

Phase 1 – Wetland Seasons Park in Tin Shui Wai presents sustainable living for the new generation

天水围第1期Wetland Seasons Park 打造新世代可持续发展生活模式

The Group completed the Phase 1 – Wetland Seasons Park in Tin Shui Wai, with owners taking possession of their new residential units. The Development features sustainable living, blending in well with the community and the environment. It integrates the scenic environment of Wetland Park along its boundary, offering green, healthy and smart living for residents.



Wetland Seasons Park's Sky Club¹ is the only sky clubhouse in the district, offering a panoramic view of Wetland Park (This photo was taken on 20 April 2021 at Sky Club^{1&5}).
Wetland Seasons Park设有区内独一无二的空中会所“Sky Club”¹，住户可全方位饱览湿地公园的自然景致（照片于2021年4月20日拍摄于“Sky Club”^{1&5}。）

Integrated with the natural ecology

As Wetland Seasons Park, which is right next to Hong Kong Wetland Park, is located in the Wetland Buffer Area, the Group implemented a number of measures at the design and construction stages to minimize its impact on the wetland ecology.

The Development adopted a stepped layout design. The towers closest to Wetland Park are the lowest, and the ones closest to Tin Shui Wai Town Centre are capped at 10 storeys. This ensures that the prevailing winds from Wetland Park blowing towards Tin Shui Wai Town Centre remain unblocked, flowing in a bottom-up manner. The Development has six ventilation breezeways, with the main breezeway 35 metres wide, to ensure that Tin Shui Wai Town Centre enjoys sufficient natural wind. Earth tones were used in the façade to help it blend in with the wetland environment. Construction measures included noise barriers over six metres high, an independent sewage-treatment system, pre-cast concrete paving slabs on the haul road, and other measures to minimize the impact of the construction work on the environment.

Wellness counts

The Wetland Seasons Park residents' clubhouse¹ and landscapes span approximately 210,000 square feet. The landscape design adopted the 'Shakkei' (borrowed scenery) concept, using the natural ecological view of Wetland Park as

the backdrop. Accompanied by various types of trees and terrain, the design extends the neighbouring natural environment of Wetland Park to the interior garden of the Development.

The residents' clubhouse will feature the only sky clubhouse² in the district, offering scenic views of Wetland Park and the movements of migratory birds². Residents can enjoy the clubhouse facilities while learning related knowledge.

Smart homes for the new generation

Each unit in Wetland Seasons Park is equipped with CAT³ data cables³ and a Wi-Fi system³. After connecting to the specified Internet service provider, residents can seamlessly link all the smart household equipment and the Internet. Moreover, the project's dedicated mobile application, Smart Community App⁴, provides residents with touchless door control and lift buttons, and performs various services.

集团位于天水围的第1期Wetland Seasons Park最近落成，业主现正陆续收楼。发展项目强调社区与环境共融的可持续生活，通过融入周边湿地公园的优美环境，为住客提供绿色健康的智能家居所。

结合自然生态

Wetland Seasons Park位于香港湿地公园旁边，更位处湿地缓冲区，故此在设计及施工时采取了多项措施，以尽量减低对湿地生态环境的影响。

在设计上，发展项目采取阶梯式设计，最接近湿地公园的楼宇高度最低，最接近天水围市中心的也只有10层，确保由湿地公园方向吹向天水围市中心的盛行风可以由下而上不受阻挡地导向天水围市中心。发展项目设有六条通风廊，主通风廊宽达35米，让天水围市中心有足够自然风。建筑物外墙以大地色调为主，以配合湿地环境。另外，施工期间设置逾六米高的隔音屏障、独立污水处理系统、工地车路面使用预制混凝土铺路板等，以降低工程对环境的影响。

注重心康体健

Wetland Seasons Park的住客会所¹连园林面积约210,000平方呎。园林以“借景”手法，以湿地公园的自然生态景观为背景，配以各种树木及地型，将外围湿地公园的自然环境延伸至内园。

住客会所设有区内唯一的空中会所¹，可俯瞰湿地公园景致及季候鸟的动态景观²，让住客享受会所设施的同时，也可了解到相关知识。

新世代智能家居所

Wetland Seasons Park每个单位均默认CAT³数据线³及Wi-Fi系统³，住户只需接驳指定互联网供应商，即可无缝连接全屋智能设备及互联网。同时专为住户设计手机应用程序“Smart Community App”⁴，协助住客免触开门及按电梯，并使用各项服务。

Name of the Phase of the Development: Phase 1 ("Phase 1") 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 Phase 1 are called "Wetland Seasons Park")

Name of the Phase of the Development: Phase 2 ("Phase 2") of Wetland Lot No.34 Development ("the Development") (Tower 2, Tower 3, Tower 5, Tower 11, Tower 12, Tower 15, Tower 18 and Tower 19, Villa 1 to Villa 3 and Villa 5 to Villa 7 of the residential development in Phase 2 are called "Wetland Seasons Park")

Name of the Phase of the Development: Phase 3 ("Phase 3") of Wetland Lot No.34 Development ("the Development") (Tower 1, Tower 7, Tower 8 and Tower 9 of the residential development in Phase 3 are called "Wetland Seasons Park")

District: Tin Shui Wai

Name of Street and Street Number of Phase 1, Phase 2 and Phase 3 of the Development: 9 Wetland Park Road

The website address designated by the Vendor for Phase 1 of the Development: www.wetlandseasonspark.com.hk

The website address designated by the Vendor for Phase 2 of the Development: www.wetlandseasonspark2.com.hk

The website address designated by the Vendor for Phase 3 of the Development: www.wetlandseasonspark3.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 Phase 1, Phase 2 and Phase 3 of the Development: Ronald P.C. Liang
The firm or corporation of which the Authorized Person for Phase 1, Phase 2 and Phase 3 of the Development is a proprietor, director or employee in his professional capacity: LWK & Partners (HK) Limited
Building contractor for Phase 1, Phase 2 and Phase 3 of the Development: Chun Fai Construction Company Limited
The firms of solicitors acting for the owner in relation to the sale of residential properties in Phase 1, Phase 2 and Phase 3 of the Development: 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 Phase 1, Phase 2 and Phase 3 of the Development: The Hongkong and Shanghai Banking Corporation Limited
Any other person who has made a loan for the construction of Phase 1, Phase 2 and Phase 3 of the Development: Sun Hung Kai Properties Holding Investment Limited
The estimated material date for Phase 2 and Phase 3 of the Development as provided by the Authorized Person for Phase 2 and Phase 3 of the Development to the best of the Vendor's knowledge: 15th July 2021 (Phase 2) and 30th November 2021 (Phase 3) ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 2 and Phase 3 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)
This advertisement is published by the Vendor or by another person with the consent of the Vendor.
Prospective purchasers are advised to refer to the sales brochure for any information on the Development or Phase 1, Phase 2 and Phase 3 of the Development.
Date of Printing: 19 July 2021

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 (“第1期”) (第1期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”)

发展项目期数名称: Wetland Lot No.34 Development发展项目 (“发展项目”) 的第2期 (“第2期”) (第2期中住宅发展项目的第2座、第3座、第5座、第11座、第12座、第15座、第18座及第19座、别墅1至别墅3及别墅5至别墅7称为“Wetland Seasons Park”)

发展项目期数名称: Wetland Lot No.34 Development发展项目 (“发展项目”) 的第3期 (“第3期”) (第3期中住宅发展项目的第1座、第7座、第8座及第9座称为“Wetland Seasons Park”)

区域: 天水围

发展项目第1期、第2期及第3期的街道名称及门牌号数: 湿地公园路9号

卖方就发展项目第1期指定的互联网网站的网址: www.wetlandseasonspark.com.hk

卖方就发展项目第2期指定的互联网网站的网址: www.wetlandseasonspark2.com.hk

卖方就发展项目第3期指定的互联网网站的网址: www.wetlandseasonspark3.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
卖方的控股公司: Newray Ventures Limited、Time Effort Limited、新鸿基地产发展有限公司
发展项目第1期、第2期及第3期的认可人士: 梁鹏程
发展项目第1期、第2期及第3期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
发展项目第1期、第2期及第3期的承建商: 骏辉建筑有限公司
就发展项目第1期、第2期及第3期中的住宅物业的出售而代表拥有人行事的律师事务所: 胡关李罗律师行、薛冯邱岑律师行、孖士打律师行
已为发展项目第1期、第2期及第3期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
已为发展项目第1期、第2期及第3期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，由发展项目第2期及第3期的认可人士提供的发展项目第2期及第3期之预计关键日期: 2021年7月15日(第2期)及2021年11月30日(第3期) (“关键日期”指批地文件的条件就发展项目第2期及第3期(视乎情况而言)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制的。)
本广告由卖方发布或在卖方的同意下由另一人发布。
卖方建议准买方参阅有关售楼说明书，以了解发展项目或发展项目第1期、第2期及第3期的资料。
印制日期: 2021年7月19日

Notes

1. Club Seasons and Sky Club are the residents' clubhouses of the Development. The use or operation of some of the facilities and/or services in the residents' clubhouses of the Development may be subject to the rules and regulations of the clubhouses and facilities and the consents or licenses from the relevant government departments, or subject to additional payments. The names of the clubhouse zones and facilities are promotional names that appear in promotional materials only, and will not appear in the Deed of Mutual Covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or other title documents relating to the residential properties. Please refer to the Sales Brochure for details of the Development. Facilities in the residents' clubhouses and the date of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant Government departments, and may not be available for immediate use at the time of handover of the residential properties in the Development.
2. The above is only a general description of the surrounding environment of the Development and does not represent that all units will enjoy the relevant views. The views of the unit 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 and the surrounding structures and environment may change from time to time. The Vendor does not make any representation, undertaking or warranty whatsoever, whether express or implied, regarding the on-site views of the actual residential unit. Prospective purchasers should make reference to the Sales Brochure for details of the Development. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. Fittings, finishes and appliances in the residential properties are subject to the provisions in the agreement for sale and purchase. The Vendor reserves the rights to revise and/or replace the fittings, finishes and appliances stated in this advertisement/promotional material with other fittings, finishes and appliances, subject to the final approval by the relevant Government departments and the provisions in the agreement for sale and purchase. The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.
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 services will be provided by the manager of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager or contract-engaged third party companies may solely determine the fees, terms of use, operation hours and service period of the managed service or other services, but subject to the terms in the Deed of Mutual Covenant, service contract or other relevant legal documents. The services and/or facilities may not be available for immediate use at the time of handover of the residential properties in the Development. In case of any dispute, the decision of the management company or contract-engaged third party companies shall be final. 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. The photos have been processed with computerized imaging techniques and the facilities, layout, partitions, specifications, measurements, colours, materials, fittings, finishes, appliances, lighting effects, furniture, decorative items, plants, landscaping and other objects shown therein are for reference only and may not appear in or the view may not be seen in or from the Development or its surrounding area. The photos are for reference only and shall not constitute or be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied by the Vendor. Prospective purchasers should make reference to the sales brochure for details of the Development. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby.

备注

1. “Club Seasons”及“Sky Club”为发展项目的住客会所。发展项目的住客会所内的部分设施及/或服务的使用或操作可能受制于会所守则及设施的使用守则及政府有关部门发出之同意书或许可证，或需额外付款。会所各区域及设施的名称为推广名称并仅于推广资料中显示，将不会在公契、临时买卖合约、买卖合同、转让契或其他业权契据中显示。有关发展项目的详细资料，请参考售楼说明书。住客会所内的设施及落成日期以厘宇署、地政总署及/或其他相关政府部门之最终批核为准，于发展项目住宅物业入伙时未必能即时启用。
2. 上述仅为发展项目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。单位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。卖方对实际住宅单位之现场景观并无任何陈述、承诺或保证（无论明示或暗示）。准买家如欲了解有关发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到该物业发展项目地盘作实地考察，以对该发展项目地盘、其周边地区环境及附近的公共设施有较佳了解。
3. 住宅物业的装置、装修物料及设备以买卖合同内规定者为准。卖方保留权利更改及/或以其他装置、装修物料及设备代替本广告/宣传资料内所述之装置、装修物料及设备，一切以政府相关部门最后批准及买卖合同内规定者为准。卖方承诺如在发展项目中没有安装指明的品牌名称或产品型号的设备，便会安装品质相若的设备。
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。服务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，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决定就其管理服务或其他服务之收费、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范。服务及/或设施于发展项目入伙时未必能即时启用。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。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）。
5. 相片经电脑修饰处理，所展示的设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、灯光效果、傢俬、装饰物、植物、园景及其他物件等未必会在发展项目或其附近范围内出现。相片仅供参考，并不构成亦不得释出任何不论明示或隐含之要约、陈述、承诺或保证。准买家如欲了解有关发展项目的详情，请参阅售楼说明书。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。