



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.

以上相片於2020年07月28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加入並經電腦修飾處理，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完成之外觀或其景觀，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。

## Regency Bay II in Tuen Mun continues to see brisk sales 屯門御海灣 II 延續佳績

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.

集團現正於屯門南發展臨海向南<sup>1</sup>地標式住宅發展項目御海灣。御海灣位處大灣區策略位置，為最接近屯赤隧道的最新住宅發展項目<sup>2</sup>，坐擁多元便捷的地利優勢，四通八達的交通網絡。

延續第1期的銷售佳績，第2期御海灣II於今年四月推出後，深受市場歡迎。截至2021年7月7日，御海灣II錄得合約銷售總額近20億港元。

### 臨海地標式住宅

發展項目前臨屯門南遼闊海景<sup>1</sup>，匯聚六大海灣，坐享臨海向南優越景致<sup>1</sup>，更設有逾20,000平方呎的基座商舖。御海灣II提供406個優質住宅單位，實用面積<sup>3</sup>由255至731平方呎，間隔由開放式至三房不等，另設特色單位，為買家提供不同選擇。

發展項目的住客會所<sup>4</sup>連園林面積逾33,000平方呎。臨海會所<sup>5</sup>設施多元化，包括24小時開放免費健身館及瑜珈室、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。

大灣區策略位置 兼享雙鐵及屯赤隧道優勢

御海灣II享有完善交通配套，坐擁雙鐵優勢，信步即達輕鐵線屯門泳池站<sup>6</sup>，迅速連繫西鐵線及整個港鐵網絡，瞬達港九核心商業圈；及毗鄰屯門游泳池地段更擬增設全新西鐵站<sup>7</sup>。此外，只需短短數分鐘<sup>8</sup>，即可搭乘多條巴士線及多條專線小巴線往返各消閒商業熱點。

御海灣II座落於千億基建<sup>8</sup>的核心，盡享大灣區地利優勢。發展項目毗鄰豁免收費的屯赤隧道<sup>2</sup>，由屯門南駕車約10分鐘即達香港國際機場<sup>9</sup>；同時連繫港珠澳大橋，接通粵港澳大灣區，打造一小時生活圈<sup>10</sup>。另外，住客可沿港珠澳大橋抵達24小時通關的人工島香港口岸；經屯門繞道（擬建中）<sup>11</sup>接連元朗公路及深港西部通道連繫深圳灣口岸，便捷往來深圳寶安機場。此外，憑藉屯門繞道（擬建中）<sup>11</sup>接連深港西部通道，能直達深圳市南山區中央商務區<sup>12</sup>，發揮協同經濟效應。區內大型基建亦進一步發揮往返大灣區鄰近城市的便利，瞬捷貫通「港、深、珠、澳」四地<sup>10</sup>。

### 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. 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.

3. 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.

4. 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.

5. 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.

6. 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.

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](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)

8. 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. RM815.73 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).

9. 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)

10. Source: Greater Bay Area website: <https://www.bayarea.gov.hk/tc/home/index.html> (Date of reference: 12 January 2021)

11. 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)

12. 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>.

## 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. 御海灣發展項目乃最接近屯赤隧道的最新發展項目。屯赤隧道即屯門至赤鱗角連接路。最新發展住宅項目指於2020年內首次發售的住宅發展項目。
3. 住宅物業的實用面積、以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
4. 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住客會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施於發展項目內的住宅物業入伙時未必可以啟用，以相關政府部門批准為準。
5. 發展項目的住客會所及/或康樂設施於發展項目期數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。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，包括及不限於收費、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。服務於發展項目期數住宅物業入伙時未必能即時啟用。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。
6. 以上步行時間由工作人員於2020年01月03日及2021年01月14日，由項目第1期第2座出入口出發，實地步行測試得出，所需時間受實際路面狀況限制。
7. 擬議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中商業核心。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](https://www.legco.gov.hk/yr19-20/chinese/panels/tp/tp_rdp/papers/tp_rdp20200605cb4-646-1-c.pdf) (參考日期: 2021年02月13日)
8. 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、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](https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (參考日期: 2021年02月13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: 2021年02月13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](https://www.news.gov.hk/chi/2020/06/20200605/20200605_102551_712.html?type=ticker) (參考日期: 2021年02月13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](https://www.hyd.gov.hk/tc/publications_and_publicity/publications/hyd_factsheets/doc/C_Shenzhen_Bay_Bridge.pdf) (參考日期: 2021年02月13日) 及資料來源：港珠澳大橋網站：[https://hzmb.hk/tchi/about\\_overview\\_01.html](https://hzmb.hk/tchi/about_overview_01.html) (參考日期: 2021年02月13日)。
9. 資料來源：路政署 - 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](https://www.hyd.gov.hk/tc/road_and_railway/hzmb_projects/tmckl/index.html) (參考日期: 2021年02月13日)
10. 資料來源：粵港澳大灣區網站：<https://www.bayarea.gov.hk/tc/home/index.html> (參考日期: 2021年01月12日)
11. 資料來源：屯門交通及運輸委員會文件2021年第5號：[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) (參考日期: 2021年03月01日)
12. 資料來源：深圳市南山區人民政府網站：<http://www.szns.gov.cn> (參考日期: 2021年5月5日) 及資料來源：首都經濟貿易大學CBD發展研究基地網站：<https://cbd.cueb.edu.cn/zlxz/49399.htm> (參考日期: 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

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

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

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：海皇路23號

賣方就本發展項目第1期指定的互聯網網站的網址：[www.regencybay.com.hk](http://www.regencybay.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.regencybay2.com.hk](http://www.regencybay2.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：廣峻投資有限公司

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

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：駿輝建築有限公司

就本發展項目第1期及第2期中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

已為本發展項目第1期及第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（本發展項目第1期的有關承諾書已經取消）。

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

賣方建議準買家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。

第1期及第2期均稱為「期數」。

本廣告由賣方或在賣方的同意下由另一人發布。

印製日期：2021年7月19日