



Press Release

SHKP “Cullinan West” Twin Clubhouses Design

First Clubhouse “Club Brio”^{*} Presents Vivacious Modern Lifestyle

(7 March 2017, Hong Kong) Developed by Sun Hung Kai Properties Limited (SHKP) atop MTR Nam Cheong Station, the brand new large-scale residential development “Cullinan West” is located at the heart of the city with complete community facilities and the transport hub advantages offered by the double railway lines. To accentuate the prominence of the residents, SHKP has specially designed two private clubhouses to be developed in two phases. The first clubhouse, named “Club Brio”^{*}.

Outdoor Pool Offers Exceptional Comfort

The total area of the residents’ clubhouse, communal gardens and play area is over 180,000 square feet. “Cullinan West” comprises the approximately 50 metres long outdoor swimming pool “Titanium Pool”^{*} and the approximately 25 metres long “Platinum Pool”^{*} for children. The poolside “Jacuzzi”^{*} and cabanas are also provided. The 5/F podium also offers a wide range of leisure facilities, including the BBQ area “Blaze & Grill”^{*}, “Upper West Court”^{*} offers residents an outdoor reading garden, and residents can also go for a stroll in the emerald “The Great Lawn”^{*}.

The Lobby Establishes Modern Stylishness

The interior design theme of “Club Brio”^{*} is “Diamond Light Performance”, the special lighting effects combine with the natural sunlight which offers a bright environment. The clubhouse’s lobby “The Grand”^{*} with a staircase “The Starry”^{*}. There is an outdoor landscape “Botanic Green”.



Function Room and Restaurant Sparkle Leisurely Moments

The clubhouse comprises a multi-purpose function room “Cullinan West Ballroom. “Club Brio”^{*} also offers outdoor and indoor leisure areas, including the indoor restaurant “The Culinary”^{*} and the “Magenta Lounge”^{*}. Residents can also visit the outdoor area “Alfresco Deck”^{*}. The “West Coastin”^{*} is equipped with wine storage. Furthermore, the clubhouse also offers “Game Circle”^{*}, “The Broadway”^{*} and “The Live House”^{*} with a full range of audio and visual entertainment devices to fulfil all kinds of entertainment needs.

Facilities Amplify Fun in Sport

The residential clubhouse specially comes with “Explore Gym”^{*} with complete fitness equipment. There is also a boxing ring “The Bounce”^{*} and the yoga room “Yo!ga”^{*} in “Club Brio”. Additionally, the clubhouse has a multi-purpose ball court “The Coliseum”^{*}, which can function as a badminton or basketball court. Apart from the fitness and sports facilities, “Club Brio”^{*} also offers Jacuzzi and steam room in changing room.

Wide-range of Entertainment Facilities for The Active and The Cozy

“Club Brio”^{*} has also specially prepared fun areas exclusive for children. “Fun Court”^{*} offers a children’s basketball court for children. It also has a double-deck play tower with tunnels and slides for children. The development also houses “Play ‘a’ round”^{*}, with an art and craft room “Craft & Fun”^{*} and a reading corner for children with different interests.

^{*} The names of the different areas of the Clubhouse and facilities are promotional names appearing in promotional materials only. Such names will not appear in the Deed of Mutual Covenant, the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment, or any other title deeds and documents.

The information provided in this advertisement do not represent the final appearance of the clubhouse and facilities of the Phase of the Development and are for reference only, and do not constitute and shall not be considered to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Clubhouse and the landscape garden or any part thereof with respect to the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, gardening and other items of the Clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The Vendor reserves its absolute right to amend or change any part of the Clubhouse, landscaped garden and all of their facilities, without the need to give prior notice to any purchaser. The purchaser must not rely



on this advertisement for any use or purpose. For detail information of the Phase of the Development, please refer to the sales brochure. The facilities and completion date of the Clubhouse, landscaped garden and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant Government departments. The Clubhouse, landscaped garden and recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Phase of the Development. The use or operation of some of the facilities and/or services may be subject to rules and regulations of Clubhouse and facilities and the consent or permit issued by the relevant Government departments, or additional payment.

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Name of the Phase of the Development: Phase 2A (“the Phase”) of Cullinan West Development

(Tower 1 (1A & 1B), Tower 2 (2A & 2B), Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion, Ocean Sky Mansion of the residential development in the Phase is called “Cullinan West”)

District: South West Kowloon

Name of the street and the street number of the Phase: No. 28 Sham Mong Road

The website address designated by the Vendor for the Phase: www.cullinanwest.com.hk

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: Nam Cheong Property Development Limited (as “Owner”), Joinyield Limited (as “Person so engaged”) (Notes: “Owner” means the legal or beneficial owner of the Phase.



“Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.)

Holding company of the Vendor (Owner): West Rail Property Development Limited

Holding companies of the Vendor (Person so engaged): Leola Holdings Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited

Authorized Person of the Phase: Chan Wan Ming

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects & Engineers Limited

Building Contractor for the Phase: Sanfield Building Contractors Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, Mayer Brown JSM, Woo Kwan Lee & Lo, Wong & Poon

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

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 to the best of the Vendor’s knowledge: 30 November 2018. 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 development or the Phase.

This advertisement is published by the Person so engaged with the consent of the Owner.

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