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The sky clubhouse³ at the Development (computer rendering photo)⁶
发展项目的空中会所³ (电脑模拟效果图)⁶

Wetland Seasons Park in Tin Shui Wai features a stylish, smart lifestyle

天水围Wetland Seasons Park缔造品味智慧生活

The Group is developing the Wetland Lot No.34 Development ("the Development"), which is a low-density residential project with retail shops in Tin Shui Wai. In close proximity to Wetland Park, the Development is blessed with green, natural wetland views¹, while overlooking Shenzhen Bay and Nanshan¹. The living environment provide a high level of privacy, supported by comprehensive facilities². Phase 1 Wetland Seasons Park has seen strong sales since its debut in early January this year.

The Development has a stepped building layout, coupled with a well-planned orientation and low-density complex, offering scenic, seasonal views of Wetland Park¹. The three-phase development will provide a total of 1,727 residential units. Phase 1 will have 710 residential units, comprising eight blocks of 10-storey low-density residential towers, four blocks of five-storey villas and 10 houses. The units will be available in various practical layouts. Typical floor units range from one-bedroom to three-bedroom with one en-suite,

a storeroom and a utility room. Special units and houses will also be available to suit the needs of different buyers.

The one and only sky clubhouse in Tin Shui Wai

The private residents' clubhouse³ and outdoor communal gardens in the Development will span more than 210,000 square feet, with comprehensive indoor and outdoor facilities. The residents' clubhouse will feature the one and only sky clubhouse³ in the district,

offering scenic views of Wetland Park and the movements of migratory birds¹. The sky clubhouse will introduce a smart community concept, with indoor and outdoor co-sharing spaces available for gatherings of family and friends, as well as small meetings.

The residents' clubhouse³ will have an approximately 25-metre-long indoor heated swimming pool, an approximately 50-metre-long outdoor swimming pool, a Jacuzzi, sauna rooms and steam rooms. The 24-hour



gym will be filled with comprehensive fitness equipment and a weight-training zone. Along the boundary of the Wetland Park will be outdoor yoga platforms. The clubhouse will also have various co-sharing spaces, including a game room, a piano room, a children's outdoor playground, themed banquet rooms and an outdoor BBQ area.

Smart community living

Introducing the Smart Community Living concept, the Development will offer a unique mobile Smart Community App⁴ to its residents. The management office will also provide cardless, cashless and wireless service, as well as an innovative smart robot delivery service, for a hassle-free lifestyle. The mobile app will support the traditional building intercom function. Residents can also access the estate with their mobile phones and send visitor QR codes through the mobile app to replace the complicated visitor registration system. The Development will also provide comprehensive e-transactions, covering clubhouse facilities, catering, payment of management fees and other services⁵ for the convenience of residents.

集团现正在天水围发展低密度住宅连商场项目Wetland Lot No.34 Development发展项目（“发展项目”）。发展项目贴近湿地公园，拥绿意盎然的自然湿地景观¹，还可远眺深圳湾及南山¹；同时享有私密性高的居住环境及完善社区配套²。第一期Wetland Seasons Park于今年一月初开售，市场反应热烈。

发展项目采用阶梯式的布局，座向悉心设计，配以低密度建筑群，尽享湿地公园四季景致¹。整个发展项目分三期发展，共提供1,727个住宅单位。第一期由八座10层高的低密度住宅大楼、四幢五层高的别墅及10座洋房组成，合共提供710个住宅单位。户型布局实用兼多样化，标准分层单位的户型涵盖一房至三房一套连储物房及工作间，另设特色单位及洋房，贴心照顾不同买家需要。

天水围唯一空中会所

发展项目的私人住客会所³连户外园林总面积逾210,000平方呎，具备完善室内外设施。住客会所设有区内唯一的空中会所³，可俯瞰湿地公园景致及季候鸟的动态景观¹。空中会所融入智慧社区概念，室内外的共享空间让住户可与亲友畅谈之余，还可举办小型会议。

住客会所³设有约25米长室内恒温游泳池、约50米长室外游泳池、按摩池、桑拿室及蒸汽室。24小时健身室设有完善的健身器材和重量训练区，沿著湿地公园外围则设有户外瑜伽平台。会所也有各类型共享空间，包括游戏室、钢琴室、儿童专属户外游乐场、不同主题的宴会厅及户外烧烤区。

智慧社区生活

发展项目引入智能社区生活概念，为住户设计独有的手机应用程序“Smart Community App”⁴，并推行无卡化、无现金化、无线化及创新的智能机械人送货服务，让住户轻松处理生活繁琐细节。手机应用程序支持大厦传统对讲机功能；住户还可利用手机进出屋苑范围，并于手机应用程序内发放二维码给访客，省却繁复的探访手续。发展项目也提供全面电子化交易服务，无论是会所设施、餐饮服务、缴交管理费或其他服务等⁵，轻松方便。

Notes

1. The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding structures and environment. They are not applicable to all units of the Phase of the Development and the surrounding structures and environment of the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment of the Phase of the Development.

2. The surrounding environment, buildings and facilities of the Phase of the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty, whether express or implied, regarding the surrounding environment, buildings and facilities of the Phase of the Development. The Vendor advises prospective purchasers to conduct on-site visits for a better understanding of the development site, its surrounding environment and the public facilities nearby.

3. The residents' clubhouses of the Development and/or recreational facilities may not be immediately available for use at the time of handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the above-mentioned facilities in the advertisement/promotional material are subject to confirmation, and such names might be different when the clubhouse facilities are open for use. The Vendor reserves the rights to amend the aforesaid and amend any facilities, design, fees or usage not yet set out. Some of the facilities of the clubhouse belong to or are situated at other Phase(s) of the Development and shall not be available for use before construction of such Phase(s) and all the necessary preparations for such use have been completed.

4. The "Smart Community App" is a smartphone application in the course of development; its functionalities and services may be modified, increased, deleted or adjusted from time to time without prior notice to any purchaser. The "Smart Community App" may not be ready for immediate use when the owners of the Phase move in. The abovementioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty of the usage, operations and/or provisions of any relevant facilities and/or services on the part of the Vendor.

5. Management services and other services mentioned above will be provided by the manager of the Development or other contract-engaged third party companies. The manager or contract-engaged third party companies has/have the rights to determine the fees, terms and conditions, operation hours and service period of the above-mentioned management services and other services without further notice. The provision of such services is subject to the terms in the deed of mutual covenant, service contracts or any other relevant legal documents. Catering services will only be provided after issue of the relevant licences.

6. The above computer rendering photo of the clubhouse, recreational facility and other common facilities is not taken from the Phase of the Development and does not illustrate the final appearance of or the view of or from the Phase upon completion. It has been processed with computerized imaging techniques. The fittings, finishes, appliances, decorations and other objects therein may not appear in or the view may not be seen in or from the Phase or its surrounding area. It is for reference purpose only and does not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the vendor regarding the Phase or any part thereof. Please refer to the Sales Brochure for details of the Phase. All the above computerized rendering and the information relating to the Development/clubhouse are for reference only and does not constitute or shall not be considered to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the actual design, orientation, layout, specification, construction, location, features, plans, installations, finishing materials, appliances, furniture, decoration, plants, landscaping and other items of the areas nearby, facilities, buildings or construction. The Vendor does not undertake or guarantee (whether express or implied) that the content of the computerized rendering or any part thereof is prepared in accordance with the actual height, materials, design, usage, condition or construction of the Development/clubhouse, and may be different from the description in this advertisement/promotional material upon completion. The Vendor reserves its absolute right to amend or change the design, specifications, characteristics, plans, materials and usage as well as any other facilities, parts and regions thereof, without prior notice to any purchaser. Purchasers shall not rely on the renderings for any uses or purposes. For details of the Phase, please refer to the sales brochure. Clubhouse and/or recreational facilities and the date of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The clubhouse and recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Phase. Furthermore, some of the facilities of the clubhouse belong to or are situated at other Phase(s) of the Development and shall not be available for use before construction of such Phase(s) and all the necessary preparations for such use have been completed. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by relevant government departments, or payment of additional fees.

Notes: The above services and/or facilities referred to in this advertisement/promotional material are provided or managed by the manager of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager of the Development or other contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service and/or facility from time to time including but not limited to the fees, operation hours and service period without further notice. The provision of such services and/or facilities is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services and/or facilities may not be available for immediate use at the time of hand over of the residential properties in the Phase of the Development. Some of the facilities of the clubhouse belong to or situate at other Phase(s) of the Development and shall not be available for use before completion of such Phase(s) and all the necessary preparations for such use. In case of any dispute, the decision of the manager or other contract-engaged third party companies shall be final.



- 备注**
1. 上述仅为发展项目期数周边环境的大概描述，并不代表所有单位同时享有相关景观。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，且周边环境及环境不会时改变。卖方对景观及周边环境，并不作出任何不列明或隐含之要约、承诺或保证。
 2. 发展项目期数的周边环境、建筑物及设施可能不时改变，卖方对发展项目期数的周边环境、建筑物及设施并不作出任何不列明或隐含之要约、承诺、陈述或保证。卖方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。
 3. 发展项目的住客会所及/或康乐设施于发展项目期数入伙时未必即时启用。部分设施及/或服务以政府部门的审批同意或许可为准，使用者或需另缴费。本广告/宣传资料内出现的宣传名称，将不会在住宅物业的临时买卖合同、正式买卖合同、转让契或其他业权契据中显示。本广告/宣传资料内所述之设施名称待定，所有名称未必与会所日后启用时的设施名称相同。卖方保留一切修改以上及一切未列举之设施、设计、收费及用途权利。部分会所设施属于或位于发展项目其他期数，于该期数并未落成及准备妥当前不可使用。
 4. "Smart Community 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，而无须事先通知买方。"Smart Community 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、承诺、陈述或保证（不论明示或隐含）。
 5. 管理服务及其他上述服务将由发展项目的管理人或其他合约聘用的第三者公司提供。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。
 6. 以上为会所、休憩及其他公用设施的电脑模拟效果图，并非现场实景拍摄，亦并非说明期数最后完成之外观或其景观。这些相片及绘图经电脑修饰处理，相片及绘图内的装置、装修物料、设备、装置物及其他物件等及其展示之景观不一定在期数或其附近范围出现，仅供参考，且不构成任何卖方就期数或其任何部分不列明或隐含之任何要约、承诺、陈述或保证。有关期数的详细资料，请参阅售楼说明书。以上所有电脑模拟图及电脑模拟图内的资料仅供参考，并不构成或不应被视为任何有关发展项目/会所之实际设计、布局、间隔、规格、建筑、位置、特色、图则、装置、装修材料、设备、家具、装饰物、植物、园艺及其他物件或其邻近地方、设施、楼宇或建筑之要约、承诺、陈述或保证（不论明示或暗示）。卖方并不承诺或保证（不论明示或暗示）以上所有电脑模拟图内的内容或其任何部分依据发展项目/会所之实际高度、用料、设计、用途、状况或建筑制造，落成后之详情亦可能与本广告/宣传资料所述者有所不同。卖方保留其修改及改变会所/期数之设计、规格、特徵、图则、用料和用途及其他设施、部分和区域之绝对权利，事先毋须通知任何买家。买家切勿依赖此电脑模拟图作任何用途或目的。有关期数的详细资料，请参阅售楼说明书。会所及/或康乐设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。会所/康乐设施于期数住宅物业入伙时未必能即时启用。再者，部分会所设施属于或位于发展项目其他期数，于该期数并未落成及准备妥当前不可使用。部分设施及/或服务的使用或操作可能受制于有关部门发出之同意书或许可证或需额外付款。
- 注：本广告/宣传资料载列的服务及/或设施将由发展项目的管理人或其他合约聘用的第三方公司所提供或管理，详情受制于条款及细则，管理人或合约聘用的第三方公司可自行就有关系务及/或设施之服务/使用条款及细则作出修订、更改或增减，包括及不限于收费、营运时间及服务期限，而不另行通知，惟服务及/或设施须受公契、服务合约或其他相关法律文件所订立的条款规限。服务及/或设施于发展项目期数住宅物业入伙时未必能即时启用。部分会所设施属于或位于发展项目其他期数，于该期数并未落成及准备妥当前不可使用。如有任何争议，管理公司或合约聘用的第三方公司保留最终决定权。

Name of the Phase of the Development: Phase 1 ("the Phase") of Wetland Lot No.34 Development ("the Development") (Tower 6, Tower 10, Tower 16, Tower 17, Tower 20 to Tower 23, Villa 8 to Villa 11 and House 1 to House 3, House 5 to House 11 of the residential development in the Phase are called "Wetland Seasons Park")

District: Tin Shui Wai

Name of Street and Street Number of the Phase: 9 Wetland Park Road#

The website address designated by the Vendor for the Phase: www.wetlandseasonspark.com.hk

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: Pacific Gold Limited
 Holding companies of the Vendor: Newray Ventures Limited, Time Effort Limited, Sun Hung Kai Properties Limited
 Authorized Person for the Phase: Ronald P.C. Liang
 The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: LWK & Partners (HK) Limited
 Building contractor for the Phase: Chun Fai Construction Company Limited
 The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum, Mayer Brown
 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
 The estimated material date for the Phase as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 31st March 2021 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. 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 brochure for any information on the Phase.
 This advertisement is published by the Vendor or by another person with the consent of the Vendor.
 # The provisional street number is subject to confirmation when the Phase is completed.
 Date of Printing: 27 March 2020

发展项目期数名称: Wetland Lot No.34 Development发展项目 ("发展项目") 的第1期 ("期数") (期数中住宅发展项目的第6座、第10座、第16座、第17座、第20座至第23座、别墅8至别墅11及洋房1至洋房3、洋房5至洋房11称为 "Wetland Seasons Park")

区域: 天水围

期数的街道名称及门牌号数: 湿地公园路9号#

卖方就期数指定的互联网网站的网址: www.wetlandseasonspark.com.hk

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: Pacific Gold Limited
 卖方的授权公司: Newray Ventures Limited, Time Effort Limited, 新鸿基地产发展有限公司
 期数的认可人士: 梁鹏程
 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: 梁黄顾建筑师(香港)事务所有限公司
 期数的承建商: 骏辉建筑有限公司
 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: 胡关李罗律师事务所、薛冯邱岑律师行、孖士打律师行
 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
 已为期数的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited
 尽卖方所知，由期数的认可人士提供的期数之预计关键日期: 2021年3月31日 ("关键日期" 指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所限的。)
 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。
 # 此临时门牌号有待期数建成时确认
 印制日期: 2020年3月27日