

The completed Phase 1 of St Martin, Pak Shek Kok, offers a chic, smart setting

白石角雲滙第一期落成交樓 盡享品味智慧生活

Phase 1 of the St Martin Development in Pak Shek Kok, Tai Po, has been completed, with owners taking possession of their new homes. Situated near the Tolo Harbour waterfront, the Development provides natural sea and mountain views¹. Along with its full clubhouse facilities and vast landscaped gardens, St Martin offers a chic, smart neighbourhood.



Outdoor swimming pool⁵
室外游泳池⁵



24-hour gymnasium⁶
24小時健身室⁶

12

Stunning scenery

Spectacularly situated near the Pak Shek Kok Promenade, St Martin faces the beautiful Tolo Harbour¹ and overlooks the emerald range of Pat Sin Leng on one side and out as far as Ma On Shan on the other side¹, all set against the backdrop of the Kau To Shan hills¹. The overall layout of the buildings forms a U-shape, with the direction of each tower brilliantly designed to provide wide views.

Comprehensive recreational facilities

St Martin's residents' clubhouse² and outdoor landscaped gardens, covering more than 140,000 square feet, provide ample space for a wide range of activities. The comprehensive facilities include a director's house, an outdoor swimming pool, an indoor swimming pool and jacuzzi, a 24-hour gymnasium, an indoor sports field, spa rooms, banquet rooms, an outdoor barbeque area, and more. There is also a co-sharing concept, made up of co-sharing spaces and game rooms, serving as an exchange platform for residents to fully enjoy a co-sharing lifestyle.

Chic, smart living

To help provide the ultimate smart living convenience, St Martin has designed an Intelligent Living App³, which is a dedicated mobile app that provides residents with access to the lift lobby, lifts and the clubhouse. Visitors can be given QR codes to ensure

enhanced security. Its Chatbot smart assistant feature provides 24-hour enquiry on property management.

Booking of clubhouse facilities and other services⁴, including bike-sharing, food ordering and deliveries, and dry cleaning services can be done through the app. Owners can even lease their residential units and parking spaces through a one-stop leasing management function on the app³.

St Martin has a complete e-payment transaction service. Residents can make e-payments for clubhouse venue booking, catering, property management fees and other home convenience services via the app³, enjoying a smart lifestyle through the use of technology.

集團位於大埔白石角的雲滙發展項目第一期早前落成，業主現正陸續收樓。發展項目座落吐露港臨海地段，盡享大自然山海景觀¹，配合會所完善的設施及廣闊的園林休憩空間，為住客提供一個品味智慧社區。

景觀優美

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¹，遠眺八仙嶺等翠綠山巒至對岸馬鞍山¹，後擁九肚羣山景致¹。發展項目以U形排列，每座座向悉心佈局，令視野更開闊。

多元化消閒設施

雲滙的私人住客會所²連戶外綠化園林總面積逾140,000平方呎，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 App³，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。訪客可憑專屬QR code進入，提升屋苑保安。應用程式引入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⁴，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³內的一站式租賃管理服務，放租住宅單位及車位。

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³內以電子方式付款，以科技成就智慧生活。



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" 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.
5. This photo was taken at the Development on 26 February 2020. It has been edited and processed with computerized imaging technique and is for reference only.
6. This photo was taken at the Development on 2 March 2020. It has been edited and processed with computerized imaging technique and is for reference only.

備註

1. 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。
2. 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。
3. 「Intelligent Living 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，而毋須事先通知買方。「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）。
4. 管理服務及其他上述服務將由期數的管理人或其他合約聘用的第三者公司所提供。管理人或合約聘用的第三者公司可自行決定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。
5. 以上圖片於2020年2月26日拍攝於發展項目，並經電腦修飾處理，僅供參考。
6. 以上圖片於2020年3月2日拍攝於發展項目，並經電腦修飾處理，僅供參考。

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

District: Pak Shek Kok (East)

Name of Street and Street Number of the Phase: 12 Fo Chun Road

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

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 the Phase: Lu Yuen Cheung Ronald

Firm or corporation of which the authorized person of the Phase is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited

Building contractor of the Phase: Sanfield Engineering Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: 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 the Phase: The Hongkong and Shanghai Banking Corporation Limited (Note: The relevant undertaking has been cancelled.)

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

Prospective purchaser is advised to refer to the sales brochure for any information on the Phase.

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

Date of Printing: 27 March 2020

發展項目期數名稱：雲滙發展項目（「發展項目」）的第一期（「期數」）（期數中住宅發展項目的第1座至第7座（不設第4座）稱為「雲滙」）

區域：白石角（東部）

期數的街道名稱及門牌號數：科進路12號

賣方就期數指定的互聯網網站的網址：

www.stmartin.com.hk/p1

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

賣方控股公司：Value Day Holdings Limited、Total Corporate Holdings Limited、新鴻基地產發展有限公司

期數的認可人士：呂元祥

期數的認可人士以其專業身份擔任經營人、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

期數的承建商：新輝城建工程有限公司

就期數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、薛馮鄭岑律師行、胡關李羅律師行

已為期數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（備註：有關承諾已經取消。）

已為期數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，以了解期數的資料。

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：2020年3月27日