



Press Release

Couture Homes Proudly Presents “kau to HIGHLAND**”
Perfecting the Privileged Lifestyle with a Global Design Team Led by Steve Leung**

【31 March 2015, Hong Kong】 As the only pure mansion development at one of the most premium locations in the city, “**kau to HIGHLAND**” presented by Couture Homes Limited (Couture Homes) crowning the hilltop of Kau To Shan commands the magnificent view of the Shatin Racecourse and Shing Mun River. With its distinctive quality and features, the luxury development has gained much attention since its naming. Steve Leung, one of the investors and renowned designer, will also lead a strong design team comprising Paul Davis + Partners, Tara Bernerd and Norman Chan to design the exteriors of “**kau to HIGHLAND**”, determine the overall design, and execute the interior design of six Tailor-made Houses, elevating luxury lifestyle to a new level.

Jimmy Fong, Managing Director of Couture Homes said, “Over the past few decades, Kau To Shan has always been one of Hong Kong’s primmest locations for luxury properties, like Mid-levels on the Island, attracting the sophisticated upper class. The lack of new residential development for over a decade has created some pent-up demand. The Government has long put their emphasis on developing the new Kau To, the new prime location for luxury residential developments, and it has attracted investments from 13 major property developers, rising the value of the relevant area to an estimate of HK\$50 billion. ‘**kau to HIGHLAND**’ is proudly situated at the peak section of Kau To Shan, with a prominent location comparable to that of the Peak area on the Island. It is also currently the only villa design within the area, and will certainly set the new benchmark for luxury living.”

He also noted that Couture Homes had discussed the potential of the site with Steve Leung well before acquiring the land. In light of the low plot ratio, the Group decided to develop a pure villa project featuring rare and opulent mansions reflecting the philosophy of the Group. The 200-metre long site will accommodate 20 grand mansions arranged in a row, ensuring that every house in “**kau to HIGHLAND**” can enjoy an unobstructed view. Privilege is further highlighted by the individual street number and exclusive access dedicated to each villa. Apart from conceiving the overall design of the development, accalimed designer Steve Leung will also design the exteriors with leading British designer Paul Davis + Partners. In particular, he will join hands with two other talented designers to transform six mansions into truly unique Tailor-made Houses, and manifest the Haute Couture aesthetics of Couture Homes through the finest materials sourced from around the world and the impeccably stylish interiors.

As one of the project’s developers and investors, Steve said, “We must know a project well before investing in it. The superior hilltop location and the stunning view make ‘**kau to HIGHLAND**’ a preferred investment. Situated in the new luxury residential area emphasized by the government, the development stands out with a upscale lifestyle comparable to that promised by The Peak. The two-storey villas and diversified layouts also present endless design possibilities, establishing the project as



the new benchmark for luxury residence. I am honoured to be invited to conceive the conceptual design and team up with three leading architects and designers to incorporate our visions into each mansion.”

He believed that while a prime location, unparalleled view and other features are important, but individuality and a contemporary flair will define a luxury residence. With “understated luxury” in mind, the expert design team led by Steve will combine meticulous workmanship with a premium selection of top-quality materials. From the façade to the layout, every mansion will seamlessly blend indoor space with the magnificent view outside, creating a prestigious and cosy home that inspires life with artistic design. The refined creativity will complete an ideal living beyond imagination.

The strong design team of “**kau to HIGHLAND**” brings together the world’s leading creative thinkers, including Steve Leung, Paul Davis + Partners, Tara Bernerd and Norman Chan. With an extensive experience accumulated for over three decades, Steve has garnered the Andrew Martin International Interior Design Awards, the most prestigious honour in the industry, for 12 times. He is recognised as one of the world’s most eminent interior designers for his unique and visionary style. Renowned British architect Paul Davis + Partners is known for its tasteful architectural language that highlights the architectural features and the grandeur of the buildings. The London-based practice has also designed over 400 projects across the world, including the award-winning One Church Square in London in 2014. Meanwhile, Tara Bernerd, the favourite celebrity designer among the upper circle in the U.K., the daughter of London real estate tycoon Elliott Bernerd and the disciple of master designer Philippe Starck, stands out with her bold creativity and attentive design. Norman Chan, local leading interior designer and the icon of top-class living, is sought after by the affluents with his experimental and forward-thinking concept. Sharing a passion for an elegant lifestyle, the team will jointly present an exceptional project that will appeal to discerning potential buyers.

About “kau to HIGHLAND”

Developed by Couture Homes Limited, “**kau to HIGHLAND**” is situated at Kau To, the rising prime location for luxury properties, a famous pure residential area in Hong Kong. In addition to the hilltop location at Kau To, each house of the development sees the stunning views of Shatin Racecourse and the wide scenery of Kau To Shan. Being currently the only development in the area that employs mansion houses as the architectural concept, it comprises 20 villas featuring the splendid work of international star designers; each house enjoys an individual street number, showcasing the nobility rarely seen at traditional luxury residential projects, as if a name for the prominent and exceptional status. The superior location of the development takes only about 20 minutes to Hong Kong Island, access to Mainland China is also easy and convenient.

About Couture Homes Limited

Couture Homes Limited is the wholly owned subsidiary of CSI Properties Limited (Stock code: 497) set up in 2011 to develop ultra-luxury residential developments in Hong Kong and the PRC. With Haute Couture (the tradition of tailoring exclusive custom-fitted clothing for privileged customers) as its blue-print concept, Couture Homes specialises in crafting special residences made to order for private clients, with

HIGHLAND

kau to 九肚 山峰

project like The Hampton in Happy Valley the first of the series in this direction. Couture Homes is actively expanding its presence in the luxury property market, in addition to yoo Residence and kau to HIGHLAND at Kau To, other developments in progress include a landmark project at No.47-49 Perkins Road at Jardine’s Lookout (60% interest, project partner: Grosvenor International SA and Asia Standard International Group Limited), No. 47 Barker Road at the Peak, Glenealy at Central, Yan Ching Street at Tuen Mu and in a luxury villa development site in “Daihongqiao” in Shanghai (50% interest).

About Steve Leung

Born in Hong Kong in 1957, Steve Leung is an internationally acclaimed architect and interior designer. From architecture, interior design to product design, his works reflect a strong contemporary style that cleverly blends Asian culture and arts.

Over the past 17 years, Steve and his team have participated in a wide array of high-profile projects in China and overseas, earning him over 120 design and corporate accolades in the Asia Pacific region and worldwide. From 1999 to 2014, Steve had been named one of the world’s leading interior designers in the Andrew Martin International Interior Design Awards for 12 times. In recent years, he has been frequently invited to be the judge of important design awards.

The acclaimed designer has also been invited by international brands for various collaborative projects. In 2013, he joined yoo, a prominent design house founded by property entrepreneur John Hitchcox and designer Philippe Starck, as the Creative Director of ‘Steve Leung & yoo’.

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Photo caption:

Jimmy Fong (left), Managing Director of Couture Homes, and Steve Leung (right), renowned architect and interior designer, introduced the planning and design concept of “kau to HIGHLAND”.





Name of the Street and the Street Number:

39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75,
77 Lai Ping Road

District: Sha Tin

The photographs, images, drawings or sketches shown in the 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.

The address of the website designated by the Vendor for the Development:

<http://www.kautohighland.com.hk> #

Website containing electronic copies of sales brochure, price list(s), register of transactions, sales arrangements, deed of mutual covenant and aerial photograph.

Vendor: Apex Harvest Limited

Holding Company of the Vendor: Dynamic Advantage Limited, Radiant Talent Holdings Limited, Couture Homes Limited, CSI Properties Limited

Authorized Person: Mr. Liang Pang Ching Ronald

The firm or corporation of which the Authorized Person is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited

Building Contractor: Grand Tech Construction Company Limited

Solicitor for the Vendor: Mayer Brown JSM



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

Any other person who has made a loan for the construction of the Development: N/A

The estimated material date for the Development to the best of the Vendor's knowledge: 26 February 2016

("material date" means the date on which the conditions of the land grant are complied with in respect of the development. The estimated material date is subject to any extension of time that is permitted under the Agreement of Sale and Purchase.)

Date of Printing: 31 March 2015

The contents of this advertisement are published by the Vendor, or are published with its consent.

A prospective purchaser is advised to refer to the Sales Brochure for any information on the Development.

This release is issued by Joyous Communications on behalf of Couture Homes Limited. For media enquiries, please contact:

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