



Mount Regency Phase II in Tuen Mun continues to witness brisk sales

屯门御半山II期延续销情理想

Situated in a prestigious residential site in Tuen Mun, Mount Regency Development is a brand new signature residential development in the district, offering over 1,000 residential units. The strategic location is gifted with lush greenery¹ set against the backdrop of Tai Lam Country Park and served by a comprehensive transportation network. Following strong sales in Phase 1 of the development, Phase 2 was put on the market in late June. The strong momentum continued with 260 Mount Regency Phase II residential units sold by 20 October 2019. Total contracted sales exceeded HK\$1,600 million.



This image was taken from some height above the Development on 4 September 2018 and has been processed with computerized imaging techniques. The general appearance of Phase 1 and/or Phase 2 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 Phase 1 and/or Phase 2 of the Development. The image does not illustrate the final appearance or view of or from Phase 1 and/or Phase 2 of the Development or any part thereof and is for reference only. Phase 1 and/or Phase 2 of the Development were still under construction when the image was taken. 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. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the environment, structures and facilities surrounding Phase 1 and/or Phase 2 of the Development.

相片于2018年9月4日在发展项目附近上空拍摄，并经电脑修饰处理，发展项目第1期及/或第2期之大概外观以电脑模拟效果合成加入并经电脑修饰处理，以展示发展项目第1期及/或第2期大约之周边环境、建筑物及设施，并非作展示发展项目第1期及/或第2期或其任何部分最后完成之外观或其景观，仅供参考。拍摄时，发展项目第1期及/或第2期仍在兴建中。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展项目地盘、其周边地区环境及附近公共设施有较佳了解。卖方就发展项目第1期及/或第2期的周边环境、建筑物及设施不作出任何明示或隐含之要约、承诺、陈述或保证。

A new standard for chic living

The design and facilities of Mount Regency Phase II have been thoughtfully planned to set a new standard for chic living in the neighbourhood. Phase 2 will provide 495 residential units, with typical units ranging from 250 to 591 saleable square feet², from studios to three-bedroom units, offering many more choices than Phase 1. Most of the units will have one or two bedrooms. Special units will also be available to suit the needs of different buyers.

The residents' clubhouse will be designed by an internationally renowned interior designer. The clubhouse and communal gardens will span more than 75,000 square feet with all-round facilities, including a 24-hour gym, an indoor heated swimming pool, a multi-purpose sports hall, a children's area, a banquet room with a Japanese Teppanyaki grill table and more^{3,4}. Introducing the co-sharing concept, the residents' clubhouse will be equipped with WiFi, USB sockets for electronic devices, locker service, a 24-hour online shopping self-pickup service, a laundry and dry cleaning service with self-pickup service at lockers and more⁴.

Comprehensive transportation network; set to enjoy the opportunities in the Greater Bay Area

Mount Regency Phase II is well-served by a comprehensive transportation network. Different modes of public transport, such as bus, minibus and railway, provide residents with direct access to the core business districts on Hong Kong Island and Kowloon, such as Tsim Sha Tsui, Kowloon Station, Central and Wan Chai North^{5,6,9}.

The Development is only about a three-minute walk⁷ away from the nearby Light Rail Prime View Stop. Taking Light Rail from there, it takes approximately seven minutes⁸ to connect to West Rail Line. From West Rail Siu Hong Station, it is about 11 minutes⁹ to Yuen Long Station, about 37 minutes⁹ to Kowloon Station and about 40 minutes⁹ to Hong Kong Station. The Development is only about a half-minute walk⁷ to the green minibus 46A terminus⁵ for speedy transport to Tuen Mun's flagship mall V City. It is approximately a 2.5-minute⁷ walk to the Prime View bus stop, which offers multiple routes connecting to the core of Hong Kong Island and Kowloon^{5,6}. Alternatively, it takes only a few minutes walk⁷ to Hung Kiu where there are about 20 bus⁶ and minibus routes^{5,10}.

The district is also supported by major infrastructure that links it to key economic and trade zones in the Greater Bay Area. Tuen Mun is therefore considered to be the centre of the Guangdong-Hong Kong-Macao economic integration area, indicating its vast development potential.

御半山发展项目位于屯门尊尚住宅地段，是区内过千伙的全新地标式住宅发展项目，拥有策略性的地理优势，背靠大榄郊野公园，饱览秀丽翠绿景致¹，同时可享完善交通配套设施。承接发展项目第1期的强劲销情，集团于6月底发售第2期。延续旺势，截止2019年10月20日，御半山II期已售出260个住宅单元，合约销售总额逾16亿港元。

时尚生活新指标

御半山II期建筑设计及配套规划别出心裁，势将成为区内时尚生活的新指标。第2期提供495个住宅单元，标准单元实用面积²由250至591平方呎。户型比第1期更多元化，由开放式至三房单元均有，主打一房至两房单元，另设特色单元，配合不同买家的居住需要。

住客会所由国际著名室内设计师精心打造，会所连园林面积逾75,000平方呎，设施多元化，包括24小时健身室、室内恒温游泳池、多用途室内运动场、儿童休憩空间及附设日式铁板烧吧台的宴会厅等^{3,4}。住客会所特别引入“共享空间”概念，提供无线网络、电子产品USB插头、储物柜服务、24小时网购自提服务、洗衣及乾洗服务，并由专人送回储物柜供住客自行领取等⁴。

完善交通网络 坐拥大湾区机遇

御半山II期坐拥四通八达的交通网络，多元化交通如巴士、小巴及铁路接连港九核心商业区如尖沙咀、九龙站、中环及湾仔北^{5,6,9}。

发展项目与邻近的轻铁景峰站仅需约三分分钟步程⁷；由轻铁景峰站乘搭轻铁，约七分钟⁸即可连接西铁线。由西铁兆康站往元朗站只需约11分钟⁹、九龙站约需37分钟⁹，至香港站只需约40分钟⁹。发展项目与46A专线小巴总站⁵仅距约半分钟步程⁷，迅速往返屯门旗舰商场V City。步行约2.5分钟⁷即抵达景峰巴士站，多线迅速连接港九核心区域^{5,6}。另只需短短数分钟⁷，即可步行至红桥搭乘位于红桥约20条巴士⁶及小巴路线^{5,10}。

区内更有多项大型基建贯通大湾区经贸重地，可算是粤港澳经济融合的中心区域，发展潜力尽显。

Notes

1. Phase 1 and/or Phase 2 of the Development and its surrounding environment, buildings and facilities may change from time to time. The view of the completed units will be affected by the unit's orientation, floor level, surrounding environment, buildings and facilities. The Vendor does not make any offer, undertaking, representation or warranty, whether express or implied.
 2. Saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
 3. The clubhouse and/or recreational facilities may not be available for immediate use at the time of handover of Phase 1 and/or Phase 2 of the Development. Some of the facilities and/or services may be subject to the consent or permit issued by the Government departments or additional payments. The Vendor reserves the right to amend the aforesaid and all those facilities, design, fees and usage not listed.
 4. The services stated in this advertisement/promotional material are provided 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 from time to time amend, revise, insert/delete the terms and conditions for the provision of the related service including and not limited to the fees, operation hours and service period without further notice. The provision of such services is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services may not be available for immediate use at the time of hand over of the residential properties in Phase 1 and/or Phase 2 of the Development. In case of any dispute, the decision of the management company or other contract-engaged third party companies shall be final.
 5. Source: Transport Department – Hong Kong eTransport: <http://hketransport.gov.hk/?routetype=2003&f=2&i=0> (Date of reference: 22 October 2018)
 6. Source: KMB website: <http://www.kmb.hk/tc/> (Date of reference: 14 March 2018); Citybus website: <http://www.nwstbus.com.hk/home/default.aspx?intLangID=2> (Date of reference: 14 March 2018)
 7. The walking times above are measured by the staff during the on-site trial on 26 February 2018. They are for reference only and are subject to the actual road conditions.
 8. 7 minutes is the approximate travelling time from Light Rail Prime View Stop to Light Rail Siu Hong Stop. Source: MTR Light Rail Trip Planner website: http://www.mtr.com.hk/ch/customer/tr_ip/index.php?sid=1330&eid=1100 (Date of reference: 22 October 2018). According to MTR website, Light Rail Siu Hong Stop is about a 2 minutes' walk away from West Rail Siu Hong Station. The walking times or journey times stated in this advertisement/promotional material are for reference only. The actual time needed is subject to the actual traffic and road conditions and may be different.
 9. Source: MTR website: <http://www.mtr.com.hk/> (Date of reference: 22 October 2018)
 10. Source: 16seats.net website: http://www.16seats.net/chi/gmb/gn_44.html (Date of reference: 14 March 2018). The staff made site inspection and rechecking of the minibus stop location of green minibus 44 at Hung Kiu on 15 March 2018.
- Note: The transport routes, surrounding environment, buildings and facilities stated in this article may change from time to time and are for reference only. The transport services referred to in this article are provided by third parties. The Vendor does not give any undertaking, warranty or guarantee regarding the provision of such transport services, their details and the routes. The walking times or journey times stated in this article are for reference only. The actual time needed is subject to the actual traffic and road conditions and may be different.

备注

1. 发展项目第1期及/或第2期及其周边环境、建筑物及设施可能不时改变，落成后的单位所享有之景观受其座向、楼层、周边环境、建筑物及设施所影响，卖方并不作出任何明示或隐含之要约、承诺、陈述或保证。
 2. 实用面积是按照《一手住宅物业销售条例》第8条计算得出，以平方米表示的实用面积由平方米的面积以1平方米=10.764平方呎换算，并四舍五入至整数，与以平方米表示的面积可能有些微差异。
 3. 会所及/或康乐设施于发展项目第1期及/或第2期入伙时未必即时启用。部份设施及/或服务以政府部门之审批同意或许可为准，使用者或须另外缴费。卖方保留一切修改以上及一切未列举之设施、设计、收费及用途权利。
 4. 本广告/宣传资料载列的服务将由发展项目的管理人或其他合约聘用的第三方公司所提供，详情受制于条款及细则，管理人或合约聘用的第三方公司可自行就有关服务之服务条款及细则作出修订、更改或增减，包括不限于收费、营运时间及服务期限，而不作另行通知，惟服务须受公契、服务合约或其他相关法律文件所订立的条款限制。服务于发展项目第1期及/或第2期住宅物业入伙时未必能即时启用。如有任何争议，管理人或合约聘用的第三方公司保留最终决定权。
 5. 资料来源：运输署 - 香港乘车易网站：<http://hktransport.gov.hk/?routetype=2003&f=2&t=0> (参考日期：2018年10月22日)
 6. 资料来源：九巴网站：<http://www.kmb.hk/tc/> (参考日期：2018年3月14日)；城巴网站：<http://www.nwstbus.com.hk/home/default.aspx?intLangID=2> (参考日期：2018年3月14日)
 7. 以上步行时间由工作人员于2018年2月26日实地步行测试得出，相关资料仅供参考，并受实际路面状况限制。
 8. 7分钟为景峰轻铁站至兆康轻铁站所需大约时间。资料来源：港铁公司轻铁行程指南网站：http://www.mtr.com.hk/ch/customer/ir_ip/index.php?sid=I330&eid=H100 (参考日期：2018年10月22日) 根据港铁网站，从兆康轻铁站步行约2分钟可抵兆康西铁站。本广告/宣传资料内所述步行时间或行车时间仅供参考，实际所需时间可能受交通及路面情况限制而有所不同。
 9. 资料来源：港铁公司网站：<http://www.mtr.com.hk/> (参考日期：2018年10月22日)
 10. 资料来源：《16seats.net》网站：http://www.16seats.net/chi/gmb/gn_44.html (参考日期：2018年3月14日)；该专线小巴44号位于红桥的分站位置亦由工作人员于2018年3月15日到现场视察及覆核。
- 注：本文内载列的交通路线、周边环境、建筑物及设施等可能不时改变，仅供参考。本文内提及之交通运输服务由第三者提供，卖方对服务提供与否、详情或路线均不作任何承诺或保证。本文内所述步行时间或行车时间仅供参考，实际所需时间可能受交通及路面情况限制而有所不同。

Name of the Phase of the Development:

Phase 1 ("Phase 1") of Mount Regency Development ("the Development") Tower 1A and 1B of the Phase is called "Mount Regency"

Phase 2 ("Phase 2") of Mount Regency Development ("the Development") Tower 2A and 2B of the Phase is called "Mount Regency Phase II"

District: Tuen Mun

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 8 King Sau Lane*

Website address designated by the vendor for Phase 1 of the Development: www.mountregency.com.hk

Website address designated by the vendor for Phase 2 of the Development: www.mountregency2.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: Great Alliance Limited

Holding Companies of the Vendor: Hanpalava Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person for Phase 1 and Phase 2 of the Development: Wong Ka Man Carmen

The firm or corporation of which the Authorized Person for Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his or her professional capacity: Sun Hung Kai Architects and Engineers Limited

Building Contractor for Phase 1 and Phase 2 of the Development: Teamfield Building Contractors Limited

The firm of Solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Woo Kwan Lee & Lo

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 1 of the Development: The Hongkong and Shanghai Banking Corporation Limited (the undertaking has been cancelled).

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sale).

Any other person who has made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited

The Estimated Material Date for Phase 1 and Phase 2 of the Development as provided by the Authorized Person for Phase 1 and Phase 2 of the Development to the best of the Vendor's knowledge: 31 July 2020 (Phase 1) and 31 August 2020 (Phase 2) ("Material Date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. 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 Phase 1 and Phase 2 of the Development.

This advertisement is published by or with the consent of the Vendor.

Date of Printing: 25 October 2019

*The provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development is completed.

发展项目期数名称:

御半山发展项目("发展项目")的第1期("第1期")期数中的第1A及1B座称为"御半山"

御半山发展项目("发展项目")的第2期("第2期")期数中的第2A及2B座称为"御半山II期"

区域: 屯门

本发展项目第1期及第2期的街道名称及门牌号数: 景秀里8号*

卖方就本发展项目第1期指定的互联网网站的网址: www.mountregency.com.hk

卖方就本发展项目第2期指定的互联网网站的网址: www.mountregency2.com.hk

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方: 建良有限公司

卖方的控股公司: Hanpalava Limited, Time Effort Limited, 新鸿基地产发展有限公司

本发展项目第1期及第2期的认可人士: 黄嘉雯

本发展项目第1期及第2期的认可人士以其专业身分担任经营人、董事或雇员的高号或法团: 新鸿基建筑设计有限公司

本发展项目第1期及第2期的承建商: 添辉建筑有限公司

就本发展项目第1期及第2期的住宅物业的出售而代表拥有人行事的律师事务所: 胡关李罗律师行

已为本发展项目第1期的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司 (有关承诺书已经取消)。

已为本发展项目第2期的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司 (于开售前提供)。

已为本发展项目第1期及第2期的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

尽卖方所知，由本发展项目第1期及第2期的认可人士提供的本发展项目第1期及第2期的预计关键日期: 2020年7月31日(第1期)及2020年8月31日(第2期)。(“关键日期”指批地文件的条件就本发展项目第1期或第2期(视乎情况而言)而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。)

卖方建议准买方参阅有关售楼说明书，以了解本发展项目或本发展项目第1期及第2期的资料。

本广告由卖方或在卖方的同意下发布。

印刷日期: 2019年10月25日

*此临时门牌号有待本发展项目第1期及第2期建成时确认