## 业务动向 - 香港 Vol 104 • Q2 2022 • SHKP Quarterly

# Phase 1 of the Development "Silicon Hill" in Pak Shek Kok, Tai Po, achieves strong sales 大埔白石角发展项目第一期「Silicon Hill」销售成绩理想



This advertisement intends to promote the sale of residential properties in Phase 1 of the Development only 本广告仅为促销发展项目第1期内的住宅物业

Phase 1 of the Group's new residential development in the innovation and technology living area in Pak Shek Kok, Tai Po, named "Silicon Hill", marking the project consists of many rare advantages. The project connects the southern and northern metropolitan centres on the same railway line. The innovation and technology living area in Pak Shek Kok, Tai Po is similar to the planning model for Silicon Valley in the United States and is in close proximity to the planned expansion of the innovation and technology hub, the Hong Kong Science Park campus, the internationally renowned Chinese University of Hong Kong and the CUHK Medical Centre. taking the lead in the expansion of the key innovation and technology town. The project is also close to the Pak Shek Kok Promenade and is surrounded by verdant hills<sup>1</sup>. It features low-density, high-privacy living space and excellent community amenities<sup>2</sup> for added benefits.

The "Silicon Hill" Development, located at No. 63 Yau King Lane<sup>#</sup>, is being developed in three phases with low-density buildings and will provide 1,871 premium residential units<sup>5</sup>. Phase 1 of the development comprises five low-rise, 12-storey residential towers, providing 576 premium residential units<sup>5</sup>, with standard strata units accounting for nearly 90% of the overall units in the project<sup>5</sup>. The unit partitions are practical and diversified, including open-studio, one-bedroom, onebedroom with study room, two-bedroom, two-bedroom with storage room, threebedroom, three-bedroom with powder room, and three-bedroom (one suite) layouts<sup>6</sup>. The remaining 10%<sup>5</sup> are special units in the residential tower to suit the needs of different buyers. The units are highly sought after by young families and corporate professionals looking for a quality lifestyle. "Silicon Hill", launched in June, has received a pleasant market response. As at 27 June 2022, a total of 561 residential 5座12层高的低密度住宅大楼组成,提供共576个优质住宅单 units were sold, registering contracted sales of over HK\$4.5 billion.

### Convenient transportation benefit from the future extensive railway network externality

The project is situated in the innovation and technology living area in Pak Shek Kok, whose development is fully promoted by the government. It is adjacent to Hong Kong Science Park, an important innovation and technology area in Hong Kong, and close to the internationally renowned Chinese University of Hong Kong and the CUHK Medical Centre. It is comparable to Silicon Valley in the United States in terms of its planning and development layout. Silicon Hill has about 23,000 square feet of commercial space, is fully equipped with community amenities<sup>2</sup>, and is set to become a landmark new stylish residential 大学与中大医院,规划模式及发展布局更媲美美国矽谷。此 project in the district.

### 集团座落于大埔白石角创科生活区的全新第1期住宅发展项 目命名「Silicon Hill」,标志著项目集多项罕有优势。项目以 同一铁路线连系南北都会重心。仿如美国矽谷规划模式的大 埔白石角创科生活区,邻近计划扩展的创科基地香港科学园 园区,以及国际著名学府香港中文大学与中大医院,尽占创科 重镇的扩展先机。项目同时邻近白石角海滨长廊,背靠翠绿 群山的环抱<sup>1,</sup>配以低密度且高私隐度的生活空间及优越的社 区生活配套<sup>2</sup>,优势尽享。

「Silicon Hill」发展项目耸立优景里63号#,分三期发展,配以 低密度建筑群,共提供1,871个优质住宅单位<sup>5</sup>。项目第1期由 位⁵,标准分层单位占项目整体单位接近90%⁵,单位间隔实用 兼多元化,涵盖开放式、一房、一房连书房、两房、两房连 储物房、三房、三房连化妆室及三房(一套)间隔<sup>6</sup>;余下逾 10%5为住宅大楼之特色单位,贴心满足不同住户的需求,备 受追求品味生活的年轻家庭及企业专才追捧。 「Silicon Hill」 刚于6月开售,市场反应良好。截至2022年6月27日,售出共 561伙住宅单位,合约销售总额逾45亿港元。

### 受惠于未来庞大铁路网络效应 尽享交通便捷之利

项目位处政府全力推动发展的创科基地白石角创科生活区,邻 近本港创科重镇香港科学园园区,以及国际著名学府香港中文 外,「Silicon Hill」拥占地约23,000平方呎商业铺位,社区生活 · 配套<sup>2</sup>一应俱全,可成为区内全新时尚住宅项目指标。

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 and the surrounding structures and environment may change from time to time. The Vendor does not make any offer, environment (irrespective of whether relating to view).

2. The surrounding environment, buildings and facilities of the Phase of the Development may change from time to time 2. The sunduring the demolarizety of and isolates or are trace or are beyond the demolation of the development this, its unsurface more than the development this, its unsurface more than the development the site, its unsurface more than the development that the service of the development the site, its unsurface more than the development the site. The version of the development that the public facilities nearby. 3. For details, please refer to the announcements and arrangements from time to time regarding the railway corporations

and immigration control in both places 4. Source: The Chief Executive's 2021 Policy Address website https://www.policyaddress.gov.hk/2021/chi/oolicy.html.

which the Vendor does not guarantee the accuracy and the up-to-date version of the above website and the content is for reference only

5. For the number of units in the Phase of the Development, refer to the sales brochure for details, and subject to the agreement for sale and purchase

6. Layouts of the units in the Phase of the Development are subject to the final plans approved by relevant Government departments, refer to the sales brochure for details and subject to the agreement for sale and purchase. The Vendor reserves the right to make alterations to the layout plan and floor plan of the Phase of the Development in accordance with the agreement for sale and purchase and the building plan subject to the final plans approved by the relevant Government authorities

The proposed or uncompleted railways, roads, buildings, facilities and regional development referred to in thi advertisement/promotional material are for reference only, the details of which (including but not limited to thei advertisement/promotional material are for reference only, the details of which (including but not limited to their implementation or not, location, design, alignment, completion, opening date, etc) are subject to the final decision of the Government. They may not be completed upon completion and handover of the Phase of the Development, and may be different from the description in this advertisement upon completion. Unless specify, the videos, photos, and images shown in this advertisement are not taken at this Phase or its actual surrounding, and is not used to illustrate the final appearance, views or its surrounding of this Phase or any parts thereof. The videos, photographs, images, sketches and drawings are not drawn to scale and/or may have undergone computerized retouching. The installations, finishes, equipment, decorations, plants, gardens and other objects, and the view displayed may not appear in this Phase or its surrounding environment. They are for reference purpose only and do not constitute any form of offer, representation, undertaking or warranty whatsoever, whether express or impled, on the part of the Vendor regarding the Development or the Phase, their surrounding environment, buildings and facilities. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development stic its surrounding environment and the public facilities nearby. understanding of the development site, its surrounding environment and the public facilities nearby

发展项目期数名称:大埔市地段第244号发展 Name of the Phase of the Development: Phase 1 (the "Phase") of Tai Po Town Lot No. 244 Development ("the 项目(「发展项目」)的第1期(「期数」)(期数 Development") (Greenwood Tower 1, Greenwood Tower 2, 中住宅发展项目的翠景阁第1座、翠景阁第2座 Greenwood Tower 3, Greenwood Tower 5 and Greenwood 翠景阁第3座、翠景阁第5座及翠景阁第6座称为 Tower 6 of the residential development in the Phase of the [Silicon Hill]) Development are called "Silicon Hill") 区域:大埔

### District: Tai Po

Name of Street and Street Number: 63 Yau King Lane# The website address designated by the Vendor for the Phase: www.siliconhill.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

his or her professional capacity: Wong Tung & Partners Limited

壶方:昌保右限公司 surrounding environment and the public facilities nearby. 卖方的控权公司: Elisford Limited、Time Effort Limited、新鸿基地产发展有限公司 Vendor: Channel First Limited 期数的认可人士:黄明康 Holding Companies of the Vendor: Elisford Limited, Time Effort Limited and Sun Hung Kai Properties Limited 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:王董建筑师事务有限公司 Authorized Person for the Development: Wong Min Hon Thomas 期数的承建商:添辉建筑有限公司 The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in 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、薜冯邝岑律师行 胡关李罗律师行 Building Contractor for the Phase: Teamfield Building Contractors Limited 已为期数的建造提供贷款或已承诺为该项建造提供融资的认可机构:香港上海汇丰银行有限 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, and Woo Kwan Lee & Lo 已为期数的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment 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 Limited Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investmen 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:2024年2月29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约所允许的任何延期所 The estimated material date for the Phase to the best of the Vendor's knowledge: 29 February 2024. (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) 规限的。` 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,以了解期数的资料, This advertisement is published by the Person so engaged with the consent of the Owner Prospective purchasers are advised to refer to the sales brochure for any information on the Phase #此临时门牌号数有待期数建成时确认。 #The provisional street number is subject to confirmation when the Phase is completed. 印制日期:2022年6月30日

Date of Printing: 30 June 2022

### 备注

 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 1. 上述以为发展项目列数周边冲绕的大喊强逆,并下下较价有丰富同时学有相大宗观,亦是宗观文单位所处层数、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(不论是否有关 暑观),

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不论明示或隐含之要约,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. 详情请留意有关铁路公司以及两地入境管制之不时公布和安排。

4. 资料来源: 行政长官2021 年施政报告网https://www.policyaddress.gov.hk/2021/chi/policy.html 卖方并不保证上述网址之准确性及是否最新修订版,内容仅供参考。

发展项目期数的单位数目,详情请参阅售楼说明书,并以买卖合约条款为准。

6 发展项目期数的单位户刑以政府有关部门最后批准之图则为准,详情请参阅售楼说明书,并以平 卖合约条款为准。卖方保留权利根据买卖合约及政府有关部门最新批准的建筑图则对发展项目期数 的布局图及楼面平面图作出修改。

本广告/宣传资料内载列的拟建或尚未落成的铁路、道路、建筑物、设施及区域发展等仅供参考,其详 情(包括但不限于落实与否、位置、设计、路线及竣工与通车时间等)均以政府最终决定为准,于本发 展项目期数落成及入伙时可能尚未完成,落成后之详情亦可能与本广告所述者不同。除另有指明外, --告中之影片、相片、图像并非于本期数或其附近实景拍摄,亦并非说明本期数或其任何部分最后 完成之实际外观、其景观或其周边环境。该些影片、相片、图像、素描及绘图并非按照比例绘画及/或 可能经电脑修饰处理、影片、相片、图像、素描及绘图内的装置、装修物料、设备、装饰物、植物、园景 及其他物件等及其展示之景观不一定会在本期数或其附近环境出现,仅供参考,且不构成任何卖方 就本期数、其周边环境、建筑物及设施不论明示或隐含之要约、承诺、陈述或保证。本期数的周边环 境、建筑物及设施会不时改变,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。

期数的街道名称及门牌号数:优景里63号# 卖方就期数指定的互联网网站的网址:

### www.siliconhill.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。

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