

香港浸會大學
海外學生樓宇租賃須知
Hong Kong Baptist University
Tenancy for overseas students



中原地產簡介

Centaline Overview



- 中原地產1978年創立，屹立香港40年
 - Centaline established in 1978 and already been in Hong Kong for 40 years
- 擁有逾420間分行及6,000名員工
There are 420 branches and 6,000 employees
- 主力住宅、工商舖、地皮及車位物業的買賣及租賃
We focused on the agency business, both tenancy and transaction of residential, industrial, commercial, retail properties, lands and car-parking spaces.
- 旗下品牌包括中原豪宅STATELYHOME 及中原(工商舖)
STATELYHOME and Centaline (C.I.S) are sub-brands of Centlaine.
- 在中國擁有逾2,300間分行及55,000名員工
There are over 2,300 branches and 55,000 employees in mainland China.

海外學生租樓
程序及須知

Tenancy procedures and notes
for overseas students

租樓程序

Tenancy procedures

1. 選定自己喜好區份和物業
Choose your preference district and property

2. 物色及視察樓盤
Property viewing

3. 成功選取心水單位
Find out your target property successfully

5. 租客及業主雙方擬定日期簽署正式租約，並即時繳交按金及釐印費
(按業主及租客商擬，按金一般最少2個月)及首月租金

Landlord and tenant sign the formal Tenancy Agreement in the proposed day. Deposit, stamp duty and first month rent will be paid at the same time. (Amount of deposit is subject to discussion and usually is 2 months' rent)

4. 簽署臨時租約及繳交訂金
(一個月租金，簽正式租約時會撥入按金)

Sign the Provisional Tenancy Agreement, paying the down payment (one month of monthly rent and it will be transferred as deposit after signing the formal Tenancy Agreement)

海外學生租樓須知

Tenancy notes for overseas students

- 租金: 租金按個別地區、面積、樓盤而有所不同,需根據自己實際需要作出考慮。由於學生是欠缺工作入息證明,業主收取租金時可能會以一次性12個月的形式收取,每年收取1次,而租金也可能會較貴。

Rent: the amount will be subject to district, flat area and property condition.

Students are advised to decide by their needs. As students are lack of income proof, landlord may request students to pay yearly rent. The asking rent may be higher also.

- 雜項: 租金一般包括差餉、管理費、地租(簡稱“全包”),另水費/電費/煤氣費/通訊費用均由學生自付

Others: rental fee in Hong Kong usually include rate, management fee and government rent (collectively called : all inclusive). But water, electricity, gas and communication charges are all borne by tenant.

- 住宅按金: 需要根據市場業主的的要求,由2個月至3個月不等,會因應情況而有所不同

Deposit: will be varied by different landlord, but usually equivalent to 2-3 months' rent. Amount of deposit will be changed in different circumstance.

海外學生租樓須知

Tenancy notes for overseas students

- 租約釐印費：屬一次性費用，租約超過1年但少於3年，相等於年租金的0.5%

Tenancy stamp duty: one off expenses, suitable for tenancy period over 1 year but shorter than 3 years. Around 0.5% of yearly rent.

- 租賃形式: 一般是兩年期租約, 第一年俗稱“死約”(即雙方不可要求退租, 否則賠償餘下租期租金), 第二年俗稱“生約”(即雙方可提早一個月通知退租或多付一個月租金便可即時解除租約)

Tenancy period: usually 2 years. First year called fixed-term tenancy(both parties cannot terminate the tenancy, otherwise the remaining rent should be paid for compensation.) Second year is periodic tenancy (the tenancy can be terminated with one month notice or one month rent compensation for immediate effect.)

海外學生租樓例子

Example for overseas student rent an apartment

租樓費用如下：(假設兩房單位每月租金為港幣15,000元, 3人併居)

Expenses for renting apartment: (assume renting a 2-bedroom apartment is HK\$15,000, shared by 3 students)

**For reference only **

| 項目/ Item | 內容/ Detail | 金額/ Amount |
|------------------------------------|---|-----------------------------|
| 1.佣金 Commission | 相等於半個月租金 Equivalent to 0.5 monthly rent | HK\$ 15,000/2= HK\$ 7,500 |
| 2.按金(可退回) Deposit (refundable) | 一般相等於2個月租金的按金 Usually equivalent to 2-month rent | HK\$ 15,000x2 = HK\$ 30,000 |
| 3.租金 Rent | 每年繳交一次, 一次性支付12個月 租金 Yearly paid, 12 months' rent will be paid in one time. | HK\$ 180,000 |

海外學生租樓例子

Example for overseas student rent an apartment

租樓費用如下：(假設兩房單位每月租金為港幣15,000元, 3人併居)

Expenses for renting apartment: (assume renting a 2-bedroom apartment is HK\$15,000, shared by 3 students)

**For reference only **

| 項目/ Item | 內容/ Detail | 金額/Amount |
|---|---|--|
| 4.釐印費 Tenancy Stamp Duty | 相等於年租金的0.5% Equivalent to 0.5% of yearly rent | HK\$ 180,000x0.5% = HK\$ 900 |
| 5.水、電、煤按金 Deposit of Water, Electricity and gas charge | 水、電、煤按金 - 一般業主會要求住客自行申請水電煤及轉名, 目的是避免租客拖欠帳單, 所以要求租客自行申請, 他日欠款只會向租客追討 Deposit of water, electricity and gas - normally landlord will request tenant to apply on their own and change the name. So landlord will not be recovered the arrears once the tenant owed the charges. (海外學生可能會減省時間而不用學生自行申請, 沿用業主名稱) (Overseas students can use the landlord' s account to save time.) | 水費按金: 約HK\$ 400 (Deposit of water charge) 煤氣按金: 約HK\$ 400 (Deposit of Gas charge) 電費按金: 按單位面積計算, 以400平方呎為例, 按金約HK\$ 600 (Deposit for electricity charge: calculate on apartment area, eg, 400 sq. ft , deposit is around HK\$600) |

租約樣板

Example of Rental Agreement

Tenancy Agreement 租賃合約

An Agreement made the _____ day of _____ BETWEEN _____ in the S.A.R. of Hong Kong (hereinafter called "the Landlord" which expression shall where the context so admits include the person for the time being entitled to the reversion immediately expectant on the determination of the term hereby created) of the _____ in the S.A.R. of Hong Kong (hereinafter called "the Tenant" one part and _____ which expression shall where the context so admits include his successors in title) of the other part WHEREBY IT IS AGREED as follows:

簽約日期：_____年_____月_____日

合約第一方為 _____ 持有身份證號碼：_____ (以下稱 "業主")

合約第二方為 _____ 持有身份證號碼：_____ (以下稱 "租客")

合約雙方同意遵守及履行下列條款：

1. The Landlord shall let and the Tenant shall take all that _____ (hereinafter referred to as "the said Premises") through the Agent under the terms and conditions herein contained.
業主及租客按本合約之條款出租及租入 _____ (以下稱 "該物業")。

2. The term of the tenancy shall be _____ commencing from _____ (the effective Date) and shall (subject to earlier termination pursuant to Clauses 17) terminate automatically without notice upon the last day of the term of the tenancy.
租約期為 _____ 年，由 _____ (生效日) 開始，並在任何一方沒有根據下述第 17 條提前終止情況下，租約將不需另行通知而於租約期最後一日自動終止。

3. The said Premises shall be used for residential purpose.
該物業只作住宅用途。

4. The rent for the said Premises shall be HK\$ _____ (Hong Kong Dollars _____) per month, inclusive of government rent, rates and management fees. All rents shall be paid in advance without any deduction.
該物業之租金為月租港幣 _____ 圓正(HK\$ _____) 包括地租、差餉及管理費，所有租金應為上期繳付。

5. The Landlord shall pay the Property tax payable in respect of the Premises.
業主負責繳付有關該物業的物業稅。

6. The Tenant shall pay to the Landlord the Security Deposit HK\$ _____ (Hong Kong Dollars _____) for the due observance and performance of the terms and conditions therein contained and on his part to be observed and performed. Provided that there is no Antecedent breach of any of the terms and conditions herein contained, the Landlord shall refund the Security Deposit to the Tenant without interest within at immediately from the date of delivery of vacant possession of the Premises to the Landlord or settlement of any outstanding payment owed by the Tenant to the Landlord, whichever is later. If the Tenant shall commit a breach of any of the terms and conditions herein contained, this Agreement shall absolutely determine and the Security Deposit paid under this clause shall be absolutely forfeited to the Landlord as and for liquidated damages (but not as penalty) and the rights and remedies given to the Landlord by this clause shall not prejudice any other right of action or any remedy of the Landlord in respect of such breach by the Tenant.
租客須交與業主保證金港幣 _____ 圓正(HK\$ _____) 作為保證租客遵守及履行此租約上租客所需遵守及履行的條款的按金。若租客在租期內並無干犯此合約內任何條款，則業主須收回空置的物業或一切租客欠款後(以較遲者為準)即時無息退還該保證金與租客。但若租客違反此合約內任何條款，則此租約立被終止；且業主可沒收所有保證金。業主沒收保證金的權利將不會影響業主採取任何其他合法行動追討一切因租客違約所引致的損失的權利。

租約樣板

Example of Rental Agreement

7. The Tenant shall pay the Rent in advance on the _____ day of each and every calendar month during the Term of Tenancy. If the tenant shall fail to pay the Rent after 7 days from the due date, the Landlord shall have right to institute appropriate action to recover the rent and all costs, expenses and other outgoings so incurred by the Landlord in relation to such action shall be a debt owed by the Tenant to the Landlord and shall be recoverable in full by the Landlord.
租客須在租期內每個月份第_____天上期繳付指定的租金。倘租客於應繳租金之日的七天後仍未清付該租金，則業主有權採取適當行動追討租客所欠的租金而由此而引起的一切費用及開支將構成租客所欠業主的債項，業主將有權向租客一併追討所欠款項全數。
8. The Tenant shall not make any alteration and/or additions to the Premises without the prior written consent of the Landlord, which consent shall not be unreasonably withheld.
租客在沒有業主書面同意前，不得對該物業作任何改動及/或加建，惟業主不得無理拒絕給予租客有關的同意書。
9. The Tenant shall not assign, transfer, sublet or part with the possession of the Premises or any part thereof to any other person. This tenancy shall be personal to the party named herein.
租客不得轉讓、轉租或分租該物業或其任何部分或將該物業或其任何部分的佔用權讓予任何其他人士等。此租約權益將為租客個人擁有。
10. The Tenant shall comply with all ordinances, regulations and rules of Hong Kong and shall observe and perform the covenants, terms and conditions of the Deed of Mutual Covenant and Sub-Deed of Mutual Covenant (if any) relating to the Premises. The Tenant shall not contravene any negative or restrictive covenants contained in the Government Lease(s) under which the Premises are held from the Government.
租客須遵守香港一切法律條例和規則及該物業所屬的大廈有關的公契內的條款，租客亦不可違反該物業地段內的官批地契上的任何限制性條款。
11. The Tenant shall during the Term of Tenancy pay and discharge all charges in respect of water, electricity, gas and telephone and other similar charges payable in respect of the Premises.
租客須在租約期內清繳一切有關該物業的水費、電費、煤氣費、電話費及其他類似的雜費等。
12. The Tenant shall during the Term of Tenancy keep the interior of the Premises in good and tenantable repair and condition (fair wear and tear and damage caused by inherent defects excepted) and shall deliver up vacant possession of the Premises in the same repair and condition on the expiration or sooner determination of this tenancy.
租客須在租約期內保持物業內部的維修狀態良好(自然損耗及因原有的缺陷所產生的損壞除外)並須於租約期滿或終止時將物業在同樣的維修狀態下交回業主。
13. Provided the Tenant shall have paid the Rent and other outgoings on the days and in the manner herein provided and observe and perform the terms and conditions herein contained and on the Tenant's part to be observed and performed, the Tenant shall peacefully hold and enjoy the Premises during the Term of Tenancy without any interruption by the Landlord.
若租客按時清繳租金和雜費及沒有干犯此合約內任何條款，則業主不得在租約期內干擾租客享用該物業。
14. The Landlord shall keep and maintain the structural parts of the Premises and the main drains, pipes and cables in proper state of repair. Provided that the Landlord's liability shall not be incurred unless and until written notice of any defect or want of repair has been given by the Tenant to the Landlord and the Landlord shall have failed to take reasonable steps to repair and remedy the same after the lapse of a reasonable time from the date of service of such notice.
業主須保養及適當維修物業內各主要結構部分(包括主要的排污渠、喉管及電線)。惟業主須在收到租客的書面要求後才會有責任在合理時間內將有關損壞維修妥當。
15. The Stamp Duty payable on this Agreement shall be borne by the Landlord and the Tenant in equal shares.
業主及租客各負責屬此合約的印花稅一半費用。
16. The Tenant shall be entitled to a rent free period from the _____ to _____ (both days inclusive) provided that the Tenant shall be responsible for the charges of water, electricity, gas, telephone and other outgoings payable in respect of Premises during such rent free period.
租客可享有_____天免租期(由_____至_____)(包括首尾兩天)但租客須負責繳付免租期內一切水、電、煤氣及電話費用及其他一切雜費支出。

租約樣板

Example of Rental Agreement

17. Break clause 退租權
The Tenant and The Landlord of this Agreement shall have the right to determine this Agreement on or after this first _____ months of the Term by giving to the other party of this Agreement _____ month' s written notice of its intention to do so. (Both Parties must complete above tenancy of first _____ months. Any advance termination before the first _____ months should be compensated by the tenant or the landlord to the total remaining sum of the rented to the Landlord.)
租客與業主有權於首 _____ 個月之租期充結時或充結後以 _____ 個月之書面通知，通知對方取消此合約。(租客與業主在首 _____ 個月之租期內不得退租否則按照所餘租期之時間計算租金。)
18. The tenant is entitled to use the electrical appliances, furniture and fittings as provided by the Developer as set out in the Schedule hereto annexed and shall return the same to the landlord upon termination of the tenancy.
租客可享有此單位發投商附錄所述之電器設備及其說明與配件之使用權。租約充時租客必須完整全套還給業主。
19. his agreement supersedes all prior negotiation, representation, understanding and agreements of the parties hereto.
本合約取代雙方過往所有之談判、聲稱、理解及協議。
20. If there is any conflict between the English version and the Chinese version in this agreement, the Chinese version shall prevail.
中文英文本存有差異時，將以中文文本為準。
21. In consideration of the service rendered by the Agent, CENTALINE PROPERTY AGENCY LIMITED shall after this agreement be entitled to receive HK\$ _____ from the Landlord and HK\$ _____ from Tenant as commission such commission shall be paid not later than _____ 基於經紀已提供之服務，中原地產代理有限公司有權於此合約後向業主收取港幣 _____ 及向租客收取港幣 _____ 作為佣金，該等佣金之繳交日期不得遲過 _____。

Acknowledged the receipt of the Security Deposit of HK\$ _____ by the Landlord
業主確認收到租客所交的保證金
港幣 _____

Acknowledged the receipt of _____ key(s) of the Premises by the Tenant.
租客確認接收業主所交屬該物業的鎖匙
共 _____ 條

HKID/B.R. No.: _____
香港身份證/商業登記証號碼:

HKID/B.R. No.: _____
香港身份證/商業登記証號碼:

Confirmed and Accepted all the terms and conditions contained herein by the Landlord
業主確認及接受這合約內所有條款約束

Confirmed and Accepted all the terms and conditions contained herein by the Tenant
租客確認及接受這合約內所有條款約束

HKID/B.R. No.: _____
香港身份證/商業登記証號碼:

HKID/B.R. No.: _____
香港身份證/商業登記証號碼:

租約樣板

Example of Rental Agreement

SCHEDULE 附表

LIVING ROOM 客廳

- AIR CONDITIONER
- CURTAIN WITH RAIL(S)
- BLIND
- WALL PAPER
- LIGHTING
- MARBLE WINDOW SILL
- GATE
- SOFA
- SIDE TABLE
- COFFEE TABLE
- COMBINED CABINET
- _____
- _____

DINNING ROOM 飯廳

- DINNING TABLE
- CHAIR
- LIGHTING
- AIR CONDITIONER
- CUPBOARD
- WALLPAPER
- CURTAIN WITH RAIL(S)
- BLIND
- _____
- _____
- _____

KITCHEN 廚房

- KITCHEN CABINET
- HEADER STOVE
- RANGE HOOD
- VENTILATION FAN
- WATER HEATER
- WASHING MACHINE
- DRYER
- REFRIGERATOR
- LIGHTING
- _____
- _____
- _____

BATH ROOM 浴室

- WATER HEATER
- LIGHTING
- MIRROR
- VENTILATION FAN
- CABINET
- _____
- _____

OTHERS 其他

NO.1 MASTER ROOM 主人房

- SINGLE / DOUBLE BED
- MATTRESS
- WARDROBE
- AIR CONDITIONER
- LIGHTING
- WALL PAPER
- CURTAIN WITH RAIL(S)
- BLIND
- BOOK CABINET
- SIDE TABLE
- MARBLE WINDOW SILL
- COMESTIC TABLE
- _____
- _____

MASTER TOILET 主人房洗手間

- WATER HEATER
- LIGHTING
- MIRROR
- VENTILATION FAN
- CABINET
- _____
- _____

BEDROOM (2) 睡房

- AIR CONDITIONER
- BED
- MATTRESS
- WARDROBE
- BOOK CABINET
- WALL PAPER
- SIDE TABLE
- MARBLE WINDOW SILL
- CURTAIN WITH RAIL(S)
- BLIND
- LIGHTING
- _____

BEDROOM (3) 睡房

- AIR CONDITIONER
- BED
- MATTRESS
- WARDROBE
- BOOK CABINET
- WALL PAPER
- SIDE TABLE
- MARBLE WINDOW SILL
- CURTAIN WITH RAIL(S)
- BLIND
- LIGHTING
- _____

- 單 / 雙人床
- 床褥
- 衣櫃
- 冷氣機
- 燈
- 牆紙
- 窗簾連軌
- 百葉簾
- 書枱
- 地櫃
- 雲石窗台
- 梳粧枱

- 熱水爐
- 鏡
- 抽氣扇
- 櫃

- 冷氣機
- 床
- 床褥
- 衣櫃
- 書櫃
- 牆紙
- 地櫃
- 雲石窗台
- 窗簾連軌
- 百葉簾
- 燈

- 冷氣機
- 床
- 床褥
- 衣櫃
- 書櫃
- 牆紙
- 地櫃
- 雲石窗台
- 窗簾連軌
- 百葉簾
- 燈

租約樣板

Example of Rental Agreement

TOTAL P.05

Tenancy Agreement

租 約

The Premises : _____
物業 _____

The Landlord : _____
業主 _____
whose address / registered office is situate at 其通訊地址 / 註冊地址為

Tel 電話 : _____ E-MAIL 電郵 : _____

The Landlord Bank A/C 業主銀行戶口 : _____

The Tenant : _____
租客 _____
whose address / registered office is situate at 其通訊地址 / 註冊地址為

Tel 電話 : _____ E-MAIL 電郵 : _____

Term of Tenancy : From _____ to _____ (both days inclusive)
租期 由 _____ 至 _____ (包括首尾兩天)

Rent : HK\$ _____ per month (inclusive of government rent, rates and management fee)
租金 每月為港幣 _____ (包括地租、差餉及管理費)

Security Deposit : HK\$ _____
保證金 港幣 _____

水、電、煤帳單樣板

Example of Water, Electricity and Gas bill



繳費辦法:
可親身到7-Eleven、OK、
VanGO便利店以現金付款

Payment method:
The bill can be paid in
cash at 7-Eleven、OK、
VanGO convenience stores

沙田交通篇
Transportation in
Sha Tin

沙田鐵路之四通八達 Convenient Transportation



沙田鐵路之四通八達

Convenient Transportation



前往
From

行車時間
Journey Time

大圍站 往 九龍塘站
Tai Wai to Kowloon Tong

6 分鐘
6 Mins Only

沙田站 往 九龍塘站
Sha Tin To Kowloon Tong

8 分鐘
8 Mins Only

鐵路安全可靠
瞬間回浸大!!

東鐵 East Rail Line

馬鞍山鐵路 Ma On Shan Line

位置
Location

大圍站(轉乘站)、沙田站
Tai Wai (interchange station)、
Sha Tin

大圍站(轉乘站)
Tai Wai (interchange
station)

全長
Distance

約40公里
Around 40 km

約11.4公里
Around 11.4 km

車站
Stations

14個鐵路站
14

9個鐵路站
9

起點→終點
Start → End

1) 紅磡站→羅湖站
Hong Hom → Lo Wu
2) 紅磡站→落馬洲站
Hong Hom → Lok Ma Chau

大圍站→烏溪沙站
Tai Wai to Wu Kai Sha

全程行車時間
Journey Time

1) 約43分鐘(往羅湖)
Around 43 mins (To Lo Wu)
2) 約48分鐘(往落馬洲)
Around 48 mins (To Lok Ma
Chau)

約18分鐘
Around 18 mins

優點
Advantage

- 緊貼旺角、尖沙咀精彩都市生活
- Enjoy fascinating city life
- 享受深圳多元化的休閒娛樂活動
- Enjoy different leisure activities in Shenzhen

- 連接沙田、馬鞍山寧靜環境
- Stay with Serene environment

沙田鐵路之四通八達 Convenient Transportation

- 鄰近巴士總站，交通便利
Nearby bus terminal
- 多條巴士及小巴線往來九龍各區

Routes of Bus and Mini bus connect with downtown

巴士路線
Route No.

往九龍塘
To Kowloon Tong

80M、281M、85、85B、170、182、
86C、85A、N170、N182、N281

巴士路線
Route No.

往機場
To Airport

E42、A41、N42、NA40



購物娛樂新城市商圈

Shopping at New Town Plaza



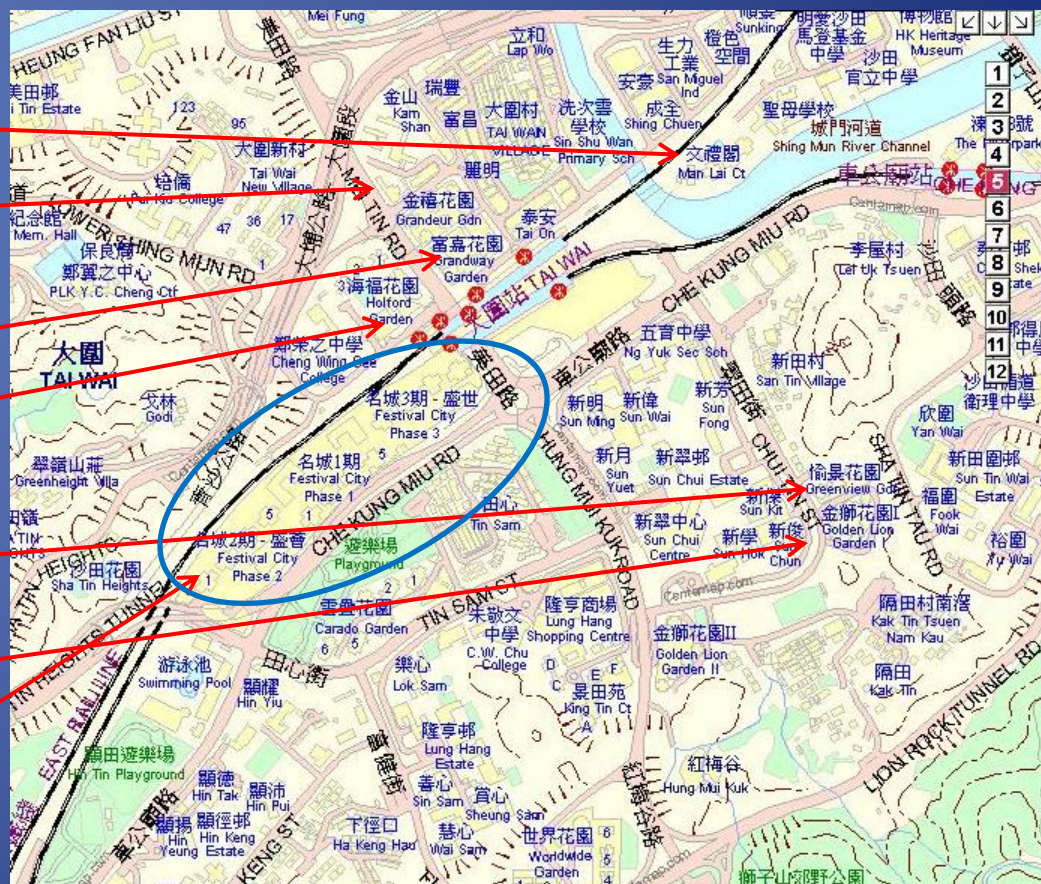
住得舒適之屋苑供應

Sufficient supply

- 大圍站周邊7大住宅屋苑

7 major developments around Tai Wai Station

| 屋苑Name of the Development | 單位總數 Units |
|----------------------------|---------------|
| 1.文禮閣(Man Lai Court) | 640 |
| 2.金禧花園 (Grandeur Garden) | 756 |
| 3.富嘉花園(Grandway Garden) | 864 |
| 4.海福花園(Holfold Garden) | 800 |
| 5.愉景花園(Greenview Garden) | 450 |
| 6.金獅花園(Golden Lion Garden) | 2,768 |
| 7.名城(Festival City) | 4,264 |
| 總數 Total | 10,542 |

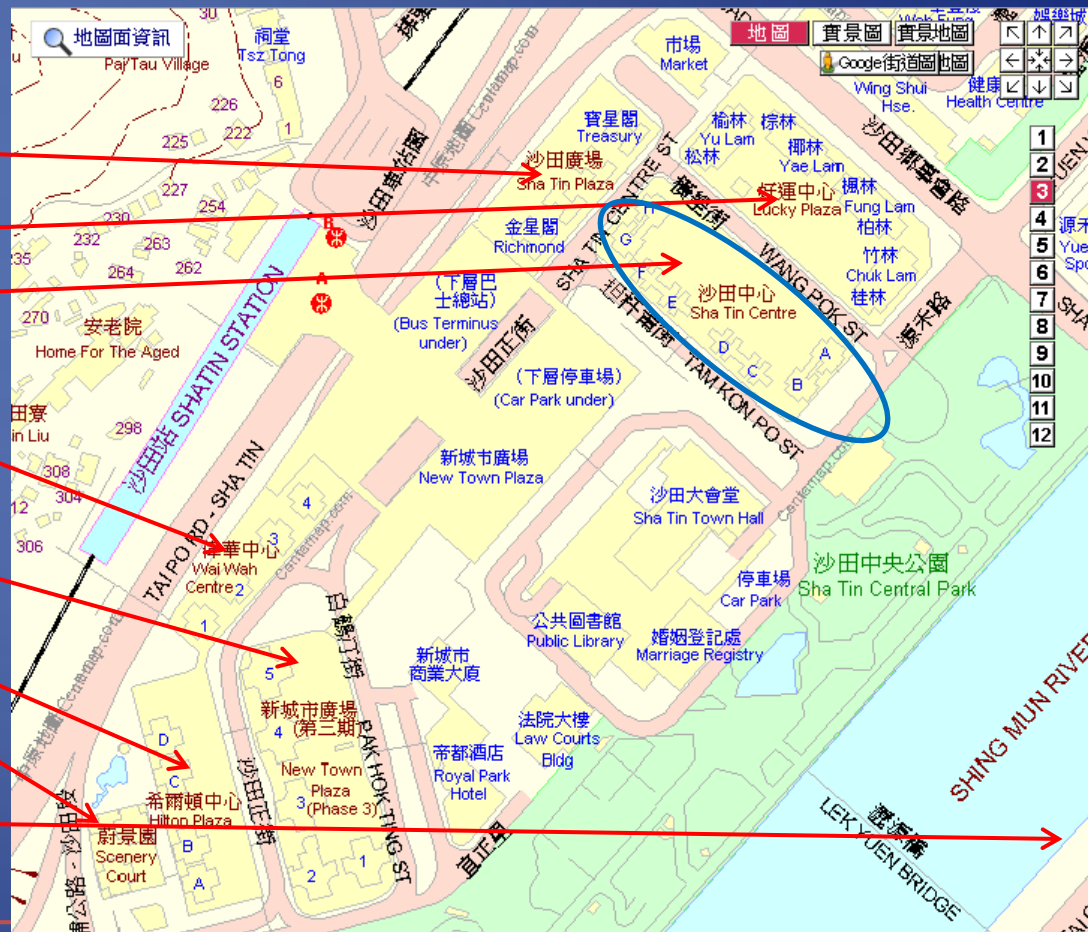


住得舒適之屋苑供應

Sufficient supply

- 新城市廣場商圈鄰近8大住宅屋苑
8 major developments around New Town Plaza

| 屋苑 Name of the Development | 單位總數 Units |
|-------------------------------------|---------------|
| 1. 沙田廣場 Sha Tin Plaza | 430 |
| 2. 好運中心 Lucky Plaza | 1,400 |
| 3. 沙田中心 Sha Tin Centre | 1,480 |
| 4. 偉華中心 Wai Wah Centre | 832 |
| 5. 新城市廣場三期 New Town Plaza (Phase 3) | 792 |
| 6. 希爾頓中心 Hilton Plaza | 928 |
| 7. 蔚景園 Scenery Court | 368 |
| 8. 沙田第一城 City One | 10,642 |
| 總數 Total | 16,872 |



住房特徵篇
Living Characteristics

香港住房的特性

Living Characteristic in Hong Kong

- 由多幢樓宇組成屋苑
Comprise with several numbers of towers
- 屋苑配備基本設施
With club house amenities
- 樓宇之間距離接近
Very close between each towers
- 樓宇層數較高
Most are high-rise building
- 每層單位數目較多
Numerous of units in each level
(一般每層有6 - 8個單位)
Usually 6 to 8 units for each level
- 單位面積較小
Most of unit area is small
- 租金較國內城市為高
Higher rental rate than major mainland cities



重點屋苑推介篇

Recommended

Development

推介大圍站受歡迎屋苑

Recommended Development in Tai Wai Station



| | |
|--|--|
| 項目名稱 Name of the development | 名城 Festival City |
| 項目地址 Address | 新界沙田大圍美田路1號 1 Mei Tin Road, Tai Wai, Sha Tin, New Territories |
| 發展商 Developer | 長江實業(集團)有限公司 Cheung Kong(Holdings) Limited |
| 物業發展期數 Number of Phases | 3期 3 |
| 物業座數(座) Number of Towers | 每期4座，共12座 12 towers in total, 4 towers for each phase |
| 最高樓層(層) Highest Floor | 1期: 43 Phase 1: 43 2期: 44 Phase 2: 44 3期: 49 Phase 3: 49 |
| 單位總數(套) Total Units | 共 4,264 4,264 units (1期: 1,360 ; 2期: 1,368 ; 3期: 1,536) |
| 單位實用面積 (平方呎) Saleable Area (Sq. ft) | 1期: 約656-1,769 (約61-164平方米) Phase 1: Around 656-1,769 2期: 約657- 2,034 (約61-189平方米) Phase2: Around 657- 2,034 3期: 約666 -1,614 (約62-150平方米) Phase3: Around 666 -1,614 |



名城
Festival City

名城地理位置圖

Location of Festival City

日常生日購物區
Shopping Center

港鐵大圍站
Tai Wai Station

巴士總站
Bus Terminal

名城
Festival City



居於名城的吸引力
Advantages of Living in
Festival City

屋苑優勢

Advantages of the Development

- 屋苑總單位達4262伙，租盤長期保持充足

More than 4262 units in total, sufficient supply

- 屋苑單位隔格多元化，3房2廁的單位佔整體單位總數超過三份一，數量達逾千伙，為併房的同學的最佳選擇

With feasibility layout design, 3 bedrooms and 2 bathrooms units account for more than 1000 unit, top priority for shared house

- 屋苑樓齡新，2010年開始入伙，會所超過60萬平方呎合共70項設施，足夠空間供學生課餘作溫習及休息之用

New built and with 600,000 sq ft club house providing 70 amenities for leisure, spacious area for revision

- 大型屋苑管理，保安有信心

With professional management services to ensure safety

名城單位間隔實景參考

Festival City photos for reference



名城單位間隔實景參考

Festival City photos for reference



名城單位間隔實景參考

Festival City photos for reference



推介沙田站受歡迎屋苑



Recommended Development in Sha Tin

| | |
|--|---|
| 項目名稱 Name of the Development | 沙田中心 Sha Tin Center |
| 項目地址 Address | 新界沙田橫壆街2-16號 2-16 Wang Pok Street, Sha Tin , New Territories |
| 發展商 Developer | 恆基地產 Henderson Land Development Company Limited |
| 物業座數(座) Number of Towers | 共8座 8 |
| 最高樓層(層) Highest Floor | 27 27 |
| 單位總數(套) Total Units | 共 1,480 1,480 |
| 單位實用面積 (平方呎) Saleable Area (Sq. ft) | 實用面積:約288-747 (約27-69平方米) Saleable Area: Around 288-747 建築面積:約357-934 (約33-87平方米) Gross Area: Around 357 - 934 |



沙田中心
Sha Tin Center

沙田中心地理位置圖

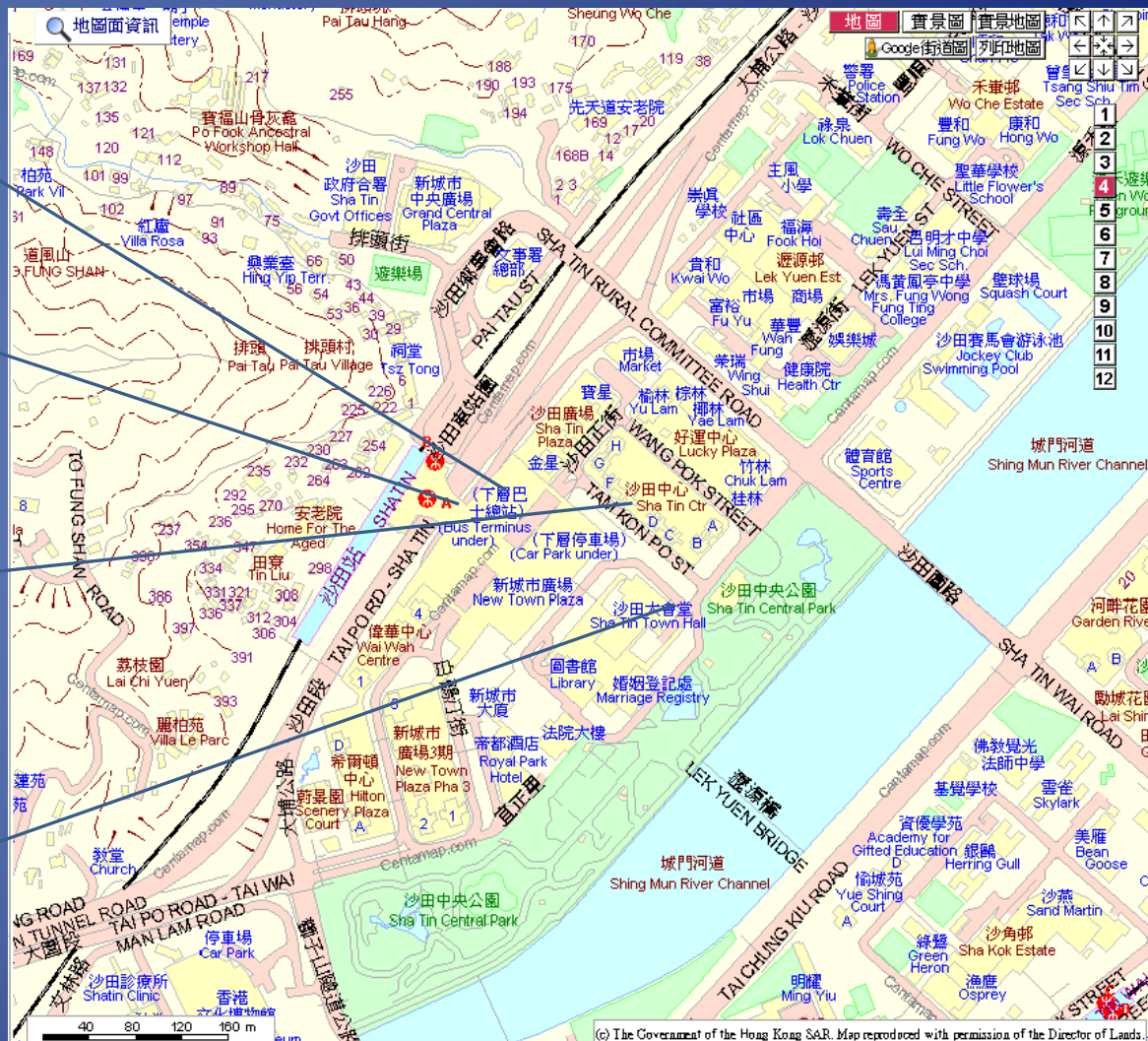
Location of Sha Tin Center

巴士總站
Bus Terminal

港鐵沙田站
Sha Tin Station

沙田中心
Sha Tin Center

日常生日購物區
Shopping Center



沙田中心的吸引力
Advantages of Sha Tin
Center

屋苑優勢

Advantages of the development

- 屋苑總單位達1480伙，租盤充足
- Provide 1480 units, plenty of supply for renting
- 屋苑單位隔格90%是2房1廁的設計，數量達逾千伙，為小型併房同學最佳選擇
- More than 1,000 units are 2 bedrooms and 1 bathroom design, very suitable for 2-3 students to share
- 鄰近新城市廣場，新城市廣場是全港人均日流量最多的商場，加上新城市商場商圈建立了天橋系統，把旁邊7大屋苑、商場及港鐵站連接起來，起居生活十分便捷
- Adjacent to New Town Plaza which is one of the most popular shopping malls in Hong Kong, and extremely convenient with comprehensive footbridge network joining 7 major developments, shopping centers and MTR station together
- 大型屋苑管理，保安有信心
- With Professional Management Services to ensure safety

沙田中心單位間隔實景參考

Sha Tin Center photos for reference



沙田中心單位間隔實景參考

Sha Tin Center photos for reference



沙田、大圍樓盤參考資料



Sha Tin and Tai Wai Property Information

溱崇8號
The Riverpark

偉華中心
Wai Wah Center

沙田廣場
Shatin Plaza

沙田第一城
Sha Tin City One

| | | | | |
|-------------------------|---|---|---|---|
| 項目地址 Address | 大圍車公廟路8號 No 8 Che Kung Miu Road, Tai Wai | 沙田正街11-17號 Nos 11-17 Sha Tin Center Street, Sha Tin | 沙田正街21-27號 Nos 21-27 Sha Tin Center Street, Sha Tin | 沙田銀城路 Ngan Shing Road, Sha Tin |
| 項目樓齡 (年) Year Built | 2013 | 1986 | 1987 | 1987 |
| 屋苑設施 Facilities | 擁有豪華住客會所設施 With luxury residential club house. | 擁有基本設施泳池及平台花園 With basic facilities include swimming pool and podium garden. | 擁有基本設施泳池及平台花園 With basic facilities include swimming pool and podium garden. | 擁有基本設施泳池、網球場及平台花園 With basic facilities include swimming pool, tennis court and podium garden. |
| 基座商場 Shopping Arcade | 有附設 Provide | 有附設 Provide | 有附設 Provide | 有附設 Provide |

圖片
Pic.



現時沙田、大圍放租樓盤



The Latest Rental Property in Sha Tin and Tai Wai

| 屋苑 | 期數 | 座數 | 樓層 | 單位 | 實用面積(呎) | 建築面積(呎) | 實用呎租(\$) | 建築呎租(\$) | 叫價(租) |
|-------|----|----|----|----|---------|---------|----------|----------|----------|
| 沙田中心 | -- | B | 低層 | H | 292 | 356 | 45 | 37 | \$13,000 |
| 沙田中心 | -- | C | 中層 | -- | 347 | 452 | 43 | 33 | \$15,000 |
| 沙田中心 | -- | G | 高層 | G | 297 | 371 | 47 | 38 | \$14,000 |
| 沙田中心 | -- | B | 低層 | C | 310 | 385 | 39 | 31 | \$12,000 |
| 沙田中心 | -- | E | 中層 | E | 357 | 466 | 39 | 30 | \$14,000 |
| 沙田中心 | -- | H | 中層 | F | 297 | 391 | 40 | 31 | \$12,000 |
| 沙田中心 | -- | H | 低層 | G | 310 | 405 | 40 | 30 | \$12,300 |
| 沙田中心 | -- | G | 低層 | E | 288 | 357 | 44 | 36 | \$12,700 |
| 沙田中心 | -- | G | 低層 | G | 310 | 405 | 45 | 35 | \$14,000 |
| 沙田中心 | -- | A | 低層 | D | 378 | 467 | 42 | 34 | \$16,000 |
| 沙田第一城 | 4期 | 38 | 中層 | C | 304 | 410 | 38 | 28 | \$11,500 |
| 沙田第一城 | 1期 | 12 | 高層 | -- | 504 | 594 | 38 | 32 | \$19,000 |
| 沙田第一城 | 4期 | 45 | 高層 | G | 304 | 410 | 44 | 33 | \$13,500 |
| 沙田第一城 | 5期 | 48 | 高層 | E | 284 | 395 | 42 | 30 | \$11,800 |
| 沙田第一城 | 2期 | 22 | 中層 | D | 504 | 622 | 37 | 30 | \$18,800 |

資料來源: 中原地產網上搵樓

現時沙田、大圍放租樓盤



The Latest Rental Property in Sha Tin and Tai Wai

| 屋苑 | 期數 | 座數 | 樓層 | 單位 | 實用面積(呎) | 建築面積(呎) | 實用呎租(\$) | 建築呎租(\$) | 叫價 (租) |
|-------|----|----|----|----|---------|---------|----------|----------|----------|
| 沙田第一城 | 7期 | 36 | 中層 | G | 307 | 389 | 39 | 31 | \$12,000 |
| 沙田第一城 | 4期 | 45 | 中層 | F | 284 | 395 | 40 | 29 | \$11,300 |
| 沙田第一城 | 4期 | 42 | 高層 | F | 284 | 395 | 42 | 30 | \$12,000 |
| 沙田第一城 | 4期 | 39 | 高層 | -- | 304 | 410 | 41 | 30 | \$12,500 |
| 沙田第一城 | 1期 | 10 | 高層 | E | 451 | 544 | 33 | 28 | \$15,000 |
| 名城 | 2期 | 5 | 中層 | SD | 679 | 903 | 34 | 25 | \$23,000 |
| 名城 | 2期 | 1 | 中層 | NC | 785 | 1,030 | 30 | 23 | \$23,800 |
| 名城 | 3期 | 1 | 高層 | ND | 757 | 1,000 | 32 | 24 | \$24,000 |
| 名城 | 3期 | 1 | 高層 | NC | 958 | 1,264 | 31 | 24 | \$30,000 |
| 名城 | 3期 | 3 | 高層 | NB | 787 | 1,031 | 30 | 23 | \$24,000 |
| 名城 | 2期 | 5 | 高層 | NA | 741 | 981 | 31 | 23 | \$23,000 |
| 名城 | 1期 | 5 | 高層 | ND | 741 | 982 | 32 | 24 | \$24,000 |
| 名城 | 3期 | 5 | 中層 | SB | 786 | 1,030 | 31 | 23 | \$24,000 |
| 名城 | 1期 | 5 | 中層 | NC | 1,039 | 1,373 | 29 | 22 | \$30,000 |
| 名城 | 2期 | 2 | 中層 | NB | 958 | 1,273 | 31 | 24 | \$30,000 |

資料來源: 中原地產網上搵樓

-歡迎預約參觀-



答問環節

Q&A

謝謝

Thank you