

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

集團旗下位於大埔白石角全新住宅發展項目「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 offer, 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. 以上相片於2022年2月27日在發展項目期數附近上空拍攝，並經電腦修飾處理。發展項目期數大約之周圍環境、建築物及設施，並非作展示發展項目期數或其任何部分最後完成之外觀及其景觀，一切僅供參考。拍攝時，發展項目期數仍在興建中。發展項目期數的批准建築圖則會不時修改，落成後之詳情亦可能與本圖片所述者不同，一切以政府相關部門最後批准之圖則為準。發展項目期數四周將會有其他建成及/或未建成之建築物及設施，且區內及周邊環境、建築物及設施會不時改變，賣方對發展項目期數區內及周邊環境、建築物及設施並不作出不論明示或隱含之要約、陳述、承諾或保證。

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.

集團早前推售位於大埔白石角中大菁英創科社區的全新住宅發展項目「University Hill」，項目為住客帶來低密度兼私隱度高的生活空間，貼心照顧不同買家需求，市場反應熱烈。

坐享交通網絡優勢

「University Hill」坐擁三大地利優勢，包括信步可達頂尖學府香港中文大學及中大醫院範圍，學術研究人才薈萃；毗連計劃興建的港鐵科學園／白石角站¹，坐享鐵路站旁據點；鄰近即將擴展的創科基地香港科學園園區，盡佔創科重鎮的擴展先機。此外，發展項目亦透過科技應用提升居住質素，所有單位的客廳與房間均配置入牆式Wi-Fi 6無線上網系統、光纖和CAT-6網路線⁵，並預設路由器和「Smart Station 智慧中心」，讓住戶自組個人化智慧生活。

會所設備多元化 綠色措施打造低碳生活圈

發展項目設有雙子式住客會所「Club Silicon」⁶，連戶外綠化園林的總面積逾17萬平方呎⁷，提供超過40項動與靜的室內外娛樂設施。項目同時全面實踐綠色生活理念，細意打造「Live Well」健康生活，例如住客會所以環保原料製造的可降解餐具取代即棄塑膠餐具、屋苑範圍也會擺放智能回收箱，推行減廢及資源回收獎勵計劃⁸。負責物業管理的帝譽服務有限公司（帝譽）特設屋苑專屬資源共享平台⁹，方便住客預約借用各式家品及電器等，享受綠色循環經濟效益。

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 Phases 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 services 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 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.

備註

- 1 港鐵「東鐵綫」科學園／白石角站的資料來源：行政長官2022年施政報告網站(www.policyaddress.gov.hk/2022)，參考日期：2022年10月20日。鐵路站的選址尚未落實，一切以政府或相關機構公布之計劃內容為準。
- 2 巴士總站的資料來源：2022-2023年度大埔區巴士路線計劃(www.td.gov.hk/filemanager/en/util_uarticle_cp/rpp_22_23_tp.pdf)，參考日期：2022年5月3日；巴士路線的資料來源：九巴路線900號於繁忙時段行駛(https://search.kmb.hk/KMBWebSite/?action=routesearch&route=900)，參考日期：2023年3月6日；九巴路線82D號於繁忙時段行駛(https://search.kmb.hk/KMBWebSite/?action=routesearch&route=82D)，參考日期：2023年3月6日。
- 3 此巴士總站及/或小巴士站為擬定興建之車站，預計於本發展項目期數中的住宅物業入伙時同步運作。賣方不就有關擬定車站的落成或運作時間等事項作出不論明示或暗示之承諾或保證。
- 4 優惠里小巴士站(近公眾停車場)的資料來源：根據《新批地文件》第22765號(批地文件)，參考日期：2022年5月3日。
- 5 發展項目期數住宅物業所提供的裝置、裝修物料及設備均以正式買賣合約及期數的售樓說明書內訂定為準。有關發展項目期數的裝置、裝修物料及設備之詳細資料，請參閱售樓說明書。需使用指定服務供應商及/或向承建商自行申請服務及/或相關的安裝服務。所定服務並非由發展項目的管理人所提供。提供服務的第三者公司可自行決定其服務或其他所服務之收費、使用條款、營運時間及服務期限。本廣告不能視作賣方為有關服務之容、速度、覆蓋、技術、質素、穩定性、服務期限等之無論明示或暗示之陳述、承諾或保證。如有任何疑問，請向第三方服務供應商查詢。
- 6 發展項目內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。有關發展項目的詳細資料，請參閱售樓說明書。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准為準，於發展項目住宅物業入伙時未必能即時啟用。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，將不會在期數或發展項目的公契、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。
- 7 會所及園林的實際面積以政府相關部門最後批准之圖則及/或文件為準。賣方保留修訂及更改會所及園林的面積的權利。
8. 服務及/或設施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或管理。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就有關服務及/或設施之服務、使用條款及細則作出修訂、更改或增減，包括及不限於收費、營運時間及服務期限，而不作另行通知。惟服務及/或設施須受公契、服務合約或其他相關法律文件所訂立的條款規限。服務及/或設施於發展項目期數住宅物業入伙時未必能即時啟用。如有任何爭議，管理人或合約聘用的第三方公司保留最終決定權。

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

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2A期（「第2A期」）（第2A期中住宅發展項目的漾景閣第1座、漾景閣第2座、漾景閣第3座、漾景閣第5A座及漾景閣第5B座稱為「University Hill」）；發展項目的第2B期（「第2B期」）（第2B期中住宅發展項目的優景閣第1座、優景閣第2座、優景閣第3座、優景閣第5座及優景閣第6座稱為「University Hill」）

區域：大埔

發展項目第2A期及第2B期的街道名稱及門牌號數：優惠里63號#

賣方就個別期數指定的互聯網網站的網址：「第2A期」www.universityhill.com.hk；「第2B期」www.universityhill.com.hk/p2b

查詢熱線：(852) 3119 0008

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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
發展項目第2A期及第2B期的認可人士：黃明康
發展項目第2A期及第2B期的認可人士以其專業身份擔任經營人、董事或僱員的高級或法團：王董建築師事務所有限公司
發展項目第2A期及第2B期的承建商：添輝建築有限公司
就發展項目第2A期及第2B期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、薛馮鄭孝律師行、胡關李羅律師行
已為發展項目第2A期及第2B期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
已為發展項目第2A期及第2B期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited
盡賣方所知由第2A期及第2B期的認可人士提供的第2A期及第2B期的預計關鍵日期：2024年6月15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。）
賣方建議準買方參閱有關售樓說明書，以了解發展項目第2A期及第2B期的資料。
詳情請參閱售樓說明書。
本廣告由賣方發布或在賣方的同意下由另一人發布。
製作日期：2023年6月29日