

SHKP's hotel-style Twin Regency residential development in Yuen Long ready for handover

Tailored-to-youth units and clubhouse set new standards for Tung Tau

(12 September 2017, Hong Kong) The modern, hotel-style Twin Regency pure residential development by Sun Hung Kai Properties Limited (SHKP) in Tung Tau, Yuen Long has recently completed construction and is handing the units over to owners¹. SHKP recognized the potential of Tung Tau as a commercial and residential centre fuelled by the growing young population of Yuen Long in 2013, so it planned Twin Regency as a modern hotel-style development built to the younger generation's demand for quality, convenient living by tailoring flat designs, clubhouse facilities and features to meeting their needs.

Project tailored for a rising district

The two towers of Twin Regency contain 523 units on 21 floors; nearly 70% of the units are studios or one-bedroom units, with the rest being two-bedroom and special units.

Twin Regency Senior Project Manager Andy Mok said: "Tung Tau has been marked as an area with potential from as early as 2009, with many developments being revamped to residential or commercial² with superior quality. SHKP had the foresight to make Twin Regency the first pure residential development in Tung Tau that would take advantage of the neighborhood's gradually developing retail facilities and commercial buildings, and more young people buying property in Yuen Long. The project meets the demand for a high-quality lifestyle as a modern hotel-style residence emphasizing harmony with nature fulfilling young residents' desire for independence with a minimalist design and carefully-chosen facilities and service."

Practical modernity

SHKP has always cared about what customers want and applied its experience in superior planning to Twin Regency by paying attention to every detail. All units have hotel-grade electronic locks opened by card – a common feature in smart homes – and floor-to-ceiling wooden cabinets with different compartments in most units to increase storage space. The cabinets even have special slots for mobile phones, purses and keys, plus dual USB ports for conveniently charging electronic devices, all showing SHKP's exquisite attention to the detail.

The developer was showing the H flat on an upper floor of Tower 2; a one-bedroom unit with 385 square feet of saleable area.³ It is rectangular with no bay windows so residents have maximum flexibility in planning the layout. Unit features have all been carefully chosen like slide fold balcony doors that could be opened easily and fully to one side, effectively extending the living room outdoors with sweeping views of the Shan Pui River and Nam Sang Wai wetlands.

Floors are a fine tan composite wood matching the spacious brown kitchen cabinets to create a cozy, harmonious living space. The open kitchen has a refrigerator, built-in induction cooker, ventilator, microwave oven and combo washer dryer. Cabinets have a natural finish and the countertop is made of durable panels for easy cleaning. The cabinets also have

special compartments including a cling-wrap holder so residents can manage their storage space.^{3A}

Fine architecture

The developer paid attention to detail in the bathrooms, putting special handles and waterproof strips on shower doors to seal in water and using double drains to eliminate water accumulation. SHKP also came up with an innovative way of attaching stainless-steel fixtures to the marble bathroom walls for greater stability. All elevator lobbies in Twin Regency have marble walls embossed with unique waves, using a meticulous process that requires great craftsmanship and careful matching of marble grains to create an elegant style.

Full clubhouse facilities for a young lifestyle

The Club Regency⁴ clubhouse and landscaped area cover 17,000 square feet.^{4A} It was created by noted international interior designer Norman Chan taking inspiration from Japan's Ritz-Carlton Kyoto with a simple classic style featuring wood and metal.

Club Regency⁴ facilities were chosen for lifestyle-conscious young people including a 25-metre outdoor pool and jacuzzi, banquet hall, library, beauty spa and multi-media game room for ultimate entertainment. There is additionally a 24-hour gym for people on all schedules and a rare aerial yoga room for refreshing exhilaration. SHKP understands that young people want a quality lifestyle, so there is a "We Proudly Serve Starbucks™⁵" in Club Regency featuring professional coffee machines and selected beans for residents to buy.

One-stop housekeeping for every need⁵

SHKP property management subsidiary Kai Shing provides the hotel-grade service including a concierge and housekeeping, catering, limousine pick up, cleaning, pest control and relocation. There will also be private mini-storage that is popular with young people, offering the possibility of 24-hour laundry drop off / pick up, online shopping collection and storage of large objects so residents have more time to enjoy life.

Twin Regency residents will have a complimentary seven-seat limousine⁵ to and from YOHO MALL for the first year, so they can enjoy the largest shopping centre in the northwest New Territories.⁶ Residents will additionally have SHOP@YOHO free supermarket delivery⁷ for FUSION at YOHO MALL.

Twin Regency will have a limousine service for residents, to and from the Long Ping MTR station⁸ free for the first two years so they can live a metropolitan life with convenience. Twin Regency is about 120 seconds walk from the Long Ping MTR⁸, and from there it is 26 minutes⁹ to East Tsim Sha Tsui, 28 minutes⁹ to Hung Hom, 30 minutes⁹ to Kowloon station and 33 minutes to Hong Kong station connecting all of Hong Kong. The development will have full network of bus, minibus and light rail routes leading all the way to the Lok Ma Chau 24-hour control point, opening up infinite potential.

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Captions:

	<p>1. The two towers of Twin Regency with 523 units is strategically positioned as a modern hotel-style residence to cater to young people's pursuit of quality living.</p>
	<p>2. The rectangular flat has practical layout with no bay windows, and slide fold balcony doors that could be opened fully to one side extending the living room outdoors for open greenery views.</p>
	<p>3. The open kitchen has comprehensive facilities and sufficient storage space, with cabinets that have a natural finish and a countertop made of durable panels for easy cleaning.</p>
	<p>4. The clubhouse is equipped with diverse facilities including a 25-metre outdoor pool ideal for relaxation.</p>

 <p style="text-align: right;">i</p>	<p>5. The gym room is open 24 hours to suit people on all schedules.</p>
 <p style="text-align: right;">iii</p>	<p>6. The modern, stylish reading room is equipped with computers so residents can have easy access to the Internet for work or leisure.</p>
 <p style="text-align: right;">iii</p>	<p>7. There is a special “We Proudly Serve Starbucks™⁵” in Club Regency featuring professional coffee machines and selected beans for residents to buy.</p>

ⁱ This photograph was taken at Twin Regency on 21 July 2017. It has been edited and processed with computerized imaging technique and is for reference only.

ⁱⁱ This photograph was taken at Twin Regency on 25 August 2017. It has been edited and processed with computerized imaging technique and is for reference only.

ⁱⁱⁱ This photograph was taken at Twin Regency on 5 September 2017. It has been edited and processed with computerized imaging technique and is for reference only.

District: Yuen Long | Name of Street and Street Number: 11 Tak Yip Street

Website address designated by the vendor for the Development:
www.twinregency.com.hk

¹ 'Hotel-style', 'Housekeeping' and/or 'Hotel grade' service(s) as used and referred in the above paragraph(s) is the reasonable subjective understanding of the manager's perception towards hotel-style services and provision of such service(s) are subject to terms and restrictions under the deed of mutual covenant, relevant factors regarding the deed of mutual covenant or any other relevant legal documentation. The manager may from time to time amend, revise, insert/delete such terms and conditions without further notice, resulting into reduced or non-supply of part or all

such hotel style service(s). The Vendor does not provide any undertaking or warranty regarding any service(s) provided by the manager.

² Source: Report on area assessments 2009 of industrial land in the territory

http://www.pland.gov.hk/pland_en/p_study/comp_s/industrial_report_2009/report_index.htm

Source: Report on 2014 area assessments of industrial land in the territory

http://www.pland.gov.hk/pland_en/p_study/comp_s/industrial_report_2014/index.htm

³ The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

^{3A} For details of the Development, please refer to the sales brochure “Fittings, finishes and appliances”.

⁴ Club Regency is shared by owners and residents of the Development. The Clubhouses/recreational facilities may not be immediately available for use upon the date of occupation of the residential properties. Use or operation of the facilities and/or services shall also be subject to issuance of the relevant consents or licenses from the Government. The names are promotional names for use in promotional materials, and will not appear in any deed of mutual covenant, preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment and title deeds relating to the Development. The Facilities and/or services may be provided by other contract-based third party company. Use or operation of the facilities and/or services shall also be subject to issuance of the relevant consents or licenses from the Government and/or payment of additional fees, and shall be bounded by the terms and conditions from the supplier, contractor or the service provider from the third party. The names of the above-mentioned facilities are to be confirmed, all names might be different from those when the Clubhouse facilities are available. Its facilities, designs, and using rights are subject to change and the final decision of the Vendor.

^{4A} The approximately 17,462 square feet of the common facilities in the entire Development, which comprise of around 15,474 square feet of residential clubhouses (including any covered and open recreational facilities), and around 1,988 square feet of covered gardens:

⁵ The abovementioned services will be provided by the management of the development project or other contract-based third party company. The management or the contract-based third party company may determine the terms

and conditions of the management services or other abovementioned services on their own discretion, such arrangements shall be bound by the terms and conditions of the deed, service contract or other relevant legal documents.

⁶ The above-mentioned service and dedicated stops are only available in the first year of residency, which started calculating from the signing date of the deed of mutual covenant and management. Every Sunday, YOHO MALL will provide free Sunday YOHO shuttle to-and-fro YOHO MALL, and a “Twin Regency Sunday YOHO Shuttle” dedicated stop will be set up in YOHO MALL. The terms and conditions of the shuttle services and details of the arrangement of shuttle stops may be amended at anytime without prior notice.

⁷ The first year of the residency, that started calculating from the signing date of the deed of mutual covenant and management contract. Residents will be able to enjoy the free supermarket deliveries on every Monday, Wednesday, and Friday, if they have spent \$250 atop in FUSION which located in the YOHO MALL. The terms and conditions and details of the service are subject to FUSION’s final decision.

⁸ Calculations are based on a driving direction indicated by Google Maps from 11 Tak Yip Street and within lawful speed limits. The time mentioned is for reference only and may be affected and restricted by actual traffic and road conditions. The above-mentioned service will be provided, in the first 2 years of residency (which started calculating from the signing date of the deed of mutual covenant and management contract) by the management of the Development or other contract-based third party company. The management of the Development or other contract-based third party company may alter any contents of the service, amend these terms and conditions including and unlimited to fees, operation hours, routes, and operation period at any time without prior notice. Such arrangements shall be bound by the terms and conditions of the deed, service contract or other relevant legal documents. The dedicated limousine service is only available to its residence, on first-come-first-service basis. The limousine will depart upon once which is full, therefore the departure time might be differed from the timetable.

⁹ Information obtained from MTR Corporation Ltd website (<http://www.mtr.com.hk>). The time mentioned is for reference only and may be affected and restricted by actual traffic and road conditions.

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: Trioland Limited | Holding Companies of the vendor: Favor Huge Investments Limited, Time Effort Limited, Sun Hung Kai Properties Limited |

Authorized Person: Wong Ka Man Carmen The firm or corporation of which the Authorized Person is a proprietor, director or employee in his or her professional capacity: Sun Hung Kai Architects and Engineers Limited | Building Contractor: Sanfield Engineering Construction Limited | The firm of Solicitors acting for the owner in relation to the sale of residential properties in the Development: Mayer Brown JSM , Wong & Poon | 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 Limited (The relevant undertaking has been cancelled) | Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. | This advertisement is published by or with the consent of the vendor.

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