MANOR PARC
DELUXE LIFESTYLE
WITH ENVIRONMENTAL
MAINLAND
CONNECTION
Located in Yuen Long, Manor Parc is well-placed to commute to mainland China, as it is only an 8-minute drive to the emerging tech hub of Qianhai, and will be conveniently linked to Macau and Zhuhai via upcoming infrastructures.

Deluxe Yuen Long townhouses boasts excellent local and mainland connectivity.
Mainland connection spurs Yuen Long’s growth

With the recent announcement of the development blueprint, the Greater Bay Area is set to be China’s new epicenter of business, technology and innovation.

One of the highlighted regions in the area, Qianhai is a fast-growing financial and technology hub with infinite potential. Just a short drive away from Hong Kong’s Yuen Long district, it attracts Hong Kong businesses and start-ups to reettle in this vibrant region.

As a result, the upcoming Hung Shui Kiu and Yuen Long South new development areas are likely to become important bridgeheads into mainland China, with strong potentials for further growth.

Golden opportunity at Manor Parc

Far East Consortium International Limited, an esteemed local real estate developer with a global footprint, has chosen a propitious time to launch Manor Parc, a newly-delivered low-density townhouses situated in Yuen Long.

Located in between the two new development areas, Manor Parc enjoys excellent connectivity to the mainland. Through the Shenzhen Bay Port and the Hong Kong-Shenzhen Western Corridor, it is a short 8-minute drive to Qianhai.

After the completion of Tuen Mun – Chek Lap Kok Link, Manor Parc’s residents will gain even better access to the airport, as well as Macau and Zhuhai through the new Hong Kong-Zhuhai-Macao Bridge.

The enviable proximity to China’s fast-growing business districts means Manor Parc makes an ideal choice for those who work in, or frequently travel to, the mainland. In view of the strong interests of Chinese investors, the property is popular with first-hand buyers, together with good resale value.

Locally, Manor Parc is well served by the district’s transportation network that efficiently connects to the rest of the city through the Tai Lam Tunnel, Tuen Mun Road, Route 3 and 9. Residents can get into the CBD in just over half an hour’s drive.

The proposed Hung Shui Kiu Station on Tuen Ma Line will provide convenient public transportation access to the rest of Hong Kong after its completion.

A green neighborhood in touch with the great outdoors

Manor Parc is surrounded by lush and calming surroundings. From the Hong Kong Wetland Park, Tuen Mun Public Riding School, Tuen Mun Golf Centre, to Gold Coast Yacht & Country Club, a nature-focused lifestyle is waiting for residents to discover.

Providing for students of all ages, families can rely on the extensive education network nearby, which ranges from the esteemed Harrow International School to Chu Hai College of Higher Education.

Your home with endless possibilities

In this tranquil low-density neighborhood, Manor Parc offers 24 limited townhouses, all three stories in height and come with twin parking spaces on the lower floor, as well as exclusive private rooftop areas. For units with elevators, the rooftop could be accessed directly from the ground floor.

Apart from the rooftop, there are other outdoor spaces such as balconies and gardens. The floor-to-ceiling window walls, sliding glass doors, and see-through balconies maximize the view and let in natural light. To enhance privacy, there are dividers between adjacent units’ rooftop spaces.

With versatile 3 to 6-room configurations to choose from, the saleable area of the townhouses range from 1,967 to 2,622 sq. ft., wisely designed to curate a spacious environment. With at least two en-suites available, the extra rooms could be repurposed into studios, hobby rooms and more, customized to suit your own lifestyle.

Perfect for hosting business or social dinners, the spacious dining room is designed to fit in a round dining table for 6. Thanks to the high ceiling, a grand chandelier could hang above the table to create an opulent impression.

With one townhouse already sold, Far East Consortium is now launching an exciting collaboration with renowned automobile brand Audi, presenting a limited offer for buyers. To know more about the precious opportunity, turn to page 24 - 25 for details.

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The Woods was born out of a vision to create a spectacular masterpiece. It is a pure celebration of architecture and the diverse and artisanal skills of master craftsmen.

The Woods is an exclusive collection of six new luxury detached villas overlooking lush greenery on Pak Shek Wo San Tsuen Road and clear water bay road. Offering a distinctive contemporary and stylish living experience, the prestigious residences boast landscaped gardens, some of which have access to private swimming pools. Combining horticulture with striking design, the verdant tapestry of the vertical green walls enhances the serene surroundings and natural environment.

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, its surrounding environment and the public facilitiess nearby.

The Woods is a development by Tai Fu Holdings Limited, Tai Fu Holdings (H.K.) Limited, and Tai Fu International Group Limited. This advertisement is published by Tai Fu Holdings Limited. The developer reserves the right to change any information without prior notice. The area and measurements are approximate only. Copyright © 2021. All rights reserved.
It wasn’t that long ago when the property market turned southwards last August after an extended bull run, and analysts and scholars who made their year-end forecast for the following year were overwhelmingly pessimistic, with conservative estimates predicting a 10-15% decline to a downright collapse of up to 50% for 2019.

Market sentiments turned negative due to a number of developments, including government’s introduction of a vacancy tax, concerns on the continued rate hikes in the US, a deteriorating economic outlook for China resulting from the Sino-US trade war, faltering stocks in both the Hong Kong and China markets, and a steady depreciation of the Yuan.

However, as we entered 2019, market conditions changed quite dramatically. Locally, newly-launched residential offers that were realistically priced have attracted buyer interests. Internationally, the threatened rate hikes in the US this year have evaporated, while the tortuous Sino-US trade disputes look like heading for a final conclusion. The Yuan has staged a strong comeback, and the stock markets are faring better.

The property market has also been buoyed by news from the Budget announced in late February. It showed that potential land supply for 2019-2020 is expected to provide only about 15,500 units, 38% less than the previous year’s 25,000 units. The decrease was due to the allocation of more land for public housing in response to the Long Term Housing Strategy which changed the proportion of new housing from a 60:40 split between public and private to 70:30.

With the continued shortfall in housing supply and a reversal of negative factors, latest property prices have rebounded quite significantly from their lows of last year.
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Note: The contents of this compendium are for reference only. To the best of our knowledge, the information and data were correct at the time of writing. Prospective purchasers should make reference to the sales brochures for details of individual developments.

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Experience a serene yet sophisticated lifestyle right next to Victoria Harbour, the Gateway Apartments offers you the style and comforts of modern living in the heart of the prime shopping and entertainment centre. Elegantly designed with a timeless appeal, the lavishly furnished suites come with contemporary décor. With unobstructed views of Hong Kong’s famous skyline, the Gateway Apartments gives the meaning of luxury lifestyle a new dimension.

www.gatewayapartments.com.hk | Enquiry (852) 2119 3000
A pinnacle of exquisite living

Composed of glamorous duplex suites located in the fashionable Mid-Levels district, The Summit commands an unobstructed 180-degree view of Victoria Harbour and splendid views of Hong Kong Island and Kowloon Peninsula.

Impeccable design

Completed in 2002, the upscale residence is a modern and dramatic 70-storey tower comprising 52 standard four-bedroom duplexes that each measures around 3,007 square feet gross, and two double duplexes that each measures around 5,976 square feet gross, featuring four extra large bedrooms and a family room.

All the 54 designer duplex suites are furnished to the highest specifications and notable for their 20-foot high ceilings. Bathroom and kitchen are finished with brand fixtures and appliances. Each unit has a double car park, and a private lift lobby, with personalized lift codes that provide for unrivaled security. The LCD panel displays in all passenger lifts ensure residents are connected to business, finance and entertainment data at all times.

Top class amenities

On top of its contemporary and impeccable designs, The Summit also offers an enviable range of leisure and sports facilities to cater to residents’ every need.

The private children’s playroom features a maritime-themed indoor playground that will keep your little ones amused, while you relax in the all-season indoor swimming pool and Jacuzzi, or enjoy a refreshing workout in the comprehensively-equipped gym room, featuring state-of-the-art Italian ‘Technogym’ leisure equipment.

For those who seek a unique golfing experience will enjoy the world-class golf simulator. Its USA ‘Deadwood Golf’ indoor challenge will definitely help take your game to the next level.

THE SUMMIT

Address: 41C Stubbs Road, Mid-Levels, Hong Kong
No. of units: 54
Size: Standard Duplex 2,375 - 2,390 sq. ft. saleable
Double Duplex 4,771 sq. ft. saleable
Developer: HANG LUNG PROPERTIES LIMITED
Enquiries: (852) 2879 1917
Email: LeasingEnquiry@hanglung.com
Website: www.thesummit.com.hk

BEST HARBOUR VIEW DUPLEX DEVELOPMENT

Leasing Enquiries: (852) 2879 1917
Address: 41C Stubbs Rd, Mid-Levels
Website: www.thesummit.com.hk
Head south for some pampered living

Burnside Villa is the personification of luxury and exclusivity.

Nestled in South Bay Road, Repulse Bay - one of the most prestigious suburbs in Hong Kong - Burnside Villa commands stunning beach views, and yet is within easy reach of the city centre. The area itself is well served by shopping centers and eateries, while children can attend quality schools in the neighborhood, like the Hong Kong International School.

In place of the hustle and bustle of the urban jungle, the pristine water of Repulse Bay Beach is only a 3-minute stroll down the road. Alternatively, breathe in the refreshing sea breeze as you take a leisurely level walk along the waterfront promenade to adjacent Deep Water Bay.

Comprising European-style villas and low-rise apartments of varying configurations, Burnside Villa instantly stands out like a serene haven. Its 56 units come with large bedrooms and spacious separated living and dining areas. Size ranges from 2,098 - 2,811 sq. ft.

Facilities in the complex include an outdoor swimming pool, plenty of outdoor space for children to play, outstanding security and a management service of proven reliability. Some units even come with a private sea-view terrace, garden front-yard and rooftop, adding an extra 1,380 sq. ft. to the already palatial quarters.

Look no further for your dream home.
D’HOME understands its residents’ desires for homely comfort, attentive service and convenience, and meets their requirements with a choice of two well-appointed apartments in town.

Cozy and convenient
Nothing can match the feeling of contentment when you return to a welcoming home at the end of the day. And fortunately for guests of D’HOME, this is exactly what awaits them in their cozy and comfortable accommodation.

Developed by Nan Fung Group, the apartments at two of the most prestigious locations on Hong Kong Island are available for both short and long-term leasing.

City dwellers will appreciate the accessibility and vibrant lifestyle at D’HOME Wan Chai. The neighbourhood abounds with dining, entertainment and cultural hot spots, while the MTR station and the extensive transportation network on their doorstep provide convenient access to wherever one wishes to go.

Well-rounded facilities
For those who prefer a quieter environment, the two sleek, high-rise towers of D’HOME in Mid-Levels provide the perfect solution. Located on Robinson Road, residents can enjoy the best of both worlds: a peaceful setting with stunning views of Victoria Harbour, yet still within a stone’s throw of the city’s financial centre.

From home entertainment system to fully-equipped kitchens and a wealth of impressive in-room facilities, all these spacious residences come with high specification fittings to cater to every need. Selected apartments come with a 3D LED TV with paid channels, a surround-sound entertainment unit and iPod docking so that residents and their guests can enjoy the pleasures of top flight entertainment in a home setting.

The health conscious will delight in the indoor thermostatic pool with Jacuzzi and sauna, world-class gym, bowling alleys, squash court and billiard room. Leisurely moments can best be spent in the reading room or in the landscaped garden, while children have a playroom to meet their needs.

<table>
<thead>
<tr>
<th>Address</th>
<th>239 Queen's Road East, Wanchai</th>
<th>80 Robinson Road, Mid-levels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contract term</td>
<td>1 month minimum</td>
<td>12 months minimum</td>
</tr>
<tr>
<td>Size (GFA)</td>
<td>401–582 sq. ft.</td>
<td>1,136–1,411 sq. ft.</td>
</tr>
<tr>
<td>Size (SA)</td>
<td>270–380 sq. ft.</td>
<td>841–1,052 sq. ft.</td>
</tr>
<tr>
<td>Monthly rate (HK$)</td>
<td>HK$23,000–33,000</td>
<td>HK$65,000 up</td>
</tr>
<tr>
<td>Monthly rate (HK$)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enquiries</td>
<td>(852) 3108 3636</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:info@dhome.com.hk">info@dhome.com.hk</a></td>
<td></td>
</tr>
<tr>
<td>Website</td>
<td><a href="http://www.dhome.com.hk">www.dhome.com.hk</a></td>
<td></td>
</tr>
</tbody>
</table>

Enquiry: www.dhome.com.hk | info@dhome.com.hk | 852 3108-3636
Offering an unparalleled living experience - combining serious style with convenience in vintage-inspired apartments that take you back to the elegance and charm of 1930s Hong Kong and Shanghai – a stay at Apartment O is akin to time travelling.

Borrowing from the luxurious style of yesteryear’s most fashionable Chinese cities, Apartment O is also equipped for modern-day guests. All apartments come with wireless internet, cordless phone, Hi-Fi. Residents can choose from over 100 international TV channels on a 42-inch smart TV (Netflix included).

With pet-friendly apartments ranging from one to three bedroom options which include a terrace or balcony, each unit also an en-suite master bathroom with Jacuzzi, a fully functional Kitchenette and separate dining area. Apartment O also offers a lounge, cigar room, business centre and rooftop BBQ facilities to suit all of your leisure and business needs.

Located in a quaint area in the midst of bustling Causeway Bay and comprising just 16 units, the rooms are themed in two styles: Classic Shanghai and Old Hong Kong, where architecture used by the affluent are preserved and represented by a combination of the finest quality furnishings and art work.

The decor includes hand-painted tiles, paintings from the Qing dynasty, traditional Chinese wooden furniture, Western leather sofas, wooden louvre doors, lace curtains and more.

Conveniently located to Causeway Bay MTR and some of the city’s top-notch shopping centres – Hysan Place and Times Square – Apartment O provides just the right amount of modern-day conveniences with historical luxe.

APARTMENT O
Address 5 Hoi Ping Road, Causeway Bay
No. of units 16
Area 1,020 - 1,500 sq. ft.
Layout 1 - 3 bedrooms
Enquiries (852) 2830 1383
Website www.apartmento.hk
Email info@apartmento.hk
Your Gateway
to the Refined and Remarkable

The epitome of luxurious living

The appeal of Gateway Apartments begins with the stellar location. Perched on top of Tsim Sha Tsui’s landmark shopping center, Harbour City, the residence is linked to the rest of Hong Kong through an established transportation network, including the nearby MTR stations, the Star Ferry Pier, and a bus terminus.

The largest shopping mall at the bottom floors also provides for Residents’ everyday needs, from supermarket, dining, to a constellation of international fashion, beauty, and lifestyle brands.

The key to a perfect stay

To curate a second-to-none exuberant lifestyle for all Residents, the Gateway Apartments is equipped with a thoughtful collection of amenities geared to both families and individuals.

At the Pacific Club, 3 outdoors and 2 indoor air-conditioned tennis courts are at Residents’ disposal. From beginners to experts, professional classes and coaching service are readily available, as well as activities like ladies’ tennis mornings and inter-club league competitions.

The state-of-the-art gymnasium is constantly updated with a selection of the latest fitness equipment, including the Life Fitness cardio and strength circuit equipment, Technogym’s Kinesis System, as well as weight equipment from Hammer Strength and cutting-edge stretching equipment. Personal trainers can also provide tailored programs to help Residents reach their individual fitness goals efficiently.

The 25 m indoor swimming pool, Jacuzzi, and Sun Deck overlooks the stunning scenery of the harbour. To better avail of the amenities, the fitness center offers a vast array of classes and activities, including wave slides, diving, and a climbing wall.

The Club’s extensive range of classes does not stop here, as it even features aerobics, cookery, swimming, taekwondo, Thai boxing and more, perfect for adults and children of different age groups.

Extending the spectrum of activities, the Men’s and Ladies’ Spas are equipped with Jacuzzis, saunas, and steam rooms, topped with spa treatments provided by qualified therapists.

To entertain large groups, visit the club’s Bar & Bowling Alley as well as its exclusive dining options featuring international, Chinese, fine dining, and family-friendly restaurants.

A place for children to play and make friends, Children’s Playroom at the Pacific Club offers a vast array of facilities and activities, including wave slides, climbing, and a swimming pool.

A place you call home

Gateway Apartments is dedicated to delivering a unique hospitality experience. The 256 units come with a selection of studios to 3 bedroom penthouses, with sizes ranging from 712 to 2,931 sq. ft. While all are wisely planned to offer an optimised and spacious layout, most units even come with a closed kitchen space with gas stoves, which is a rarity among its peers.

Benefitting from the superior geographical location, the majority of the units have stunning views to Victoria Harbour optimized by sweeping floor-to-ceiling windows.

To elevate the living experience, the apartments are contemporarily adorned with bathtubs, LED TVs, home theatre systems, and other amenities. Apart from the spacious beds, the pillow menu helps guarantee a night of good sleep at Gateway Apartments.

Whatever your needs are, the multi-lingual Concierge team, daily housekeeping services, and the 24/7 top-notch security and maintenance support will gladly assist you.

From a plethora of luxury brands and fancy restaurants right at your front door to a 150,000-sq. ft. clubhouse encompassing an array of sporting facilities, Residents at Gateway Apartments are pampered with everything they desire for a superior lifestyle.

GATEWAY APARTMENTS

Address Harbour City, Tsim Sha Tsui

Gross Size 712 - 2,931 sq. ft.

No. of rooms 256

Contract term 1 month - 2 years

Monthly rate From HK$47,800

Enquiries (852) 2119 3000

Website www.gatewayapartments.com.hk

Email enquiry@gatewayapartments.com.hk
The Woods is an exclusive collection of six brand new luxury detached villas off Clear Water Bay Road, designed for those who appreciate the finer things in life.

Overlooking lush greenery, the property ranges in size from 1,696 sq. ft. through to 2,238 sq. ft. Each of the distinctive three-storey villas offers a unique contemporary and stylish living experience, boasting landscaped gardens, some of which have access to private swimming pools.

The Woods is a rare treasure in Sai Kung and Clear Water Bay, offering matchless Italian-style villa living with precious privacy and exceptional convenience, all set within a quiet neighborhood. The environmental theme and greenery concept harmoniously complement the picturesque views, a reflection of Sai Kung, the celebrated ‘back garden of Hong Kong’.

The interior designs of a couple of villas have been exclusively conceived by the award-winning international design firm plusClover, creating a relaxing environment and rich visual experience saturated with textures and colours, all nestled within the soothing surroundings of The Woods.

Each villa contains 3 ensuite bedrooms, an open plan living room / dining area, a spacious kitchen, a maid’s quarters with attached bathroom, a private garden and roof terrace, and an individual 2-car carport which is fully equipped with a charger for electric vehicles directly accessible from within the villa.

Majestic grandeur in the form of a modern luxurious limestone façade greets residents as they ascend the private stairway, and begin a journey into supreme comfort and functional design, with all the mod cons in place.

The generously-sized kitchen features custom-fitted Italian units from Varenna, and top-of-the-line appliances, such as German cooktops from Gaggenau, plus stainless-steel Sub-Zero refrigerator, freezer, and wine cellar units from the United States.

Each of the well-proportioned bedrooms contains high-quality German engineered timber flooring, while the bathroom interiors are a mixture of specially chosen marble and limestone, with premium fixtures from Gessi & Dornbracht.

Combining horticulture with striking landscape designs throughout The Woods, the verdant tapestry of the vertical green walls enhance the serene surroundings and natural environment, evoking a sense of space and timelessness.

The villas are close to Sai Kung Town Centre and its numerous restaurants, itself a special place to visit. The district also boasts a range of clubs and outdoor leisure venues: Hebe Haven Yacht Club, Royal Hong Kong Yacht Club, Hong Kong Golf & Tennis Academy, Sai Kung Country Park, Silverstrand Beach and The Clearwater Bay Golf & Country Club which possesses an 18-hole championship golf course and a 300-berth marina.

In the vicinity, there is an assortment of first-class local and international educational options at primary and secondary levels, and at tertiary level, The Hong Kong University of Science and Technology.

Major commercial hubs such as Kowloon Tong, Kowloon Bay & Tsim Sha Tsui are all within easy reach, making The Woods the perfect family home.

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Your everyday getaway
Privileged villas in Sai Kung

THE WOODS

<table>
<thead>
<tr>
<th>Address</th>
<th>Villa A : 2 Pak Shek Wo San Tsuen Road, Villas B to F : 6 Pak Shek Wo San Tsuen Road</th>
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</thead>
<tbody>
<tr>
<td>No. of units</td>
<td>6</td>
</tr>
<tr>
<td>Size</td>
<td>1,696 - 2,238 sq ft</td>
</tr>
<tr>
<td>Layout</td>
<td>3 ensuite bedrooms</td>
</tr>
<tr>
<td>Developer</td>
<td>International Group, Tai Fu Holdings Limited</td>
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</tbody>
</table>
A rarity in the district, Yuen Long low-density development Manor Parc is endowed with generous twin parking spaces for each of its townhouses, allowing residents to take full advantage of its close proximity to the mainland. Furthering the exquisite lifestyle, developer Far East Consortium International Limited has partnered with prestigious German automobile manufacturer Audi for an unusual cross-brand experience.

First-ever collaboration between Far East and Audi limited edition automobile for new townhouse buyers

From now until the end of May, upon purchasing any Manor Parc townhouses with specific payment schemes, an Audi Q5 45 TFSI quattro 2019 model (110th Anniversary Limited Edition) valued at HK$ 724,400 will be gifted to buyers for free.

Speaking at the co-organized press event at Manor Parc, Ray Lai, Senior Sales Manager of Premium Motors Ltd., stated that Audi is honored to welcome the first collaboration with Far East Consortium, and believes this model could highlight Manor Parc buyers’ opulent status. “As a limited edition, there are only 30 of this model available in Hong Kong, and this is the first time it is publicly demonstrated to the Hong Kong audience.”

Different from the original model, this limited edition is further equipped with the brand’s advanced ‘virtual cockpit’, ‘MMI navigation plus’, and ‘Audi Smartphone Interface (CarPlay)’ systems, on top of the native Audi quattro all-wheel drive system and Audi pre sense city safety system.

Manor Parc × Audi Experience Day

On March 23, 24, 30, and 31, the two corporations have organized an experience day at Manor Parc for potential buyers, on one hand demonstrating the opulent lifestyle offered by the development, and on the other showcasing and test-driving the latest Audi automobile series, including the A6, A7, A8, Q5, and Q7.

For family visitors, a children’s zone was also prepared for the future car-lovers, where they could jump into miniature Audi replicas for a ‘test drive’. There were also other handcrafting booth and photo booth for visitors to try out.

Raymond Fong, Far East Consortium’s Director of Property Development, expressed appreciation for the collaboration and experience day, which allowed guests to experience first-hand the idyllic lifestyle involving ‘tasteful cars, exquisite abodes, and sophisticated individuals.’

King Chan, Far East Consortium’s Head of HK Sales and Marketing, emphasized that the limited Audi models could highlight the benefit of enjoying twin parking space at Manor Parc. “The rare collaboration also draws attention to the luxury of Manor Parc,” he added.

As the promotional period will soon on May 31, potential buyers should act fast to avoid disappointment.
As many of us in Hong Kong battle with high rents, one sector often overlooked in people’s search for the perfect home - Serviced Apartments.

Forget what you think you know – serviced apartments in Hong Kong are increasingly modern, attractive and high end, designed to feel more like a home and to encourage occupants to treat them not as a short term fix but as their home away from home.

My role allows me to get the latest intelligence on this evolving sector and I would like to point to 5 ways that serviced apartments can offer significant advantages over more traditional lettings.

No Fuss Furniture – anyone who has moved house has experienced the nightmare of co-ordinating what you will and won’t need when the packers have packed that last cup and the kettle even though you asked them to leave those till last! Then you know that you will have to go through the same thing in reverse when you get to your new home and have to unpack hundreds of boxes!

No Fuss Utilities – moving into a serviced apartment means you can walk straight in and the electricity, gas, water, broadband and TV are all connected. No need to worry about appointments to turn these on, or off when you move out.

Life in HK continues to be fast paced and vibrant and trends are shifting towards shorter term for expatriates in the territory, rather than the usual 3 to 5 year postings.

The “hidden” advantages of Serviced Apartments in HK

Maid Service – employing a domestic helper in Hong Kong can be a long process and also having a live-in helper means that you need to have the space for the helper to live. Serviced apartments offer maid service inclusive of the rent. Often even offering daily housekeeping services and bi-weekly linen changes this kind of lifestyle assistance is a built in benefit to the choice of living in a serviced apartment.

Lifestyle choices – some of the newest serviced apartments to the market realise the importance of wellness and fitness as being an integral part of a balanced life. Providing wellness pools, gym, yoga and fitness classes and complimentary healthy grab and go breakfasts are among the benefits of life in these recent additions to the serviced apartment market.

Tenant events and services – some of the latest serviced apartments to hit the HK market are really looking at being in the forefront of offering the best possible customer experience. Recognising the punishing pace of life for busy Hong Kong executives, these newest serviced apartments are creating residents’ events and providing them with wonderful spaces to relax and unwind “at home” and to meet like-minded people along the way.

There are a number of new serviced apartments on offer across the territory, well worth considering when looking for a new home! Of course short stays are still possible in Serviced Apartments throughout Hong Kong, but more and more people are looking at these properties as their answer to the longer stay solution in Hong Kong with a variety of positives that come along with their choices.
A diversified economy

Studying the market trend, Agnes Wu, Veteran Financial Analyst and Stock Commentator noticed that global funds are flowing into Southeast Asia. “The data speaks for itself,” she said. “The fund flow indicates that the global investors believe these countries have strong potential in growth.”

As for Penang, Wu noted that the scenic island boasts a charming sea view, promoting the tourism industry while attracting people to relocate to the region. “The diversified industries have further supported and diversified the economic growth of Penang, especially for the high-tech and medical tourism sectors.” The young population has also created a huge spending power, she added.

Water brings fortune, fire nurtures life

“Feng Shui is a way of utilizing natural resources to enhance our lives, therefore unpolluted places with blue skies and azure waters like Penang is very suitable for living,” said Feng Shui Master Lee Shing Chak.

On the warm climate of Penang, Lee commented, “People often prefer warmer places over colder ones, as the element of fire is fundamental in the study of Feng Shui. This applies to both physical warmth as well as the fire of passion in our heart, hence making Penang so livable.”

Often invited overseas to study the geography of the country and region, Feng Shui master Lam Sing Yuen has something to say about Malaysia. “This is the right time to invest in the Southeast Asian market, as the land’s good fortune is only about to grow further.”

For Penang, the island’s hilly terrain and charming coastline must also be taken into the calculation of Feng Shui, Lam analyzed. “All ocean-fronting apartments bring fortune, and this is especially true when the island forms the shape of a turtle. Since turtles are best known for their longevity, the distinct geographical feature benefits the region’s prospering commerce, tourism, and medical industry.”

Broadening investment horizons

“Real estate investment is a good way to diversifying your portfolios,” said Louis Wong, Dealing Director and Fund Manager of Phillip Securities (HK) Limited. “While most Hongkongers only own one property, which is the one they live in themselves, overseas real estate is also another advisable investment with high appreciation potential.”

Wong elaborated, “Local apartments are often considered a good option for value preservation, but the high prices leave little room for growth. Therefore if investors are able to choose the right location with fast-growing economy, the value appreciation could be much more considerable.”

Looking for a better opportunity

“While the North American real estate market used to be one of investors’ favorites, it has grown much more expensive due to the large influx of foreign investments,” said renowned economist Andy Cheuk-chiu Kwan. As a result, Southeast Asia is now becoming the new property investment hotspot due to the fast-growing economy and low exchange rate.

“Riding on the current IT trend, Penang is crowned the Silicon Valley of the East, attracting a multitude of international corporations such as Intel and AMD to set up offices in this area. These highly-educated expats working for these tech firms contribute to the high-end residential demands in the city, while the fast-growing population also facilitates the property market.”

Experts share Penang market insights with The Standard and Jade Land Properties

On January 20 and February 24 respectively, The Standard, in collaboration with Jade Land Properties (HK) Limited, held two Penang, Malaysia Property Seminars and Exhibitions at JW Marriott Hotel promoting low-density development Alila2. Acclaimed local economists, stock commentators, and Feng Shui experts have gathered to discuss the real estate investment prospects in Penang with keen local investors looking for better opportunities overseas.
UK – Manchester
Lucas Kan, from Ying Wah Property, shares the positive views on the UK’s prospects. “Among the many UK cities, I recommend Manchester,” says Kan with confidence. “The second largest city in the UK, it boasts an excellent transportation network, including daily direct flights to Hong Kong from Manchester Airport.” Kan points out that The Economist’s Global Livability 2018 index puts Manchester on the top of the League. Furthermore, house prices in Manchester are only about half of London’s, and about one-third of Hong Kong’s. There are plenty of quality properties with good views, and they fetch relatively high rental yields.

Cambodia
Regarded by IMF as one of the fastest growing countries in the last two decades, Cambodia has demonstrated a stellar economic growth of approximately 7% in 2018. Cecilia Wong, Managing Director of Ark Realty Co Ltd, draws attention to Phnom Penh’s thriving property market. “According to Sweetome Hurun Global House Price Index 2018, this city is ranked the highest with a 16.7% growth in 2018.” Cambodia enjoys a stable political climate with no foreign exchange control. “It has also benefitted from China’s Belt and Road Initiative, and the fact that the country has a young population,” she adds. “Therefore, Phnom Penh should definitely be on every property investor’s radar.”

Japan
Alex Yeung, Vice President of Hong Kong Chamber of Professional Property Consultants Limited, makes the point that going to Japan for sightseeing is different from making an investment there, and investors must familiarize themselves with the market. Quoting official figures, he explains that following a strong growth in 2017, Tokyo’s land price increase had slowed down in 2018. “Most districts in Tokyo witnessed a rise in land value last year, this means even picking the ‘wrong’ option would result in appreciation,” he analyses. “However, this is definitely not the same for Osaka, as most regions were static. Buyers should definitely do their homework before dipping in the Osaka market.”

Malaysia
Malaysia is going strong with an impressive GDP growth of 4.9% in 2018, and yet its properties are surprisingly affordable. “Kuala Lumpur City Center’s (KLCC) average property price per sq.m. is under HK$ 5,000, while Hong Kong is pushing close to HK$ 20,000” says Timas Liu, Overseas Business Development Director of Jade Land Properties (HK) Limited. To further support the capital city’s economic growth, the local government has initiated a MYR 172 billion (HK$ 331 billion) Economic Transformation Programme (ETP) to overhaul its transportation system, construct a new finance and business center, amongst other projects. Liu highlights the fact that Kuala Lumpur today is one of the top 20 most livable cities in the world, and is also among the top 20 for economic growth.

To satisfy the insatiable appetite of investors for up-to-date information on overseas property, The Standard organized, on March 2 at the JW Marriott Hotel, an Overseas Property Expo, where a series of insightful talks were delivered by industry professionals on a variety of topics, from tips on property investment, Fung Shui, to immigration.

Investors gained exclusive market insights at Overseas Property Expo
A Fung Shui guide to Brexit

Just back from Oxford, Fung Shui Master Lam Sing Yuen has a lot to tell about the country. “Fung Shui is our reference guide into the future, and is even applicable for uncertain scenarios like Brexit,” he says.

According to Lam’s calculation, the UK should, beginning from this year, enjoy three years of good luck, followed by a period of stable growth. “The UK’s property market will prosper during this period. Under the Wu Xing framework, ‘Earth’ and ‘Fire’ will become the dominant elements which facilitate the growth of the property market,” Lam predicts.

Moreover, the UK will benefit from the influx of overseas students, spurring the demand for properties.

Immigration

Apart from rental yield and value appreciation, another benefit of purchasing overseas property is the opportunity for immigration. Ivan Mak, Director at AIMS Immigration Specialist (HK), explains that some countries also allow property buyers to gain residency. This method is applicable to some EU countries such as Greece, Malta, Portugal and Spain, with a minimum prerequisite of €350,000 (HK$3.5 million), differing from country to country.

Investors can also consider the Caribbean Islands for their low entry requirements. “While New Zealand welcomes property investors as well, they only accept commercial property purchases, so buyers must pay full attention to this,” adds Mak.

China

With the successive opening of major cross-border transportation facilities, the market has witnessed growing interest in Mainland properties. Pierre Tsoi, CEO of Dragon Hover International Property Consultants (HK), shares some useful guidance with investors.


Tsoi points out that investors would do well to seek well-established local property agents, as they will be more knowledgeable on the specific regulations for Hong Kong buyers.

UK – Cambridge

While many Hongkongers are familiar with London and Manchester properties, UK-based real estate consultancy Knight Frank offers another alternative - Cambridge.

Knight Frank points out that with its world-class university, Cambridge enjoys the advantage of building its own thriving economy, and it has successfully attracted multinational corporations like Microsoft, Amazon, Deloitte, PWC, and Huawei to set up operations in the city.

The city of Cambridge is also undergoing a transformation under the CB1 regeneration scheme, which will be a strong stimulus to its economic growth.

Pierre Tsoi
Managing Director
Dragon Hover International Property Consultants (HK) Company Ltd

Logan Cordy
Associate - International Project Marketing
Knight Frank

Ivan Mak
Immigration and Relocation Specialist
Head of Hong Kong
AIMS Immigration Specialist (HK) Limited

Lam Sing Yuen
Feng Shui Master

Managing Director
Knight Frank

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Pierre Tsoi
“Back in 2017, Hong Kong’s property transactions took a heavy blow due to the government’s cooling measures. For us agents, we really struggled to make ends meet and it is obvious that we must find another way out,” recalled Johnny Chan, Chairman of Overseas Property Alliance.

While the local property market seems to be driving agents out of business, the ‘Four Great Kings’ looked elsewhere for other opportunities. Henry Cheung, President, Greater China Business, has been investing in the mainland real estate since the 2000s, and accumulated a considerable sum.

“It was totally a stroke of luck that I bought the units in Shanghai,” said Cheung. “But over time the property appreciated to tenfold of its original value due to how unbelievably fast China’s economy was developing.”

Over the years, Cheung kept investing in the Chinese property market and gained immense knowledge on the subject, eventually bringing him together with the others and founded the Alliance.

Recounting the earlier days, George Lui, Chief Executive Officer of Overseas Property Alliance revealed that the four were invited to a property inspection by a Malaysian developer, and saw the business potential behind.

“While small real estate agents in Hong Kong have limited resources and experience in this sector, we are able to bring them together by offering specialized services. Our platform comprises talents in multiple aspects, from design, travel, marketing, to administration. We also provide professional training for real estate agents in accordance with the Estate Agents Authority guidelines,” said Lui.

Founded in 2017, Overseas Property Alliance has soon become Hong Kong’s largest overseas property platform, with over 400 companies joining as well as over 1000 real estate agent members. With its ‘Four Great Kings’ congregating at the Alliance’s Tai Po office, they explained how their timely action contributed to the platform’s overwhelming success.
Reinterpreting the heart of London

No. 1 Grosvenor Square, another Lodha development located in central London perfectly illustrates the company’s unique philosophy. “Mayfair is a very well-located district, but the city-living also means the disappointing lack of elements like tranquility, privacy, and security. These elements are exactly what we have brought into the site,” said York.

Formerly the site of the US Embassy and the Canadian High Commission, the Neo-Georgian style building honors a long and eminent history. With the help of globally recognized architect Eric Parry, the façade was rebuilt brick-by-brick. Meanwhile, design studio Yabu Pushelberg has endowed the apartments with over 3 meters of ceiling height as well as a whole floor of contemporary lifestyle amenities.

The new London abode by global masterminds

“For Lincoln Square, our new development which will be opening for residency next month, we wanted to create an inspirational piece which turns people’s heads,” York explained. A highly regarded name in East Asia, Spanish designer Patricia Urquiola has brought her signature liveliness to the project’s public and amenity area, with the latter spreading across more than 17,000 sq. ft. of space. The over 6,000 sq. ft. of private landscaped gardens is carefully arranged by award-winning international practice Gustafson Porter, which created a light, reflective, and animated central garden with bold paved areas which echoes with the historical neighborhood.

Location-wise, York reminded that this development attracts both international students and professionals, as it is situated near the London School of Economics (LSE), University College London (UCL) in Bloomsbury, and King’s College London.

York also revealed that Lodha is currently working on a new project opposite Holland Park in Kensington. Expected to be delivered in spring 2020, the new development will first be introduced to the owners of other Lodha homes before being made publically available.

Exquisite homes complemented by a thoughtful hospitality team

To deliver the best living experience, Lodha UK has also unveiled Saint Amand, a new hospitality service for residents. York elaborated, “We understand that to better look after residents’ needs, we cannot stop at the point of delivery. Therefore, we have looked globally for top hospitality talents to make residents feel like they have a second pair of hands at their service, both within and outside the premise.”

The overseas market

Mentioning the Hong Kong and China buyers, York believes the East Asia market is of significant importance to the newly-built residential projects in London, “as Londoners typically do not want to pay 2 years ahead of completion, these overseas investors are more into the long-term market, hence helping the developers achieve their pre-sale goals and secure funding during the construction phase.” York concluded.
Pushing culinary experience beyond your imagination

Upholding superior craftsmanship and fused with a user-friendly touch, the upgraded Convection Steam Oven is the latest introduction by Wolf.

As a versatile oven with a host of state-of-the-art features, the upgraded Convection Steam Oven helps you to take full control in releasing perfect amounts of steam and heat at critical moments. With the new stainless steel touch control panel, you can choose between different cooking modes, temperature and preset time.

Thanks to Wolf’s exclusive automatic cooking mode, you can prepare crisp, flavorful steamed vegetables effortlessly, with up to 22 percent more nutrients than conventional cooking methods. Meanwhile, Steam-rust poultry can be prepared up to 25 percent faster with a gloriously brown presentation and a miraculously juicy sensation. You can also steam-bake crusty loaves worthy of a bakery, and even rejuvenate leftovers to delicious freshness.

The model’s temperature probe allows you to measure and fully control the exact temperature at ease. With the precision of temperature, various ingredients, such as meat, can be kept tender and juicy with the slow-cook process.

Take advantage of the Vacuum Seal Drawers to prepare food with vacuum packing, which then can be used for sous-vide cooking in the Convection Steam Oven.

Breaking ground with innovation, the updated ovens offer functions beyond cooking. Pamper yourself with the new Spa Mode, whereby the pre-programmed heat and steam setting is specifically designed for warming up your towels, wraps and stones, for massage and spa uses. Additionally, the Sanitize mode offers you a safe and fast method to clean baby bottles and canning jars by heat and steam.

The new Convection Steam Ovens are available in five different styles in a width of 60 cm (E Series) and 76 cm (M Series). To fully incorporate your personal style with the kitchen design, Wolf offers an fascinating array of styles, ranging from a ‘contemporary’ black glass and stainless steel to ‘transitional’ stainless steel to ‘professional’ stainless steel. Models are available with tubular, professional or retractable handle.

For over 70 years, Wolf has been continuously striving to create professional-grade cooking equipment for homeowners.

In craftsmanship and technology, Wolf stands alone. Its professional performance helps you make the most of every meal.
With about 83% of Le Pont’s standard units already sold, Sky Le Pont, the development’s 11 special units, is finally available to the market. With saleable areas ranging from 792 to 1,574 sq. ft. in 3 to 4-room configuration, these units embrace outdoor elements and are spaciously designed for families.

Crafting a truly unique offering, Sky Le Pont will be the first real estate developer in Hong Kong to deploy the KNX Multitouch Pro Interface by Schneider Electric. Winning the Red Dot Design Award, iF Design Award, Iconic Award: Innovative Interior, and the German Innovation Award, this powerful room control interface redefines convenience by bringing every room together at the touch of a button.

In the units, intuitive user-friendly interfaces are installed in different rooms while linked through a stable and responsive wired network. These sleek and petite panels give users direct access to lighting, air-conditioning, and more, through one terminal. Residents can also purchase other products which works with KNX, expanding the list of smart appliances linked to the system.

While a simple customizable gesture, like a swipe to the right for instance, could turn the lights on, the brightness could be micro adjusted through the touch interface, with a choice of vertical bar, circular dial, or twin layout arrangements. The simple, concise, and graphic-driven interface is easy to navigate, even for children and the elderly.

With the remarkable advancement in home technology, convenience of living is given a broader definition than ever before. Together, curating a truly exquisite home, Chinese developer Vanke Property and French-based Schneider Electric have endowed Le Pont’s limited special units with the award-winning KNX Multitouch Pro smart control interface.
Roca redefines bathroom perfection

From a new generation of Smart Toilets to Senceramic®, a revolutionary anti-slip extra-slim ceramic material for shower trays, Spanish design brand Roca, excelling in technologies, materials and trends, redefines what makes a perfect bathroom for the world at ISH exhibition in Frankfurt, Germany.

The international ISH exhibition sets the stage for the new generation of In-Wash® Smart Toilets to shine. Adorning century-old craftsmanship with innovative idea, the new generation features a whole host of new functionalities, highlighting a ground-breaking dryer that was designed based on modern aerodynamics. Bringing an unprecedented enhanced level of drying, Roca prides itself with its technological innovation that projects air in one single direction, together with its turbo option.

New In-Wash® models also feature state-of-the-art functionalities, such as remote control via app, UV disinfection, deodorizer and a self-opening heated seat.

Another innovation in the toilet area is a new development of Roca’s successful In-Tank® technology, which integrates the cistern into the bowl itself and provides an improved level of cleanliness thanks to its brand-new Vortex flushing effect.

Bathroom intelligence

Developed with Internet of Things and Artificial Intelligence, RocaProtect® is designed to improve facility management, saves maintenance costs and increases customer satisfaction.

Putting cutting-edge technology into practicality, the brand serves users as Roca’s Corporate Marketing Director, Carlos Velázquez puts it: “Smart’ can only be really smart by improving people’s lives.”

Contemporary showering sensation

The new generation of shower trays adopts the pioneering Senceramic® technology, an innovative material that combines the unbeatable sanitary and hygienic benefits of vitreous china, alongside a brand-new anti-slip texture and extra-slim design. Immensely resistant to wear, shower tray feature zero-porosity surface that allows ones to clean effortlessly. The shower trays are available in a glamorous array of finishes, with dimensions reaching up to 1.80 meters and can be cut to size.

Make a statement in the bathroom

Exude your personalities and shapes of life with Roca’s new bathroom palette. Roca offers a large selection of elegant finishes, combining the refined vitreous china Beige, Coffee, Pearl and Onyx with the exclusive Evelux finish for faucets in Titanium Black, Rose Gold or Brushed Platinum.

Additionally, Roca showcases Baia, the latest collection of Armani/Roca at ISH. Upholding its aestheticism of retro styling and avant-garde technology, whilst oozing its contemporary charm, the timeless collection is completely versatile, echoing with Giorgio Armani’s prestigious design philosophy.

Technology, materials, design trends and brand new colours are the four pillars of Roca’s proposals at ISH, alongside Roca’s prerequisite of providing the best possible experience to customers and add value to different target groups around the world.

ROCA
Website www.roca.hk

ROCA CONCEPTS
Address 1/F, The Hennessy, 256 Hennessy Road, Wan Chai, HK
Tel 2510 2677

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