

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

屯門御海灣尊享罕貴臨海向南地段¹ 構建海灣時尚生活

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.

集團現正在屯門南發展地標式住宅發展項目御海灣。發展項目位處罕貴臨海向南地段¹，俯瞰遼闊海灣及都會景致¹，享有便捷完善的交通優勢，加上基座逾20,000平方呎商舖，盡顯發展潛力。御海灣發展項目第1期自今年七月開售以來，市場反應熱烈。

御海灣建築設計及配套規劃別出心裁，勢將成為區內優雅時尚生活的新指標。期數共提供263個住宅單位，標準單位間隔實用，設有開放式至三房單位，另設特色單位，為買家提供多元選擇。

臨海住客會所 設施多元化

住客會所²連園林面積逾33,000平方呎，為配合發展項目的臨海優勢，住客會所大量採用落地玻璃窗設計，將室外景致引入會所。會所設施多元化，包括24小時開放的健身館及瑜珈室、獨立水療室、董事屋、室外游泳池、池畔燒烤區及兒童遊樂園等。會所並引入嶄新設備，提供多樣樂器及多元化攝影器材，讓住戶可以一展音樂才藝，甚至變身為KOL。

會所提供多項共享生活設施及服務，包括WiFi無線網絡、電子產品USB插頭、打印服務、儲物櫃服務、24小時網購自提服務以及由專人送回儲物櫃的磅洗或乾洗服務等。

千億發展規劃地段³前景優厚 升值潛力無限

御海灣位處於大灣區策略位置，坐擁多元便捷的地利優勢，加上屯門有多項大型基建貫通粵港澳大灣區經貿重地，瞬捷貫通港、深、珠、澳四地。由御海灣步行約5.5分鐘⁴，便可乘坐來往邊境管制站的巴士路線直抵深圳灣口岸；而沿港珠澳大橋，約40分鐘可抵澳門及珠海口岸⁵。憑即將開通的屯門至赤鱗角連接路⁶，由屯門南出發，車程僅約10分鐘即達香港國際機場⁶。

多元化交通優勢 緊繫都會脈搏

御海灣坐擁四通八達的交通網絡，多項公共交通工具近在咫尺⁹。由發展項目出發，信步即達屯門泳池輕鐵站，迅速接通港鐵網絡，瞬達港九核心商業區。此外，只需短短數分鐘，住客即可乘搭多條巴士線及專線小巴線往返各消閒商業熱點⁹。

毗鄰屯門游泳池地段擬增設全新西鐵站⁷，步行瞬間即達。車站上蓋亦將提供住宅發展機會，釋放地區發展潛力。於發展項目旁更規劃興建世界級水平的大型運動場⁸，為區內增添大都會元素，提升經濟及升值潛力。



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/tmckl/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/tmckl/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.

備註

1. 所述景觀並非適用於所有單位。發展項目期數及其周邊環境、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。

2. 發展項目的住客會所及/或康樂設施於發展項目期數住宅物業入伙時未必即時啟用。所有發展項目內的住宅物業的業主、住客及其賓客均可使用會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定。部份設施及/或服務以政府部門之審批同意或許可為準，使用者或須另外繳費。本廣告/宣傳資料內出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。本廣告/宣傳資料內所述之設施名稱待定，所有名稱未必與會所日後啟用時的設施名稱相同。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/宣傳資料內載列的服務將由發展項目期數的管理人或其他合約聘用的第三者公司所提供，詳情受制於條款及細則，管理人或合約聘用的第三者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，而不再另行通知。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。服務於發展項目期數住宅物業入伙時未必即時啟用。如有任何爭議，管理公司或合約聘用的第三者公司保留最終決定權。

3. 千億基建包括耗資約19.1億及448億元的屯門至赤鱗角連接路、約1.79億元的龍鼓灘填海和屯門西地區的重新規劃計劃、約114億元的屯門南延線、約157.3億元（人民幣）的港珠澳大橋主橋、約250.47億元的港珠澳大橋香港接線、約358.95億元的港珠澳大橋香港口岸及約32億元的深港西部通道香港段工程造價。資料來源：屯門至赤鱗角連接路網站：https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html（參考日期：2020年6月12日）、資料來源：立法會文件 - 龍鼓灘填海和重新規劃屯門西地區的規劃及工程研究：<https://www.legco.gov.hk/yr19-20/chinese/panels/dev/papers/dev20200120cb1-328-3-c.pdf>（參考日期：2020年6月12日）、資料來源：政府新聞網屯門南延線：https://www.news.gov.hk/chi/2020/06/20200605/20200605_102551_712.html?type=ticker（參考日期：2020年6月12日）、資料來源：深圳灣公路大橋網站：https://www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc/C_Shenzhen_Bay_Bridge.pdf（參考日期：2020年6月12日）及資料來源：港珠澳大橋網站：https://hzmb.hk/tchi/about_overview_01.html（參考日期：2020年6月12日）。

4. 以上步行時間由工作人員於2020年1月3日，由御海灣發展項目第2座出入口出發，實地步行測試得出，所需時間受實際路況限制。

5. 資料來源：港珠澳大橋網站：https://hzmb.hk/tchi/about_overview_01.html（參考日期：2020年6月12日）。

6. 預計由屯門南出發，經預計年底通車的屯門至赤鱗角連接路只需行車約10分鐘即達香港國際機場。資料來源：路政署—屯門至赤鱗角連接路網站：www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html（參考日期：2020年2月13日）。預計最快於2020年啟用。本廣告/宣傳資料內載列的擬建中或尚未開通或尚未啟用的隧道、鐵路、道路、建築物、設施及區域發展等僅供參考，其詳情（包括但不限於落實與否、位置、設計、路線及竣工與通車時間等）均以政府最終決定為準，於本發展項目期數落成及入伙時可能尚未完成或啟用，落成或啟用後之詳情亦可能與本廣告所述者不同。

7. 擬建中的屯門南延線將現有的西鐵線從屯門站向南延伸，並增設兩個車站，其中一車站擬設在16區，進一步強化區內居民瞬間往返城區商業核心。資料來源：立法會文件 - 屯門南延線：https://www.legco.gov.hk/yr19-20/chinese/panels/tp/tp_rdp/papers/tp_rdp20200605cb4-646-1-c.pdf（參考日期：2020年6月1日）

8. 規劃中興建符合國際比賽標準的大型運動場，落成後的八線跑道運動場及田徑設施可用作舉辦亞洲田徑錦標賽，另合亞洲足球的11人足球場可供舉辦亞洲聯賽冠軍盃和亞洲足球盃等最高級別賽事。資料來源：立法會討論文件—屯門第16區：<https://www.legco.gov.hk/yr16-17/chinese/panels/ha/papers/ha20170426cb2-1236-5-c.pdf>（參考日期：2020年02月13日）

9. 資料來源：運輸署—香港乘車易網站：<http://hketransport.gov.hk/?routetype=2003&f=2&l=0>（參考日期：2020年02月13日）、九巴網站：<http://www.kmb.hk/tc/>（參考日期：2020年02月13日）、城巴網站：<http://www.nwstbus.com.hk/home/default.aspx?intlLangID=2>（參考日期：2020年02月13日）

10. 以上相片於2020年7月4日於發展項目期數附近上空拍攝，並經電腦修飾處理，發展項目期數之大概外觀以電腦模擬效果合成及經電腦修飾處理，以展示發展項目期數大約之周邊環境、建築物及設施，並非作展示發展項目期數或其任何部分最後之外觀或其景觀，僅供參考。拍攝時，發展項目期數仍在興建中。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。賣方對發展項目期數的周邊環境、建築物及設施並不作出不論明示或隱含之要約、承諾、陳述或保證。

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

發展項目期數名稱：御海灣發展項目（「發展項目」）的第1期（「期數」）（期數中的第2座稱為「御海灣」）

區域：屯門

期數的街道名稱及門牌號數：海皇路23號*

賣方就期數指定的互聯網網站的網址：

www.regencybay.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：廣峽投資有限公司

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

期數的認可人士：黃嘉雯

期數的認可人士：以其專業身分擔任經營人、董事或僱員的高級或法團：新鴻基建築設計有限公司

期數的承建商：駿輝建築有限公司

就期數的住宅物業的出售而代表擁有人行事的律師事務所：孖士打律師行

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（於開售前提供）。

已為期數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，由期數的認可人士提供的期數之預計關鍵日期：2021年6月30日。（「關鍵日期」指批地文件的條件就期數而獲符合的日期。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售樓說明書，以了解期數的資料。

本廣告由賣方或在賣方的同意下由另一人發布。

*此臨時門牌號數有待期數建成時確認

印製日期：2020年10月22日