



The above image was taken from some height above the Phase of the Development on 28 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.  
以上相片于2020年07月28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不论明示或隐含之要约、承诺、陈述或保证。

## Regency Bay II in Tuen Mun continues to see brisk sales 屯门御海湾 II 延续佳绩

Regency Bay, the Group's south-facing<sup>1</sup> waterfront landmark residences in Tuen Mun South, is now under development. Strategically located in the Greater Bay Area, it is the newest residential development closest to the Tuen Mun–Chek Lap Kok Tunnel<sup>2</sup>. Regency Bay is poised to benefit from its multifaceted, convenient location and comprehensive transportation network.

Following the strong sales of Phase 1, Phase 2, Regency Bay II, has seen an encouraging response since its initial release in April 2021. As at 7 July 2021, Regency Bay II recorded a contracted sales of almost HK\$2,000 million.

### Waterfront landmark residences

The Development faces a panoramic view of six major bays in Tuen Mun South<sup>1</sup>, presenting a south-facing waterfront view of superb scenery<sup>1</sup>. Beneath the residences will be over 20,000 square feet of retail shops. Regency Bay II will have 406 premium residential units, ranging from 255 to 731 square feet in saleable area<sup>3</sup>, with studio to three-bedroom layouts. Special units will also be available to provide a variety of choices to buyers.

The Development's residential clubhouse<sup>4</sup> and communal gardens will span over 33,000 square feet. The waterfront clubhouse<sup>5</sup> will have a wide range of facilities, including a 24-hour complimentary 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.

### Strategically located in the Greater Bay Area with fast access to two railway lines and the Tuen Mun–Chek Lap Kok Tunnel

Regency Bay II is well served by a comprehensive transportation network. It enjoys convenient access to two railway lines. It is within walking distance of Tuen Mun Swimming Pool Light Rail Stop<sup>6</sup>, offering a speedy link to West Rail Line and the entire MTR network, enabling fast connection to Hong Kong and Kowloon's core business districts; and sits adjacent to the proposed West Rail Line Station expansion close to the Tuen Mun Swimming Pool<sup>7</sup>. It is also only a few minutes<sup>8</sup> away from bus stops and mini-bus stations for access to many leisure and business hotspots.

集团现正于屯门南发展临海向南<sup>1</sup>地标式住宅发展项目御海湾。御海湾位处大湾区策略位置，为最接近屯赤隧道的最新住宅发展项目<sup>2</sup>，坐拥多元便捷的地理优势，四通八达的交通网络。

延续第1期的销售佳绩，第2期御海湾II于今年四月推出后，深受市场欢迎。截至2021年7月7日，御海湾II录得合约销售总额近20亿港元。

### 临海地标式住宅

发展项目临屯门南辽阔海景<sup>1</sup>，汇聚六大海湾，坐享临海向南优越景致<sup>1</sup>，更设有逾20,000平方呎的基座商铺。御海湾II提供406个优质住宅单位，实用面积<sup>3</sup>由255至731平方呎，户型由开放式至三房不等，另设特色单位，为买家提供不同选择。

发展项目的住户会所<sup>4</sup>连园林面积逾33,000平方呎。临海会所<sup>5</sup>设施多元化，包括24小时开放免费健身房及瑜伽室、独立水疗室、董事室、室外游泳池、池畔烧烤区及儿童游乐园等。

大湾区策略位置 兼享双铁及屯赤隧道优势

御海湾II享有完善交通配套，坐拥双铁优势，徒步即达轻铁屯门泳池站<sup>6</sup>，迅速连接西铁线及整个港铁网络，瞬达港九核心商业圈；及毗邻屯门游泳池地段更拟增设全新西铁站<sup>7</sup>。此外，只需短短数分钟<sup>8</sup>，即可搭乘多条巴士线及多条专线小巴线往返各休闲商业热点。

御海湾II座落于千亿基建<sup>8</sup>的核心，尽享大湾区地理优势。发展项目毗邻豁免收费的屯赤隧道<sup>2</sup>，由屯门南驾车约10分钟即达香港国际机场<sup>9</sup>；同时连接港珠澳大桥，接通粤港澳大湾区，打造一小时生活圈<sup>10</sup>。另外，住户可沿港珠澳大桥抵达24小时通关的人工岛香港口岸；经屯门绕道（拟建中）<sup>11</sup>接连元朗公路及深港西部通道连接深圳湾口岸，便捷往来深圳宝安机场。此外，凭借屯门绕道（拟建中）<sup>11</sup>接连深港西部通道，能直达深圳市南山区中央商务区<sup>12</sup>，发挥协同经济效应。区内大型基建也进一步发挥往返大湾区邻近城市的便利，全面贯通“港、深、珠、澳”四地<sup>10</sup>。

### Notes

- 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.
- Regency Bay Development is the newest development to be situated close to the Tuen Mun–Chek Lap Kok Tunnel. Tuen Mun–Chek Lap Kok Tunnel is also known as Tuen Mun–Chek Lap Kok Link. The newest residential development refers to the residential development first launched in 2020.
- The saleable area of a residential property, and the floor area of a balcony, a utility platform and a verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
- All owners of residential properties in the Development, residents and their guests will have access to the residential clubhouse and recreational facilities, but subject to the terms in the deed of mutual covenant, terms and requirements of relevant Government licenses and regulations, and payments may be chargeable to the users. The clubhouse and recreational facilities may not be available for use at the time of handover of the residential properties of the Development, subject to the approvals from relevant Government departments.
- The residential clubhouse and/or recreational facilities in the Development may not be immediately available for use at the time of handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments. 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 this 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 contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service 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 contract-engaged third party companies shall be final.
- The walking times above are measured by the staff departing from the entrance of Tower 2 of Regency Bay during the on-site trials on 3 January 2020 and 14 January 2021. They are subject to the actual road conditions.
- 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](https://www.legco.gov.hk/yr19-20/chinese/panels/tp/tp_rdp/papers/tp_rdp20200605cb4-646-1-c.pdf) (Date of reference: 13 February 2021)
- Infrastructures worth \$100 billion include the construction costs of Tuen Mun–Chek Lap Kok Link (approx. \$1.91 billion and \$44.8 billion), Lung Kwo 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](https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (Date of reference: 13 February 2021). Source: Legislative Council Paper – Planning and Engineering Study for Lung Kwo 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: 13 February 2021). Source: news.gov.hk Tuen Mun South Extension: [https://www.news.gov.hk/chi/2020/06/20200605/20200605\\_102551\\_712.html?type=ticker](https://www.news.gov.hk/chi/2020/06/20200605/20200605_102551_712.html?type=ticker) (Date of reference: 13 February 2021). Source: Shenzhen Bay Bridge website: [https://www.hyd.gov.hk/tc/publications\\_and\\_publicity/publications/hyd\\_factsheets/doc\\_C\\_Shenzhen\\_Bay\\_Bridge.pdf](https://www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc_C_Shenzhen_Bay_Bridge.pdf) (Date of reference: 13 February 2021) and Source: Hong Kong–Zhuhai–Macao Bridge website: [https://hzmb.hk/tchi/about\\_overview\\_01.html](https://hzmb.hk/tchi/about_overview_01.html) (Date of reference: 13 February 2021).
- Source: Highways Department – Tuen Mun–Chek Lap Kok Link website: [https://www.hyd.gov.hk/tc/road\\_and\\_railway/hzmb\\_projects/tmckl/index.html](https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (Date of reference: 13 February 2021)
- Source: Greater Bay Area website: <https://www.bayarea.gov.hk/tc/home/index.html> (Date of reference: 12 January 2021)
- Source: Tuen Mun Traffic and Transport Committee Document 2021 No. 5: [https://www.districtcouncils.gov.hk/tm/doc/2020\\_2023/tc/committee\\_meetings\\_doc/ttc/20081/ttc\\_2021\\_005.pdf](https://www.districtcouncils.gov.hk/tm/doc/2020_2023/tc/committee_meetings_doc/ttc/20081/ttc_2021_005.pdf) (Date of reference: 1 March 2021)
- Source: The People's Government of Shenzhen Nanshan website: <http://www.szns.gov.cn> (Date of reference: 5 May 2021) and Source: Capital University of Economics and Business CBD Development Research Base website: <https://cbd.cueb.edu.cn/zkz/49399.htm> (Date of reference: 5 May 2021)

Situated in the core of infrastructure projects worth HK\$100 billion<sup>8</sup>, Regency Bay II is set to benefit from its Greater Bay Area location. The Development is next to the toll-free Tuen Mun–Chek Lap Kok Tunnel<sup>2</sup>, Hong Kong International Airport is only about a 10-minute drive away from Tuen Mun South<sup>9</sup>. It is also connected to the Hong Kong–Zhuhai–Macao Bridge, facilitating easy travel between the Guangdong–Hong Kong–Macao Greater Bay Area, creating a one-hour living circle<sup>10</sup>. Residents can also take the Hong Kong–Zhuhai–Macao Bridge to the Artificial Island of Hong Kong Port 24 hours a day, or take the Tuen Mun Bypass (proposed)<sup>11</sup> to the Yuen Long Highway and Hong Kong–Shenzhen Western Corridor, connections to both Shenzhen Bay Port and Shenzhen Bao'an International Airport can be made with ease. With the Tuen Mun Bypass (proposed)<sup>11</sup> connecting to the Hong Kong–Shenzhen Western Corridor, the Development will enjoy direct access to the Central Business District in Shenzhen's Nanshan District<sup>12</sup>, providing an added economic boost. The major infrastructure projects in the district will further enhance travelling to neighbouring Greater Bay Area cities, enabling speedy linkage between Hong Kong, Shenzhen, Zhuhai and Macau<sup>10</sup>.



## 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，卖方并不作出不论明示或隐含之要约、承诺、陈述或保证。
2. 御海湾发展项目乃最接近屯赤隧道的最新发展项目。屯赤隧道即屯门至赤蠟角连接路。最新发展住宅项目指于2020年内首次发售的住宅发展项目。
3. 住宅物业的实用面积、以及露台、工作平台及阳台（如有）的楼面面积，是按照《一手住宅物业销售条例》第8条计算得出的。
4. 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住客会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施于发展项目内的住宅物业入伙时未必可以启用，以相关政府部门批准为准。
5. 发展项目的住客会所及/或康乐设施于发展项目期数入伙时未必即时启用。部份设施及/或服务以政府部门的审批同意或许可为准。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举之设施、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，包括及不限于收费、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。
6. 以上步行时间由工作人员于2020年01月03日及2021年01月14日，由项目第1期第2座出入口出发，实地步行测试得出，所需时间受实际路面状况限制。
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](https://www.legco.gov.hk/yr19-20/chinese/panels/tp_rdp/papers/tp_rdp20200605cb4-646-1-c.pdf) (参考日期：2021年02月13日)
8. 千亿基建包括耗资约19.1亿及448亿元的屯门至赤蠟角连接路，约1.79亿元的龙鼓滩填海和屯门西地区的重新规划，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：屯门至赤蠟角连接路网站：[https://www.hyd.gov.hk/tc/road\\_and\\_railway/hzmb\\_projects/tmckl/index.html](https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (参考日期：2021年02月13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：2021年02月13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](https://www.news.gov.hk/chi/2020/06/20200605/20200605_102551_712.html?type=ticker) (参考日期：2021年02月13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](https://www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc/C_Shenzen_Bay_Bridge.pdf) (参考日期：2021年02月13日) 及资料来源：港珠澳大桥网站：[https://hzmb.hk/tchi/about\\_overview\\_01.html](https://hzmb.hk/tchi/about_overview_01.html) (参考日期：2021年02月13日)。
9. 资料来源：路政署 - 屯门至赤蠟角连接路网站：[https://www.hyd.gov.hk/tc/road\\_and\\_railway/hzmb\\_projects/tmckl/index.html](https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (参考日期：2021年02月13日)
10. 资料来源：粤港澳大湾区网站：<https://www.bayarea.gov.hk/tc/home/index.html> (参考日期：2021年01月12日)
11. 资料来源：屯门交通及运输委员会文件2021年第5号：[https://www.districtcouncils.gov.hk/tm/doc/2020\\_2023/tc/committee\\_meetings\\_doc/tc/20081/tc\\_2021\\_005.pdf](https://www.districtcouncils.gov.hk/tm/doc/2020_2023/tc/committee_meetings_doc/tc/20081/tc_2021_005.pdf) (参考日期：2021年03月01日)
12. 资料来源：深圳市南山区人民政府网站：<http://www.szsn.gov.cn> (参考日期：2021年5月5日) 及资料来源：首都经济贸易大学CBD发展研究基地网站：<https://cbd.cueb.edu.cn/zlxz/49399.htm> (参考日期：2021年5月5日)

Name of the Phase of the Development: Phase 1 ("Phase 1") of Regency Bay Development ("the Development") (Tower 2 in Phase 1 is called "Regency Bay")

Name of the Phase of the Development: Phase 2 ("Phase 2") of Regency Bay Development ("the Development") (Tower 1 in Phase 2 is called "Regency Bay II")

District: Tuen Mun

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 23 Hoi Wong Road

Website address designated by the Vendor for Phase 1 of the Development: [www.regencybay.com.hk](http://www.regencybay.com.hk)

Website address designated by the Vendor for Phase 2 of the Development: [www.regencybay2.com.hk](http://www.regencybay2.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 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: Chun Fai Construction Company 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: Mayer Brown

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 1 and Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited (the relevant undertaking for Phase 1 of the Development has been cancelled).

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

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.

Phase 1 and Phase 2 are both called "the Phase".

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

Date of Printing: 19 July 2021

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

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

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：海皇路23号

卖方就本发展项目第1期指定的互联网网站的网址：[www.regencybay.com.hk](http://www.regencybay.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.regencybay2.com.hk](http://www.regencybay2.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

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、董事或雇员的商号或法人：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：骏辉建筑有限公司

就本发展项目第1期及第2期中的住宅物业的出售而代表拥有入伙的律师事务所：孖士打律

师行

已为本发展项目第1期及第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（本发展项目第1期的有关承诺书已经取消）。

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

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。

第1期及第2期均称为“期数”。

本广告由卖方或在卖方的同意下由另一人发布。

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