

The completion and handover of Phase 3 "Wetland Seasons Park" presents smart green living for residents

第3期「Wetland Seasons Park」落成交樓 住戶盡享智能綠色生活



Computer rendering photo³
電腦模擬效果圖³

The Group's Wetland Lot No. 34 Development ("the Development"), Phase 3 "Wetland Seasons Park", located in the prime location of Tin Shui Wai, was recently completed and is ready for handover. The Development is managed by Royal Elite Service Company Limited (Royal Elite) under the Group. Phase 3 Wetland Seasons Park is the final phase of the Development, providing a total of 318 premium residential units, most of which have now undergone handover. A dedicated on-site handover team accompanies new owners to inspect the property and arrange remedial works (if any) to ensure that the owners are satisfied with the handover quality. "Wetland Seasons Park" emphasises sustainable living, in which the community and the environment are balanced in harmony, and implements the Smart Community Living concept, providing residents with a green, healthy and intelligent home.

Promoting a Smart Community Living concept

The Group has fully implemented the Smart Community Living concept in the Development, and Phase 3 "Wetland Seasons Park" is the first residence in Hong Kong to introduce the SmarTone Home 5G Broadband service. Residents can access SmarTone's high-speed 5G network via 5G Wi-Fi 6 routers or use the built-in internet hotspot sockets¹ in each unit to connect to the specified internet service provider, seamlessly linking all their intelligent household devices and connecting them to the internet. RFID (Radio Frequency Identification) technology has also been introduced in the Development's carpark. Smart identification management services efficiently monitor vehicle traffic and enhance carpark management through the use of a carplate recognition system.

Improving health protection and convenience

In order to provide a safe and secure living environment and to strengthen anti-pandemic measures, the Development has introduced a number of touchless technologies and enhanced the automation functions of the existing facilities. For example, residents can use the residence's designated mobile app, called the Smart Community App², to automatically open and close the entrance door and activate the lift. The Club Seasons Café in the clubhouse has also introduced a smart food delivery robot to create a healthy and hygienic dining environment. Residents can experience the convenience brought by various smart technology designs, including using their smartphone to activate the traditional building intercom function to verify visitors and send a unique QR code to visiting friends and family as electronic passes. Additionally, the Smart Community App² enables residents to do online shopping and order takeaways, and visitors can arrive at their destination with ease by using the navigation programme's real-time map.

Sustainable vision integrated with the natural ecology

"Wetland Seasons Park" is situated next to Hong Kong Wetland Park and is in the Wetland Buffer Area. During its design and construction, a number of measures were taken to minimise the impact on the ecological environment, integrating into the beautiful environment of the surrounding Wetland Park, which is in line with the sustainable living concept of the community living with the environment in harmonious balance. The Development adopts a stepped layout design to ensure that the prevailing winds blowing from the Wetland Park towards Tin Shui Wai Town Centre remain unblocked, flowing in

a bottom-up manner. In addition, 6 ventilation breezeways have been provided with a 35-metre-wide main breezeway to ensure that Tin Shui Wai Town Centre enjoys sufficient natural wind. The façades of "Wetland Seasons Park" utilise earth tones to blend in seamlessly with the wetland environment. Residents can also learn about the special varieties of trees planted around the Development via the Smart Community App² to acquire more information about the natural environment.

集團坐落天水圍優越地段的Wetland Lot No.34 Development發展項目（「發展項目」）第3期「Wetland Seasons Park」已落成及陸續安排交樓。發展項目由集團旗下帝譽服務有限公司（帝譽）負責物業管理，第3期「Wetland Seasons Park」是發展項目的最後一期，共提供318個優質住宅單位，目前大部分單位已完成交樓。專責交樓小組即場陪伴業主檢查物業及提供執漏協助（如有），以確保業主對交樓質素滿意。「Wetland Seasons Park」強調社區與環境共融的可持續生活，推行智慧生活概念，為住客提供綠色健康的智能家居。

推動智慧生活概念

集團於發展項目全面推行「Smart Community Living」智慧生活概念，第3期「Wetland Seasons Park」更是SmarTone於香港首個引入5G寬頻入屋服務之住宅發展項目，住戶透過5G Wi-Fi 6 路由器即可使用SmarTone 的高速 5G 網絡，或可使用單位預設的入牆式上網熱點插座¹接駁指定互聯網供應商，無縫連接全屋智能設備及互聯網。屋苑停車場亦已引入RFID（射頻識別）技術，住戶毋須停車亦可享受智慧型識別管理服務，透過使用車牌識別系統加強管控車輛進出，有效提升車場管理。

提升健康保障及便利

為提供安全和安心的居住環境，進一步提高防疫水平，發展項目引進多項免觸式技術與加強現有設施的自動化功能，例如住戶可利用屋苑專屬流動應用程式Smart Community App²免觸操控大門自動開關或隔空按動升降機、會所內的Club Seasons Café已引入自動送餐機械人，打造健康衛生的用膳環境等。住客亦能享受連串智能科技設計帶來的方便，包括運用智能手機啟動傳統對講機功能以核對訪客身份、向到訪親友發送專屬QR code作身份認證、利用Smart Community App²網上購物及訂購外賣等，訪客更可透過導航程式的實時路線圖順利到訪目的地。

Notes

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3. The above image was taken from some height above the Phase of the Development on 20 June 2019 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development has been merged and added by computer rendering techniques and processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding the Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Phase of the Development was still under construction when the image was taken. The approved building plans of the phases of the Development might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this image and are subject to the plans finally approved by the relevant Government departments. There will be other completed and/or uncompleted buildings and facilities surrounding the Phase of the Development and the district and surrounding environment, buildings and facilities might change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the environment, structures and facilities in the district or surrounding the Phase of the Development. The fittings, finishes, appliances, decorations, plants, landscaping and other objects in the image may not appear in or the view may not be seen in or from the Phase of the Development or its surrounding area. They are for reference purpose only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development or the

Name of the Phase of the Development: Phase 3 ("the Phase") of Wetland Lot No.34 Development ("the Development") (Tower 1, Tower 7, Tower 8 and Tower 9 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.wetlandseasonspark3.com.hk

Enquiries: (852) 3119 0008

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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

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.

Please refer to the sales brochure for details.

Date of Printing: 30 June 2022

結合自然生態 秉承可持續發展理念

「Wetland Seasons Park」位於香港濕地公園旁邊，更位處濕地緩衝區，設計及施工時採取了多項措施盡量減低對生態環境的影響，並融入周邊濕地公園的優美環境，符合社區與環境共融的可持續生活理念。發展項目採取階梯式設計，確保由濕地公園方向吹向天水圍市中心的盛行風（prevailing winds）可由下而上不受阻擋地導向天水圍市中心。發展項目同時附設六條通風廊，主通風廊闊達35米，有助天水圍市中心有足夠自然風。「Wetland Seasons Park」外牆以大地色調為主，配合濕地環境。住戶也可透過Smart Community App²認識發展項目當中所種植的特別樹木品種，以豐富自然知識。

Phase, its surrounding environment, structures and facilities. 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.

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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（「期數」）（期數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

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.wetlandseasonspark3.com.hk

查詢熱線：(852) 3119 0008

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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。

詳情請參閱售樓說明書。

印刷日期：2022年6月30日