

Cullinan West III in South West Kowloon[#] now on the market

西南九龍[#]匯璽III現正發售

The Group is developing a major residential project above MTR Nam Cheong Station. Cullinan West, Phase 2A of the development, and Cullinan West II, Phase 3 of the development, attracted a favourable response at the sales launch. To continue the strong momentum, Cullinan West III, Phase 5 of the development, was released on the market in mid-September 2019 to an overwhelming response.

Facing the sea with twin clubhouses

Cullinan West III has three high-rise residential towers and two low-rise blocks, providing 1,172 residential units of 267 to 2,171 saleable square feet. The flat mix ranges from studios to four-bedroom units, with nearly 85% of the units being two-bedroom units or smaller flat mixes.

Cullinan West III was designed to spread out along the harbourfront to provide most units with extensive views¹. The twin clubhouses² of Cullinan West III were built in two phases. The clubhouses spans over 180,000 square feet, with communal gardens and leisure space. A wide range of recreational facilities are provided, including an approximately

50-metre outdoor swimming pool, an approximately 25-metre children's swimming pool and a jacuzzi. The gym has a weight-lifting zone with a large number of high-tech fitness equipment, as well as a boxing ring and aerial yoga facilities. Residents can play badminton or basketball in the multi-purpose sports hall. The children's area has a children's library, children's basketball court and double-decker playground with tunnel slides. There is also a multi-purpose function room, a private entertainment room and much more.

Convenience of double railway line access and comprehensive community facilities

Cullinan West III, atop MTR Nam Cheong Station, is set to benefit from its prime location as Nam

Cheong Station is the only MTR interchange station that connects to both the West Rail Line and Tung Chung Line. Residents can enjoy transport convenience travelling to various locations, including the city centres on Hong Kong Island and in Kowloon, northwest New Territories and Hong Kong International Airport, as well as excellent access to the mainland Express Rail Link.

Cullinan West III has a large flagship mall called V Walk at its podium, housing a variety of tenants. Residents can access it direct from the estate, putting enjoyable shopping and dining, as well as entertainment and leisure options, just a few steps away.

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Cullinan West III's clubhouse features an approximately 50-metre outdoor swimming pool³
匯璽III會所設有長約50米的室外泳池³

集團現正在港鐵南昌站上蓋，發展全新大型住宅項目。項目第2A期匯璽及第3期匯璽II推出時，備受市場歡迎。承接優勢，項目第5期匯璽III於2019年9月中開售，反應熱烈。

迎海而建 雙會所設計

匯璽III由三座高座住宅大樓及兩座低密度住宅大樓組成，共提供1,172個住宅單位，實用面積由267至2,171平方呎。間隔由開放式至四房均有，當中的兩房或以下單位佔總數近85%。

匯璽III迎海而建，整體規劃採用橫排式設計，令大部分單位都可享開揚景觀¹。匯璽III特設雙會所²，分兩期發展。住客會所連同公用花園及遊樂地方總面積逾180,000平方呎，設有多元化康樂設施，包括長約50米室外泳池、長約25米兒童專用泳池及按摩池。健身室設有重量訓練區，並購置了大量新穎的健身器材，另有拳擊擂台及空中瑜伽設施。會所的多用途競技場可用作羽毛球場或籃球場。兒童區有兒童閱讀閣、兒童籃球場及連接管道滑梯的雙層玩樂設施。會所亦設有多用途宴會廳及私人影視廳等。

匯聚雙鐵路優勢 社區配套完善

匯璽III位處港鐵南昌站上蓋，屬於唯一貫穿西鐵綫及東涌綫的港鐵交匯點，坐享雙鐵路優勢。住客來往港九市中心、新界西北、香港國際機場，以至連繫內地高鐵網絡亦十分便捷。

匯璽III基座設有大型旗艦商場V Walk，商戶組合多元化。住客可由屋苑直達商場，衣食住行娛樂消閒近在咫尺。

Notes

- # South West Kowloon is defined according to Approved South West Kowloon Outline Zoning Plan No. S/K20/30 gazetted on 3 Oct 2014 by Town Planning Board (www.ozp.tpb.gov.hk).
1. The above serves only as a brief description of the surrounding area of Cullinan West III Development. It does not represent all units or all parts of the undulating area of Cullinan West III Development. The view is affected by the unit's floor level, orientation and surrounding buildings and environment, and is not applicable to all units or all parts of the units. The surrounding buildings and environment may change from time to time. The Vendor does not make any contractual term, offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and the surrounding environment.
2. Names of different areas and facilities of the clubhouse are promotional names used 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 or documents. The facilities of the clubhouse and/or recreational facilities and the dates of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The opening hours and use of the various facilities in the clubhouse are subject to the relevant laws, land grant, deed of mutual covenant, clubhouse regulations and the actual site conditions. The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties of the Development. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by relevant government departments, or may require additional payments.
3. The photo, taken on 29 November 2018 at the Development, has been processed with computerized imaging technique and is for reference only. It does not constitute and shall not be construed as any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor in respect of the Development. This photo does not constitute or shall not be considered to constitute any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, landscaping 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 photo for any use or purpose. For details of the Development, please refer to the sales brochure.

備註

- # 西南九龍乃根據城市規劃委員會於2014年10月3日公布的西南九龍分區計劃大綱核准圖編號S/K20/30(www.ozp.tpb.gov.hk)定義。
1. 上述僅為匯璽III發展項目周邊環境的大概描述，並不代表其所有單位或單位所有部分同時享有上述景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位或其所有部分，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證。
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Name of the Phase of the Development: Phase 5 ("the Phase") of Cullinan West Development (Tower 6, Tower 7, Tower 8, Royal Sky Mansion and Aster Sky Mansion of the residential development in the Phase is called "Cullinan West III")

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.cullinanwest3.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 Owner: West Rail Property Development Limited

Holding companies of the 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 Reliance 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, 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: 10 July 2020. 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.

Please refer to the sales brochure for details.

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

Date of Printing: 25 October 2019.

發展項目期數名稱：匯璽發展項目的第5期（「期數」）（期數中住宅發展項目的第6座、第7座、第8座、皇鑽匯及慧鑽匯稱為「匯璽III」）

區域：西南九龍

期數的街道名稱及門牌號數：深旺道28號

賣方就期數指定的互聯網網站的網址：

www.cullinanwest3.com.hk

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擁有人之控股公司：西鐵物業發展有限公司

如此聘用的人之控股公司：Leola Holdings Limited、Wisdom Mount Limited、Data Giant Limited、新鴻基地產發展有限公司

期數的認可人士：陳顯明

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：巴馬丹拿建築及工程師有限公司

期數的承建商：新輝建築有限公司

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已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司

賣方所知的期數的預計關鍵日期：2020年7月10日。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

賣方建議準買方參閱有關售樓說明書，以了解發展項目或期數的資料。

詳情請參閱售樓說明書。

本廣告由如此聘用的人在擁有人同意下發布。

印製日期：2019年10月25日