

SHKP combining wetland conservation with PARK YOHO to create rarity in the city Low-density green living coming to Kam Tin North landmark in Yuen Long

Hong Kong, 9 May 2017: Buyers will soon begin taking possession of units in PARK YOHO Venezia and PARK YOHO Sicilia by Sun Hung Kai Properties Limited (SHKP) in northern Kam Tin in Yuen Long. PARK YOHO takes in the natural beauty of Sha Po, including the lush 500,000-square-foot Fairyland wetland park that will be open to residents. The proximity of PARK YOHO to Fairyland will show residents the beauty of the seasons with verdant aquatic and terrestrial plants in spring, dragonflies and butterflies enlivening early summer, autumn scenes of vast swathes of golden reeds and the glide of migratory birds foraging in winter.

Arrangement of residences in harmony with rare wetland

SHKP Senior Project Manager Sunny Cheung said: “SHKP respects the woods and streams and the nature as a whole, so PARK YOHO was planned for low-density green living integrated with the surrounding environment to make the most of the geography in Sha Po. We noticed that a site was barren when we began planning, we commissioned independent ecologists to study the land and they concluded that it was once a wetland drawing dragonflies, butterflies and birds. SHKP believes in Building Homes with Heart so it worked with ecologists to restore the marsh and create ‘Fairyland’ as a demonstration of how to strike a balance between wetland conservation and residential development with careful planning.”

Living alongside over 180 species

SHKP joined hands with ecology specialists to dredge long-blocked water passages to bring seawater and hillside streams back to the sterile land and reintroduce reeds and mangroves so that the wetland gradually came back to life as a rare, semi-natural brackish marsh. Fairyland is currently home to over 180 species including the near-threatened four-spot midguts which named for their apple-green spots, Pallas’s leaf warblers with their beautiful songs, slender great and little egrets marked by their sharp beaks and variegated flutterers that resemble butterflies all coming together in a brilliant treat for observers. SHKP committed ample resources from the outset to ensuring that Fairyland will be self-sustaining with minimal cost of maintenance under regular monitoring by the conservation team.

Guided tours for close-up nature appreciation

There is a *Discover & Re-discover* publication explaining the history and process of restoring the Sha Po marsh and the full vitality of nature in Fairyland, accompanied by exquisite photos of the various species. PARK YOHO owners will receive copies of *Discover & Re-discover* so they can learn about wetlands and the environment surrounding them, and the clubhouse will arrange regular guided tours for residents, relatives and friends so they can see the rare brackish marsh close up and understand the importance of making conservation part of life.

1.2 million square feet of green

The landscaped area and wetland at PARK YOHO cover over 1.2 million square feet and make up more than 60% of the site area, with two large ornamental lakes by the main entrance featuring cascading waterfalls and aquatic plants. The residential towers are close to the greenery. COMO Garden covering more than 40,000 square feet is a notable stretch of the

green area, with plants and seasonal flowers growing at different heights and an extensive lawn unlike other developments where residents can soak up the sun or picnic amid the greenery.

Open views of nature

SHKP pays close attention to detail in its developments and used extensive insulated glass in PARK YOHO. Standard units have balconies spanning nearly the width of the living and dining rooms with full-length sliding glass doors. Over 90% of master bedrooms have corner or convection windows for better ventilation, more sun and open views with a thoughtful design that affords each unit a view overlooking the extensive greenery and water features. None of the units have bay windows to give a greater sense of space, and over 90% have windows in the bathrooms, plus comprehensive amenities. SHKP's inter-departmental handover team checked more than a hundred items in each PARK YOHO unit at least three times before handing over to buyers, who will have the benefit of the developer's three-year maintenance on new residential projects.

Two clubhouses and full facilities

The Club COMO and Club GARDA clubhouses give PARK YOHO a distinctive Italian flair and lifestyle. Club COMO features a 25-metre-long outdoor pool and a 25-metre-long heated indoor pool, plus aqua bikes. Aqua cycling is popular in many countries as buoyancy in water reduces joint stress in users and resistance increases the calories used and impact of training. Separately, the clubhouse food and beverage zone is elegantly furnished and offers a selection of quality dining.


Special green lifestyle

PARK YOHO is near the popular Nam Sang Wai, Tai Sang Wai and Kai Kung Leng hiking and cycling routes, and its clubhouse will cooperate with local shops to offer bike rental service to residents. Additionally, hiking and cycling tours will be organized so residents can enjoy exercise in the countryside.

75,000-square-foot mall serving residents

PARK CIRCLE, the 75,000-square-foot retail area in PARK YOHO, will cater for residents' every need in a space imbued with nature behind full-length windows letting in sunlight and views of the landscaped area to relax shoppers. A supermarket, convenience store and restaurants are already open, and future occupants will include a noted international kindergarten, bakery, snack shop, laundry, salon, personal care and pet product outlets.

Captions:

	<p>i. SHKP integrated PARK YOHO with wetland and demonstrates how to strike a balance between residential development and conservation</p>
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	<p>ii. SHKP worked with ecologists to reintroduce reeds and mangroves to restore the wetland and create a rare, semi-natural brackish marsh</p>
	<p>iii. Striking fields of golden reeds waving in the autumn and winter winds</p>
	<p>iv. The near-threatened four-spot midges have gradually returned to the Fairyland, which is rated as a 'healthy wetland' as a result of collaborative efforts between SHKP and ecologists</p>
	<p>v. Vast lawn in the 40,000-square-foot-plus COMO Garden where residents can picnic or soak up the sun</p>
	<p>vi. Corner or convection windows in over 90% of the master bedrooms offering views of the extensive greenery outside</p>
	<p>vii. Windows in over 90% of the bathrooms, plus comprehensive amenities</p>
	<p>viii. Aqua bikes in Club COMO for residents to join the popular overseas training trend with buoyancy in water reducing joint stress and resistance boosting calories used</p>

¹ This photograph was taken at PARK YOHO on 17 December 2015. It has been edited and processed with computerized imaging technique and is for reference only.

² This photograph was taken at PARK YOHO on 13 August 2016. It has been edited and processed with computerized imaging technique and is for reference only.

³ This photograph was taken at PARK YOHO on 15 December 2016. It has been edited and processed with computerized imaging technique and is for reference only.

⁴ This photograph was taken at PARK YOHO on 13 May 2015. It has been edited and processed with computerized imaging technique and is for reference only.

⁵ This photograph was taken at PARK YOHO on 26 April 2017. It has been edited and processed with computerized imaging technique and is for reference only.

⁶ This photograph was taken at PARK YOHO on 2 May 2017. It has been edited and processed with computerized imaging technique and is for reference only.

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District: Kam Tin North

Name of Street and Street Number of the Phase: 18 Castle Peak Rd Tam Mi

Website addresses designated by the Vendor for the Phases: Phase 1A www.parkvista.com.hk/1a; Phase 1B www.parkyocho.com/venezia; Phase 1C www.parkyocho.com/sicilia

“PARK YOHO” is a marketing name of “Park Vista Development” only and will not appear in any deed of mutual covenant, preliminary agreement for sale and purchase agreement for sale and purchase, assignment and title deeds relating to the Phase(s).

^ The design and area of PARK CIRCLE are subject to the final building plans approved by the Government. The vendor reserves the right to modify and change the shops and facilities and their partition, materials, design, layout, use, specification and features, etc. without prior notice. Shops may not open for business upon the occupation of the Phase(s) of the Development. The shop mix may be subject to change when PARK CIRCLE opens for business.

@ Club COMO is located in Phases 1A and 1B and Club GARDA is located within subsequent phases. All owners of residential units in the development, residents and their guests will have access to Club COMO and Club GARDA and their recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay a fee. The clubhouses, recreational facilities, communal garden and play area may not be operational when owners of the residential properties take possession. Club GARDA will open for use upon occupation of the residential properties in subsequent phases, subject to approval by the Government authorities. Fairyland is part of the common areas of the development. Bike rental service, hiking and cycling tours will be provided by the manager or third parties, who may amend, modify, add or reduce the terms and conditions of the relevant services without prior notice, subject however to the terms of the deed of mutual covenant, service agreements or other relevant legal documents. No undertaking or warranty is provided by the vendor in respect of the services provided by the manager or third parties. Club COMO, Club GARDA and Fairyland are marketing names in publicity materials only and will not appear in any preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or title deeds relating to the residential properties.

* Lush greenery refers to the green spaces within Park Vista Development which has a total area of approximately 1.22 million square feet, including communal gardens, play areas, wetland, ponds, landscape areas, etc. The green spaces would be available for use in line with the moving-in time of the various phases.

+ The three-year maintenance offer is subject to other terms and conditions.

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: Bright Strong Limited | Holding companies of the Vendor: Fourseas Investments Limited, Sun Hung Kai Properties Limited | Authorized person for the Phase: Dr. Lu Yuen Cheung Ronald The firm or corporation of which the authorized person for the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited | Building contractor for the Phase: Chun Fai Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown JSM; Winston Chu & Company; Woo Kwan Lee & Lo; Wong & Poon | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited | Estimated material date for the Phase(s) to the best of the Vendor's knowledge: (Phases 1B and 1C) 30 April 2017 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase(s) 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 brochures for any information on the Phase. This advertisement is published by or with the consent of the Vendor.

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