

## "Downtown 38", popular in the market with encouraging sales, seven special units yet to be launched

"Downtown 38" – the all-new commercial and residential project meticulously developed by Sun Hung Kai Properties (SHKP) and the Urban Renewal Authority, is located in the heart of Ma Tau Kok at a prime transport hub. The Development is designed to cater to and satisfy buyers' daily needs. The market response to "Downtown 38" has been incredibly enthusiastic. Residential units were all sold out<sup>3</sup> on the respective first day of the first<sup>1</sup> and second<sup>2</sup> rounds of sale. Currently, there are seven special residential units yet to be sold.

### Special units are rare treasures

The seven special residential units (with a roof and/or flat roof)<sup>4</sup> include Flats A, B, D, E, F, G and H, which are located on the 28th floor. The respective saleable area<sup>5</sup> of these units varies from 291 square feet to 561 square feet, and the respective area of the roof<sup>6</sup> forming part of these units varies from 132 square feet to 490 square feet. Flats A, D and G are equipped with built-in private staircases leading to the roof. Residents can enjoy incredible landscape views<sup>7</sup> on the roof, and even hold extravagant barbecue parties<sup>8</sup> with friends there. The Development also features a dedicated residential clubhouse and three commercial floors, which are ideal for residents pursuing a comfortable leisure living as well as a trendy lifestyle.



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:

- <sup>1</sup> It refers to the 155 specified residential properties covered by the Information on Sales Arrangements No.1 published by the Vendor on 15 January 2019.
- <sup>2</sup> It refers to the 66 specified residential properties covered by the Information on Sales Arrangements No.2 published by the Vendor on 22 January 2019.
- <sup>3</sup> 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 the first day of sale (i.e. 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 the first day of sale (i.e. 26 January 2019). 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).
- <sup>4</sup> 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.
- <sup>5</sup> 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.
- <sup>6</sup> Roof is one of the items specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The relevant area is calculated in accordance with Part 2 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.
- <sup>7</sup> The view from a residential property is affected by the floor on which the residential property is located, the orientation, and the surrounding buildings and environment. Any relevant view is not applicable to all residential properties. The surrounding buildings and environment may change from time to time. The Vendor makes no offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the view and the surrounding environment.
- <sup>8</sup> The use of the roof forming part of a residential property by the owners and residents may be subject to the Deed of Mutual Covenant and the House Rules. The Vendor makes no representation or warranty in respect of such use.

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](http://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 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 the Vendor or with the consent of the Vendor. Date of Printing: 26 February 2019