

Phase 1 of the Development "Silicon Hill" in Pak Shek Kok, Tai Po, achieves strong sales

大埔白石角發展項目第一期「Silicon Hill」銷售成績理想



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 hills¹. It features low-density, high-privacy living space and excellent community amenities² for added benefits.

The "Silicon Hill" Development, located at No. 63 Yau King Lane⁸, is being developed in three phases with low-density buildings and will provide 1,871 premium residential units⁵. Phase 1 of the development comprises five low-rise, 12-storey residential towers, providing 576 premium residential units⁵, with standard strata units accounting for nearly 90% of the overall units in the project⁵. The unit partitions are practical and diversified, including open-studio, one-bedroom, one-bedroom with study room, two-bedroom, two-bedroom with storage room, three-bedroom, three-bedroom with powder room, and three-bedroom (one suite) layouts⁶. The remaining 10%⁵ 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 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 amenities², and is set to become a landmark new stylish residential project in the district.

集團座落於大埔白石角創科生活區的全新第1期住宅發展項目命名「Silicon Hill」，標誌著項目集多項罕有優勢。項目以同一鐵路綫連繫南北都會重心。仿如美國矽谷規劃模式的大埔白石角創科生活區，鄰近計劃擴展的創科基地香港科學園園區，以及國際著名學府香港中文大學與中大醫院，盡佔創科重鎮的擴展先機。項目同時鄰近白石角海濱長廊，背靠翠綠羣山的環抱¹，配以低密度且高私隱度的生活空間及優越的社區生活配套²，優勢盡享。

「Silicon Hill」發展項目聳立優景里63號⁸，分三期發展，配以低密度建築羣，共提供1,871個優質住宅單位⁵。項目第1期由5座12層高的低密度住宅大樓組成，提供共576個優質住宅單位⁵，標準分層單位佔項目整體單位接近90%⁵，單位間隔實用兼多元化，涵蓋開放式、一房、一房連書房、兩房、兩房連儲物房、三房、三房連化妝室及三房（一套）間隔⁶；餘下逾10%⁵為住宅大樓之特色單位，貼心滿足不同住戶的需求，備受追求品味生活的年輕家庭及企業專才追捧。「Silicon Hill」剛於6月開售，市場反應良好。截至2022年6月27日，售出共561伙住宅單位，合約銷售總額逾45億港元。

受惠於未來龐大鐵路網絡效應 盡享交通便捷之利

項目位處政府全力推動發展的創科基地白石角創科生活區，鄰近本港創科重鎮香港科學園園區，以及國際著名學府香港中文大學與中大醫院，規劃模式及發展布局更媲美美國矽谷。此外，「Silicon Hill」擁佔地約23,000平方呎商業舖位，社區生活配套²一應俱全，可成為區內全新時尚住宅項目指標。

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 and the surrounding structures and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the views and the surrounding 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 and shall not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor. 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. 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/policy.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 this 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 implied, 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 site, its surrounding environment and the public facilities nearby.

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（不論是否有關景觀）。
 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。
 3. 詳情請留意有關鐵路公司以及兩地入境管制之不時公布和安排。
 4. 資料來源：行政長官2021年施政報告網<https://www.policyaddress.gov.hk/2021/chi/policy.html>，賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考。
 5. 發展項目期數的單位數目，詳情請參閱售樓說明書，並以買賣合約條款為準。
 6. 發展項目期數的單位戶型以政府有關部門最後批准之圖則為準，詳情請參閱售樓說明書，並以買賣合約條款為準。賣方保留權利根據買賣合約及政府有關部門最新批准的建築圖則對發展項目期數的布局圖及樓面平面圖作出修改。
- 本廣告/宣傳資料內載列的擬建或尚未落成的鐵路、道路、建築物、設施及區域發展等僅供參考，其詳情（包括但不限於落實與否、位置、設計、路線及竣工與通車時間等）均以政府最終決定為準，於本發展項目期數落成及入伙時可能尚未完成，落成後之詳情亦可能與本廣告所述者不同。除另有指明外，本廣告中之影片、相片、圖像並非於本期數或其附近實景拍攝，亦並非說明本期數或其任何部分最後完成之實際外觀，其景觀或其周邊環境、該些影片、相片、圖像、素描及繪圖並非按照比例繪畫及/或可能經過電腦修飾處理。影片、相片、圖像、素描及繪圖內的裝置、裝修物料、設備、裝飾物、植物、園景及其他物件等及其展示之景觀不一定會在本期數或其附近環境出現，僅供參考，且不構成任何賣方就本期數、其周邊環境、建築物及設施不論明示或隱含之要約、承諾、陳述或保證。本期數的周邊環境、建築物及設施會不時改變，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。

Name of the Phase of the Development: Phase 1 (the "Phase") of Tai Po Town Lot No. 244 Development ("the Development") (Greenwood Tower 1, Greenwood Tower 2, Greenwood Tower 3, Greenwood Tower 5 and Greenwood Tower 6 of the residential development in the Phase of the Development are called "Silicon Hill")

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 surrounding environment and the public facilities nearby.

Vendor: Channel First Limited
Holding Companies of the Vendor: Elisford Limited, Time Effort Limited and Sun Hung Kai Properties Limited
Authorized Person for the Development: Wong Min Hon Thomas
The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited
Building Contractor for the Phase: Teamfield Building Contractors Limited
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
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 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)
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.
#The provisional street number is subject to confirmation when the Phase is completed.
Date of Printing: 30 June 2022

發展項目期數名稱：大埔市地段第244號發展項目（「發展項目」）的第1期（「期數」）（期數中住宅發展項目的翠景閣第1座、翠景閣第2座、翠景閣第3座、翠景閣第5座及翠景閣第6座稱為「Silicon Hill」）

區域：大埔

期數的街道名稱及門牌號數：優景里63號#

賣方就期數指定的互聯網網站的網址：
www.siliconhill.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：昌保有限公司
賣方的控權公司：Elisford Limited、Time Effort Limited、新鴻基地產發展有限公司
期數的認可人士：黃明康
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：王董建築師事務所有限公司
期數的承建商：添輝建築有限公司
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：孖士打律師行、薛馮鄭岑律師行、胡關李羅律師行
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：香港上海滙豐銀行有限公司
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：2024年2月29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。）
本廣告由賣方發布或在賣方的同意下由另一人發布。
賣方建議準買方參閱有關售樓說明書，以了解期數的資料。
#此臨時門牌號數有待期數建成時確認。
印製日期：2022年6月30日