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The sky clubhouse³ at the Development (computer rendering photo)⁵
發展項目的空中會所³ (電腦模擬效果圖)⁶

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

天水圍Wetland Seasons Park締造品味智慧生活

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.

集團現正在天水圍發展低密度住宅連商場項目Wetland Lot No.34 Development發展項目（「發展項目」）。發展項目貼近濕地公園，擁綠意盎然的自然濕地景觀¹，亦可遠眺深圳灣及南山¹；同時享有高私隱居住環境及完善社區配套²。第一期Wetland Seasons Park於今年一月初開售，市場反應熱烈。

發展項目採用階梯式的佈局，座向悉心設計，配以低密度建築羣，盡享濕地公園四季景致¹。整個發展項目分三期發展，共提供1,727個住宅單位。第一期由八座10層高的低密度住宅大樓、四幢五層高的別墅及10座洋房組成，合共提供710個住宅單位。單位間隔實用兼多樣化，標準分層單位的戶型涵蓋一房至三房一套連儲物房及工作間，另設特色單位及洋房，貼心照顧不同買家需要。

天水圍唯一空中會所

發展項目的私人住客會所³連戶外園林總面積逾210,000平方呎，具備完善室內外設施。住客會所設有區內唯一的空中會所³，可俯瞰濕地公園景致及季候鳥的動態景觀¹。空中會所注入智慧社區概念，室內外的共享空間讓住戶可與親友暢談之餘，亦可舉辦小型會議。

住客會所³設有約25米長室內恆溫游泳池、約50米長室外游泳池、按摩池、桑拿室及蒸氣室。24小時健身室設置完善的健身器材和重量訓練區，沿著濕地公園外圍則設有戶外瑜伽平台。會所亦有各類型共享空間，包括遊戲室、鋼琴室、兒童專屬戶外遊樂場、不同主題的宴會廳及戶外燒烤區。

智慧社區生活

發展項目引入智慧社區生活概念，為住戶設計獨有的手機應用程式「Smart Community App」⁴，並推行無卡化、無現金化、無線化及創新的智能機械人送貨服務，讓住戶輕鬆處理生活繁瑣細節。手機應用程式加入支援大廈傳統對講機功能；住戶亦可利用手機進出屋苑範圍，並於手機應用程式內發放二維碼給訪客，省卻繁複的探訪手續。發展項目也提供全面電子化交易服務，無論是會所設施、餐飲服務、繳交管理費或其他服務等⁵，輕鬆方便。

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.

- 備註**
1. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境，並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
 2. 發展項目期數的周邊環境、建築物及設施可能不時改變，賣方對發展項目期數的周邊環境、建築物及設施並不作出不論明示或隱含之要約、承諾、陳述或保證。賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
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 4. [Smart Community App] 為流動智能電話的應用程式，仍處於開發階段，其功能及覆蓋的服務可能不時作出修改、增加、刪減或調整，而無須事先通知買方。[Smart Community App] 應用程式於期數入伙時可能未必能即時啟用。以上資料並不構成或不應被視作賣方對任何有關設施及/或服務的使用、操作及/或提供之要約、陳述、承諾或保證（不論明示或隱含）。
 5. 管理服務及其他上述服務將由發展項目的管理人或其他合約聘用的第三方公司所提供。管理人或合約聘用的第三方公司可自行決定其管理服務或其他上述服務之收費、使用條款、營運時間及服務期限，惟須受公契、服務合約或其他相關法律文件所訂立的條款規限。餐飲服務須待取得有關牌照後方可提供。
 6. 以上為會所、休憩及其他公用設施的電腦模擬效果圖，並非現場實景拍攝，亦並非說明期數最後完成之外觀或其景觀。該些相片及繪圖經電腦修飾處理，相片及繪圖內的裝置、裝修物料、設備、裝置物及其他物件等及其展示之景觀不一定會在期數或其附近範圍出現，僅供參考，且不构成任何賣方就期數或其任何部分不論明示或隱含之任何要約、承諾、陳述或保證。有關期數的詳細資料，請參閱售樓說明書。以上所有電腦模擬圖及電腦模擬圖內的資料僅供參考，並不構成或不應被視作任何有關發展項目/會所之實際設計、布局、間隔、規格、建築、位置、特色、圖則、裝置、裝修材料、設備、傢俱、裝飾物、植物、園藝及其他物件或其鄰近地方、設施、樓宇或建築之要約、陳述、承諾或保證（不論明示或暗示）。賣方並不承諾或保證（不論明示或暗示）以上所有電腦模擬圖的內容或其任何部分依據發展項目/會所之實際高度、用料、設計、用途、狀況或建築製造，落成後之詳情亦可能與本廣告/宣傳資料所述者有所不同。賣方保留其修改及改變會所/期數之設計、規格、特徵、圖則、用料和用途及其他設施、部分和區域之絕對權利，事先毋須通知任何買家。買家切勿依賴此電腦模擬圖作任何用途或目的。有關期數的詳細資料，請參閱售樓說明書。會所及/或康樂設施內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。會所/康樂設施於期數住宅物業入伙時未必能即時啟用。再者，部分會所設施屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。部分設施及/或服務的使用或操作可能受制於有關部門發出之同意書或許可證或需額外付款。

註：本廣告/宣傳資料載列的服務及/或設施將由發展項目的管理人或其他合約聘用的第三方公司所提供或管理，詳情受制於條款及細則，管理人或合約聘用的第三方公司可自行就有關服務及/或設施之服務/使用條款及細則作出修訂、更改或增減，包括及不限於收費、營運時間及服務期限，而不另行通知，惟服務及/或設施須受公契、服務合約或其他相關法律文件所訂立的條款規限。服務及/或設施於發展項目期數住宅物業入伙時未必能即時啟用。部分會所設施屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。如有任何爭議，管理公司或合約聘用的第三方公司保留最終決定權。

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

發展項目期數名稱: Wetland Lot No.34 Development發展項目(「發展項目」)的第1期(「期數」)(期數中住宅發展項目的第6座、第10座、第16座、第17座、第20座至第23座、別墅8至別墅11及洋房1至洋房3、洋房5至洋房11稱為「Wetland Seasons Park」)

區域: 天水圍

期數的街道名稱及門牌號數:
濕地公園路9號[#]

賣方就期數指定的互聯網網站的網址: www.wetlandseasonspark.com.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方: Pacific Gold Limited

賣方的控股公司: Newray Ventures Limited, Time Effort Limited, 新鴻基地產發展有限公司

期數的認可人士: 梁鵬程

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 梁黃顯建築師(香港)事務所有限公司

期數的承建商: 駿輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所: 胡關李羅律師行、薛馮鄺岑律師行、孖士打律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構: 香港上海匯豐銀行有限公司

已為期數的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

盡賣方所知，由期數的認可人士提供的期數之預計關鍵日期: 2021年3月31日(「關鍵日期」指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)

賣方建議準買方參閱有關售樓說明書，以了解期數的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

[#]此臨時門牌號數有待期數建成時確認

印製日期: 2020年3月27日