

# The completed Ocean Wings in Tseung Kwan O South reveals a thoughtful design

## 將軍澳南海天晉交樓 設計盡見心思

Ocean Wings, the Group's latest waterfront residential and commercial development in Tseung Kwan O South, has been completed and new owners are in the process of taking possession of their units. As the final project under The Wings series<sup>1</sup>, Ocean Wings conveys an aura of stylish and chic elegance with upgraded materials and clubhouse facilities. Residents can also take full advantage of the fast growing neighbourhood nearby that has been carefully planned to meet everyone's needs.



An approximately 40-metre long outdoor swimming pool which is set against the backdrop of a cascading waterfall to create a truly relaxing vibe<sup>5</sup>  
約40米長室外泳池飾以瀑布水景點綴，使人身心舒泰<sup>6</sup>

### Detailed planning takes in outdoor views

The Group always builds based on sound detailed planning, using quality materials and thoughtful designs to offer a premium lifestyle. Situated along the seafront, Ocean Wings offers expansive views of the sea<sup>2</sup> and the charming Island East<sup>2</sup>, while units facing the landscaped garden enjoy views of the waterfall and swimming pool<sup>2</sup>. In planning the overall layout of the buildings, some towers were shifted back to increase the separation with adjacent buildings which means more natural lights filter into the units. The seafront development also makes wide use of glass curtain walls to let in outdoor views and more natural lights.

Materials and appliances inside the units have been upgraded to enhance practicality. Balcony doors can be folded and pushed to the side<sup>3</sup> for residents to enjoy expansive views<sup>2</sup>. Ceiling

mount thermo ventilators are installed in the master bathrooms<sup>3</sup> to keep them dry. Kitchen cabinet doors are equipped with soft-close hinges so they close gently and securely.

### Comprehensive clubhouse facilities

The Ocean Wings luxury residents clubhouse<sup>4</sup> and communal gardens cover over 60,000 square feet with comprehensive recreational facilities, including an about 40-metre long outdoor swimming pool, an about 20-metre long indoor heated swimming pool, jacuzzi, gymnasium, boxing ring, bowling alley, snooker room, dart room, banquet room, outdoor children's play area, barbeque sites and more<sup>4</sup>. Activity classes such as kick-boxing, bowling for beginners and yoga will also be arranged exclusively for residents<sup>4</sup>.

### Caring concierge services

Ocean Wings provides over 50 services<sup>5</sup> from four concierge centres at different locations to serve residents better. These range from bill payment, morning calls and parcel pick up to household cleaning, elderly care and IT support<sup>5</sup>. In view of its seaside location, the concierge centres also offer fishing tackle and yacht rental services<sup>5</sup>.

Ocean Wings has adopted a smart system for maximum security. Its Care Vision technology allows the management team to accurately identify residents. Lifts at residential towers are smart card-enabled, meaning that only residents with a valid resident's card can access the respective floors. The estate's mobile app has visitors' QR code to facilitate checking the visitors' identity for enhanced security. In addition, the mobile app will launch a Chatbot feature so residents can check all of the estate's information at home.

集團位於將軍澳南的臨海住宅及商業項目海天晉最近落成，現正安排業主陸續收樓。項目為天晉系列<sup>1</sup>的最後一個項目，不但延續系列的時尚型格氣派，單位用料及會所配套更有所提升，加上區內發展日趨成熟，住客可充分受惠於規劃完善、配套齊備的社區。

### 細心規劃 引景入室

集團悉心規劃，選用優質材料，配合窩心設計，締造優質生活空間。海天晉臨海而建，坐擁壯闊海景<sup>2</sup>，遠眺港島東迷人景致<sup>2</sup>，園景單位可享瀑布池景<sup>2</sup>。在規劃樓宇佈局時，刻意將部分座數移後，擴闊與鄰近大廈的距離，讓單位得以吸納更多自然光線。為善用臨海優勢，項目採用大量玻璃幕牆設計，將戶外景致引入室內，同時提高單位的採光度。

單位的用料及配套亦見提升，細節實用。露台門採用摺疊式趟門，可以將整扇門敞開<sup>3</sup>，讓寬闊景致呈現眼前<sup>2</sup>。主人房浴室天花裝置換氣暖風機<sup>3</sup>，環境時刻乾爽。廚櫃門鉸以緩衝式設計，可慢慢關上，安全好用。

### 會所設備 動靜皆宜

海天晉的豪華住客會所<sup>4</sup>連園林面積逾60,000平方呎，提供多元化的康樂設施，包括約40米長室外泳池、約20米長室內恆溫泳池、按摩池、健身室、拳擊擂台、保齡球室、美式桌球室、飛鏢室、宴會廳、室外兒童遊樂場及燒烤場地等<sup>4</sup>。會所亦會舉辦踢拳、保齡球入門及瑜珈班等<sup>4</sup>，讓住客享受運動樂。

### 禮賓服務無微不至

為更貼心照顧住客需要，海天晉將禮賓部分佈於屋苑四個位置，提供超過50種服務<sup>5</sup>，從日常的賬單繳費、起床提醒和包裹代收，以至家居清潔、長者關懷和資訊科技技術支援等一應俱全<sup>5</sup>。因應項目臨海而建，禮賓部特別增設釣魚用具和遊艇租借服務<sup>5</sup>。

海天晉採用智能保安系統，保安嚴密，當中的Care Vision科技讓保安團隊能準確辨認住客身份。住宅大樓電梯選用拍卡系統，住客須以有效住客證確認，才能到達所住樓層。屋苑專屬手機應用程式設有QR code訪客證，方便核實訪客身分，進一步保障住客。此外，手機應用程式將增設人工智能對話系統，讓住客足不出戶，也可隨時查詢屋苑資訊。

### Notes

<sup>1</sup> The Wings series refers to the five developments known respectively as The Wings, The Wings II, The Wings IIIA, The Wings IIIB and Ocean Wings. The Wings, The Wings II, The Wings IIIA, The Wings IIIB and Ocean Wings are five independent developments, each of which is governed by a separate set of land grant documents. The owners of the residential units of Ocean Wings are not entitled to use the common areas and facilities (including but not limited to the recreational areas and facilities) forming part of The Wings, The Wings II, The Wings IIIA or The Wings IIIB.

<sup>2</sup> It is only a brief description of the surrounding environment and view of the Development. It does not represent all units can enjoy the said view. The view is affected by the unit's floor level, orientation, and surrounding buildings and environment, and is not applicable to all units of the Development. The buildings, facilities and environment around the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and surrounding environment of the Development.

<sup>3</sup> Not applicable to all units. Please refer to sales brochure for details.

<sup>4</sup> Opening hours and operation of the clubhouse and its recreational facilities are subject to the relevant laws, land grant, deed of mutual covenant, terms of use of the clubhouse and the actual site conditions. The clubhouse and its recreational facilities may not be immediately available for use upon the date of occupation of the residential properties of the Development. Use or operation of certain facilities and/or services may be subject to the issuance of consents or licenses from relevant Government departments and may be subject to payment of additional fees.

<sup>5</sup> Services provided by the concierge centres shall be subject to the terms and conditions of Kai Shing Management Services Limited as amended from time to time, and may be subject to payment of additional fees.

<sup>6</sup> This photograph was taken at Ocean Wings on 15 January 2018. It has been edited and processed with computerized imaging technique and is for reference only. It does not constitute any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the surrounding environment, buildings and facilities of the Development. The surrounding environment, buildings and facilities of the Development may change from time to time. The Vendor 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.

### 備註

<sup>1</sup> 天晉系列泛指「天晉」、「天晉II」、「天晉IIIA」、「天晉IIIB」及「海天晉」的五個發展項目。「天晉」、「天晉II」、「天晉IIIA」、「天晉IIIB」及「海天晉」乃五個獨立的發展項目，各自受其批地文件管轄。「海天晉」的住宅單位業主無權使用構成「天晉」、「天晉II」、「天晉IIIA」或「天晉IIIB」部分的公用地方及設施（包括但不限於康樂地方及設施）。

<sup>2</sup> 上述僅為發展項目周邊環境及景觀的大概描述，並不代表所有單位同時享有相關景觀。所述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、設施及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之契約、陳述、承諾或保證。

<sup>3</sup> 非所有單位適用。詳情請參閱售樓說明書。

<sup>4</sup> 會所及康樂設施之開放時間及使用受相關法律、批地文件、公契、會所使用守則及現場環境狀況限制。會所及康樂設施於發展項目住宅物業入伙時未必能即時啟用。部份設施及/或服務的使用或操作可能受制於政府有關部門發出之同意書或許可證或需額外收費。

<sup>5</sup> 禮賓部的各項服務受啟勝管理服務有限公司不時修訂的條款及細則約束，或需額外收費。

<sup>6</sup> 此圖片於2018年1月15日於海天晉拍攝，並經電腦修飾處理，僅供參考，並不構成賣方對發展項目周邊環境、建築物及設施之任何不論明示或隱含之契約、陳述、承諾或保證。發展項目的周邊環境、建築物及設施會不時改變，賣方建議準買家到發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。

Name of the development: Ocean Wings ("the Development")

District: Tseung Kwan O

Name of the street and the street number of the Development: 28 Tong Chun Street

The website address designated by the vendor for the Development: www.oceanwings.com.hk

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 onsite visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Hinwood Investment Limited

Holding companies of the vendor: Sun Hung Kai Properties Limited, Total Corporate Holdings Limited and Hanafin Holdings Limited

Authorized person of the Development: Lee Ming Yen Jennifer

The firm or corporation of which the authorized person of the Development is a proprietor, director or employee in his or her professional capacity: P&T Architects and Engineers Limited

Building contractor for the Development: Yee Fai Construction Company Limited

The firm of solicitors acting for the vendor in relation to the sale of residential properties of the Development: Woo Kwan Lee & Lo, Mayer Brown JSM and Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited (the relevant undertaking has been cancelled)

Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited

Prospective purchasers are advised to refer to the sales brochure for any information on the Development.

This advertisement is published by the vendor or by another person with the consent of the vendor.

Date of Printing: 29 March 2018

發展項目名稱：海天晉（「發展項目」）

區域：將軍澳

本發展項目的街道名稱及門牌號數：唐俊街28號

賣方就本發展項目指定的互聯網網站的網址：www.oceanwings.com.hk

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賣方：亨匯投資有限公司

賣方的控股公司：新鴻基地產發展有限公司、Total Corporate Holdings Limited及Hanafin Holdings Limited

本發展項目的認可人士：李明嫻

本發展項目的認可人士以其專業身份擔任經營人、董事或雇員的商號或法團：巴馬丹拿建築及工程師有限公司

本發展項目的承建商：怡輝建築有限公司

就本發展項目中的住宅物業的出售而代表賣方的律師事務所：胡關李羅律師行、孖士打律師行及薛萬壽律師行

已為本發展項目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（有關承諾已經取消）

已為本發展項目的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

賣方建議準買方參閱有關售樓說明書，以了解本發展項目的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

印製日期：2018年3月29日