

# Wetland Seasons Park - SHKP's development in Tin Shui Wai enjoying prime geographical location and comprehensive residential facilities<sup>@</sup>

Sun Hung Kai Properties' (SHKP's) first wholly owned low-density residential and shopping mall project in Tin Shui Wai, Wetland Lot No.34 Development, enjoys the quiet oasis environment of Wetland Park<sup>^</sup>. In line with the future development of the core business district in North West New Territories, this project is expected to appeal to those with a taste for exquisite lifestyle. SHKP will launch the project soon and show flats will be open for SHKP Club members and the public to view at the International Commerce Centre, Kowloon Station. To appreciate members' support, SHKP Club will provide offers for SHKP Club members\*. Please stay tuned with us for announcements at SHKP Club website and email communications.



The above image was taken from some height above the Phase of the Development on 20 June 2019 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development has been merged and added by computer rendering techniques and processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding the Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Phase of the Development was still under construction when the image was taken. The approved building plans of the phases of the Development might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this image and are subject to the plans finally approved by the relevant Government departments. There will be other completed and/or uncompleted buildings and facilities surrounding the Phase of the Development and the district and surrounding environment, building and facilities might change from time to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the environment, structures and facilities in the district or surrounding the Phase of the Development. The fittings, finishes, appliances, decorations, plant, landscaping and other objects in the image may not appear in or the view may not be seen in or from the Phase of the Development or its surrounding area. They are for reference purpose only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase or the Development, their surrounding environment, structures and facilities. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby.

## Premium residential project with six unique advantages

Wetland Lot No.34 Development is developed in three phases. Phase 1 is called Wetland Seasons Park. Its overall layout is meticulously and uniquely set up with low-density buildings stacked from the highest to the lowest. Wetland Seasons Park enjoys a panoramic view of the Wetland Park<sup>^</sup>, offering residents a cozy living environment away from the hustle and bustle while exuding splendor and elegance. It has six key advantages: This is a rare project in Tin Shui Wai which adopts a stepped layout to create a low-density living environment; Located close to Wetland Park, a top notch and superb nature conservation park, it provides fantastic view of the wetland<sup>^</sup> throughout the year. The enchanting and exceptional landscape design<sup>^</sup> is much like the alluring scenery of a back garden; A wide array of retail shops and the diversified mix of tenants provides much convenience and it is complemented by the comprehensive community living facilities<sup>@</sup>, well addressing the living needs of the residents; It is the first wholly owned development by SHKP in Tin Shui Wai and constructed with selected materials and designed meticulously; It enjoys economic synergies with the nearby Hung Shui Kiu (which being a core business district of North West New Territories under planning); Situated to the south of Shenzhen Bay Bridge and only about 23 minutes<sup>▲</sup> by car to Shenzhen Nanshan District and Hi-Tech Park to the north of the bridge, this geographical advantage offers much synergistic opportunities between the north and south, reflecting Wetland Seasons Park is valuable in the residential market.

- Notes:
- The proposed or uncompleted road, buildings, facilities and regional development referred to in this advertisement/ promotional material are for reference only, the details of which (including but not limited to its implementation, location, design, alignment, completion and opening date etc.) are subject to the final decision of the Government. They may not be completed upon completion and handover of the Phase of the Development, and may be different from the description in this advertisement/ promotional material upon completion. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty on the part of the Vendor.
- The above services and/or facilities referred to in this advertisement/promotional material are provided or managed by the manager of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager of the Development or other contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service and/or facility from time to time including and not limited to the fees, operation hours and service period without further notice. The provision of such services and/or facilities is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services and/or facilities may not be available for immediate use at the time of hand over of the residential properties in the Phase of the Development. In case of any dispute, the decision of the manager or other contract-engaged third party companies shall be final.
- <sup>^</sup> The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding structures and environment. They are not applicable to all units of the Phase of the Development and the surrounding structures and environment of the Phase of 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 views and surrounding environment of the Phase of the Development.
- <sup>@</sup> The surrounding area, buildings and facilities of the Phase of the Development might change from time to time and shall not be construed as any offer, undertaking, representation or warranty on the part of the Vendor. 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.
- <sup>+</sup> The relevant bonus is subject to terms and conditions. Please stay tune with the announcement at SHKP Club website ([www.shkpclub.com](http://www.shkpclub.com)) for the terms and conditions and other details.
- <sup>\*</sup> "Club Seasons" is the residents' clubhouse of the Development. The clubhouse or recreational facilities may not be immediately available for use at the time of handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the above-mentioned facilities in the advertisement/promotional material are subject to confirmation, and such names might be different when the clubhouse facilities are open for use. The Vendor reserves the rights to amend the aforesaid and amend any facilities, design, fees or usage not yet set out.
- <sup>▲</sup> The above estimated journey time is based on a drive via the shortest routes and within lawful speed limits. The estimated time mentioned is for reference only and may be affected by and subject to the actual traffic and road conditions. Source of estimated journey time: Hong Kong eRouting website (<http://hkerouting.gov.hk/drss/index.php?lang=EN>).

Name of the Phase of the Development: Phase 1 (the "Phase") of Wetland Lot No.34 Development (the "Development") (Tower 6, Tower 10, Tower 16, Tower 17, Tower 20 to Tower 23, Villa 8 to Villa 11 and House 1 to House 3, House 5 to House 11 of the residential development in the Phase are called "Wetland Seasons Park") District: Tin Shui Wai Name of the Street and the Street Number of the Phase: 9 Wetland Park Road<sup>#</sup> The website address designated by the Vendor for the Phase: [www.wetlandseasonspark.com.hk](http://www.wetlandseasonspark.com.hk) Enquiries: (852) 3119 0008

<sup>#</sup>The provisional street number is subject to confirmation when the Phase 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: Pacific Gold Limited Holding companies of the Vendor: Newray Ventures Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized Person for the Phase: Ronald P.C. Liang The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited Building Contractor for the Phase: Chun Fai Construction Company Limited The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo; Sit, Fung, Kwong & Shum; Mayer Brown 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 (to be provided before commencement of sales) Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited The estimated material date for the Phase as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 31 March 2021 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) Prospective purchasers are advised to refer to the sales brochure for any information on the Phase. As at the date of printing of this advertisement/promotional material, the sales brochure of the Phase is not yet made available. This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of Printing: 19 December 2019