

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

屯門御半山II期延續銷情理想

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.



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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.

相片於2018年9月4日在發展項目附近上空拍攝，並經電腦修飾處理，發展項目第1期及/或第2期之大概外觀以電腦模擬效果合成加入並經電腦修飾處理，以展示發展項目第1期及/或第2期大約之周邊環境、建築物及設施，並非作展示發展項目第1期及/或第2期或其任何部分最後完成之外觀或其景觀，僅供參考。拍攝時，發展項目第1期及/或第2期仍在興建中。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近公共設施有較佳了解。賣方就發展項目第1期及/或第2期的周邊環境、建築物及設施不作出不論明示或隱含之要約、承諾、陳述或保證。

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.

御半山發展項目位於屯門尊尚住宅地段，是區內過千伙的全新地標式住宅發展項目，擁有策略性的地理優勢，背靠大欖郊野公園，飽覽秀麗翠綠景致¹，同時可享完善交通配套設施。承接發展項目第1期的強勁銷情，集團於6月底開售第2期。延續旺勢，截止2019年10月20日，御半山II期已售出260個住宅單位，合約銷售總額逾16億港元。

時尚生活新指標

御半山II期建築設計及配套規劃別出心裁，勢將成為區內時尚生活的新指標。第2期提供495個住宅單位，標準單位實用面積²由250至591平方呎。戶型比第1期更多元化，由開放式至三房單位均有，主打一房至兩房單位，另設特色單位，配合不同買家的居住需要。

住客會所由國際著名室內設計師精心打造，會所連園林面積逾75,000平方呎，設施多元化，包括24小時健身室、室內恆溫游泳池、多用途室內運動場、兒童休憩空間及附設日式鐵板燒吧台的宴會廳等^{3,4}。住客會所特別引入「共享空間」概念，提供無線網絡、電子產品USB插頭、儲物櫃服務、24小時網購自提服務、磅洗及乾洗服務，並由專人送回儲物櫃供住客自行領取等⁴。

完善交通網絡 坐擁大灣區機遇

御半山II期坐擁四通八達的交通網絡，多元化交通如巴士、小巴及鐵路接連港九核心商業區如尖沙咀、九龍站、中環及灣仔北^{5,6,9}。

發展項目與鄰近的輕鐵景峰站僅需約三分鐘步程⁷；由輕鐵景峰站乘搭輕鐵，約七分鐘⁸即可連接西鐵線。由西鐵兆康站往元朗站只需約11分鐘⁹、九龍站約需37分鐘⁹，至香港站只需約40分鐘⁹。發展項目與46A專線小巴總站⁵僅距約半分鐘步程⁷，迅速往返屯門旗艦商場V City。步行約2.5分鐘⁷即抵達景峰巴士站，多線迅速連繫港九核心區域^{5,6}。另只需短短數分鐘⁷，即可步行至紅橋乘搭位於紅橋約20條巴士⁶及小巴路線^{5,10}。

區內更有多項大型基建貫通大灣區經貿重地，可算是粵港澳經濟融合的中心區域，發展潛力盡顯。

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/lr_jp/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.

備註

- 發展項目第1期及/或第2期及其周邊環境、建築物及設施可能不時改變，落成後的單位所享有之景觀受其座向、樓層、周邊環境、建築物及設施所影響，賣方並不作出不論明示或隱含之要約、承諾、陳述或保證。
 - 實用面積是按照《一手住宅物業銷售條例》第8條計算得出，以平方米表示的實用面積由平方米的面積以1平方米=10.764平方呎換算，並四捨五入至整數，與以平方米表示之面積可能有些微差異。
 - 會所及/或康樂設施於發展項目第1期及/或第2期入伙時未必即時啟用。部份設施及/或服務以政府部門之審批同意或許可為準，使用者或須另付外費。賣方保留一切修改以上及一切未列舉之設施、設計、收費及用途權利。
 - 本廣告/宣傳資料載列的服務將由發展項目的管理人或其他合約聘用的第三方公司所提供，詳情受制於條款及細則，管理人或合約聘用的第三方公司可自行就有關服務之服務條款及細則作出修訂、更改或增減，包括但不限於收費、營運時間及服務期限，而不作另行通知，惟服務須受公契、服務合約或其他相關法律文件所訂立的條款規限。服務於發展項目第1期及/或第2期住宅物業入伙時未必能即時啟用。如有任何爭議，管理人或合約聘用的第三方公司保留最終決定權。
 - 資料來源：運輸署 - 香港乘車易網站：<http://hketransport.gov.hk/?routetype=2003&f=2&1=0> (參考日期：2018年10月22日)
 - 資料來源：九巴網站：<http://www.kmb.hk/tc/> (參考日期：2018年3月14日)；城巴網站：<http://www.nwstbus.com.hk/home/default.aspx?intLangID=2> (參考日期：2018年3月14日)
 - 以上步行時間由工作人員於2018年2月26日實地步行測試得出，相關資料僅供參考，並受實際路面狀況限制。
 - 7分鐘為景峰輕鐵站至兆康輕鐵站所需大約時間。資料來源：港鐵公司輕鐵行程指南網站：http://www.mtr.com.hk/ch/customer/tr_ip/index.php?sid=l330&eid=i100 (參考日期：2018年10月22日) 根據港鐵網站，從兆康輕鐵站步行約2分鐘可抵兆康西鐵站。本廣告/宣傳資料內所述步行時間或行車時間僅供參考，實際所需時間可能受交通及路面情況限制而有所不同。
 - 資料來源：港鐵公司網站：<http://www.mtr.com.hk/> (參考日期：2018年10月22日)
 - 資料來源：《16seats.net》網站：http://www.16seats.net/chi/gmb/gn_44.html (參考日期：2018年3月14日)；該專線小巴44號位於紅橋的分站位置亦由工作人員於2018年3月15日到現場視察及覆核。
- 註：本文內載列的交通路線、周邊環境、建築物及設施等可能不時改變，僅供參考。本文內提及之交通運輸服務由第三者提供，賣方對服務提供與否、詳情或路線均不作任何承諾或保證。本文內所述步行時間或行車時間僅供參考，實際所需時間可能受交通及路面情況限制而有所不同。

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.

發展項目期數名稱：

御半山發展項目(「發展項目」)的第1期(「第1期」)期數中的第1A及1B座稱為「御半山」

御半山發展項目(「發展項目」)的第2期(「第2期」)期數中的第2A及2B座稱為「御半山II期」

區域：屯門

本發展項目第1期及第2期的街道名稱及門牌號數：景秀里8號*

賣方就本發展項目第1期指定的互聯網網站的網址：www.mountregency.com.hk

賣方就本發展項目第2期指定的互聯網網站的網址：www.mountregency2.com.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：建良有限公司

賣方的控股公司：Hanpalava Limited、Time Effort Limited、新鴻基地產發展有限公司

本發展項目第1期及第2期的認可人士：黃嘉雯

本發展項目第1期及第2期的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：新鴻基建築設計有限公司

本發展項目第1期及第2期的承建商：添輝建築有限公司

就本發展項目第1期及第2期的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行

已為本發展項目第1期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(有關承諾書已經取消)。

已為本發展項目第2期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(於開售前提供)。

已為本發展項目第1期及第2期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

盡賣方所知，由本發展項目第1期及第2期的認可人士提供的本發展項目第1期及第2期的預計關鍵日期：2020年7月31日(第1期)及2020年8月31日(第2期)。(「關鍵日期」指批地文件的條件就本發展項目第1期或第2期(視乎情況而言)而獲符合的日期。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，以了解本發展項目或本發展項目第1期及第2期的資料。

本廣告由賣方或在賣方的同意下發布。

印刷日期：2019年10月25日

*此臨時門牌號數有待本發展項目第1期及第2期建成時確認