

# The completed Phase 1 of St Martin, Pak Shek Kok, offers a chic, smart setting

## 白石角云汇第一期落成交楼 尽享品味智慧生活

Phase 1 of the St Martin Development in Pak Shek Kok, Tai Po, has been completed, with owners taking possession of their new homes. Situated near the Tolo Harbour waterfront, the Development provides natural sea and mountain views<sup>1</sup>. Along with its full clubhouse facilities and vast landscaped gardens, St Martin offers a chic, smart neighbourhood.



Outdoor swimming pool<sup>5</sup>  
室外游泳池<sup>5</sup>





24-hour gymnasium<sup>6</sup>  
24小时健身室<sup>6</sup>

12

### Stunning scenery

Spectacularly situated near the Pak Shek Kok Promenade, St Martin faces the beautiful Tolo Harbour<sup>1</sup> and overlooks the emerald range of Pat Sin Leng on one side and out as far as Ma On Shan on the other side<sup>1</sup>, all set against the backdrop of the Kau To Shan hills<sup>1</sup>. The overall layout of the buildings forms a U-shape, with the direction of each tower brilliantly designed to provide wide views.

### Comprehensive recreational facilities

St Martin's residents' clubhouse<sup>2</sup> and outdoor landscaped gardens, covering more than 140,000 square feet, provide ample space for a wide range of activities. The comprehensive facilities include a director's house, an outdoor swimming pool, an indoor swimming pool and jacuzzi, a 24-hour gymnasium, an indoor sports field, spa rooms, banquet rooms, an outdoor barbeque area, and more. There is also a co-sharing concept, made up of co-sharing spaces and game rooms, serving as an exchange platform for residents to fully enjoy a co-sharing lifestyle.

### Chic, smart living

To help provide the ultimate smart living convenience, St Martin has designed an Intelligent Living App<sup>3</sup>, which is a dedicated mobile app that provides residents with access to the lift lobby, lifts and the clubhouse. Visitors can be given QR codes to ensure

enhanced security. Its Chatbot smart assistant feature provides 24-hour enquiry on property management.

Booking of clubhouse facilities and other services<sup>4</sup>, including bike-sharing, food ordering and deliveries, and dry cleaning services can be done through the app. Owners can even lease their residential units and parking spaces through a one-stop leasing management function on the app<sup>3</sup>.

St Martin has a complete e-payment transaction service. Residents can make e-payments for clubhouse venue booking, catering, property management fees and other home convenience services via the app<sup>3</sup>, enjoying a smart lifestyle through the use of technology.

集团位于大埔白石角的云汇发展项目第一期日前落成，业主现正陆续收楼。发展项目坐落吐露港临海地段，尽享大自然山海景观<sup>1</sup>，配合会所完善的设施及广阔的园林休憩空间，为住客提供一个品味智慧社区。

### 景观优美

云汇傲据临近白石角海滨长廊的沿海地利，前临吐露港美景<sup>1</sup>，远眺八仙岭等翠绿山峦至对岸马鞍山<sup>1</sup>，后拥九肚群山景致<sup>1</sup>。发展项目以U形排列，每座座向悉心布局，令视野更开阔。

### 多元化休闲设施

云汇的私人住客会所<sup>2</sup>连户外绿化园林总面积逾140,000平方呎，活动空间宽敞。配套设施多元化，设有董事屋、室外游泳池、室内游泳池连按摩池、24小时健身室、室内运动场、水疗按摩室、宴会厅及户外烧烤区等。会所引入共享元素，更设有共享空间及游戏室，为住户提供交流平台，全方位享受共享生活。

### 品味智慧生活

云汇设有专属手机应用程序Intelligent Living App<sup>3</sup>，全面推行智能生活。住户凭应用程序即可进出住宅大堂、使用升降机及进出会所。访客可凭专属QR code进入，提升屋苑安全。应用程序引入Chatbot智能助手，24小时为住户解答有关屋苑管理的问题。

住户可通过应用程序预订会所设施及其他服务<sup>4</sup>，包括租用共享单车、订购点餐及送餐以及衣物乾洗服务等。业主甚至可以使用应用程序<sup>3</sup>内的一站式租赁管理服务，出租住宅单位及车位。

云汇实行全方位电子化交易服务，无论是会所场地租赁、餐饮服务、缴交管理费或其他家居服务，住户均可在应用程序<sup>3</sup>内以电子方式付款，以科技成就智慧生活。





#### Notes

1. The view is affected by the unit's floor level, orientation and surrounding buildings and environment, and is not applicable to all units. The surrounding buildings and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, regarding the view and surrounding environment.
2. All owners of residential properties in the Development, residents and their guests will have access to the residents' clubhouse and recreational facilities, but subject to the terms in the deed of mutual covenant, terms and requirements of relevant Government licenses and regulations, or additional payment. The clubhouse and recreational facilities may not be available for use at the time of handover of the residential properties, subject to the approval by the relevant Government departments.
3. "Intelligent Living App" is an intelligent mobile phone App which is still under the development stage. Its functions and service coverage may be revised, inserted, deleted or adjusted from time to time without the need to give prior notice to purchasers. The Intelligent Living App may not be available for immediate use at the time of handover of the residential properties in the Phase. The above information do not constitute or shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor regarding the use, operation and/or provision of any relevant facilities and/or service.
4. Property management service and other above-mentioned service will be provided by the manager of the Phase or other contract engaged third-party companies. The manager or contract engaged third-party companies may determine the fees, terms of use, operation hours and service period of its property management service or the above-mentioned service, subject to the terms in the Deed of Mutual Covenant, service agreement or other relevant legal documents. Catering service will be subject to the issuance of relevant licenses.
5. This photo was taken at the Development on 26 February 2020. It has been edited and processed with computerized imaging technique and is for reference only.
6. This photo was taken at the Development on 2 March 2020. It has been edited and processed with computerized imaging technique and is for reference only.

#### 备注

1. 所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
2. 所有发展项目内的住宅物业的业主、住客及其宾客均可使用住客会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施于住宅物业入伙时将未必可以启用，以相关政府部门批准为准。
3. "Intelligent Living App" 为流动智能电话的应用程序，仍处于开发阶段，其功能及覆盖的服务可能不时作出修改、增加、删减或调整，而毋须事先通知买方。"Intelligent Living App" 应用程序于期数入伙时可能未必能即时启用。以上资料并不构成或不应被视为卖方对任何有关设施及/或服务的使用、操作及/或提供之要约、陈述、承诺或保证（不论明示或隐含）。
4. 管理服务及其他上述服务将由期数的管理人或其他合约聘用的第三者公司所提供。管理人或合约聘用的第三者公司可自行决定就其管理服务或其他上述服务之收费、使用条款、营运时间及服务期限，惟须受公契、服务合约或其他相关法律文件所订立的条款规限。餐饮服务须待取得有关牌照后方可提供。
5. 以上图片于2020年2月26日拍摄于发展项目，并经电脑修饰处理，仅供参考。
6. 以上图片于2020年3月2日拍摄于发展项目，并经电脑修饰处理，仅供参考。

Name of the Phase of the Development: Phase 1 ("the Phase") of St Martin Development ("the Development") (Tower 1 to Tower 7 (Tower 4 is omitted) of the residential development in the Phase are called "St Martin")

District: Pak Shek Kok (East)

Name of Street and Street Number of the Phase: 12 Fo Chun Road

The website address designated by the Vendor for the Phase: [www.stmartin.com.hk/p1](http://www.stmartin.com.hk/p1)

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: Superwick Limited

Holding companies of the Vendor: Value Day Holdings Limited, Total Corporate Holdings Limited, Sun Hung Kai Properties Limited

Authorized person of the Phase: Lu Yuen Cheung Ronald

Firm or corporation of which the authorized person of the Phase is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited

Building contractor of the Phase: Sanfield Engineering Construction Limited

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

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 (Note: The relevant undertaking has been cancelled.)

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

Prospective purchaser is advised to refer to the sales brochure for any information on the Phase.

This advertisement is published by the Vendor or by another person with the consent of the Vendor.

Date of Printing: 27 March 2020

发展项目期数名称：云汇发展项目（“发展项目”）的第一期（“期数”）（期数中住宅发展项目的第1座至第7座（不设第4座）称为“云汇”）

区域：白石角（东部）

期数的街道名称及门牌号数：科进路12号

卖方就期数指定的互联网网站的网址：

[www.stmartin.com.hk/p1](http://www.stmartin.com.hk/p1)

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方：瑞域有限公司

卖方控股公司：Value Day Holdings Limited、Total Corporate Holdings Limited、新鸿基地产发展有限公司

期数的认可人士：吕元祥

期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团：吕元祥建筑师事务所（香港）有限公司

期数的承建商：新辉城建工程有限公司

就期数中的住宅物业的出售而代表拥有人行事的律师事务所：孖士打律师行、薛冯邱岑律师行、胡关李罗律师行

已为期数的建造提供贷款或已承诺为该建造提供融资的认可机构：香港上海汇丰银行有限公司（备注：有关承诺已经取消。）

已为期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

卖方建议准买方参阅有关售楼说明书，以了解期数的资料。

本广告由卖方发布或在卖方的同意下由另一人发布。

印制日期：2020年3月27日