

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

新地濕地公園系列「Wetland Seasons Bay」(第3期)壓軸登場



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

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 or 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.

此相片於2022年7月26日於期數附近上空拍攝，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邊環境、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。發展項目所有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其他建成及/或未完成之建築物及設施，且區內及周邊環境、建築物及設施會不時改變，所有環境亦可能不時改變。其展示之實際設計、布局、間隔、建築、位置、裝置、裝修物料、設備、裝飾物、植物、園藝及其他物件等不一定在期數、發展項目或其周邊地方出現，僅供參考。本廣告並不構成賣方就期數或發展項目及其景觀不論明示或隱含之要約、承諾、陳述或保證。有關期數及發展項目的詳細資料，請參閱售樓說明書。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。

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.

集團坐落香港濕地公園旁的住宅發展項目「Wetland Seasons Bay」，遠眺深圳灣及南山區的繁華盛景¹，更受惠於天水圍被納入由深圳灣公路大橋南北兩岸組成的「深圳灣優質發展圈」²及香港「北部都會區」²規劃。自「Wetland Seasons Bay」(第3期)推售以來，深受買家歡迎，銷情理想。

戶型間隔多樣化 迎合市場需求

全新推出的「Wetland Seasons Bay」(第3期)由兩座9層高的低密度住宅大樓、兩幢6層高的別墅及六幢洋房組成，合共提供384個優質住宅單位。住宅大樓及別墅的標準分層單位設有十種戶型，涵蓋開放式(開放式廚房)³、一房(開放式廚房)³、一房連儲物房(開放式廚房)³、兩房(開放式廚房)³、兩房連儲物房(開放式廚房)³、三房(開放式廚房)³、三房一套(開放式廚房)³、三房一套連儲物房(開放式廚房)³、三房一套連儲物房及工作間³與四房一套及工作間³，實用面積由約270至約800平方呎⁴不等，另備有特色單位及洋房以供選擇。

交通便捷 生活設施不假外求

項目毗鄰預料未來北部核心發展樞紐，加上「Wetland Seasons Bay」(第3期)已屆現樓⁹，更是濕地公園系列當中與輕鐵濕地公園站距離最近的期數，經連接輕鐵濕地公園站的行人路信步即達。發展項目除了提供完善社區生活配套⁵，更自設佔地約30,000平方呎的商業舖位⁶，設有多元化的商戶組合⁶。

會所設施動靜皆備 融合大自然翠綠景致

項目附設頂級私人會所「Club Seasons by the Bay」⁷連戶外綠化園林總面積逾30.3萬平方呎⁸，會所與廣闊的園林花園與濕地公園為

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: Archipius 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

鄰。會所設施多元化，設有室外游泳池⁷及室內恆溫游泳池⁷，更配備按摩池⁷、桑拿室⁷及蒸氣室⁷，另有24小時健身室⁷及多用途運動場⁷，與其他消遣娛樂設施。

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.

備註

本廣告/宣傳資料內載列的規劃中的或未落成的道路、建築物、設施及區域發展等僅供參考，其詳情(包括但不限於落實與否、位置、設計、路線及竣工與通車時間等)均以政府最終決定為準，於發展項目期數落成及入伙時可能尚未完成，落成後之詳情亦可能與本廣告/宣傳資料所述者不同。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

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. 「深圳灣優質發展圈」及香港「北部都會區」資料來源：行政長官2021年施政報告網站(www.policyaddress.gov.hk/2021/chi/policy.html)，參考日期：2022年10月14日。

3. 賣方保留權利修改及變更發展項目內任何部分的設計、布局、間隔或面積等，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。

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。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的一項目的面積。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顯示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任何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。

6. 商舖之設計及面積以政府最終批准之圖則為準。賣方保留修訂及更改店舖設施，其詳情(包括但不限於位置、設計、店舖種類、營運方式或營運時間等)及其間隔、用料、設計、布局、用途、規格及特色等的權利，而毋須另行通知。店舖於發展項目期數入伙時未必即時啟用，於本發展項目期數落成及入伙時可能尚未完成，落成後之詳情亦可能與本廣告/宣傳資料所述者不同。商舖組合以開幕及啟用時為準。賣方對其並不作出亦不得被詮釋成作出任何不論明示或隱含之要約、陳述、承諾或保證。

7. 「Club Seasons by the Bay」為發展項目的住客會所，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/或服務以政府部門之審批同意或許可為準，使用者或需另繳費。本廣告/宣傳資料出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。本廣告/宣傳資料所述之設施名稱待定，所有名稱未必與會所日後啟用的設施名稱相同。賣方保留一切修改以上及一切未列舉之設施、設計、收費及用途的權利。

8. 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面積的權利。

9. 有關佔用許可證已發出，期數(第3期)屬尚待符合條件的已落成期數。

本廣告僅為促銷發展項目第3期內的住宅物業。

發展項目期數名稱：Wetland Lot No. 33 Development 發展項目(「發展項目」)的第3期(「期數」)(期數中住宅發展項目的第6A座及第6B座、別墅WV10及別墅WV11、洋房1至洋房3及洋房5至洋房7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.wetlandseasonsbay3.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

期數的認可人士以其專業身份擔任經管人、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、張業司徒律師事務所

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

賣方建議準買方參閱有關售樓說明書，以了解期數的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

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：2023年3月31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。)

詳情請參閱售樓說明書。

本廣告的所有內容並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證。

本廣告之印製/製作日期：2022年12月30日