

"Downtown 38" – SHKP's new commercial and residential project in Ma Tau Kok

"Downtown 38" – the all-new commercial and residential project meticulously planned by Sun Hung Kai Properties ("SHKP") and the Urban Renewal Authority, is located in the heart of Ma Tau Kok. It is a well-equipped community catering to various needs, and enjoying the transportation advantage brought by the Tuen Ma Line¹ which provides convenient connection to the city.

Incredible living facilities and advanced design

The single block development "Downtown 38" is situated adjacent to To Kwa Wan Station², a station of the Tuen Ma Line¹ that is currently under construction. With the commissioning of the MTR's Shatin to Central Link^{3,9}, "Downtown 38" will be located a mere two stations (direct) from the Kai Tak Development Area^{4,9,10}, three stations from East Tsim Sha Tsui Station or Tsim Sha Tsui Station^{5,9}, and just three stations from Exhibition Centre Station^{6,9} on Hong Kong Island. In addition to the well-established MTR network, there are a number of bus routes that connect the Development to Hong Kong, Kowloon and New Territories.

Practical unit layouts

There are a total of 228 residential units with excellent quality at "Downtown 38", with saleable areas⁷ ranging from 300 sq ft to 561 sq ft. The types of residential units⁸ include: 1-bedroom open kitchen units, 2-bedroom open kitchen units, and special units with flat roof and/or roof which are ideal for young elites pursuing a fashionable and trendy lifestyle. The Development also features a residents' clubhouse and three floors of commercial accommodation, offering a wide range of convenient facilities for residents to enjoy.



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. The rendering does not reflect the air-conditioning units, pipes, grilles and other features which may exist on the external walls of the Development nor does it reflect the actual or final condition of the texture, style and lustre of the building materials. The colours, layouts, materials, fittings, finishes, appliances, lightings, plants and other items shown in the rendering may not be provided in the Development upon completion. The Vendor reserves the rights to modify, alter and amend the building plans of the Development and the designs, 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 or the final condition, view 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. It shall not constitute or be construed as constituting any offer, representation, undertaking, warranty or contract terms of the Development or any part thereof, whether expressed or implied, by the Vendor.

Notes:

¹ 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 organisations. 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.

² "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 organisations, 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).

³ 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 organisations. 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.

⁴ 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 organisations. 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 organisations, 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.

⁵ 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 organisations. 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 organisations, 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 organisations. 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.

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 East Rail Line to Exhibition Centre 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 organisations. 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 Centre Station" are subject to the final announcements of the relevant government departments and/or other relevant organisations, 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 organisations. 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.

⁷ 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 of 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.

⁸ The types of layout 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.

⁹ Source of information: www.mtr-shatincentrallink.hk/en/project-details/alignment.html#tabs-3 (Date of retrieval of information: 7 December, 2018).

¹⁰ 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.

Name of the Development: Downtown 38 ("the Development") 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 Enquiries: (852) 3119 0008
*The provisional street number is subject to confirmation when the Development is completed.

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 (to be appointed) 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 (to be provided before commencement of sales) 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 the Vendor or with the consent of the Vendor. Date of Printing: 31 December 2018