



Rendering of St Martin's clubhouse*
云汇会所电脑模拟效果图*

St Martin offers a chic and smart neighbourhood setting near the Pak Shek Kok waterfront

白石角云汇打造品味智慧海滨社区

St Martin Development, the latest major residential project in Pak Shek Kok, Tai Po, is being developed in two phases. Situated near the Tolo Harbour waterfront, St Martin provides natural sea and mountain view landscapes¹. Along with its full clubhouse facilities and vast landscaped gardens, St Martin forms a chic and smart neighbourhood. Phase 1 and Phase 2 of the development have received a strong response since their market launch in this July.

Stunning scenery along with a diverse range of layouts

Spectacularly situated near the Pak Shek Kok Promenade, St Martin faces the beautiful Tolo Harbour¹ and overlooks the emerald ranges of Pat Sin Leng and out as far as Ma On Shan on the other side¹, all set against a backdrop of the ranges of the Kau To Shan¹. The overall layout of the buildings form a U-shape with the direction of each tower brilliantly designed to provide wide views.

Phase 1 of the development will have 804 premium residential units in six residential towers. The saleable area of the standard units will range from approximately 270 to 960 square feet. Phase 2 of the development will comprise 640 premium residential units in four residential towers. The saleable area of the standard units will range from about 280 to 840 square feet. St Martin will offer different layouts including studios to three bedrooms (one en-suite) with store room and utility room residence types. Special units with

gardens or flat roofs, and special sea view units¹ will also be available.

A wide array of recreational facilities coupled with co-sharing elements

St Martin residents' clubhouse² and outdoor landscaped gardens will extend more than 140,000 square feet, over 60,000 square feet of which will house clubhouse facilities (including over 30,000 square feet of covered area, and 30,000 square feet of uncovered area), providing ample space for wide ranging activities. Comprehensive facilities will include a director's house, outdoor swimming pool, indoor swimming pool and jacuzzi, 24-hour gymnasium, indoor sports field, spa rooms, banquet rooms, an outdoor barbeque area and more. A co-sharing concept made up of co-sharing spaces and game rooms serve as an exchange platform for residents to fully enjoy a co-sharing lifestyle.

Chic and smart living

To help provide the ultimate smart living, St Martin has designed the Intelligent Living

App³, which is a dedicated mobile app that provides residents with access to the lift lobby, lifts, and the clubhouse while visitors will be given QR codes in order to maintain enhanced security. Its Chatbot smart assistant feature will provide 24-hour enquiry help on property management. Clubhouse facilities booking and other services⁴ including bike-sharing booking, food ordering and deliveries, dry cleaning services and more can be done through this app. Owners can even lease their units and parking spaces through the one-stop leasing management function on the app³.

Total e-payments will be supported on the app³. With it residents can make e-payments for clubhouse venue booking, catering, property management fees or other home convenience services. Residents will be able to better manage their daily schedules with traditional chores now handled at the touch of a button, ensuring a hassle-free lifestyle through the application of smart technology.

位于大埔白石角的全新大型住宅发展项目云汇发展项目，共分两期发展。云汇座落吐露港临海地段，尽享大自然山海景观¹，配合会所完善的设施及广阔的园林休憩空间，势将打造为品味智慧社区。发展项目第一期及第二期自今年七月推出以来，备受欢迎。

景观优美 户型设计多元化

云汇傲据临近白石角海滨长廊的沿海地利，前临吐露港美景¹，远眺八仙岭等翠绿山峦至对岸马鞍山¹，后拥九肚群山景致¹。发展项目以U形排列，每座座向悉心布局，令视野更开阔。

发展项目第一期由六座住宅大楼组成，共提供804个优质住宅单位，分层标准单位实用面积由约270至960平方呎。发展项目第二期则由四座住宅大楼组成，共提供640个优质住宅单位，分层标准单位实用面积由约280至840平方呎。云汇户型多元化，由开放式至三房（一套房）连储物房及工作间设计不等，另有连花园或平台特色户以及精选特色海景¹单位。

消闲设施动静皆宜 引入共享元素

云汇的私人住客会所²连户外绿化园林总面积逾140,000平方呎，其中逾60,000平方

呎为会所面积（包括30,000余平方呎有盖面积及30,000平方呎露天地方），活动空间宽敞。配套设施多元化，设有董事屋、室外游泳池、室内游泳池连按摩池、24小时健身室、室内运动场、水疗按摩室、宴会厅及户外烧烤区等。会所特别引入共享元素，更设有共享空间及游戏室，为住户提供交流平台，全方位享受共享生活。

品味智慧生活

云汇设有专属手机应用程序Intelligent Living App³，全面推行智慧生活。住户凭应用程序即可进出住宅大堂、使用升降机及进出会所，访客则可凭专属QR code进入，提升屋苑保安。应用程序更引入Chatbot智能助手，24小时为住户解答有关住宅管理的问题。住户可通过应用程序预订会所设施及其他服务⁴，包括租用共享单车、订购点餐及送餐以及衣物干洗服务等。业主甚至可以使用应用程序³内的一站式租赁管理服务，放租住房及车位。

云汇实行全方位电子化交易服务，无论是会所场地租赁、餐饮服务、缴交管理费或其他家居服务，住户均可在应用程序³内以电子方式付款；方便住户充分安排时间，一按轻松处理生活大小事务，无忧生活繁琐细节，以科技成就智慧生活。

*The information provided in this rendering is for reference only, and do not constitute or shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, regarding the actual design, orientation, layout, specifications, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plants, gardening and other items of the clubhouse or its surrounding area, facilities, buildings or constructions. The Vendor does not make any undertaking or warranty, whether express or implied, regarding the content provided in this rendering or any part therein are made according to the actual height, materials, design, usage, condition or construction of the clubhouse. Details upon completion may be different from those stated in this advertisement/promotional material. The Vendor reserves its absolute right to amend and change the design, specifications, characteristics, plan, materials and usage of the clubhouse/Phase and other facilities, parts and areas without the need to give prior notice to any purchaser. Purchasers must not rely on this rendering for any use or purpose. For details of the Phase, please refer to the sales brochure. The facilities and completion date of the clubhouse and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant Government departments. Opening hours and use of different clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislations, land grants, deed of mutual covenant, clubhouse rules, and actual site conditions.

All owners of residential properties in the Development, residents and their guests will have access to the residents' clubhouse and recreational facilities, but subject to the terms in the deed of mutual covenant, terms and requirements of relevant Government licenses and regulations, or additional payment. The clubhouse and recreational facilities may not be available for use at the time of handover of the residential properties, subject to the approval by the relevant Government departments.

* 本电脑模拟效果图内的资料仅供参考，并不构成或不应该被视为任何有关会所之实际设计、布局、规格、规格、建筑、位置、特色、图则、装置、装修物料、设备、家具、装饰物、植物、园艺及其他物件或其周边地方、设施、建筑物或构筑物之要约、陈述、承诺或保证（不论明示或暗示）。卖方并不承诺或保证（不论明示或暗示）以上所有电脑模拟效果图内的内容或其任何部分依据会所之实际高度、用料、设计、用途、状况或建筑制造，落成后之详情亦可能与本广告/宣传资料所述者有所不同。卖方保留其修改及改变会所/期数之设计、规格、特徵、图则、用料和用途及其他设施、部分和地方之绝对权利，事先毋须通知任何买家。买家切勿依赖此电脑模拟效果图作任何用途或目的。有关期数的详细资料，请参阅售楼说明书。会所及/或康乐设施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核为准。会所不同设施之开放时间及使用受相关法律、批地文件、公契条款、会所使用守则及现场环境状况限制。所有发展项目内的住宅物业的业主、住客及其宾客均可使用住客会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施于住宅物业入伙时未必可以启用，以相关政府部门批准为准。

Rendering of St Martin's director's house*
云汇董事屋电脑模拟效果图*





Notes

- ¹ The view is affected by the unit's floor level, orientation and surrounding buildings and environment, and is not applicable to all units. The surrounding buildings and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, regarding the view and surrounding environment.
- ² All owners of residential properties in the Development, residents and their guests will have access to the residents' clubhouse and recreational facilities, but subject to the terms in the deed of mutual covenant, terms and requirements of relevant Government licenses and regulations, or additional payment. The clubhouse and recreational facilities may not be available for use at the time of handover of the residential properties, subject to the approval by the relevant Government departments.
- ³ "Intelligent Living App" and mobile "app" is an intelligent mobile phone App which is still under the development stage. Its functions and service coverage may be revised, inserted, deleted or adjusted from time to time without the need to give prior notice to purchasers. The Intelligent Living App may not be available for immediate use at the time of handover of the residential properties in the Phase. The above information do not constitute or shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor regarding the use, operation and/or provision of any relevant facilities and/or service.
- ⁴ Property management service and other above-mentioned service will be provided by the manager of the Phase or other contract engaged third-party companies. The manager or contract engaged third-party companies may determine the fees, terms of use, operation hours and service period of its property management service or the above-mentioned service, subject to the terms in the Deed of Mutual Covenant, service agreement or other relevant legal documents. Catering service will be subject to the issuance of relevant licenses.

备注

- ¹ 所述景观受单位所处层数、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列明或隐含之要约、陈述、承诺或保证。
- ² 所有发展项目内的住宅物业的业主、住客及其宾客均可使用住客会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施于住宅物业入伙时未必可以启用，以相关政府部门批准为准。
- ³ "Intelligent Living App" 及手机 "app" 为流动智能电话的应用程序，仍处于开发阶段，其功能及覆盖的服务可能不时作出修改、增加、删减或调整，而无须事先通知买方。"Intelligent Living App" 应用程序于期数入伙时可能未必能即时启用。以上资料并不构成或不列明或隐含之要约、陈述、承诺或保证。
- ⁴ 管理服务及其他上述服务将由期数的管理人或其他合约聘用的第三者公司提供。管理人或合约聘用的第三者公司可自行决定就其管理服务或其他上述服务之收费、使用条款、营运时间及服务期限，惟须受公契、服务合约或其他相关法律文件所订立的条款规限。餐饮服务须待取得有关牌照后方可提供。

Name of the Phase of the Development:

Phase 1 ("Phase 1") of St Martin Development ("the Development") (Tower 1 to Tower 7 (Tower 4 is omitted) of the residential development in Phase 1 are called "St Martin")
 Phase 2 ("Phase 2") of St Martin Development ("the Development") (Tower 8 to Tower 11 of the residential development in Phase 2 are called "St Martin")

District: Pak Shek Kok (East)

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 12 Fo Chun Road[#]

The website address designated by the Vendor for Phase 1 of the Development: www.stmartin.com.hk/p1

The website address designated by the Vendor for Phase 2 of the Development: www.stmartin.com.hk/p2

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: Superwick Limited
 Holding companies of the Vendor: Value Day Holdings Limited, Total Corporate Holdings Limited, Sun Hung Kai Properties Limited
 Authorized person of Phase 1 and Phase 2 of the Development: Lu Yuen Cheung Ronald
 Firm or corporation of which the authorized person of Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited
 Building contractor of Phase 1 and Phase 2 of the Development: Sanfield Engineering Construction Limited
 The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 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 1 and Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sales)
 Any other person who has made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited
 The estimated material date for Phase 1 of the Development as provided by the authorized person of Phase 1 of the Development to the best of the Vendor's knowledge: 28th February, 2020
 The estimated material date for Phase 2 of the Development as provided by the authorized person of Phase 2 of the Development to the best of the Vendor's knowledge: 31st July, 2020
 ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)
 Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development.
 This advertisement is published by the Vendor or by another person with the consent of the Vendor.
 "Phase 1" and "Phase 2" is each called the "Phase".
[#]The above provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development are completed.
 Date of Printing: 4 October 2018

发展项目期数名称:

云汇发展项目 ("发展项目") 的第一期 ("第一期") (第一期中住宅发展项目的第1座至第7座 (不设第4座) 称为 "云汇")

云汇发展项目 ("发展项目") 的第二期 ("第二期") (第二期中住宅发展项目的第8座至第11座称为 "云汇")

区域: 白石角 (东部)

本发展项目第一期及第二期的街道名称及门牌号数: 科进路12号[#]

卖方就本发展项目第一期指定的互联网网站的网址: www.stmartin.com.hk/p1

卖方就本发展项目第二期指定的互联网网站的网址: www.stmartin.com.hk/p2

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: 瑞域有限公司
 卖方的控股公司: Value Day Holdings Limited, Total Corporate Holdings Limited, 新鸿基地产发展有限公司
 本发展项目第一期及第二期的认可人士: 吕元祥
 本发展项目第一期及第二期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人: 吕元祥建筑师事务所 (香港) 有限公司
 本发展项目第一期及第二期的承建商: 新辉城建工程有限公司
 就本发展项目第一期及第二期中的住宅物业的出售而代表拥有人行事的律师事务所: 孖士打打律行、薛冯邦岑律行、胡关李罗律行
 已为本发展项目第一期及第二期的建造提供贷款或已承诺为该建造提供融资的认可机构: 香港上海汇丰银行有限公司 (于开售前提供)
 已为本发展项目第一期及第二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，由本发展项目第一期的认可人士提供的本发展项目第一期之预计关键日期: 2020年2月28日
 尽卖方所知，由本发展项目第二期的认可人士提供的本发展项目第二期之预计关键日期: 2020年7月31日
 ("关键日期" 指批地文件的条件就本发展项目第一期或第二期而获符合的日期。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，以了解本发展项目第一期及第二期的资料。
 本广告由卖方发布或在卖方的同意下由另一人发布。
 "第一期" 及 "第二期" 均称为 "期数"。
[#]此临时门牌号数有待本发展项目第一期及第二期建成时确认。
 印刷日期: 2018年10月4日