of the Development. The clubhouse and/or recreational facilities may not be immediately available for use upon handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consent or permit issued by the Government authorities and may be subject to additional charges. 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,

Name of the Phase of the Development: Phase 3 ("the Phase") of Wetland Lot No.33 Development ("the Development") (T6A and T6B, WV10 and WV11, House 1 to House 3 and House 5 to House 7 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.wetlandseasonsbay3.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: Archiplex 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

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 estimated material date for the Phase as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 31st March 2023 ("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.)

Please refer to the sales brochure for details.

All contents of this advertisement do not constitute and shall not be constituted as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied.

Date of printing/production: 30 December 2022

邻。会所设施多元化，设有室外游泳池⁷及室内恒温游泳池⁷，更配备按摩池⁷、桑拿室⁷及蒸气室⁷，另有24小时健身室⁷及多用途运动场⁷，与其他消遣娱乐设施。

design, fees or usage not yet set out.

8. The actual area of the clubhouse and gardens are subject to the final plans and/or documents approved by the relevant government departments. The Vendor reserves the right to revise and alter the area of the clubhouse and gardens.

9. The occupation permit has been issued, and the Phase (Phase 3) is a completed phase pending compliance. This advertisement intends to promote the sale of residential properties in Phase 3 of the Development only.

备注

本广告/宣传资料内载列的规划中的或未落成的道路、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，落成后之详情亦可能与本广告/宣传资料所述者不同。卖方对其并不作出任何不论明示或隐含之要约、承诺、陈述或保证。

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论明示或隐含之要约、承诺、陈述或保证。

2. 「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(www.policyaddress.gov.hk/2021/chi/policy.html)，参考日期：2022年10月14日。

3. 卖方保留权利修改及变更发展项目内任何部分的设计、布局、间隔或面积等，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。

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。实用面积不包括《一手住宅物业销售条例》附表2第1部所指明的一项目的面积。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显示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论明示或隐含之要约、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。

6. 商铺之设计及面积以政府最终批核之图则为准。卖方保留修订及更改店铺设施，其详情(包括但不限于位置、设计、店铺种类、营运方式或营运时间等)及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。店铺于发展项目期数入伙时未必即时启用，于本发展项目期数落成及入伙时可能尚未完成，落成后之详情亦可能与本广告/宣传资料所述者不同。商铺组合以开幕及启用时为准。卖方对其并不作出亦不得被诠释成作出任何不论明示或隐含之要约、承诺、陈述或保证。

7. 「Club Seasons by the Bay」为发展项目的住客会所，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/或服务以政府部门之审批同意或许可为准，使用者或需另外缴费。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/宣传资料所述之设施名称待定，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、收费及用途的权利。

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为/或文件为准。卖方保留修订及更改会所及园林面积的权利。

9. 有关占用许可证已发出，期数(第3期)属尚待符合条件的已落成期数。

本广告仅为促销发展项目第3期内的住宅物业。

发展项目期数名称: Wetland Lot No. 33 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6A座及第6B座、别墅WV10及别墅WV11、洋房1至洋房3及洋房5至洋房7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.wetlandseasonsbay3.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人: 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人事的律师事务所: 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项目建设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。

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: 2023年3月31日(「关键日期」指批地文件的条件就期数而符合的日期。预计关键日期是受到买卖合同所允许的任何延期所展限的。)

详情请参阅售楼说明书。

本广告的所有内容并不构成亦不得诠释成作出任何不论明示或隐含之合约条款、要约、承诺、陈述或保证。

本广告之印制/制作日期: 2022年12月30日