



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!

轻松入住

Developed and managed by Henderson Land
由恒基地产开发及管理

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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.

我们很高兴向您介绍 Parkwood ——为香港中文大学学生打造的全新校外住宿！

由香港知名地产发展商 恒基兆业地产集团 开发及管理，Parkwood 提供现代、安全、以学生为本的居住环境，为您的学术旅程与个人成长提供最佳环境。

PRIME LOCATION

优越地理

Just a 10-minute walk to Tai Wo MTR Station and 12 minutes to CUHK by train.
步行 10 分钟即可到达太和港铁站，乘车 12 分钟直达中大



3 Mei Sun Lane, Tai Po
大埔美新里3号

AFFORDABLE PRICING

价格合理

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

每人每月租金为 港币 5,335 元起

BRAND NEW, FULLY FURNISHED

全新楼宇及家具

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，房间配备床铺、书桌、衣柜、基本电器、空调和 Wi-Fi，均设有独立厨房和卫生间

ENHANCED SECURITY

安全保障

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

由恒基地产管理，全天候闭路电视监控、门禁系统及驻场保安人员

STUDENT FRIENDLY

学生友好

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

现代化设计，并设有自习室和健身房

Roommate Matching Made Easy

室友配对优势

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.

对于非本地学生来说，在香港寻找合适的室友可能面临诸多挑战。

因此，我们提供室友配对服务，帮助您与生活方式和背景相似的中大学生建立联系。无需自行寻找或担心是否合适——过程便捷、顺畅、无压力。



01

CHOOSE ROOM TYPE

选择房型

Select your choice of double, triple or quadruple room.
选择双人房、三人房或四人房

02

AUTO MATCHING

自动配对

You will be matched with CUHK students who have selected the same room type.*
自动匹配选择相同房型的中大学生*

03

CONTRACT SIGNING

签署合约

Sign contract with Henderson Land directly and you're ready to move in!
与恒基直接签署租赁合约，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.

*所有室友将为同性，以确保隐私与舒适。

我们将在可行的范围内，优先根据以下因素进行配对：

- 原居地
- 所属课程或学院
- 作息习惯
- 学生类型（研究型研究生配对研究型研究生，授课型研究生配对授课型研究生，本科生配对本科生）

如学生之间达成共识，也可选择与指定的室友同住

Room Types and Pricing 房型价格

SOLD OUT!

Double 双人房

NEW

Single 单人房

- Two-bedroom unit
 - Student enjoys one bedroom with a set of bed, desk and wardrobe
 - Open kitchen and bathroom inside the unit
 - Rate: HK\$10,670 per person per month
- 两房单位
 - 学生可享独立房间，并配备一套床、书桌和衣柜
 - 单位内配有开放式厨房和独立卫生间
 - 租金：每人每月港币10,670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
- 一房单位，配备一张双层床和一张高架床
 - 每位学生配备一套书桌和衣柜
 - 配有私人开放式厨房和独立卫生间
 - 租金：每人每月港币 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
- 两房单位，配备两张双层床
 - 每位学生配备一套书桌和衣柜
 - 配有私人开放式厨房和独立卫生间
 - 租金：每人每月港币 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.

*租金不包含电费、水费和燃料费。
提供床垫，不包括寝具。
部分单位配备私人阳台。
房间将以随机方式分配，恕不接受关于楼层、景观、朝向或阳台的特别要求。





Application Method

如何申请



APPLY ONLINE

网上申请

via the QR code below

请通过下方二维码进行申请。

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

如果您选择的房型仍有空位，您将收到录取电邮。

PAY TO RESERVE

付款确认

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.

申请者请按照录取电邮中的指示支付预留费用。成功申请者的预留费用将作为押金使用。未获分配床位的申请者将获退还所支付的预留费用。

RECEIVE ROOMMATE(S) AND ROOM INFO

接收室友及房间信息

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

您将收到确认电邮，内含房间及室友分配信息。

SIGN CONTRACT AND MOVE IN

签署合约并入住

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

请在指定时间抵达 Parkwood，签署合约并立即入住！

Simple and stress-free application!

简易申请流程



Gallery

图片库

conceptual images not intended as a literal depiction of reality.
概念图像仅供参考，并非现实的真实呈现。

Frequently Asked Questions 常见问题

Who is eligible to apply 谁可以申请？

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

所有年满 18 岁的中大学生均可申请，包括全日制及兼读制的研究生与本科生。

What are the total costs involved 总共需要支付多少费用？

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.

成功申请者需向恒基地产支付 港币 11,000 元的一次性押金以确认床位，并在签署合约时一次性支付 为期 11 个月零 2 周的全年租金。

请注意：

- 租金包含WiFi服务。水电等杂费不包含在租金内，按实际使用另行收取。
- 所有已支付租金在任何情况下均不予退还。
- 押金将在租期结束后退还，但如有房屋损坏或未结清费用，房东有权从押金中扣除相应金额。

When can I move in 什么时候可以入住？

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 日前提交申请，并在 7 月 29 日前完成押金支付，即可于 2025 年 8 月 25 日开始入住。

What support does the University provide 大学提供哪些支援？

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.

中大将向恒基地产提供申请学生名单，确保所有室友均为中大学生，营造安全、熟悉的居住环境。

Anything important I should be aware of 还有什么需要注意的事项？

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.

租赁协议将由学生与恒基地产直接签订，学生需承担正常租赁合同的法律与财务责任。

重要提示：

- 同一單位的室友将共同签署一份租赁协议。
- 其中一位同學将作为水、电及煤气账户的代表。
- 学生需在签署租赁协议后，方可领取门禁卡。
- 大学不承担任何法律或财务责任。
- 如同学与恒基地产发生纠纷，大学将协助进行调查与沟通，建议同学考虑购买个人保险以降低财务风险。

如有中大学生未入住的单位，恒基地产保留将其出租予外部人士的权利。

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.

免责声明：

- 香港中文大学(中大) 不对 Parkwood 或其设施的质量作出任何保证或陈述。所有单位及公共空间均由恒基地产按“现状”提供。
- 中大在本宣传册所述住宿安排中不涉及任何财务利益。中大仅根据与恒基之间的互惠安排，在恒基的请求下向其提供有关 Parkwood 管理的建议。
- 中大仅提供免费的室友配对服务。是否接受配对由恒基及相关学生自行决定。
- 入住后，中大将不参与住户的事务。学生应以负责任的态度独立处理相关事宜。中大无权干涉与 Parkwood 住宿相关的任何事务。

ENQUIRY



查询



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



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