

# St. Barths attracts positive market response

## Member-buyers enjoy double bonus



Computerized rendering of the Development<sup>1</sup>

The meticulously planned St. Barths Development from SHKP is prestigiously situated at Whitehead, Ma On Shan. Phase One mid-to-low rise residential towers at St. Barths were available in January and units were well-received in the market. SHKP Club has launched a 'Submission of Registration of Intent Reward Scheme for St. Barths by SHKP Club members and Facebook fans'<sup>2</sup> to thank members for their support, and is offering a 1% discount on the price exclusively for members.

### Waterfront living and excellent transport links

St. Barths sits along the coast, which provides uninterrupted sea views from Tolo Harbour and Sha Tin Ho<sup>3</sup> across to the Pat Sin Leng mountain range<sup>3</sup>. 10- to 12-storey high, Phase 1 comprises three clusters of buildings - Sandalwood Court<sup>4</sup>, Cedar Court<sup>4</sup> and Maple Court<sup>4</sup>, some of which feature four units with two lifts, creating a highly private living environment for residents. There will be a covered footbridge<sup>5</sup> by the main entrance of St. Barths, allowing convenient access to the Wu Kai Sha MTR Station. Residents can also access various bus routes departing from a public transport interchange at Wu Kai Sha Station, for the ultimate convenient access to different districts across Hong Kong. St. Barths will feature the premier private residents' clubhouse - Club Lorient<sup>6</sup> covering a total area of about 130,000 sq. ft., which is two-storey high and includes an outdoor garden. The clubhouse facilities will include two swimming pools, a hydro-massage room, gym, banquet room, outdoor BBQ area, a landscaped garden and more so residents can enjoy holiday-style relaxation.

### Double bonus for SHKP Club members

In order to extend our special thanks to SHKP members, we have launched a 'Registration of Intent Reward Scheme for St. Barths by SHKP Club members and Facebook fans'<sup>2</sup> in January, giving away YATA Department Store gift certificates to eligible SHKP Club members who are SHKP Club Facebook fans. Furthermore, if the preliminary agreement for sale and purchase is signed on or before 28 February 2018, and if the purchaser is a SHKP Club member (i.e. at least one individual purchaser if the purchaser is an individual or at least one director if the purchaser is a corporation) on or before the date of signing the preliminary agreement for sale and purchase, SHKP will offer a 1% discount on the price. This discount is subject to terms and conditions. Please refer to the designated price list or other price list(s) of Phase 1 of the Development issued or to be issued by the vendor from time to time for details.



The photograph was taken at International Commerce Centre on 6 January 2018. It has been edited and processed with computerized imaging technique and is for reference only.

#### Notes:

- <sup>1</sup> The photographs and sketches shown in this advertisement are not photographs taken from the Development. Such photographs and sketches are not meant to show the appearance or the view from the Development when completed and have been edited and processed with computerized imaging techniques. The installations, finishing materials, facilities, fixtures and other objects and the view shown in the said photographs and sketches are for reference only and may not appear in the Development or its vicinity. They do not and shall not constitute any offer, representation or warranty whatsoever, whether express or implied, on the part of the Vendor in respect of the Development or any part thereof. For details of the Development, please refer to the sales brochure.
- <sup>2</sup> The free gift stated is offered or arranged by SHKP Club. The Vendor (i.e. Good Assets Limited) is not related to such gift and shall not be liable for any claims in relation thereto. For the avoidance of doubt, the free gift does not form part of any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a special residential property in Phase One of the Development. The reward scheme is subject to terms and conditions. The abovementioned reward scheme has now lapsed.
- <sup>3</sup> The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The buildings and environment around 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.
- <sup>4</sup> Sandalwood Court, Cedar Court and Maple Court are the marketing names only and will not appear in any Deed of Mutual Covenant, the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment, or any other title deeds relating to Phase One of the Development.
- <sup>5</sup> The covered footbridge is still under construction. It is not built by the Vendor and does not form part of the Development. The use of a covered footbridge to and from MTR Wu Kai Sha Station will be subject to passage through a private residential development. The covered footbridge and walkway may not be available for use during handover of the Development. The use of the covered footbridge and walkway is subject to the provisions of relevant land leases, Deed of Mutual Covenant and regulations. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, of any kind with respect to the covered footbridge and walkway connecting MTR Wu Kai Sha Station.
- <sup>6</sup> All owners of the Development, residents and their guests will have access to Club Lorient and its recreational facilities, but must comply with the Deed of Mutual Covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay an additional fee. The clubhouse and recreational facilities may not be operational when owners of the residential properties take possession, subject to government approval. Name of the clubhouse area or facilities are for marketing purpose only and will not appear in the Deed of Mutual Covenant, Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment, or any other title deeds relating to the residential properties.

Name of the Phase of the Development: Phase 1 ("Phase 1") of St. Barths Development ("the Development") (Towers 1 – 3 Sandalwood Court, Towers 1 – 2 Cedar Court and Towers 1 – 2 Maple Court of the residential development in Phase 1 is called "St. Barths"). Phase 2 ("Phase 2") of St. Barths Development ("the Development") (41 Houses and 26 Villas of the residential development in Phase 2 is called "Crown of St. Barths").

District: Ma On Shan Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 9 Yiu Sha Road<sup>#</sup>

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

The website address designated by the Vendor for Phase 2 of the Development: [www.stbarths.com.hk/p2](http://www.stbarths.com.hk/p2)

Enquiries: (852) 3119 0008 SHKP Club hotline: 2828 7878

<sup>#</sup> The above provisional street number is subject to confirmation when the Development 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 an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Good Assets Limited Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, China Benefit Holdings Limited Authorized person of Phase 1 and Phase 2 of the Development: Ip Kar-Wai Kelvin 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: Teamfield Building Contractors 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 JSM, Sit, Fung, Kwong & Shum 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 had 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 and Phase 2 of the Development as provided by the authorized person of Phase 1 and Phase 2 of the Development to the best of the Vendor's knowledge: 15 June, 2019 ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 and 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. Date of Printing: 8 February 2018