

# Downtown 38 in Ma Tau Kok nearly sold out<sup>8</sup>

## 馬頭角Downtown 38幾近售罄<sup>8</sup>

Downtown 38 is the latest joint venture commercial and residential development with the Urban Renewal Authority. Situated in a prime location of Ma Tau Kok, the development is ideally poised to benefit from the nearby comprehensive transportation network and superior community facilities. Market response has been very encouraging since its launch in mid-January 2019 with all typical units sold out in just half a month<sup>8</sup>. Over 96% of all residential units were sold by 27 March 2019<sup>8</sup>, generating contracted sales of more than HK\$1,350 million<sup>8</sup>.



10

This rendering shows the general condition of the external appearance of some parts of the Development only and does not show (or only shows a simplified version of) the surrounding roads, buildings and environment of the Development and does not reflect the air-conditioners, pipelines, grilles and other facilities that may appear on the external wall of the Development and does not reflect the actual or final conditions of the texture, style and lustre of the building materials. The colour, layouts, materials, fittings, finishes, appliances, lightings, plants and other items as shown in the rendering may not be provided in the Development upon completion. The vendor reserves the right to modify, amend and change the building plans of the Development and the design, layouts, materials, fittings, finishes and appliances of any part of the Development. The rendering represents an artist's impression of the Development concerned only and does not reflect the actual external appearance of the Development or its final condition, views and actual surrounding environment of the Development upon completion. The rendering has been edited and processed with computerized imaging techniques and is for reference only and shall not constitute or be construed as constituting any offer, representation, undertaking, warranty or contract terms, whether express or implied, on the part of the Vendor regarding the Development or any part thereof.

此模擬效果圖只顯示發展項目中部分的大概外觀狀況，並未顯示（或簡化處理）發展項目附近的道路、建築物及環境，亦未反映可能出現在發展項目外牆之冷氣機、喉管、格柵及其他設施，亦不反映建築物的質地、式樣及光澤的實際或最終狀況。模擬效果圖中所示的顏色、布局、用料、裝置、裝修物料、設備、燈飾、植物及其他物件不一定會在日後落成的發展項目提供。賣方保留權利變更、修改和更改發展項目的建築圖則及發展項目任何部分的設計、布局、用料、裝置、裝修物料及設備。模擬效果圖顯示純屬畫家對有關發展項目之想像，並不反映發展項目落成時的實際外觀或其最終狀況、景觀及實際周邊環境。模擬效果圖經電腦修飾處理，僅供參考，並不構成亦不應詮釋為賣方對發展項目或其任何部分作出任何明示或暗示的要約、陳述、承諾、保證或合約條款。

Downtown 38 will have a single residential tower comprising 228 premium residential units. Typical units will range from 300 to 414 saleable square feet<sup>9</sup> in one or two bedroom designs featuring practical layouts<sup>1</sup>. Special units with flat roofs and/or roofs will also be available. Almost 70% of the units will be one-bedroom residences, providing a chic living space for young elites. There will also be a residents' clubhouse and three storeys of commercial units to accommodate a variety of facilities for leisure and convenience.

Downtown 38, in the heart of Ma Tau Kok, is served by a comprehensive transportation network. The development is close to MTR To Kwa Wan Station<sup>3</sup> of Tuen Ma Line<sup>2</sup>, offering an easy connection to the MTR network. Upon the commissioning of MTR Shatin to Central Link<sup>4</sup>, residents travelling via the MTR will be able to reach the Kai Tak Development Area at two stations<sup>5</sup>. East Tsim Sha Tsui or Tsim Sha Tsui Station will be just three stations away<sup>6</sup>, while Exhibition Center Station on the Hong Kong Island Section will also be just three stations away<sup>7</sup>. In addition, there are several bus routes in the neighbourhood linking the cores of Hong Kong Island, Kowloon and the New Territories.

集團現正與市區重建局合作發展全新商業及住宅發展項目Downtown 38。發展項目位於馬頭角核心地段，集完善交通網絡及優越社區生活配套於一身。自2019年1月中推出以來，備受市場歡迎，在短短半個月內，所有標準單位已經售罄<sup>8</sup>。截至2019年3月27日，已售出全部住宅單位逾96%<sup>8</sup>，合約銷售總額超過13.5億港元<sup>8</sup>。

Downtown 38為單幢式住宅大樓，共提供228個優質住宅單位。標準單位實用面積<sup>9</sup>由300至414平方呎，間隔有一房或兩房設計<sup>1</sup>，方正實用；另設連平台及/或連天台的特色單位。設計規劃以一房單位為主，佔整體近七成，適合追求時尚生活的年輕精英居住。發展項目亦設有住客會所及三層商業樓層，提供多元化設施，讓住客享受愜意便利的生活。

Downtown 38位於馬頭角核心地段，交通網絡四通八達，出入方便。發展項目鄰近港鐵屯馬綫<sup>2</sup>土瓜灣站<sup>3</sup>，坐享完善的港鐵綫路網絡。待港鐵沙中綫<sup>4</sup>通車後，住客乘搭港鐵，兩站直達啟德發展區<sup>5</sup>，三站即可達尖東或尖沙咀站<sup>6</sup>，而前往港島區會展站亦只有三站之距<sup>7</sup>。此外，區內亦有多條巴士路線覆蓋，貫連港九新界核心。

### Notes

- The layouts of residential units in the Development are subject to the final approval of plans by the relevant Government departments. Please refer to the sales brochure for details. The Vendor reserves the right to alter the building plans in accordance with the terms set out in the agreements for sale and purchase.
- The "Tai Wai to Hung Hom Section" of the MTR's Shatin to Central Link is being built to connect the existing West Rail Line and the Ma On Shan Line, which will form the Tuen Ma Line after completion. Source of information: [www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3](http://www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3) (date of retrieval of information: 7 December, 2018). The relevant construction works of Hung Hom Station are still ongoing and the details of which are subject to announcements of the government and/or relevant organizations. The relevant facilities may not be completed or may not be available for use upon the delivery of vacant possession of the units in the Development.
- "To Kwa Wan Station" of the Tuen Ma Line is still under construction. The construction, planning, design, completion and commissioning of the constructions relating to "To Kwa Wan Station" are subject to the final announcements of the relevant government departments and/or other relevant organizations, and may not be completed, or may be altered or abandoned by the date of completion of the Development or upon the delivery of vacant possession of the units in the Development. Even after completion, the actual details of the station may differ from the information set out in this advertisement. Source of information: [www.mtr-shatincentrallink.hk/en/project-details/programme.html](http://www.mtr-shatincentrallink.hk/en/project-details/programme.html) (date of retrieval of information: 7 December, 2018).
- The Shatin to Central Link is currently under construction and its details may change from time to time (including but not limited to its routes, number of stations and distances, station entrances, design and completion date, etc.), subject to the announcements of the government or relevant organizations. The relevant facilities may not be completed or may not be available for use upon the delivery of vacant possession of the units in the Development. Source of information: [www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3](http://www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3) (date of retrieval of information: 7 December, 2018).
- Through the MTR's Tuen Ma Line (under construction), from To Kwa Wan Station (under construction) via Sung Wong Toi Station (under construction) to Kai Tak Station (under construction). The Tuen Ma Line is currently under construction and its details may change from time to time (including but not limited to its routes, number of stations and distances, station entrances, design and completion date, etc.), subject to the announcements of the government or relevant organizations. The relevant facilities may not be completed or may not be available for use upon the delivery of vacant possession of the units in the Development. The construction, planning, design, completion and commissioning of the constructions relating to "To Kwa Wan Station", "Sung Wong Toi Station" and "Kai Tak Station" are subject to final announcements of the relevant government departments and/or other relevant organizations, and may not be completed, or may be altered or abandoned by the date of completion of the Development or upon the delivery of vacant possession of the units in the Development. Even after completion, the actual details of the stations may differ from the information set out in this advertisement. The Kai Tak Development Area is still under construction/planning. The final planning, design and date of completion are subject to the final announcements of the relevant government authorities. The Vendor does not make any representation or warranty whatsoever, whether express or implied, in respect of whether the project and/or the plan will be confirmed and when they will be confirmed or completed. Source of information: [www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3](http://www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3) (date of retrieval of information: 7 December, 2018).

6. Through the MTR's Tuen Ma Line (under construction) from To Kwa Wan Station (under construction) to Ho Man Tin Station and Hung Hom Station, and then take the West Rail Line to East Tsim Sha Tsui Station or Tsim Sha Tsui Station. The Tuen Ma Line is currently under construction and its details may change from time to time (including but not limited to its routes, number of stations and distances, station entrances, design and completion date, etc.), subject to the announcements of the government or relevant organizations. The relevant facilities may not be completed or may not be available for use upon the delivery of vacant possession of the units in the Development. The construction, planning, design, completion and commissioning of the constructions relating to "To Kwa Wan Station" are subject to the final announcements of the relevant government departments and/or other relevant organizations, and may not be completed, or may be altered or abandoned by the date of completion of the Development or upon the delivery of vacant possession of the units in the Development. Even after completion, the actual details of the station may differ from the information set out in this advertisement. The relevant construction works of Hung Hom Station are still ongoing and the details of which are subject to the announcements of the government or relevant organizations. The relevant facilities may not be completed or may not be available for use upon the delivery of vacant possession of the units in the Development. Source of information: [www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3](http://www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3) (date of retrieval of information: 7 December, 2018).

7. Through the MTR's Tuen Ma Line (under construction) from To Kwa Wan Station (under construction) to Ho Man Tin Station and Hung Hom Station, and then take East Rail Line to Exhibition Center Station (under construction). The Tuen Ma Line is currently under construction and its details may change from time to time (including but not limited to its routes, number of stations and distances, station entrances, design and completion date, etc.), subject to the announcements of the government or relevant organizations. The relevant facilities may not be completed or may not be available for use upon the delivery of vacant possession of the units in the Development. The construction, planning, design, completion and commissioning of the constructions relating to "To Kwa Wan Station" and "Exhibition Center Station" are subject to the final announcements of the relevant government departments and/or other relevant organizations, and may not be completed, or may be altered or abandoned by the date of completion of the Development or upon the delivery of vacant possession of the units in the Development. Even after completion, the actual details of the stations may differ from the information set out in this advertisement. The relevant construction works of Hung Hom Station are still ongoing and the details of which are subject to the announcements of the government or relevant organizations. The relevant facilities may not be completed or may not be available for use upon the delivery of vacant possession of the units in the Development. Source of information: [www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3](http://www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3) (date of retrieval of information: 7 December, 2018).

8. In respect of the information on Sales Arrangements No.1 published by the Vendor on 15 January 2019, Preliminary Agreements for Sale and Purchase of all the 155 specified residential properties covered by the Information on Sales Arrangements No.1 were entered into on 19 January 2019. In respect of the information on Sales Arrangements No.2 published by the Vendor on 22 January 2019, Preliminary Agreements for Sale and Purchase of all the 66 specified residential properties covered by the Information on Sales Arrangements No.2 were entered into on 26 January 2019. Preliminary Agreements for Sale and Purchase of a total number of 221 specified residential properties have been entered into, representing over 96% of all the 228 specified residential properties in the Development. The total amount of transaction price of all the 221 specified residential properties in respect of which Preliminary Agreements for Sale and Purchase were entered into is more than HK\$1,350 million. The information provided in the Register of Transactions shall prevail. The electronic copy of the Register of Transactions is available for inspection on [www.downtown38.com](http://www.downtown38.com).

9. The saleable area of a residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. Saleable area of a residential property means the floor area of the residential property and includes the floor area of balcony, utility platform and verandah (if any). 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 feet, which may be slightly different from those shown in square metre.

#### 備註

1. 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。賣方保留根據買賣合約條文更改建築圖則的權利。

2. 興建中之沙中綫的「大圍至紅磡段」將現有的西鐵綫及馬鞍山綫連接起來，組成屯馬綫。相關資料來源自<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>。資料擷取日期為2018年12月7日。紅磡站的相關工程仍在進行中，其詳情以政府或有關機構公布為準。有關設施可能於發展項目入伙時尚未完成或啟用。

3. 屯馬綫的「土瓜灣站」在興建中。興建中之「土瓜灣站」的相關工程之建造、規劃、設計、落成及啟用均以政府有關部門及/或其他相關機構最終公布為準，於本發展項目落成及入伙時可能尚未完成或受到更改或放棄；即使落成後其實際詳情亦可能與本廣告所述者不同。相關資料來源自<http://www.mtr-shatincentrallink.hk/tc/project-details/programme.html>。資料擷取日期為2018年12月7日。

4. 興建中之沙中綫的詳情（包括但不限於其路線、途經車站數目及距離、車站入口、設計及通車日期等）可能不時更改，以政府或有關機構公布為準。有關設施可能於發展項目入伙時尚未完成或啟用。相關資料來源自<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>。資料擷取日期為2018年12月7日。

5. 以港鐵屯馬綫（興建中），由土瓜灣站（興建中）經宋皇臺站（興建中）至啟德站（興建中）。興建中之屯馬綫的詳情（包括但不限於其路線、途經車站數目及距離、車站入口、設計及通車日期等）可能不時更改，以政府或有關機構公布為準。有關設施可能於發展項目入伙時尚未完成或啟用。興建中之「土瓜灣站」、「宋皇臺站」及「啟德站」的相關工程之建造、規劃、設計、落成及啟用均以政府有關部門及/或其他相關機構最終公布為準，於本發展項目落成及入伙時可能尚未完成或受到更改或放棄；即使落成後其實際詳情亦可能與本廣告所述者不同。有關發展區仍在興建/計劃中，其最後之規劃、設計及落成日期以政府有關部門最終公布為準。賣方對該項目及/或方案最終是否會落實及何時落實或完成並不作出任何論述或隱含之陳述或保證。相關資料來源自<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>。資料擷取日期為2018年12月7日。

6. 以港鐵屯馬綫（興建中），由土瓜灣站（興建中）經何文田站及紅磡站，再以港鐵西鐵綫，至尖東或尖沙咀站。興建中之屯馬綫的詳情（包括但不限於其路線、途經車站數目及距離、車站入口、設計及通車日期等）可能不時更改，以政府或有關機構公布為準。有關設施可能於發展項目入伙時尚未完成或啟用。興建中之「土瓜灣站」的相關工程之建造、規劃、設計、落成及啟用均以政府有關部門及/或其他相關機構最終公布為準，於本發展項目落成及入伙時可能尚未完成或受到更改或放棄；即使落成後其實際詳情亦可能與本廣告所述者不同。紅磡站的相關工程仍在進行中，其詳情以政府或有關機構公布為準。有關設施可能於發展項目入伙時尚未完成或啟用。相關資料來源自<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>。資料擷取日期為2018年12月7日。

7. 以港鐵屯馬綫（興建中），由土瓜灣站（興建中）經何文田站及紅磡站，再以港鐵東鐵綫，至會展站（興建中）。興建中之屯馬綫的詳情（包括但不限於其路線、途經車站數目及距離、車站入口、設計及通車日期等）可能不時更改，以政府或有關機構公布為準。有關設施可能於發展項目入伙時尚未完成或啟用。興建中之「土瓜灣站」及「會展站」的相關工程之建造、規劃、設計、落成及啟用均以政府有關部門及/或其他相關機構最終公布為準，於本發展項目落成及入伙時可能尚未完成或受到更改或放棄；即使落成後其實際詳情亦可能與本廣告所述者不同。紅磡站的相關工程仍在進行中，其詳情以政府或有關機構公布為準。有關設施可能於發展項目入伙時尚未完成或啟用。相關資料來源自<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>。資料擷取日期為2018年12月7日。

8. 就賣方於2019年1月15日發布的銷售安排資料第1號而言，當中涵蓋的155個指明住宅物業，均於2019年1月19日全部訂立臨時買賣合約。就賣方於2019年1月22日發布的銷售安排資料第2號而言，當中涵蓋的66個指明住宅物業，均於2019年1月26日全部訂立臨時買賣合約。總共有221個指明住宅物業，佔發展項目中總數為228個指明住宅物業的逾96%。已訂立臨時買賣合約的所有221個指明住宅物業，其成交金額總額超過港幣13.5億元。以上資料以成交紀錄冊為準。成交紀錄冊的電子版本可在[www.downtown38.com](http://www.downtown38.com)閱覽。

9. 住宅物業的實用面積是按照《一手住宅物業銷售條例》第8條計算得出。住宅物業的實用面積是指該物業的樓面面積，並包括露台、工作平台及陽台（如有）的樓面面積。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的每一項目的面積。上述所列之面積是以平方呎列明，均以1平方呎 = 10.764平方呎換算，並以四捨五入至整數平方呎。平方呎與平方米之數字可能有些微差異。

Name of the Development: Downtown 38

District: Ma Tau Kok

Name of Street and Street Number at which the Development is situated: No. 38 Pak Tai Street\*

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.downtown38.com](http://www.downtown38.com)

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: Urban Renewal Authority (as "Owner"), Top Deluxe (H.K.) Limited (as "Person so engaged") (Remarks: "Owner" means the legal or beneficial owner of the residential properties of the Development; "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.)

Holding companies of the Vendor: Holding company of the Owner (Urban Renewal Authority): Not applicable

Holding companies of the Person so engaged (Top Deluxe (H.K.) Limited): Superb Result Holdings Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized person for the Development: NG Kwok Fai

The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited

Building contractor for the Development: Chun Fai Construction Company Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Kao, Lee & Yip; Mayer Brown

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for the Development to the best of the Vendor's knowledge: 31 March 2020. "Material date" means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

Prospective purchasers are advised to refer to the sales brochure for any information on the Development.

This advertisement is published by or with the consent of the Vendor.

\*The provisional street number is subject to confirmation when the Development is completed.

Date on which this advertisement is printed: 3 April 2019

發展項目名稱: Downtown 38

區域: 馬頭角

發展項目所位於的街道名稱及門牌號數: 北帝街38號\*

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址:

[www.downtown38.com](http://www.downtown38.com)

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: 市區重建局 (作為 "擁有人"); 同德 (香港) 有限公司 (作為 "如此聘用的人") (附註: "擁有人" 指發展項目的住宅物業的法律上的擁有人或實益擁有人; "如此聘用的人" 指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人。)

賣方的控股公司: 擁有人 (市區重建局) 的控股公司: 不適用

如此聘用的人 (同德 (香港) 有限公司) 的控股公司: Superb Result Holdings Limited / Time Effort Limited / 新鴻基地產發展有限公司

發展項目的認可人士: 吳國輝

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團: 梁黃顧建築師 (香港) 事務所有限公司

發展項目的承建商: 駿輝建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所: 高李葉律師行、孖士打律師行

已為發展項目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

已為發展項目的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

盡賣方所知的發展項目的預計關鍵日期: 2020年3月31日。"關鍵日期" 指批地文件的條件就發展項目而獲符合的日期。預計關鍵日期，是指買賣合約所允許的任何延期所規限的日期。

賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。

本廣告由賣方或在賣方的同意下發布。

\*此臨時門牌號數有待發展項目建成時確認

本廣告之印刷日期: 2019年4月3日