



香港中文大學  
CUHK

學生事務處  
Office of  
Student Affairs

*University-endorsed*  
**Off-campus  
Accommodation**  
香港中文大學認可校外住宿

*move in with ease!*

**輕鬆入住**

Developed and managed by Henderson Land  
由恒基地產開發及管理



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# 迎林 Parkwood

by HENDERSON LAND

We're excited to introduce Parkwood, a brand-new off-campus housing option tailor-made for CUHK students!

Developed and managed by Henderson Land, one of Hong Kong's most trusted property developers, Parkwood offers a modern, secure, and student-friendly living environment designed to support your academic journey and personal well-being.

我們很高興向您介紹 Parkwood ——為香港中文大學學生打造的全新校外住宿！

由香港知名地產發展商 恒基兆業地產集團 開發及管理，Parkwood 提供現代、安全、以學生為本的居住環境，為您的學術旅程與個人成長提供最佳環境。

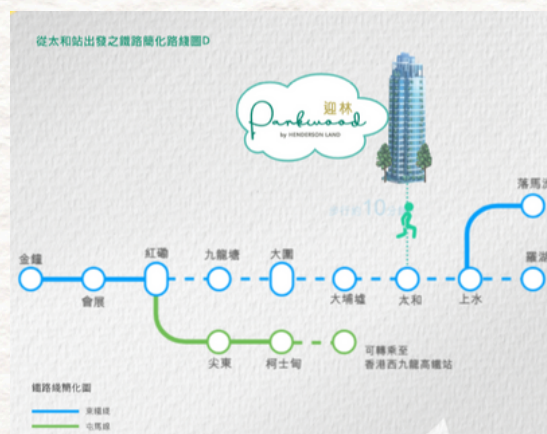
## PRIME LOCATION

### 優越地理

Just a 10-minute walk to Tai Wo MTR Station and 12 minutes to CUHK by train.

步行 10 分鐘即可到達太和港鐵站，

乘車 12 分鐘直達中大



3 Mei Sun Lane, Tai Po  
大埔美新里3號

## AFFORDABLE PRICING

### 價格合理

Competitive rates starting from HK\$5,335 per person per month.

每人每月租金為 港幣 5,335 元起

## BRAND NEW, FULLY FURNISHED

### 全新樓宇及家具

Newly constructed in 2025, rooms at Parkwood include beds, desks, wardrobes, basic appliances, air conditioning, and Wi-Fi, with private open kitchens and bathrooms.

2025年建成，房間配備床鋪、書桌、衣櫃、基本電器、冷氣和 Wi-Fi，均設有獨立廚房和洗手間

## ENHANCED SECURITY

### 安全保障

Managed by the renowned Henderson Land, equipped with 24/7 CCTV, keycard access, and on-site security staff.

由恒基地產管理，全天候閉路電視監控、門禁系統及駐場保安人員

## STUDENT FRIENDLY

### 學生友好

Modern designs with student-oriented amenities such as study rooms and gym.

現代化設計，並設有自修室和健身房



# Roommate Matching Made Easy

## 室友配對優勢

Finding suitable roommates can be a major challenge—especially for non-local students who may be unfamiliar with the city, lack contacts, or face language and cultural barriers.

That's why we offer a roommate matching service to help you connect with fellow CUHK students who share similar lifestyles and backgrounds. No need to search independently or worry about compatibility—our system is designed to make the process smooth and stress-free.

對於非本地學生而言，在香港尋找合適的室友可能面臨諸多挑戰。

因此，我們提供室友配對服務，幫助您與生活方式和背景相似的中大學生建立聯繫。無需自行尋找或擔心是否合適——過程便捷、順暢、無壓力。



01

### CHOOSE ROOM TYPE

#### 選擇房型

Select your choice of double, triple or quadruple room.

選擇雙人房、三人房或四人房

02

### AUTO MATCHING

#### 自動配對

You will be matched with CUHK students who have selected the same room type.\*

自動匹配選擇相同房型的中大學生\*

03

### CONTRACT SIGNING

#### 簽署合約

Sign contract with Henderson Land directly and you're ready to move in!

與恒基直接簽署租賃合約，即可入住！

\*All roommates will be of the same gender to ensure privacy and comfort.

Preference will be given to matches based on the following as far as practicable:

- o Place of origin
- o Programme or faculty
- o Sleeping habits
- o Student type (RPG with RPG, TPG with TPG, UG with UG)

Students could also choose to share room with preferred roommate(s) upon mutual agreement.

\*所有室友將為同性，以確保私隱與舒適。

我們將在可行的範圍內，優先根據以下因素進行配對：

- 原居地
- 所屬課程或學院
- 作息習慣
- 學生類型（研究型研究生配對研究型研究生，授課型研究生配對授課型研究生，本科生配對本科生）

如學生之間達成共識，也可選擇與指定的室友同住



# Room Types and Pricing 房型價格

## *Double* 雙人房

- Studio flat with a bunk bed.
  - Each student enjoys one set of desk and wardrobe
  - Private open kitchen and bathroom
  - Rate: HK\$5,950 per person per month
- 帶雙層床的單間公寓
  - 每位學生配備一套書桌和衣櫃
  - 配有私人開放式廚房和獨立洗手間
  - 租金：每人每月港幣 5,950 元

## *Triple* 三人房

- One-bedroom unit with one bunk bed and one loft bed.
  - Each student enjoys one set of desk and wardrobe
  - Private open kitchen and bathroom
  - Rate: HK\$5,780 per person per month
- 一房單位，配備一張雙層床和一張高架床
  - 每位學生配備一套書桌和衣櫃
  - 配有私人開放式廚房和獨立洗手間
  - 租金：每人每月港幣 5,780 元

## *Quadruple* 四人房

- Two-bedroom unit with two bunk beds
  - Each student enjoys one set of desk and wardrobe
  - Private open kitchen and bathroom
  - Rate: HK\$5,335 per person per month
- 兩房單位，配備兩張雙層床
  - 每位學生配備一套書桌和衣櫃
  - 配有私人開放式廚房和獨立洗手間
  - 租金：每人每月港幣 5,335 元

\* Rates exclude electricity, water and gas.  
Mattress provided, bedding not included.  
Some units come with private balconies.  
Rooms are assigned on a random basis. Requests for floor level, view, orientation and balcony will not be entertained.

\*租金不包含電費、水費和燃料費。  
提供床墊，不包括寢具。  
部分單位配備私人陽台。  
房間將以隨機方式分配，恕不接受關於樓層、景觀、朝向或陽台的特別要求。







# Application Method

## 如何申請



### APPLY ONLINE

#### 網上申請

via the QR code below  
請通過下方二維碼進行申請。

You will receive an offer email if the room type of your choice is available

如果您選擇的房型仍有空位，您將收到錄取電郵。

### PAY TO RESERVE

#### 付款確認

If you wish to express your interest in Parkwood, pay the reservation fee as per the instructions in the offer email to register. The reservation fee will serve as security deposit for successful applicants. The reservation fee paid by unsuccessful applicants will be refunded.

申請者請按照錄取電郵中的指示支付預留費用。成功申請者的預留費用將作為按金使用。未獲分配床位的申請者將獲退還所支付的預留費用。

### RECEIVE ROOMMATE(S) AND ROOM INFO

#### 接收室友及房間信息

You will receive a confirmation email with information of your room and roommate(s) assignment

您將收到確認電郵，內含房間及室友分配信息。

### SIGN CONTRACT AND MOVE IN

#### 簽署合約並入住

Arrive at Parkwood at designated timeslots, sign contract and move in immediately!

請在指定時間抵達 Parkwood，簽署合約並立即入住！

Simple and stress-free application!  
簡易申請流程





# Gallery

圖片庫

conceptual images not intended as a literal depiction of reality.  
概念圖像僅供參考，並非現實的真實呈現。



# Frequently Asked Questions

## 常見問題

### Who is eligible to apply 誰可以申請？

All CUHK students above the age of 18, including full time and part time postgraduate and undergraduate students are welcome to apply.

所有年滿 18 歲的中大學生均可申請，包括全日制及兼讀制的研究生與本科生。

### What are the total costs involved 總共需要支付多少費用？

Successful applicants must pay a one-time deposit of HK\$11,000 to Henderson Land confirm their place. Additionally, a full payment of the annual rent—covering an 11-month and 2-week lease period—is required upon signing the contract. Students will also be responsible for utility charges.

Please note:

- The rent covers WiFi service. Utility charges are not included in the rent and will be billed separately based on usage.
- All rent payments are non-refundable under any circumstances.
- The deposit will be refunded upon completion of the lease, subject to any deductions made by the landlord for damages or outstanding charges.

成功申請者需向恒基地產支付 港幣 11,000 元的一次性按金以確認床位，並在簽署合約時一次性支付 為期 11 個月零 2 周的全年租金。

請注意：

- 租金包含WiFi服務。水電等雜費不包含在租金內，按實際使用另行收取。
- 所有已支付租金在任何情況下均不予退還。
- 按金將在租期結束後退還，但如有房屋損壞或未結清費用，房東有權從按金中扣除相應金額。

### When can I move in 甚麼時候可以入住？

Students who submit their application by 22 July 2025 and complete the deposit payment by 29 July 2025 will be eligible to move in starting 25 August 2025.

只要您在 2025 年 7 月 22 日前提交申請，並在 7 月 29 日前完成按金支付，即可於 2025 年 8 月 25 日開始入住。

### What support does the University provide 大學提供哪些支援？

The University will provide Henderson Land with a list of nominated students to ensure that all roommates are CUHK students. This helps foster a safe and familiar living environment.

中大將向恒基地產提供申請學生名單，確保所有室友均為中大學生，營造安全、熟悉的居住環境。

### Anything important I should be aware of 還有什麼需要注意的事項？

Rental agreements are made directly between students and Henderson Land, meaning students assume the usual responsibilities and risks associated with private lease agreements.

Key points to note:

- The co-tenants of a residential unit will sign a single tenancy agreement.
- One of the students will be listed as the representative to activate the accounts of water supply, electricity and Towngas.
- A student will only receive the access card upon signing of the tenancy agreement.
- The University does not hold any legal or financial responsibility for the lease.
- In case of disputes, the University will assist with investigation and communication, but students are encouraged to consider personal insurance coverage to mitigate financial risks

Henderson Land reserves the right to lease any unoccupied units to external parties if they are not taken up by CUHK students.

租賃協議將由學生與恒基地產直接簽訂，學生需承擔正常租賃合同的法律與財務責任。

重要提示：

- 同一單位的室友將共同簽署一份租賃協議。
- 其中一位同學將作為水、電及煤氣賬戶的代表。
- 學生需在簽署租賃協議後，方可領取門禁卡。
- 大學不承擔任何法律或財務責任。
- 如同學與恒基地產發生糾紛，大學將協助進行調查與溝通，建議同學考慮購買個人保險以降低財務風險。

如有中大學生未入住的單位，恒基地產保留將其出租予外部人士的權利。



Disclaimers:

- The Chinese University of Hong Kong (CUHK) makes no representations or warranties in relation to the quality of Parkwood or its amenities. All units and public spaces are provided by Henderson Land on an “as-is” basis.
- CUHK has no financial interests in the arrangement of accommodation as set out in this pamphlet. It provides advice to Henderson in the management of Parkwood at the request of Henderson under a mutually beneficial arrangement.
- CUHK is only offering free roommate matching service. Acceptance of the matching shall be the decision of Henderson and the students involved.
- CUHK shall take no part in the affairs of the occupants after the occupation begins. Students are expected to handle their affairs independently in a responsible manner. CUHK has no right to interfere in matters pertaining the residential issue in Parkwood.

免責聲明：

- 香港中文大學(中大) 不對 Parkwood 或其設施的質量作出任何保證或陳述。所有單位及公共空間均由恒基地產按“現狀”提供。
- 中大在本宣傳冊所述住宿安排中不涉及任何財務利益。中大僅根據與恒基之間的互惠安排，在恒基的請求下向其提供有關 Parkwood 管理的建議。
- 中大僅提供免費的室友配對服務。是否接受配對由恒基及相關學生自行決定。
- 入住後，中大將不參與住戶的事務。學生應以負責任的態度獨立處理相關事宜。中大無權干涉與 Parkwood 住宿相關的任何事務。

# ENQUIRY



## 查詢



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off-campus-accomm@cuhk.edu.hk



<https://www.parkwood.com.hk>



<https://lces.osa.cuhk.edu.hk/>