



Rendering of St Martin's clubhouse\*  
雲匯會所電腦模擬效果圖\*

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

### 白石角雲匯打造品味智慧海濱社區

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 landscapes<sup>1</sup>. 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 Harbour<sup>1</sup> and overlooks the emerald ranges of Pat Sin Leng and out as far as Ma On Shan on the other side<sup>1</sup>, all set against a backdrop of the ranges of the Kau To Shan<sup>1</sup>. 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 units<sup>1</sup> will also be available.

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

St Martin residents' clubhouse<sup>2</sup> 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

App<sup>3</sup>, 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 services<sup>4</sup> 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 app<sup>3</sup>.

Total e-payments will be supported on the app<sup>3</sup>. 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.

位於大埔白石角的全新大型住宅發展項目雲滙發展項目，共分兩期發展。雲滙座落吐露港臨海地段，盡享大自然山海景觀<sup>1</sup>，配合會所完善的設施及廣闊的園林休憩空間，勢將打造為品味智慧社區。發展項目第一期及第二期自今年七月推出以來，備受歡迎。

### 景觀優美 戶型設計多元化

雲滙傲據臨近白石角海濱長廊的沿海地利，前臨吐露港美景<sup>1</sup>，遠眺八仙嶺等翠綠山巒至對岸馬鞍山<sup>1</sup>，後擁九肚羣山景致<sup>1</sup>。發展項目以U形排列，每座座向悉心佈局，令視野更開闊。

發展項目第一期由六座住宅大樓組成，共提供804個優質住宅單位，分層標準單位實用面積由約270至960平方呎。發展項目第二期則由四座住宅大樓組成，共提供640個優質住宅單位，分層標準單位實用面積由約280至840平方呎。雲滙間隔多元化，由開放式至三房（一套房）連儲物房及工作間設計不等，另有連花園或平台特色戶以及精選特色海景<sup>1</sup>單位。

### 消閒設施動靜皆宜 引入共享元素

雲滙的私人住客會所<sup>2</sup>連戶外綠化園林總面積逾140,000平方呎，當中逾60,000平方

呎為會所面積（包括30,000餘平方呎有蓋面積及30,000平方呎露天地方），活動空間寬敞。配套設施多元化，設有董事屋、室外游泳池、室內游泳池連按摩池、24小時健身室、室內運動場、水療按摩室、宴會廳及戶外燒烤區等。會所特別引入共享元素，更設有共享空間及遊戲室，為住戶提供交流平台，全方位享受共享生活。

### 品味智慧生活

雲滙設有專屬手機應用程式Intelligent Living App<sup>3</sup>，全面推行智慧生活。住戶憑應用程式即可進出住宅大堂、使用升降機及進出會所，訪客則可憑專屬QR code進入，提升屋苑保安。應用程式更引入Chatbot智慧助手，24小時為住戶解答有關屋苑管理的問題。住戶可透過應用程式預訂會所設施及其他服務<sup>4</sup>，包括租用共享單車、訂購點餐及送餐以及衣物乾洗服務等。業主甚至可以使用應用程式<sup>3</sup>內的一站式租賃管理服务，放租單位及車位。

雲滙實行全方位電子化交易服務，無論是會所場地租賃、餐飲服務、繳交管理費或其他家居服務，住戶均可在應用程式<sup>3</sup>內以電子方式付款；方便住戶充分安排時間，一按輕鬆處理生活大小事務，無憂生活繁瑣細節，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.

\* 本電腦模擬效果圖內的資料僅供參考，並不構成或不應被視作任何有關會所之實際設計、布局、間格、規格、建築、位置、特色、圖則、裝置、裝修物料、設備、傢俱、裝飾物、植物、園藝及其他物件或其周邊地方、設施、建築物或構築物之契約、陳述、承諾或保證（不論明示或暗示）。買方並不承諾或保證（不論明示或暗示）以上所有電腦模擬效果圖內的內容或其任何部分依據會所之實際高度、用料、設計、用途、狀況或建築製造，落成後之詳情亦可能與本廣告/宣傳資料所述者有所不同。買方保留其修改及改變會所/期數之設計、規格、特徵、圖則、用料和用途及其他設施、部分和地方之絕對權利，事先毋須通知任何買家。買家切勿依賴此電腦模擬效果圖作任何用途或目的。有關期數的詳細資料，請參閱售樓說明書。會所及/或康樂設施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。會所不同設施之開放時間及使用受相關法律、批地文件、公契條款、會所使用守則及現場環境狀況限制。所有發展項目內的住宅物業的業主、住客及其賓客均可使用住客會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施於住宅物業入伙時將未必可以啟用，以相關政府部門批准為準。

Rendering of St Martin's director's house\*  
雲滙董事屋電腦模擬效果圖\*





**Notes**

- <sup>1</sup> 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.
- <sup>2</sup> 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.
- <sup>3</sup> "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.
- <sup>4</sup> 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.

**備註**

- <sup>1</sup> 所透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。
- <sup>2</sup> 所有發展項目內的住宅物業的業主、住客及其賓客均可使用住客會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施於住宅物業入伙時將未必可以啟用，以相關政府部門批准為準。
- <sup>3</sup> 「Intelligent Living App」及手機「app」為流動智能電話的應用程式，仍處於開發階段，其功能及覆蓋的服務可能不時作出修改、增加、刪減或調整，而無須事先通知買方。「Intelligent Living App」應用程式於期數入伙時可能未必能即時啟用。以上資料並不構成或不應被視為賣方對任何有關設施及/或服務的使用、操作及/或提供之要約、陳述、承諾或保證（不論明示或隱含）。
- <sup>4</sup> 管理服務及其他上述服務將由期數的經理人或其他合約聘用的第三者公司所提供。經理人或合約聘用的第三者公司可自行決定就其管理服務或其他上述服務之收費、使用條款、營運時間及服務期限，惟須受公契、服務合約或其他相關法律文件所訂立的條款規限。餐飲服務須待取得有關牌照後方可提供。

**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<sup>#</sup>

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

The website address designated by the Vendor for Phase 2 of the Development: [www.stmartin.com.hk/p2](http://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".  
<sup>#</sup>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

**發展項目期數名稱:**

雲滙發展項目（「發展項目」）的第一期（「第一期」）（第一期中住宅發展項目的第1座至第7座（不設第4座）稱為「雲滙」）

雲滙發展項目（「發展項目」）的第二期（「第二期」）（第二期中住宅發展項目的第8座至第11座稱為「雲滙」）

區域：白石角（東部）

本發展項目第一期及第二期的街道名稱及門牌號數：科進路12號<sup>#</sup>

賣方就本發展項目第一期指定的互聯網網站的網址：[www.stmartin.com.hk/p1](http://www.stmartin.com.hk/p1)

賣方就本發展項目第二期指定的互聯網網站的網址：[www.stmartin.com.hk/p2](http://www.stmartin.com.hk/p2)

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：瑞域有限公司  
賣方的控股公司：Value Day Holdings Limited、Total Corporate Holdings Limited、新鴻基地產發展有限公司  
本發展項目第一期及第二期的認可人士：呂元祥  
本發展項目第一期及第二期的認可人士以其專業身份擔任經管人、董事或僱員的商號或法團：呂元祥建築師事務所（香港）有限公司  
本發展項目第一期及第二期的承建商：新輝城建工程有限公司  
就本發展項目第一期及第二期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  
已為本發展項目第一期及第二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（於開售前提供）  
已為本發展項目第一期及第二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，由本發展項目第一期的認可人士提供的本發展項目第一期之預計關鍵日期：2020年2月28日  
盡賣方所知，由本發展項目第二期的認可人士提供的本發展項目第二期之預計關鍵日期：2020年7月31日  
（「關鍵日期」指批地文件的條件就本發展項目第一期或第二期而獲符合的日期。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，以了解本發展項目第一期及第二期的資料。  
本廣告由賣方發布或在賣方的同意下由另一人發布。  
「第一期」及「第二期」均稱為「期數」。  
<sup>#</sup>此臨時門牌號數有待本發展項目第一期及第二期建成時確認。  
印刷日期：2018年10月4日