



Regency Bay features a contemporary bay lifestyle in a rare south-facing waterfront site in Tuen Mun¹

屯门御海湾尊享珍罕临海向南地段¹ 构建海湾时尚生活

Regency Bay, the Group's landmark residences in Tuen Mun South, is now under development. Located in a rare south-facing¹ waterfront site, the Development features a panoramic bay and city view¹. The comprehensive transportation network and 20,000-square-foot-plus retail shops beneath the residences further strengthen its development potential. Phase 1 of the Regency Bay Development has seen an enthusiastic market response since its launch in July.

Regency Bay's exquisite design and facilities will set a new standard for elegant, chic living in the neighbourhood. The Phase will have 263 residential units, with typical units ranging from studios to three bedrooms in practical layouts. Special units will also be available to provide a variety of choices to buyers.

Waterfront residential clubhouse with all-round facilities

The residential clubhouse² and communal gardens will span over 33,000 square feet. To maximize the Development's waterfront location, there will be vast floor-to-ceiling windows in the residential clubhouse to bring outdoor nature in. The extensive clubhouse facilities include a 24-hour gym and yoga room, independent spa rooms, a director's house, an outdoor swimming pool, a poolside BBQ area, a children's playground, and more. The clubhouse will also have modern equipment, including a variety of musical instruments and a wide range of video gear, to allow residents to show their musical talent and even develop their KOL potential.

The clubhouse will provide a variety of co-living facilities and services, including a WiFi network, electronic gadget USB chargers, a printer service, locker service, 24-hour online shopping self-pickup service, laundry and dry-cleaning services with drop-off and collection in the lockers, and much more.

A planned area with developments worth a hundred billion of dollars³ for a promising future and investment potential

Strategically located in the Greater Bay Area, Regency Bay is set to benefit from its multifaceted and convenient location. Moreover, Tuen Mun has a range of large-scale infrastructure linking the area to key economic and trade hubs in the Guangdong-Hong Kong-Macao Greater Bay Area, offering fast and easy connections within the Hong Kong, Shenzhen, Zhuhai and Macau area. From Regency Bay, it is just an approximately 5.5-minute walk⁴ to the bus stop for buses heading to and from the Boundary Control Point for direct access to Shenzhen Bay Port. Via the Hong Kong-Zhuhai-

Macao Bridge, it takes about 40 minutes to reach the Macau or Zhuhai port⁵. It will take only about 10 minutes to drive from Tuen Mun South to Hong Kong International Airport⁶ via the soon-to-be-opened Tuen Mun-Chek Lap Kok Link⁶.

Comprehensive transport network links to the pulse of the city

Regency Bay enjoys easy access with its comprehensive transportation network. Various public transportation facilities are available nearby⁹. The Development is within walking distance of Light Rail Tuen Mun Swimming Pool Stop, which offers a speedy connection to the MTR network, providing fast connections to the core business districts on Hong Kong Island and in Kowloon. The Development is also only a few minutes away from bus stops and mini-bus stations, from where residents can travel to various leisure and business hotspots⁹.

A new West Rail Station⁷ has been proposed at the nearby Tuen Mun swimming pool lot,



which will be within walking distance. Under the proposal, there would be a residential development atop the proposed station, offering more development potential to the district. Plans are underway for the construction of a large-scale world-class sports ground⁸ next to the Development, making the neighbourhood more metropolitan, and enhancing the economic value and the investment potential.

集团现正在屯门南发展地标式住宅发展项目御海湾。该发展项目位处珍罕临海向南地段¹，俯瞰辽阔海湾及都会景致，享有便捷完善的交通优势，加上基座¹逾20,000平方呎的商铺，尽显发展潜力。御海湾发展项目第1期自今年七月开售以来，市场反响热烈。

御海湾建筑设计及配套规划别出心裁，势将成为区内优雅时尚生活的新指标。期数共提供263个住宅单位，标准单位户型实用，设有开放式至三房单位，另设特色单位，为买家提供多元选择。

临海住客会所 设施多元化

住客会所²连同园林面积共计逾33,000平方呎，为配合发展项目的临海优势，住客会所大量采用落地玻璃窗设计，将室外景致引入会所。会所设施多元化，包括24小时开放的健身房及瑜伽室、独立水疗室、董事屋、室外游泳池、池畔烧烤区及儿童游乐园等。会所同时引入崭新设备，提供多样乐器及多元化摄影器材，让住户可以一展音乐才艺，甚至变身为KOL。

会所提供多项共享生活设施及服务，包括WiFi无线网络、电子产品USB插头、打印服务、储物柜服务、24小时网购自提服务以及由专人送回储物柜的洗衣或乾洗服务等。

千亿发展规划地段³前景优厚 升值潜力无限

御御海湾位处于大湾区策略位置，坐拥多元便捷的地利优势，加上屯门有大型基建贯通粤港澳大湾区经贸重地，可以快速便捷地贯通港、深、珠、澳四地。由御海湾步行约5.5分钟⁴，便可乘坐来往边境管制站的巴士路线直抵深圳湾口岸；而沿港珠澳大桥，约40分钟可抵澳门及珠海口岸⁵。通过即将开通的屯门至赤𧈭角连接路⁶，由屯门南出发，车程仅约10分钟即达香港国际机场⁶。

多元化交通优势 紧系都会脉搏

御海湾坐拥四通八达的交通网络，多项公共交通工具近在咫尺⁹。由该发展项目出发，步行即达屯门泳池轻铁站，迅速连通港铁网络，瞬达港九核心商业区。此外，只需短短数分钟，住客即可搭乘多条巴士线及专线小巴线往返各休闲商业热点⁹。

毗邻屯门游泳池地段拟增设全新西铁站⁷，步行瞬间即达。车站上盖亦将提供住宅发展机会，释放区域发展潜力。发展项目旁同时也正在规划和兴建世界级水平的大型运动场⁸，将为区内增添更多大都会元素，提升经济及升值潜力。

Notes

1. The views described are not applicable to all units. The Phase of the Development and its surrounding environment, buildings and facilities may change from time to time. The views to be enjoyed by the unit upon completion are subject to its orientation, the floor on which the unit is located, surrounding environment, buildings and facilities. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied.

2. The residents' clubhouse of the Development and/or recreational facilities may not be immediately available for use at the time of handover of the residential properties of the Phase of the Development. All owners of residential properties in the Development, residents and their guests will have access to the clubhouse and recreational facilities, but subject to the terms in the deed of mutual covenant, terms and requirements of relevant Government licenses and regulations. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the above-mentioned facilities in the advertisement/promotional material are subject to confirmation, and such names might be different when the clubhouse facilities are open for use. The Vendor reserves the rights to amend the aforesaid and any facilities, design, fees or usage not yet set out. The services referred to in this advertisement/promotional material will be provided by the manager of the Phase of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager or other contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service from time to time including but 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 other relevant legal documents. These services may not be immediately available for use at the time of handover of the residential properties in the Phase of the Development. In case of any dispute, the decision of the management company or other contract-engaged third party companies shall be final.

3. Infrastructures worth a hundred billion of dollars include the construction costs of Tuen Mun – Chek Lap Kok Link (approx. \$1.91 billion and \$44.8 billion), Planning for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area (approx. \$179 million), Tuen Mun South Extension (approx. \$11.4 billion), Hong Kong – Zhuhai – Macao Bridge Main Bridge (approx. RMB15.73 billion), Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road (approx. \$25.047 billion), Hong Kong – Zhuhai – Macao Bridge Hong Kong Port (approx. \$35.895 billion) and Hong Kong section of the Hong Kong-Shenzhen Western Corridor (approx. \$3.2 billion). Source: Tuen Mun – Chek Lap Kok Link website: https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmclkl/index.html (Date of reference: 12 June 2020), Source: Legislative Council Paper – Planning and Engineering Study for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area: <https://www.legco.gov.hk/yr19-20/chinese/panels/dev/papers/dev20200120cb1-328-3-c.pdf> (Date of reference: 12 June 2020), Source: news.gov.hk Tuen Mun South Extension: https://www.news.gov.hk/ch/2020/06/20200605/20200605_102551_712.html?type=ticker (Date of reference: 12 June 2020), Source: Shenzhen Bay Bridge website: https://www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc/C_Shenzhen_Bay_Bridge.pdf (Date of reference: 12 June 2020) and Source: Hong Kong – Zhuhai – Macao Bridge website: https://hzmb.hk/tchi/about_overview_01.html (Date of reference: 12 June 2020).

4. The walking times above are measured by the staff departing from the entrance of Tower 2 of Regency Bay Development during the on-site trial on 3 January 2020. They are subject to the actual road conditions.

5. Source: Hong Kong – Zhuhai – Macao Bridge website: https://hzmb.hk/tchi/about_overview_01.html (Date of reference: 12 June 2020).

6. It is estimated that it will take only about 10 minutes to drive from Tuen Mun South to Hong Kong International Airport via the Tuen Mun – Chek Lap Kok Link, which is expected to be opened at the end of the year. Source: Highways Department—Tuen Mun – Chek Lap Kok Link website: www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmclkl/index.html (Date of reference: 13 February 2020). Expected to commission in 2020 at the earliest. The proposed or to-be-opened or to-be-commissioned tunnels, railway, roads, buildings, facilities and regional development, etc. referred to in this advertisement/promotional material are for reference only, the details of which (including but not limited to their implementation, location, design, route, and completion and opening date, etc.) are subject to the final decision of the Government. They may not be completed or commissioned upon completion and handover of the Phase of the Development, and may be different from the description in this advertisement/promotional material upon completion or commissioning.

7. The proposed Tuen Mun South Extension will extend the current West Rail Line from Tuen Mun Station southwards and provide two additional stations. One of which is proposed to be stationed at Area 16 to further strengthen the neighbourhood's swift access to and from the city's commercial cores. Source: Legislative Council Paper – Tuen Mun South Extension: https://www.legco.gov.hk/yr19-20/chinese/panels/tp/tp_rdp/papers/tp_rdp20200605cb4-646-1-c.pdf (Date of reference: 1 June 2020)

8. The proposed construction of a large-scale world-class sports ground, which on completion, will have an eight-lane athletic track sports ground and track and field facilities suitable for hosting the Asian Athletics Championships. The 11-a-side football pitch will adhere to the requirements set by the Asian Football Confederation, making it suitable for hosting top tournaments such as the AFC Champions League and the AFC Cup. Source: Legislative Council Paper for





Discussion - Area 16, Tuen Mun: <https://www.legco.gov.hk/yr16-17/chinese/panels/ha/papers/ha20170426cb2-1236-5-c.pdf> (Date of reference: 13 February 2020)

9. Source: Transport Department - Hong Kong eTransport website: <http://hketransport.gov.hk/?routetype=2003&f=2&l=0> (Date of reference: 13 February 2020), KMB website: <http://www.kmb.hk/tc/> (Date of reference: 13 February 2020), Citybus website: <http://www.nwstbus.com.hk/home/default.aspx?intlLangID=2> (Date of reference: 13 February 2020)

10. The above image was taken from some height above the Phase of the Development on 4 July 2020 and has been processed with computerized imaging techniques. The general appearance of the Phase 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 the Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Phase of the Development was 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 the Phase of the Development.

备注

1. 所述景观并非适用于所有单位。发展项目期数及其周边环境、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. 发展项目的住客会所及/或康乐设施于发展项目期数住宅物业入伙时未必即时启用。所有发展项目内的住宅物业的业主、住客及其宾客均可使用会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定。部份设施及/或服务以政府部门的审批同意或许可为准，使用者或须另缴费用。本广告/宣传资料内出现的宣传名称，将不会在住宅物业的临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。本广告/宣传资料内所述之设施名称待定，所有名称未必与会所日后启用时的设施名称相同。卖方保留一切修改以上及一切未列之设施、设计、收费及用途权利。本广告/宣传资料载列的服务将由发展项目期数的管理人或其他合约聘用的第三者公司所提供，详情受制于条款及细则，管理人或合约聘用的第三者公司可自行就有服务之服务条款及细则作出修订、更改或增减，包括但不限于收费、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规限。服务于发展项目期数住宅物业入伙时未必能即时启用。如有任何争议，管理公司或合约聘用的第三者公司保留最终决定权。

3. 千亿基建包括耗资约19.1亿及448亿元的屯门至赤鱗角连接路，约1.79亿元的龙鼓滩填海和屯门西地区的重新规划规划，约114亿元的屯门南延线，约157.3亿元（人民币）的港珠澳大桥主桥，约250.47亿元的港珠澳大桥香港接驳线，约358.95亿元的港珠澳大桥香港口岸及约32亿元的深港西部通道香港段工程造价。资料来源：屯门至赤鱗角连接路网站：https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmck/index.html（参考日期：2020年6月12日）。资料来源：立法会文件 - 龙鼓滩填海和重新规划屯门西地区的规划及工程研究：<https://www.legco.gov.hk/yr19-20/chinese/panels/dev/papers/dev20200120cb1-328-3-c.pdf>（参考日期：2020年6月12日）。资料来源：政府新闻网屯门南延线：https://www.news.gov.hk/chi/2020/06/20200605/20200605_102551_712.html?type=ticker（参考日期：2020年6月12日）。资料来源：深圳湾公路大桥网站：https://www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc/C_Shenzen_Bay_Bridge.pdf（参考日期：2020年6月12日）及资料来源：港珠澳大桥网站：https://hzmb.hk/tchi/about_overview_01.html（参考日期：2020年6月12日）。

4. 以上步行时间由工作人员于2020年1月3日，由御海湾发展项目第2座出入出口，实地步行测试得出，所需时间受实际路面状况限制。

5. 资料来源：港珠澳大桥网站：https://hzmb.hk/tchi/about_overview_01.html（参考日期：2020年6月12日）。

6. 预计由屯门南出发，经预计年底通车的屯门至赤鱗角连接路只需行车约10分钟即达香港国际机场。资料来源：路政署—屯门至赤鱗角连接路网站：www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmck/index.html（参考日期：2020年2月13日）。预计最快于2020年启用。本广告/宣传资料内载列的拟建中或尚未开通或尚未启用的隧道、铁路、道路、建筑物、设施及区域发展等仅供参考，其详情（包括但不限于落实与否、位置、设计、路线及竣工与通车时间等）均以政府最终决定为准，于本发展项目期数落成及入伙时可能尚未完成或启用，落成或启用后之详情亦可能与本广告所述者不同。

7. 拟议中的屯门南延线将现有的西铁线从屯门站向南延伸，并增设两个车站，其中一车站拟设在16区，进一步强化区内居民瞬间往返城中商业核心。资料来源：立法会文件 - 屯门南延线：https://www.legco.gov.hk/yr19-20/chinese/panels/tp/rdp/papers/tp_rdp20200605cb4-646-1-c.pdf（参考日期：2020年6月12日）。

8. 规划中興建符合国际比赛标准的大型运动场，落成后的八线跑道运动场及田径设施可用作举办亚洲田径锦标赛，另符合亚洲足协的11人足球场可供举办亚洲联赛冠军杯和亚洲足协杯等最高级别赛事。资料来源：立法会讨论文件—屯门第16区：<https://www.legco.gov.hk/yr16-17/chinese/panels/ha/papers/ha20170426cb2-1236-5-c.pdf>（参考日期：2020年02月13日）。

9. 资料来源：运输署—香港乘客易网站：<http://hketransport.gov.hk/?routetype=2003&f=2&l=0>（参考日期：2020年02月13日）、九巴网站：<http://www.kmb.hk/tc/>（参考日期：2020年02月13日）、城巴网站：<http://www.nwstbus.com.hk/home/default.aspx?intlLangID=2>（参考日期：2020年02月13日）。

10. 以上相片于2020年7月4日于发展项目期数附近上空拍摄，并经电脑修饰处理，发展项目期数之大概外观以电脑模拟效果合成加入并经电脑修饰处理，以展示发展项目期数大约之周边环境、建筑物及设施，并非作展示发展项目期数或其任何部分最后完成之外观或其景观，仅供参考。拍摄时，发展项目期数仍在兴建中。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。卖方对发展项目期数的周边环境、建筑物及设施并不作出任何明示或隐含之要约、承诺、陈述或保证。

Name of the Phase of the Development: Phase 1 (“the Phase”) of Regency Bay Development (“the Development”) (Tower 2 of the Phase is called “Regency Bay”)

District: TuenMun

Name of Street and Street Number of the Phase: 23 Hoi Wong Road#

Website address designated by the Vendor for the Phase:

www.regencybay.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: Kong Smart Investment Limited
Holding Companies of the Vendor: Lomita Holdings Limited, Time Effort Limited, Sun Hung Kai Properties Limited
Authorized Person for the Phase: Wong Ka Man Carmen
The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: Sun Hung Kai Architects and Engineers Limited
Building Contractor for the Phase: Chun Fai Construction Company Limited
The firm of Solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown
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 (to be provided before commencement of sale).
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 as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 30 June 2021 (“Material Date”) means the date on which the conditions of the land grant are complied with in respect of the Phase. 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 Phase.
This advertisement is published by the Vendor or by another person with the consent of the Vendor.
#The provisional street number is subject to confirmation when the Phase is completed.
Date of Printing: 22 October 2020

发展项目期数名称：御海湾发展项目（“发展项目”）的第1期（“期数”）（期数中的第2座称为“御海湾”）

区域：屯门

期数的街道名称及门牌号数：海皇路23号*

卖方就期数指定的互联网网站的网址：

www.regencybay.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：广峻投资有限公司

卖方的控股公司：Lomita Holdings Limited、Time Effort Limited、新鸿基地产发展有限公司

期数的认可人士：黄嘉雯

期数的认可人士以其专业身分担任经营者、董事或雇员的高号或法团：新鸿基建筑设计有限公司

期数的承建商：骏辉建筑有限公司

就期数的住宅物业的出售而代表拥有人行事的律师事务所：孖士打律师行

已为期数的建造提供贷款或已承诺为该建造提供融资的认可机构：香港上海汇丰银行有限公司（于售前提供）。

已为期数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，由期数的认可人士提供的期数之预计关键日期：2021年6月30日。（“关键日期”指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所限制的。）

卖方建议准买方参阅有关售楼说明书，以了解期数的资料。

本广告由卖方或在卖方的同意下由另一人发布。

*此临时门牌号有待期数建成时确认

印刷日期：2020年10月22日