

Waterfront residential and commercial development Ocean Wings ready for handover

Exquisite materials and facilities complement sophisticated lifestyle

Sun Hung Kai Properties Limited (SHKP) has recently completed its waterfront residential and commercial development “Ocean Wings” (“the Development”) in Tseung Kwan O South and owners are now taking possession of their units. As the final project of The Wings series[^] in Tseung Kwan O, the Development not only shares the same compelling chic style but also features materials and a clubhouse of even higher quality. Further, the increasingly comprehensive development in Tsueng Kwan O South provides residents with urban transport convenience and a wide range of community facilities[@] including MTR station, shopping malls, hotels, a waterfront promenade and an international school, making Ocean Wings the dream home in the district.

Meticulous planning of units’ views and provision of 3-year warranty

Ocean Wings Project Director Timothy Mak said: “The Development is the latest project of SHKP’s The Wings series[^] and is built along the seafront commanding magnificent sea views of Island East[%] while units facing the estate garden will come with pleasing views of a waterfall and pool[%]. The disposition of Ocean Wings was carefully planned with some of the residential towers deliberately set in the rear of the site to increase their distance from adjacent buildings. This allows the units to take in more views with abundant natural lights. SHKP has strong confidence in the quality of its premises. As such, Ocean Wings purchasers will enjoy a three-year warranty^{*)} with SHKP. Even if purchasers discover maintenance issues after handover, SHKP will try our best to follow up on the issues. Furthermore, Tseung Kwan O South is moving forward to become a fully developed community. The Cross Bay Link[&], which will connect Tsueng Kwan O to Kowloon East[&], is in the planning stage. A parcel of land in front of Ocean Wings has also been planned for the future development of a public open space[§], comprising an open square, a community garden and children playground, etc., providing Ocean Wings residents with a more relaxing lifestyle.”

Exquisite materials plus graceful and practical design with corner glass curtain walls

Ocean Wings is a rare waterfront residential development with striking sea views[%]. To utilize such advantage, the property adopts a glass curtain wall design to maximize views and

allow more natural light to enter. For example, in a **four-bedroom unit in the middle-floor zone of Tower 2** with full sea views, the living room and balcony are separated by a folding sliding door that features the Eclipse Architectural system from Canada. It can be folded and pushed to the side for residents to encounter breathtaking, sweeping sea views. This also enables more natural light to enter the living room along with improved ventilation. The master bedroom and living room are designed in a linear array with the same orientation, and the master bedroom is framed by corner glass curtain walls to further extend the enchanting views.

Representing a new epitome of The Wings series[^], the quality of materials chosen for Ocean Wings is even higher than other projects of the series. The master en-suite bathroom comes with a bathtub, shower cubicle, washbasin and toilet, with a ceiling-mounted thermostat to enhance ventilation. The kitchen features Poggenpohl cabinets with soft-close hinges for enhanced safety. The black surface colour of the cabinets conveys a sense of quiet elegance, contrasting with the pronounced grey-red marble wall to create a unique overall style. Other Miele and Siemens' kitchen appliances including gas and induction cooking hob, microwave oven, oven, cooker hood, refrigerator, washer and dryer, and Cristal wine cabinet, are equally notable in this all-inclusive kitchen.

Innovative clubhouse facilities^{##} for physical and leisure activities

The Ocean Wings clubhouse, called club AGATE[#], covers more than 60,000 square feet, including a garden area. An exceptional array of modern facilities is on offer, including a 20-metre long indoor heated swimming pool, and a 40-metre long outdoor swimming pool which is set against the backdrop of a cascading waterfall to create a truly relaxing vibe. Residents can also spend good times with family and friends at the five barbecue corners, the largest of which can accommodate 18 people. Surrounded by vertical green walls to increase privacy, each BBQ corner comes with a television for added entertainment. Club AGATE[#] also features the only boxing ring in the area as well as a children's playroom with interactive electronic games. Other facilities include a bowling room, gymnasium (with virtual-reality bike trainers), snooker room, dart room, multi-purpose activity room (which can be used for table-tennis or yoga), music room, reading room, restaurant, banquet room and an outdoor children play. A line-up of activities such as kick-boxing classes, bowling classes for beginners and yoga classes will be organized to bring more pleasure to residents. An area at the clubhouse is also designed as co-working space, equipped with wifi services and sufficient USB sockets for the convenience of residents who want to work or brainstorm new

ideas.

Attentive concierge services⁺ promise pampered living

SHKP's Kai Shing Management Services Limited will provide one-stop services to fulfil the diverse needs of all residents. Four concierge centres will take care of the more than 600 residential units, so each centre will serve an average of only about 150 units. More than 50 types of services on different aspects of daily life will be available, such as bill payment, wake-up call, parcel pickup, house cleaning, elderly care and IT support. To serve residents' needs due to the Development's location on the waterfront, the concierge centres will also supply fishing tackle as well as yacht-renting service⁺ Ocean Wings will adopt the smart security system which is used throughout The Wings series[^]. This system leverages Care Vision technology, allowing the security staff to identify residents. Access to each floor is restricted to people who can prove their identity by touching their resident cards to the reader of respective elevators, akin to the security measure used in major hotels. The mobile app of Ocean Wings will include a pioneering Chatbot function so residents can enquire about estate information anytime, anywhere. Visitors will be identified by a QR code as a way to further increase the overall level of security.

Photo Captions

1.		<p>As the final project of The Wings series[^] in Tseung Kwan O, the Development not only shares the same compelling chic style but also features materials and a clubhouse of even higher quality.</p>
2.		<p>Units facing the estate garden will come with pleasing views of a waterfall and pool[%].</p>

3.	 <p style="text-align: right;">d</p>	<p>A four-bedroom unit in the middle-floor zone of Tower Two: The unit commands magnificent sea views of Island East. With a folding sliding door that features the Eclipse Architectural system from Canada, it encounters breathtaking and sweeping sea views for residents.</p>
4.	 <p style="text-align: right;">b</p>	<p>The master bedroom is framed by corner glass curtain walls to further extend the enchanting views.</p>
5.	 <p style="text-align: right;">b</p>	<p>The master en-suite bathroom comes with a bathtub, shower cubicle, washbasin and toilet, with a ceiling-mounted thermostat to enhance ventilation.</p>
6.	 <p style="text-align: right;">b</p>	<p>The kitchen features Poggenpohl cabinets. The black surface colour of the cabinets conveys a sense of quiet elegance, contrasting with the pronounced grey-red marble wall to create a unique overall style.</p>
7.	 <p style="text-align: right;">c</p>	<p>Special unit in upper-floor zone of Tower 2: An extra-large balcony for residents to embrace sweeping sea views. Upon the completion of the Cross Bay Link in Tseung Kwan O, the sea views will become even more stunning.</p>

8.		e	<p>A special unit with roof comes with a jacuzzi to create resort-like atmosphere.</p>
9.		a	<p>A 40-metre long outdoor swimming pool which is set against the backdrop of a cascading waterfall to create a truly relaxing vibe.</p>
10.		a	<p>A 20-metre long indoor heated pool for all seasons.</p>
11.		a	<p>Children's playroom provides interactive digital games to bring immense pleasure.</p>
12.		a	<p>The clubhouse also features the only boxing ring in the area where kick-boxing classes will be organized.</p>

13.		f	Bowling room and darts room offer exceptional enjoyment.
14.		g	
15.		f	The gymnasium provides virtual-reality bike trainers to give a blend of physical and visual excitement.
16.		e	Residents can also spend good times at the five barbecue corners that surrounded by vertical green walls to increase privacy, each BBQ corner comes with a television for added entertainment.

– End –

District: Tseung Kwan O Name of the street and the street number of the development: 28 Tong Chun Street* The website address designated by the vendor for the development: www.oceanwings.com.hk Name of the development: Ocean Wings (“the Development”)

[^] The Wings series refers to the development(s) known respectively as The Wings, The Wings II, The Wings IIIA, The Wings IIIB and Ocean Wings. The Wings, The Wings II, The Wings IIIA, The Wings IIIB and Ocean Wings are five independent developments, each of which is governed by a separate set of land grant documents. The owners of the residential units of Ocean Wings are not entitled to use the common areas and facilities (including but not limited to the recreational areas and facilities) forming part of The Wings, The Wings II, The Wings IIIA or The Wings IIIB.

Promotional names appearing in promotional materials will not appear in the Preliminary Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase, Assignment, or any other title deeds and documents of the residential property.

[@] There will be other completed and/or uncompleted buildings and facilities around the Development, and the area of the Development, its surrounding area and facilities may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied regarding the area of the Development, its surrounding environment and facilities. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

[%] It is only a brief description of the view of the Development. It does not represent all units can enjoy the said view. The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units of the Development. The buildings, facilities and environment around the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied regarding the view and surrounding environment of the Development.

*Details of which shall be subject to the terms and conditions.

[&] Source: Website of Civil Engineering and Development Department retrieved from URL (<http://www.cbltko.hk/tc/Index.php>) on 23 January 2018. Details of the proposed Cross Bay Link referred to above (including but not limited to its implementation, location, design, alignment, construction time, completion and opening date, etc.) may be changed from time to time and are subject to the final decision of the Government. The Cross Bay Link is not completed upon handover of the Development and it may be different from the description in this advertisement/ promotional material upon completion. This advertisement/ promotional material is intended for reference only and does not constitute any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the aforesaid.

[§] Source: Website of District Council retrieved from URL (http://www.districtcouncils.gov.hk/sk/doc/2016_2019/en/committee_meetings_doc/dfmc/12352/SK_DFMC_2017_091_EN.pdf) on 23 January 2018. The proposed public open space referred to above is not completed upon handover of the Development and the details of which (including but not limited to its location, design, construction and completion time, etc.) may be changed from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the aforesaid.

Opening hours and operation of the clubhouse and recreational facilities are subject to the relevant laws, land grant, deed of mutual covenant, terms of use of the clubhouse and the actual site conditions. The clubhouse and recreational facilities may not be immediately available for use upon handover of the residential properties of the Development. Use or operation of certain facilities shall also be subject to issuance of the relevant consents or licenses from the relevant Government departments and payment of additional fees.

+Services provided by the concierge centres shall be subject to the terms and conditions of Kai Shing Management Services Limited as amended from time to time, and may be subject to payment of additional fees.

^a This photograph was taken at Ocean Wings on 15 January 2018. It has been edited and processed with computerized imaging technique and is for reference only. There will be other completed and/or uncompleted buildings and facilities around the Development, and the area of the Development, its surrounding area and facilities may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied regarding the area of the Development, its surrounding environment and facilities. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

^bThis photograph was taken in Ocean Wings on 15 January 2018. It has been edited and processed with computerized imaging technique and is for reference only.

^cThis photograph was taken in Ocean Wings on 15 January 2018. It has been edited and processed with computerized imaging technique and is for reference only.

^dThis photograph was taken in Ocean Wings on 23 January 2018. It has been edited and processed with computerized imaging technique and is for reference only.

^e This photograph was taken in Ocean Wings on 23 January 2018. It has been edited and processed with computerized imaging technique and is for reference only.

^f This photograph was taken at Ocean Wings on 23 January 2018. It has been edited and processed with computerized imaging technique and is for reference only. There will be other completed and/or uncompleted buildings and facilities around the Development, and the area of the Development, its surrounding area and facilities may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied regarding the area of the Development, its surrounding environment and facilities. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

^g This photograph was taken at Ocean Wings on 30 January 2018. It has been edited and processed with computerized imaging technique and is for reference only. There will be other completed and/or uncompleted buildings and facilities around the Development, and the area of the Development, its surrounding area and facilities may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied regarding the area of the Development, its surrounding environment and facilities. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Hinwood Investment Limited

Holding companies of the vendor: Sun Hung Kai Properties Limited, Total Corporate Holdings Limited and Hanafin Holdings Limited

Authorized person of the Development: Lee Ming Yen Jennifer

The firm or corporation of which the authorized person of the Development is a proprietor, director or employee in his or her professional capacity: P&T Architects and Engineers Limited

Building contractor for the Development: Yee Fai Construction Company Limited

The firm of solicitors acting for the vendor in relation to the sale of residential properties of the Development: Woo Kwan Lee & Lo, Mayer Brown JSM and Sit, Fung, Kwong & Shum

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 (the relevant undertaking has been cancelled)

Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited

Prospective purchasers are advised to refer to the sales brochure for any information on the Development. This advertisement is published by the vendor or by another person with the consent of the vendor

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 onsite visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Date of Printing: 6th February 2018