

Downtown 38 in Ma Tau Kok nearly sold out⁸

马头角Downtown 38几近售罄⁸

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 month⁸. Over 96% of all residential units were sold by 27 March 2019⁸, generating contracted sales of more than HK\$1,350 million⁸.



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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.

此模拟效果图只显示发展项目中部分的大概外观状况，并未显示（或简化处理）发展项目附近的道路、建筑物及环境，亦未反映可能出现在发展项目外墙之冷气机、喉管、格栅及其他设施，亦不反映建筑物料的质地、式样及光泽的实际或最终状况。模拟效果图中所示的颜色、布局、用料、装置、装修物料、设备、灯饰、植物及其他物件不一定会在日后落成的发展项目提供。卖方保留权利变更、修改和更改发展项目的建筑图则及发展项目任何部分的设计、布局、用料、装置、装修物料及设备。模拟效果图显示纯属画家对有关发展项目之想像，并不反映发展项目落成时的实际外观或其最终状况、景观及实际周边环境。模拟效果图经电脑修饰处理，仅供参考，并不构成亦不应诠释为卖方对发展项目或其任何部分作出任何明示或暗示的要约、陈述、承诺、保证或合约条款。

Downtown 38 will have a single residential tower comprising 228 premium residential units. Typical units will range from 300 to 414 saleable square feet⁹ in one or two bedroom designs featuring practical layouts¹. 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 Station³ of Tuen Ma Line², offering an easy connection to the MTR network. Upon the commissioning of MTR Shatin to Central Link⁴, residents travelling via the MTR will be able to reach the Kai Tak Development Area at two stations⁵. East Tsim Sha Tsui or Tsim Sha Tsui Station will be just three stations away⁶, while The Exhibition Center Station on the Hong Kong Island Section will also be just three stations away⁷. In addition, there are several bus routes in the neighbourhood linking the cores of Hong Kong Island, Kowloon and the New Territories.

集团现正与市区重建局合作发展全新商业及住宅发展项目Downtown 38。发展项目位于马头角核心地段，集完善交通网络及优越社区生活配套于一身。自2019年1月中推出以来，备受市场欢迎，在短短半个月內，所有标准单位已经售罄⁸。截至2019年3月27日，已售出全部住宅单位逾96%⁸，合约销售总额超过13.5亿港元⁸。

Downtown 38为单幢式住宅大楼，共提供228个优质住宅单位。标准单位实用面积⁹由300至414平方呎，户型有一房或两房设计¹，方正实用；另设连平台及/或连天台的特色单位。设计规划以一房单位为主，占整体近七成，适合追求时尚生活的年轻精英居住。发展项目亦设有住客会所及三层商业楼层，提供多元化设施，让住客享受惬意便利的生活。

Downtown 38位于马头角核心地段，交通网络四通八达，出入方便。发展项目邻近港铁屯马线²土瓜湾站³，坐享完善的港铁线路网络。待港铁沙中线⁴通车后，住客乘搭港铁，两站直达启德发展区⁵，三站即可达尖东或尖沙咀站⁶，而前往港岛区会展站亦只有三站之距⁷。此外，区内亦有多条巴士路线覆盖，贯连港九新界核心。

Notes

1. 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.
2. 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 (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.
3. "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 (date of retrieval of information: 7 December, 2018).
4. 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 (date of retrieval of information: 7 December, 2018).
5. 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 (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 (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 (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.

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.

备注

1. 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。卖方保留根据买卖合同条款更改建筑图则的权利。

2. 兴建中之沙中线的“大围至红磡段”将现有的西铁线及马鞍山线连接起来，组成屯马线。相关资料来源<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>；资料抽取日期为2018年12月7日。红磡站的相关工程仍在进行中，其详情以政府或有关机构公布为准。有关设施可能于发展项目入伙时尚未完成或启用。

3. 屯马线的“土瓜湾站”在兴建中。兴建中之“土瓜湾站”的相关工程之建造、规划、设计、落成及启用均以政府有关部门及/或其他相关机构最终公布为准，于本发展项目落成及入伙时可能尚未完成或受到更改或放弃；即使落成后其实际详情亦可能与本广告所述者不同。相关资料来源<http://www.mtr-shatincentrallink.hk/tc/project-details/programme.html>；资料抽取日期为2018年12月7日。

4. 兴建中之沙中线的详情（包括但不限于其路线、途经车站数目及距离、车站入口、设计及通车日期等）可能不时更改，以政府或有关机构公布为准。有关设施可能于发展项目入伙时尚未完成或启用。相关资料来源<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>；资料抽取日期为2018年12月7日。

5. 以港铁屯马线（兴建中），由土瓜湾站（兴建中）经宋皇台站（兴建中）至启德站（兴建中）。兴建中之屯马线的详情（包括但不限于其路线、途经车站数目及距离、车站入口、设计及通车日期等）可能不时更改，以政府或有关机构公布为准。有关设施可能于发展项目入伙时尚未完成或启用。兴建中之“土瓜湾站”、“宋皇台站”及“启德站”的相关工程之建造、规划、设计、落成及启用均以政府有关部门及/或其他相关机构最终公布为准，于本发展项目落成及入伙时可能尚未完成或受到更改或放弃；即使落成后其实际详情亦可能与本广告所述者不同。启德发展区仍在兴建/计划中，其最后之规划、设计及落成日期以政府有关部门最终公布为准。卖方对该项目及/或方案最终是否会落实及何时落实或完成并不作出任何不论明示或隐含之陈述或保证。相关资料来源<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>；资料抽取日期为2018年12月7日。

6. 以港铁屯马线（兴建中），由土瓜湾站（兴建中）经何文田站及红磡站，再以港铁西铁线，至尖东或尖沙咀站。兴建中之屯马线的详情（包括但不限于其路线、途经车站数目及距离、车站入口、设计及通车日期等）可能不时更改，以政府或有关机构公布为准。有关设施可能于发展项目入伙时尚未完成或启用。兴建中之“土瓜湾站”的相关工程之建造、规划、设计、落成及启用均以政府有关部门及/或其他相关机构最终公布为准，于本发展项目落成及入伙时可能尚未完成或受到更改或放弃；即使落成后其实际详情亦可能与本广告所述者不同。红磡站的相关工程仍在进行中，其详情以政府或有关机构公布为准。有关设施可能于发展项目入伙时尚未完成或启用。相关资料来源<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>；资料抽取日期为2018年12月7日。

7. 以港铁屯马线（兴建中），由土瓜湾站（兴建中）经何文田站及红磡站，再以港铁东铁线，至会展站（兴建中）。兴建中之屯马线的详情（包括但不限于其路线、途经车站数目及距离、车站入口、设计及通车日期等）可能不时更改，以政府或有关机构公布为准。有关设施可能于发展项目入伙时尚未完成或启用。兴建中之“土瓜湾站”及“会展站”的相关工程之建造、规划、设计、落成及启用均以政府有关部门及/或其他相关机构最终公布为准，于本发展项目落成及入伙时可能尚未完成或受到更改或放弃；即使落成后其实际详情亦可能与本广告所述者不同。红磡站的相关工程仍在进行中，其详情以政府或有关机构公布为准。有关设施可能于发展项目入伙时尚未完成或启用。相关资料来源<http://www.mtr-shatincentrallink.hk/tc/project-details/alignment.html#tabs-3>；资料抽取日期为2018年12月7日。

8. 就卖方于2019年1月15日发布的销售安排资料第1号而言，当中涵盖的155个指明住宅物业，均于2019年1月19日全部订立临时买卖合约。就卖方于2019年1月22日发布的销售安排资料第2号而言，当中涵盖的66个指明住宅物业，均于2019年1月26日全部订立临时买卖合约。总共有221指明住宅物业订立临时买卖合约，占发展项目中总数为228个指明住宅物业的逾96%。已订立临时买卖合约的所有221指明住宅物业，其成交金额总额超过港币13.5亿元。以上资料以成交纪录册为准。成交纪录册的电子版本可在www.downtown38.com浏览。

9. 住宅物业的实用面积是按照《一手住宅物业销售条例》第8条计算得出。住宅物业的实用面积是指该物业的楼面面积，并包括露台、工作平台及阳台（如有）的楼面面积。实用面积不包括《一手住宅物业销售条例》附表2第1部所指明之每一项目的面积。上述所列之面积是以平方呎列明，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，平方呎与平方米之数字可能有些微差异。

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

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

发展项目名称: Downtown 38

区域: 马头角

发展项目所位于的街道名称及门牌号数: 北帝街38号*

卖方为施行《一手住宅物业销售条例》第2部而就发展项目指定的互联网网站的网址:

www.downtown38.com

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: 市区重建局(作为“拥有人”)、同德(香港)有限公司(作为“如此聘用的人”) (附注: “拥有人”指发展项目的住宅物业的法律上的拥有人或实益拥有人; “如此聘用的人”指拥有人聘用以统筹和监管发展项目的设计、规划、建造、装置、完成及销售的过程的人。)

卖方的控股公司: 拥有人(市区重建局)的控股公司: 不适用

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, 新鸿基地产发展有限公司

发展项目的认可人士: 吴国辉

发展项目的认可人士以其专业身分担任经营人、董事或雇员的高号或法团: 梁黄顾建筑师(香港)事务所有限公司

发展项目的承建商: 骏辉建筑有限公司

就发展项目中的住宅物业的出售而代表拥有人行事的律师事务所: 高李叶律师行、孖士打律师行

已为发展项目的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司

已为发展项目的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

卖方所知的的发展项目的预计关键日期: 2020年3月31日。“关键日期”指批地文件的条件就发展项目而获符合的日期。预计关键日期, 是受到买卖合同所允许的任何延期所规限的。

卖方建议准买方参阅有关售楼说明书, 以了解发展项目的资料。

本广告由卖方或在卖方的同意下发布。

*此临时门牌号数有待发展项目建成时确认

本广告之印制日期: 2019年4月3日