

University Hill, the Group's new residential development at Pak Shek Kok, Tai Po

集团旗下位于大埔白石角全新住宅发展项目“University Hill”



The image was taken from some height above the Phases of the Development on 27 February 2022 and has been processed with computerized imaging techniques. The general appearance of the Phases of the Development has been processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, buildings and facilities surrounding the Phases of the Development. The image does not illustrate the final appearance or view of or from the Phases of the Development or any part thereof and is for reference only. The Phases of the Development were 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 Phases 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 Phases of the Development and the district and surrounding environment, buildings and facilities might change from time to time. The Vendor does not give any other representation, undertaking or warranty whatsoever, whether express or implied, as to the environment, buildings and facilities in the district or surrounding the Phases of the Development. 以上相片于2022年2月27日在发展项目期数附近上空拍摄，并经电脑修饰处理。发展项目期数之大概外观以电脑模拟效果合成加入并经电脑修饰处理，以展示发展项目期数大约之周围环境、建筑物及设施，并非作展示发展项目期数或其任何部分最后完成之外观及其景观，一切仅供参考。拍摄时，发展项目期数仍在兴建中。发展项目期数的批准建筑图则会不时修改，落成后之详情亦可能与本图片所述者不同，一切以政府相关部门批准之图则为准。发展项目期数四周将会有其他建成及/或未建成之建筑物及设施，且区内及周边环境、建筑物及设施会不时改变，卖方对发展项目期数区内及周边环境、建筑物及设施并不作出不论明示或隐含之要约、陈述、承诺或保证。

The Group launched University Hill, a new residential development in the CUHK Elite Innovation and Technology Living Community at Pak Shek Kok, Tai Po. The development provides residents with low-density, highly private living space, suiting the needs of different buyers, and has received an overwhelming market response.

Perfectly placed for transport network advantages

University Hill embraces three major geographical advantages: it is close to top learning institutions The Chinese University of Hong Kong (CUHK) and the CUHK Medical Centre and their academic research talent; it is adjacent to the proposed Hong Kong Science Park/Pak Shek Kok MTR Station¹, making it perfectly placed for access to the rail network; and it is next to the soon-to-be-expanded innovation and technology base of Hong Kong Science Park, allowing it to take full advantage of the opportunities for expansion provided by the innovation and technology hub. The development also provides residents with improved quality of life through the application of technology. The living room and other rooms of all units are equipped with an in-wall Wi-Fi 6 wireless internet system, fibre optic and CAT-6 network lines⁵, and routers and "Smart Stations", allowing residents to set up their own personalised smart life.

Diversified residential clubhouse facilities with green measures to create a low-carbon living circle

The Development comes with a twin clubhouse, Club Silicon⁶, providing a total area of over 170,000 square feet of outdoor gardens⁷ and offering over 40 indoor and outdoor recreational facilities. University Hill has fully implemented the concept of green living and has meticulously created a "Live Well" healthy lifestyle. For example, the clubhouse has replaced disposable plastic tableware with degradable tableware made from environmentally friendly raw materials, and smart recycling bins will be placed around the residential estate to implement waste reduction and resource recycling incentive programs⁸. Royal Elite Service Company Limited (Royal Elite), which is responsible for property management, has set up a dedicated resource-sharing platform for the estate⁹, making it easy for residents to reserve and borrow

various household goods, electrical appliances, etc., to enjoy the benefits of a green circular economy.

集团早前推售位于大埔白石角中大菁英创科社区的全新住宅发展项目「University Hill」，项目为住客带来低密度兼私隐度高的生活空间，贴心照顾不同买家需求，市场反应热烈。

坐享交通网络优势

「University Hill」坐拥三大地利优势，包括信步可达顶尖学府香港中文大学及中大医院范围，学术研究人才荟萃；毗连计划兴建的港铁科学园/白石角站¹，坐享铁路站旁据点；邻近即将扩展的创科基地香港科学园园区，尽占创科重镇的扩展先机。此外，发展项目亦透过科技应用提升居住质素，所有单位的客厅与房间均配置入墙式Wi-Fi 6无线上网系统、光纤和CAT-6网路线⁵，并预设路由器和「Smart Station智慧中心」，让住户自组个人化智慧生活。

会所设备多元化 绿色措施打造低碳生活圈

发展项目设有双子式住客会所「Club Silicon」⁶，连户外绿化园林的总面积逾17万平方呎⁷，提供超过40项动与静的室内外娱乐设施。项目同时全面实践绿色生活理念，细意打造「Live Well」健康生活，例如住客会所以环保原料制造的降解餐具取代即弃塑胶餐具、屋苑范围也会摆放智能回收箱，推行减废及资源回收奖励计划⁸。负责物业管理的帝誉服务有限公司(帝誉)特设屋苑专属资源共享平台⁹，方便住客预约借用各式家品及电器等，享受绿色循环经济效益。

Notes

- 1 Source of information about the MTR Science Park/Pak Shek Kok Station on the East Rail Line: The Chief Executive's 2022 Policy Address website (www.policyaddress.gov.hk/2022), date of reference: 20 October 2022. The location of the station has not yet been finalised, and shall be subject to the plans announced by the Government or relevant authorities.
- 2 Source of information about the bus terminal: Bus Route Planning Programme 2022-2023 of Tai Po District (www.td.gov.hk/filemanager/en/util_uarticle_cp/rpp_22_23_tp.pdf), date of reference: 3 May 2022; Source of information about the bus routes: KMB bus route no.900 runs in peak hours (<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=900>), date of reference: 6 March 2023; KMB bus route no.82D runs in peak hours (<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=82D>), date of reference: 6 March 2023.
- 3 This proposed bus terminal and/or minibus stand are stations proposed to be built, and are expected to operate upon the handover of the residential units of the Development. The Vendor does not give any undertaking or warranty, whether express or implied, with respect to the completion, operation and other details of the proposed station.
- 4 Source of information about the minibus stand at Yau King Lane (near the public car park): according to the New Grant No. 22765 (land grant document), date of reference: 3 May 2022.
- 5 The fittings, finishes and appliances provided in the residential property in the Phase of the Development shall be as set out in the agreement for sale and purchase and the sales brochure. For details of fittings, finishes and appliances for the Phase of the Development, please refer to the sales brochure. Residents are required to use the designated service provider and/or apply for services and/or relevant installation services from a building contractor at their own discretion. The services are not provided by the manager of the Development. The third-party company providing the services may, at its own discretion, decide on the charges, terms of use, operating hours and service period of its service or other services. This advertisement shall not be construed as any representation, undertaking or warranty, whether expressed or implied, as to the content, speed, coverage, technology, quality, stability and service period of the services. Please contact the third-party service provider for any question.
- 6 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. Please refer to the Sales Brochure for details. 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. The names of the clubhouses 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 Phase of the Development.
- 7 The actual area of the clubhouse and gardens are subject to the final plans and/or documents approved by the relevant government departments. The Vendor reserves the right to revise and alter the area of the clubhouse and gardens.
8. The services and/or facilities will be provided or managed by the manager of the Development or other contracted third party company subject to the terms and conditions and the manager or contracted third party company may, at its sole discretion, amend, change or add to the terms and conditions of service/use of the services and/or facilities, including and without limitation the charges, operation hours and duration of service, without further notice. The services and/or facilities shall be subject to the terms set out in the Deed of Mutual Covenant, the service contract or other relevant legal documents. The services and/or facilities may not be immediately available upon occupation of the residential properties in the Phase of the Development. In case of any dispute, the decision of the manager or the contracted third party company shall be final.

备注

- 1 港铁「东铁线」科学园/白石角站的资料来源：行政长官2022年施政报告网站 (www.policyaddress.gov.hk/2022)，参考日期：2022年10月20日。铁路站的选址尚未落实，一切以政府或相关机构公布之计划内容为准。
- 2巴士总站的资料来源：2022-2023年度大埔区巴士路线计划 (www.td.gov.hk/filemanager/en/util_uarticle_cp/rpp_22_23_tp.pdf)，参考日期：2022年5月3日；巴士路线的资料来源：九巴路线900号于繁忙时段行驶 (<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=900>)，参考日期：2023年3月6日；九巴路线82D号于繁忙时段行驶 (<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=82D>)，参考日期：2023年3月6日。
- 3此巴士总站及/或小巴士站为拟定兴建之车站，预计于本发展项目期数中的住宅物业入伙时同步运作。卖方不就有关拟定车站的落成或运作时间等事项作出不论明示或暗示之承诺或保证。
- 4优景里小巴士站(近公众停车场)的资料来源：根据《新批地文件》第22765号(批地文件)，参考日期：2022年5月3日。
- 5发展项目期数住宅物业所提供的装置、装修物料及设备均以正式买卖合同及期数的售楼说明书内订定为准。有关发展项目期数的装置、装修物料及设备之详细资料，请参阅售楼说明书。需使用指定服务供应商及/或向承建商自行申请服务及/或相关的安装服务。所述服务并非由发展项目的管理人所提供。提供服务的第三者公司可自行决定就其服务或其他所述服务之收费、使用条款、营运时间及服务期限。本广告不能视作卖方为有关服务之容、速度、覆盖、技术、质素、稳定性、服务期限等之无论明示或暗示之陈述、承诺或保证。如有任何疑问，请向第三方服务供应商查询。
- 6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。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屋宇署、地政总署及/或其他相关政府部门之最终批准为准，于发展项目住宅物业入伙时未必能即时启用。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，将不会在期数或发展项目的公契、临时买卖合同、买卖合同、转让或其他业权契据中显示。
- 7会所及园林的实际面积以政府相关部门最后批准之图则及/或文件为准。卖方保留修订及更改会所及园林的面积的权利。
8. 服务及/或设施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或管理，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就有服务及/或设施之服务、使用条款及细则作出修订、更改或增减，包括但不限于收费、营运时间及服务期限，而不作另行通知，惟服务及/或设施须受公契、服务合约或其他相关法律文件所订立的条款限制。服务及/或设施于发展项目期数住宅物业入伙时未必能即时启用。如有任何争议，管理人或合约聘用的第三方公司保留最终决定权。

Name of the Phase of the Development: Phase 2A ("Phase 2A") of Tai Po Town Lot No.244 Development ("the Development") (Marina Tower 1, Marina Tower 2, Marina Tower 3, Marina Tower 5A & Marina Tower 5B of the residential development in the Phase are called "University Hill"); Phase 2B ("Phase 2B") of Tai Po Town Lot No.244 Development ("the Development") (Scenic Tower 1, Scenic Tower 2, Scenic Tower 3, Scenic Tower 5 and Scenic Tower 6 of the residential development in the Phase are called "University Hill")

District: Tai Po

Name of Street and Street Number of Phase 2A and Phase 2B of the Development: 63 Yau King Lane#

The website address designated by the Vendor for the particular phase in the Development:

"Phase 2A" www.universityhill.com.hk;

"Phase 2B" www.universityhill.com.hk/p2b

Enquiries: (852) 3119 0008

#The provisional street number is subject to confirmation when the Phase is completed.

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 on-site visit(s) 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, Sun Hung Kai Properties Limited
Authorized Person for Phase 2A and Phase 2B of the Development: Wong Min Hon Thomas
The firm or corporation of which the Authorized Person for Phase 2A and Phase 2B of the Development is a proprietor, director or employee in his 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 Phase 2A and Phase 2B of the Development: Mayer Brown, Sit, Fung, Kwong & Shum; Woo Kwan Lee & Lo
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 2A and Phase 2B of the Development: The Hongkong and Shanghai Banking Corporation Limited
Any other person who has made a loan for the construction of Phase 2A and Phase 2B of the Development: Sun Hung Kai Properties Holding Investment Limited
The estimated material date for Phase 2A and Phase 2B of the Development as provided by the Authorized Person for Phase 2A and Phase 2B of the Development to the best of the Vendor's knowledge: 15 June 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.)
Prospective purchasers are advised to refer to the sales brochure for any information on Phase 2A and Phase 2B of the Development.
Please refer to the sales brochure for details.
This advertisement is published by the Vendor or by another person with the consent of the Vendor.
Date of production: 29 June 2023

发展项目期数名称：大埔市地段第244号发展项目（「发展项目」）的第2A期（「第2A期」）（第2A期中住宅发展项目的漾景阁第1座、漾景阁第2座、漾景阁第3座、漾景阁第5A座及漾景阁第5B座称为「University Hill」）；发展项目的第2B期（「第2B期」）（第2B期中住宅发展项目的优景阁第1座、优景阁第2座、优景阁第3座、优景阁第5座及优景阁第6座称为「University Hill」）

区域：大埔

发展项目第2A期及第2B期的街道名称及门牌号数：优景里63号#

卖方就个别期数指定的互联网网站的网址：「第2A期」www.universityhill.com.hk；「第2B期」www.universityhill.com.hk/p2b

查询热线：(852) 3119 0008

#此临时门牌号数有待期数建成时确认。

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：昌保有限公司
卖方的控股公司：Elisford Limited、Time Effort Limited、新鸿基地产发展有限公司
发展项目第2A期及第2B期的认可人士：黄明康
发展项目第2A期及第2B期的认可人士以其专业身份担任经营人、董事或雇员的高号或法团：王董建筑师事务有限公司
发展项目第2A期及第2B期的承建商：添辉建筑有限公司
就发展项目第2A期及第2B期中的住宅物业的出售而代表拥有入行事的律师事务所：打士打律师事务所、薛冯彦律师行、胡关李罗律师行
已为发展项目第2A期及第2B期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公司
已为发展项目第2A期及第2B期的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited
尽卖方所知由第2A期及第2B期的认可人士提供的第2A期及第2B期的预计关键日期：2024年6月15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同所允许的任何延期所限制的。）
卖方建议准买方参阅有关售楼说明书，以了解发展项目第2A期及第2B期的资料。详情请参阅售楼说明书。
本广告由卖方发布或在卖方的同意下由另一人发布。
制作日期：2023年6月29日