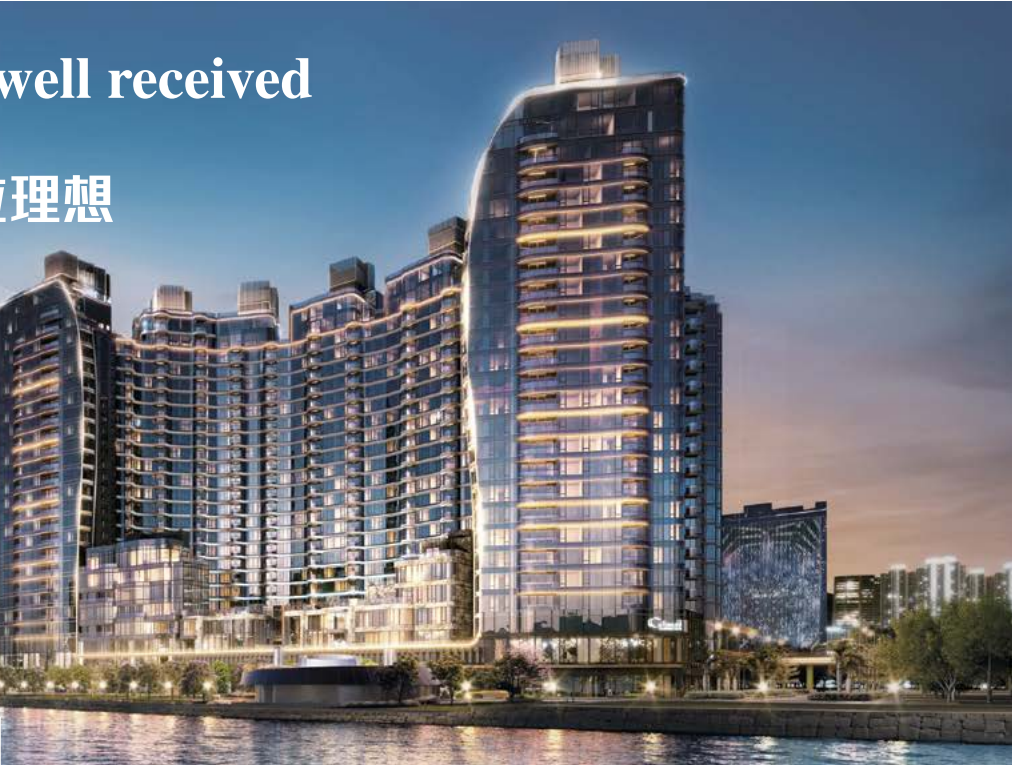




业务动向

Cullinan Harbour well received by the market 「天玺·海」销售反应理想



Rendering of Cullinan Harbour 「天玺·海」效果图

Cullinan Harbour, the Group’s luxury residential development situated at the front end of the Kai Tak runway area, offers breathtaking views of Victoria Harbour*. Developed in two phases, the project offers a total of 439 high-end residential units and a 24,000-square-foot retail podium*. Phase 1 of the Development has been well received by the market.

Cullinan Harbour is the first residential project in Hong Kong designed by the world-class architectural firm SOM. With its unique geometric design and a large-scale lighting art installation on the façade, the residential tower is set to become a new landmark along Victoria Harbour.

Approximately 90% of the units of the Development enjoy captivating open sea views*. All have balconies or outdoor space, with over 70% being four-bedroom units. Standard units in Phase 1 vary in their saleable areas from 541 to 2,196 square feet®, featuring two to four bedrooms. Moreover, there are 18 special units& available for selection.

Club Harbour[®] features communal gardens and leisure areas, with a total area of approximately 80,000 square feet[#]. It offers a variety of facilities including the Jade Pool [®], a 35-metre outdoor pool, the Indigo Pool [®], a 20-metre heated indoor pool, and a dining area with a panoramic sea view.

集团旗下位处启德跑道区前端的豪宅发展项目「天玺·海」，坐拥维港美景*，眺望维港双海峽*。项目分两期发展，合共提供439个优质住宅单位，并设有约2.4万平方呎基座商场*。发展项目的第1期自推售以来，备受市场追捧，销情理想。

「天玺·海」为世界级建筑师事务所SOM于香港设计的首个住宅项目。住宅大楼独特的几何流线设计及大型外墙灯光艺术装置，意将成为维港两岸新地标。

整个项目约九成单位可享开扬海景*，全数单位均附设露台或户外空间，逾七成为四房单位。发展项目的第1期标准单位之实用面积由541至2,196平方呎不等®，户型涵盖两房至四房，另备有18伙特色单位&。

住客会所「Club Harbour[®]」连公用花园及游乐地方的总面积约8万平方呎[#]，特设约35米户外泳池「澄映池 Jade Pool [®]」、约20米室内恒温泳池「漾映池 Indigo Pool [®]」及全海景餐饮空间等多元化设施。

and the Phase and, when completed, the details thereof may be different from those shown on the rendered image. The facilities, design, layout, partitions, specifications, measurements, colour, materials, fittings, finishes, appliances, lighting effects, furniture, decorations, plants, landscaping and other items as shown in this image are for reference only and may not be shown in the Development or Phase or its vicinity. The surrounding structures and environment of the Development and the Phase may not be shown in the Development and Phase or its vicinity and do not form part of the Development and the Phase. The surrounding buildings and environment of the Development and the Phase are not fully shown, or may be different from the description of the image. The Vendor reserves its absolute right to amend and/or change the fittings, finishes, appliances, materials, furniture, design, layout, use, specifications and colour of the Development, the Phase and the clubhouse, without prior notice to any purchaser. The surrounding environment, structures and facilities of the Development and the Phase might change from time to time. 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. This image does not constitute and should be interpreted as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development and the Phase or any part of it. Please refer to the Sales Brochure for details of the Development and the Phase.

* 此为发展项目及/或期数与及/或会所的模拟效果图，此图片经电脑模拟效果合成及修饰处理，纯属设计师对本发展项目、期数与会所之想像，并非在发展项目、期数或会所内拍摄，经由电脑修饰处理，仅供参考。发展项目、期数与会所仍在兴建中，此图片仅作参考显示本发展项目及期数与会所落成后大概外观之用，并不反映其实际外观、景观、周边环境或最后完成之面貌。此模拟效果图亦未必反映可能出现于发展项目及期数外境之冷气机、喉管、格栅、气窗及其他设施。其背景(如有)、住宅大楼及住客会所等玻璃幕墙上的景象倒影或天空倒影(如有)并非发展项目及期数的真实景观，仅供参考。卖方保留不时改动建筑图则及其他图则之权利，发展项目及期数与会所之设计以政府相关部门最后批准之图则为准。发展项目及期数附近的道路、建筑物、设施及环境可能未有显示或透明化/简化处理。此模拟效果图亦未有显示发展项目及期数附近的所有建筑物及/或设施，可能显示发展项目及期数外已落成、拟建中或未落成的建筑物、设施及区域发展等。此等建筑物、设施及区域发展等之资料详情(包括但不限于落实与否、名称、位置、设计、大小、比例、距离、竣工时间等)均以政府或相关机构之最终决定为准。此等建筑物、设施及区域发展等于发展项目及期数落成或入伙时可能尚未完成或被放弃兴建，即使落成后其详情亦可能与此模拟效果图之显示有所不同。此图片内的设施、设计、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、灯光效果、家俬、装饰物、植物、光影及其他物件等仅供参考，亦未必会在本发展项目及期数或其附近出现，并非构成发展项目及期数的一部分。本发展项目及期数的周边建筑物和环境并无完全显示或可能与图片内所述者不同。卖方亦保留一切修改及/或变更本发展项目及期数与会所的装置、装修物料、设备、间隔、物料、家具、设计、布局、用途、规格及颜色的绝对权利，事先毋须通知任何买家。本发展项目及期数的周边环境、建筑物及设施会不时改变，卖方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。本图片不构成亦不得诠释成卖方就本发展项目及期数或其任何部分作出任何不论明示或隐含之要约、承诺、陈述或保证。有关发展项目及期数的详细资料，请参阅售楼说明书。

Notes

+ This is only a general description of the surroundings of the Development and the Phase, it does not imply that all units enjoy the relevant view simultaneously. The views mentioned are subject to the floor level, orientation, height and the surrounding buildings and environment of the units, they may not be applicable to all units, and the surrounding buildings and environment may change from time to time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the views of the Development and the Phase as well as the surrounding environment and buildings, whether or not in relation to the views. 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. Please refer to the Sales Brochure for details of the Development and the Phase.

® The saleable areas and the floor areas of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (excluding the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas listed above in square feet are converted from 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, there may be some slight discrepancies between the figures in square feet and square metres. Please refer to the Sales Brochure for details of the saleable area of individual units.

& Special units refer to the units located in Phase 1 of the Development and named in the SKYPLEX and MANOR series in the Sales Brochure, as well as VICTORIA HOUSE and HARBOUR HOUSE, of which the total number is 18 units. Please refer to the Sales Brochure for details of the Development and the Phase.

® Club Harbour is a residents' clubhouse of the Development, the clubhouse/restaurant/bar/lounge/wine cellar/landscaped garden/recreational facilities/shared space, etc. (collectively the "Facilities") may not be instantly available upon handover of the Development and/or the Phase. The names of the Facilities are for promotional purposes only and will not be shown in the Deed of Mutual Covenant, the Provisional Agreement for Sale and Purchase, the Formal Agreement for Sale and Purchase, the Deed of Assignment or any other title deeds. The Facilities and completion dates of the Facilities are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant government departments. The opening hours and use of the Facilities are subject to the relevant laws, land grant documents, terms of the Deed of Mutual Covenant and the site conditions. The Vendor reserves the right to make alterations to the building plans and other design plans of the Development and/or the Phase and any part thereof from time to time. The Vendor also reserves the absolute right to make changes to any part of the Facilities (including but not limited to their names, specifications, areas, scope, partitions, designs, layouts, use and features) without prior notice to any purchaser. The use or operation of some of the facilities and/or services of the Facilities may be subject to the general rules and regulations of the clubhouse and consents or permits issued by the relevant government departments, and users may be required to make additional payment. Some of the Facilities are part of Phase 2 of the Development and cannot be used before completion of Phase 2 of the Development.

The clubhouse and landscaping of the entire Development includes an indoor residents' clubhouse with an area of about 25,000 square feet and an outdoor residents' clubhouse, communal gardens or leisure areas (covered and uncovered) with an area of nearly 54,000 square feet. All of the Development's residential property owners, occupants and their guests will be allowed to use the clubhouse and recreational facilities subject to the terms and conditions of the Deed of Mutual Covenant, relevant government licences, regulations, and may be required to pay a fee. The clubhouse and recreational facilities, communal gardens and leisure areas will be opened and operated upon handover of the residential properties of the respective Phase.

▲ Cullinan Harbour's retail podium is located in Phase 1 of the Development, its design and area shall be subject to the final plans approved by the government. The Vendor reserves the right to amend and change the store facilities and their partitions, materials, design, layout, use, specifications and features etc., without prior notice to any purchaser. The stores may not be opened immediately upon handover of the Phase and/or the Development. The above infrastructure and/or commercial projects and/or proposals and/or proposed buildings and facilities etc. are still under construction/planning and may be subject to change from time to time. The completion and opening dates are subject to the final announcement by the relevant government departments or private organizations. This advertisement/promotional material does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, with respect to the infrastructure project and/or the commercial project and/or the proposal and the final planning, design, area, completion and opening dates. After completion, the condition may be different from that described in this advertisement. The Vendor recommends prospective purchasers to conduct on-site visit for a better understanding of the development site, its views, surrounding environment and the public facilities nearby.

Name of the Phase of the Development: Phase 1 ("Phase 1 of the Development") and Phase 2 ("Phase 2 of the Development") (each phase is referred to below as the "Phase") of Cullinan Harbour Development ("the Development") (Tower 1, Tower 2, Tower 3, Tower 5, Tower 6, MANSION 1 and MANSION 2 of the residential development in the Phase are called "Cullinan Harbour"; Tower 7, Tower 8 and Tower 9/9A of the residential development in Phase 2 of the Development are called "Cullinan Harbour II")

District: Kai Tak
Name of the street and the street number of the Phase: No. 26 Shing Fung Road*
The website address designated by the Vendor for the Phase: (Phase 1 of the Development) www.cullinanharbour.com.hk; (Phase 2 of the Development) www.cullinanharbour2.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: Well Capital (H.K.) Limited
Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, Trade Up Ventures Limited
Authorized Person of the Phase: Chen Yat Ching Philip
The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited
Building contractor for the Phase: Sanfield Engineering Construction Limited
The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo; Mayer Brown; Siu, Fung, Kwong & Shum
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
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 to the best of the Vendor's knowledge: (Phase 1 of the Development) 30 November 2025; (Phase 2 of the Development) 31 December 2025. 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.
This advertisement is published by the Vendor or by another person with the consent of the Vendor.
Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.
Please refer to the sales brochure for details of the Phase.
The provisional street number is subject to confirmation when the Phase is completed.
Date of printing/production: 28 June 2024

备注

+ 仅为发展项目及期数周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处楼层、座向、高度及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方对发展项目及期数之景观及周边环境及建筑物并不作出任何不论明示或隐含之要约、陈述、承诺或保证(不论是否有关景观)。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。有关发展项目及期数的详细资料，请参阅售楼说明书。

® 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。其他指明项目的面积(不计算入实用面积)，是按照《一手住宅物业销售条例》附表2第2部计算得出的。上述以平方呎所列之面积，均以1平方米≈10.764平方呎换算，并以四舍五入至整数平方呎，以平方呎与以平方米显示之数字可能有些微差异。有关个别单位之实用面积之详情，请参阅售楼说明书。

& 特色单位指分布于发展项目的第1期，并于售楼说明书中指名为「SKYPLEX」及「MANOR」系列之单位，以及VICTORIA HOUSE 及 HARBOUR HOUSE，合共18伙。详情请参阅售楼说明书。

® 「Club Harbour」为发展项目的住客会所，会所/餐厅/酒吧/休息室/酒窖/园景花园/康乐设施/共享空间等(统称「该等设施」)于发展项目及/或期数入伙时未必能即时启用。该等设施之名称仅作推广之用，将不会在公契、临时买卖合约、正式买卖合约、转让契或任何其他业权契据中显示。该等设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。该等设施之开放时间及使用受相关法律、批地文件、公契条款及现场环境状况限制。卖方保留权利不时更改发展项目及/或期数及其任何部分之建筑图则及其他图则设计。卖方亦保留一切更改各该等设施的任何部分(包括但不限于其名称、规格、面积、范围、间隔、设计、布局、用途及特色)之绝对权利，事先毋须通知任何买家。该等设施部分设施及/或服务的使用或操作可能受制于会所守则及相关设施及/或服务的使用守则及政府有关部门发出之同意书或许可证，使用者或需额外付款。部分该等设施属于发展项目的第2期，于发展项目的第2期落成前不可使用。

整个发展项目之会所及园林，包括面积约为2.5万平方呎的室内住客会所，以及面积近5.4万平方呎的室外住客会所、公用花园或游乐地方(有上盖及没有上盖遮盖)。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、规约的条款及规定，并可能须支付费用。会所及康乐设施于住宅物业入伙时未必可以启用。会所及其康乐设施、公用花园及游乐地方于住宅物业入伙时将按个别期数入伙时间开放及启用。

▲ 「天玺·海」基座商场位于发展项目的第1期，商场之设计及面积以政府最终批核之图则为准。卖方保留修订及更改店铺设施及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。店铺于发展项目及/或期数入伙时未必即时启用，上述基建项目及/或商业项目及/或方案及/或拟建建筑物及设施等仍在兴建中/规划中，可能不时更改，其最终落成及启用日期以有关政府部门或私人机构最终公布为准。本广告/宣传资料对该基建项目及/或商业项目及/或方案及其最终之规划、设计、面积、落成及启用日期并不作出任何不论明示或隐含之要约、承诺、陈述或保证。完成后之状况与本广告所述者可能不同。卖方建议准买家到有关发展项目地盘作实地考察，以对该发展地盘、其景观、周边地区环境及附近的公共设施有较佳了解。

发展项目期数名称: 天玺海发展项目(「发展项目」)的第1期(「发展项目的第1期」)及第2期(「发展项目的第2期」)(各期下称「期数」)(发展项目的第1期中住宅发展项目的第1座、第2座、第3座、第5座、第6座、MANSION 1和MANSION 2 称为「天玺海」;发展项目的第2期中住宅发展项目的第7座、第8座和第9/9A座称为「天玺海II」)

区域: 启德
期数的街道名称及门牌号数: 承丰道26号*
卖方就期数指定的互联网网站的网址: (发展项目的第1期)www.cullinanharbour.com.hk; (发展项目的第2期)www.cullinanharbour2.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: 华荣(香港)有限公司
卖方的控股公司: 新鸿基地产发展有限公司、Time Effort Limited、Trade Up Ventures Limited
期数的认可人士: 陈一贞
期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团: 王董建筑师事务有限公司
期数的承建商: 新辉城建工程有限公司
就期数中的住宅物业的出售而代表拥有人行事的律师事务所: 胡关李罗律师行、孖士打律师行、薛冯马诺律师行
已为期数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已为期数的建造提供贷款的任何其他: Sun Hung Kai Properties Holding Investment Limited
尽买方所知的期数的预计关键日期: (发展项目的第1期) 2025年11月30日; (发展项目的第2期) 2025年12月31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。
本广告由卖方发布或在卖方的同意下由另一人发布。
卖方建议准买方参阅有关售楼说明书，以了解期数的详细资料。
详情请参阅售楼说明书。
*此临时门牌号数有待期数建成时确认。
印制/制作日期: 2024年6月28日

* This is a rendered image of the Development, and/or the Phase and/or the clubhouse of the Development, and has been processed and synthesized with computerized imaging techniques. It only represents a designer's impression of the Development, the Phase and the clubhouse and is for reference only, not taken from the Development or the Phase or the clubhouse. The Development, the Phase and the clubhouse are still under construction and the image only shows the general appearance of the Development, the Phase and the clubhouse upon completion, and does not reflect their actual appearance, view, vicinity or the final appearance. The rendered image may not reflect the air-conditioning units, conduits, grilles, louvers and other facilities that may appear on the external wall of the Development and the Phase. The scenery reflection or sky reflection (if any) of the glass curtain wall shown in the background (if any), residential buildings and residential clubhouse are not the actual view of the Development and the Phase and are for reference only. The Vendor reserves the right to make alterations to the building plans and other plans from time to time, and the design of the Development, the Phase and the clubhouse shall be subject to the final plans approved by the relevant government authorities. The nearby roads, buildings, facilities and environment of the Development and the Phase may be omitted or simplified. The rendered image may not show all buildings and/or facilities nearby the Development and the Phase and may show buildings, facilities and district development scheme outside the Development and the Phase that are completed, under construction or uncompleted. Where the details of such buildings, facilities and district development scheme, (including but not limited to implementation, name, location, design, size, scale, distance, completion date, etc.) shall be subject to the final approval of relevant institutions or government authorities. Such buildings, facilities, district development scheme and etc. may be uncompleted or abandoned upon completion or handover of the Development