

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

### 天水圍第1期Wetland Seasons Park 打造新世代可持續發展生活模式

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.



**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' clubhouse<sup>1</sup> 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 clubhouse<sup>1</sup> in the district, offering scenic views of Wetland Park and the movements of migratory birds<sup>2</sup>. 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 CAT<sup>3</sup> data cables<sup>3</sup> and a Wi-Fi system<sup>3</sup>. 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 App<sup>4</sup>, provides residents with touchless door control and lift buttons, and performs various services.

**集團位於天水圍的第1期Wetland Seasons Park最近落成，業主現正陸續收樓。發展項目強調社區與環境共融的可持續生活，透過融入周邊濕地公園的優美環境，為住客提供綠色健康的智能安樂窩。**

**結合自然生態**

Wetland Seasons Park位於香港濕地公園旁邊，更位處濕地緩衝區，故此在設計及施工時採取了多項措施，以盡量減低對濕地生態環境的影響。

在設計上，發展項目採取階梯式設計，最接近濕地公園的樓宇高度最低，最接近天水圍市中心的亦只有10層，確保由濕地公園方向吹向天水圍市中心的盛行風可以由下而上不受阻擋地導向天水圍市中心。發展項目設有六條通風廊，主通風廊闊達35米，讓天水圍市中心有足夠自然風。建築物外牆以大地色調為主，以配合濕地環境。另外，施工期間設置逾六米高的隔音屏障、獨立污水處理系統、工地車路面使用預製石矢板組等，以減低工程對環境的影響。

**注重心康體健**

Wetland Seasons Park的住客會所<sup>1</sup>連園林面積約210,000平方呎。園林以「借景」手法，以濕地公園的自然生態景觀為背景，配以各種樹木及地型，將外圍濕地公園的自然環境延伸至內園。

住客會所設有區內唯一的空中會所<sup>1</sup>，可俯瞰濕地公園景致及季候鳥的動態景觀<sup>2</sup>，讓住客享受會所設施的同時，亦可了解到相關知識。

**新世代智能家居**

Wetland Seasons Park每個單位均預設CAT<sup>3</sup>數據線<sup>3</sup>及Wi-Fi系統<sup>3</sup>，住戶只需接駁指定互聯網供應商，即可無縫連接全屋智能設備及互聯網。同時專為住戶設計手機應用程式「Smart Community App」<sup>4</sup>，協助住客免觸開門及掙軋，並使用各項服務。

**備註**

1. 「Club Seasons」及「Sky Club」為發展項目的住客會所。發展項目的住客會所內的部分設施及/或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可證，或需額外付款。會所各區域及設施的名稱為推廣名稱並僅於推廣資料中顯示，將不會在公契、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。有關發展項目的詳細資料，請參考售樓說明書。住客會所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。於發展項目住宅物業入伙時未必能即時啟用。
2. 上述僅為發展項目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。單位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。賣方對實際住宅單位之現場景觀並無任何陳述、承諾或保證（無論明示或暗示）。準買家如欲了解有關發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到該物業發展項目地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 住宅物業的裝置、裝修物料及設備以買賣合約內規定者為準。賣方保留權利更改及/或以其他裝置、裝修物料及設備代替本廣告/宣傳資料內所述之裝置、裝修物料及設備，一切以政府相關部門最後批准及買賣合約規定為準。賣方承諾如在發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相當的設備。
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。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，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決定就其管理服務或其他服務之收費、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範。服務及/或設施於發展項目入伙時未必能即時啟用。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。以上資料並不構成或不應被視作為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. 相片經電腦修飾處理，所展示的設施、布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、燈光效果、傢俬、裝飾物、植物、園景及其他物件等未必會在發展項目或其附近範圍內出現。相片僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之要約、陳述、承諾或保證。準買家如欲了解有關發展項目的詳情，請參閱售樓說明書。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。

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

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（「第1期」）（第1期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」）

發展項目期數名稱: Wetland Lot No.34 Development發展項目（「發展項目」）的第2期（「第2期」）（第2期中住宅發展項目的第2座、第3座、第5座、第11座、第12座、第15座、第18座及第19座、別墅1至別墅3及別墅5至別墅7稱為「Wetland Seasons Park」）

發展項目期數名稱: Wetland Lot No.34 Development發展項目（「發展項目」）的第3期（「第3期」）（第3期中住宅發展項目的第1座、第7座、第8座及第9座稱為「Wetland Seasons Park」）

區域: 天水圍

發展項目第1期、第2期及第3期的街道名稱及門牌號數: 濕地公園路9號

賣方就發展項目第1期指定的互聯網網站的網址: www.wetlandseasonspark.com.hk

賣方就發展項目第2期指定的互聯網網站的網址: www.wetlandseasonspark2.com.hk

賣方就發展項目第3期指定的互聯網網站的網址: www.wetlandseasonspark3.com.hk

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賣方的控權公司: Newray Ventures Limited、Time Effort Limited、新鴻基地產發展有限公司  
發展項目第1期、第2期及第3期的認可人士: 梁鵬程  
發展項目第1期、第2期及第3期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: 梁黃顧建築師(香港)事務所有限公司  
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本廣告由賣方發布或在賣方的同意下由另一人發布。  
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印製日期: 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.
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