



Cullinan West Development above two rail lines at MTR Nam Cheong Station

The Group won a site above MTR Nam Cheong Station on the West Rail Line in 2011 for joint development, with the residential Cullinan West Development and a mall now taking shape. The project is notable among private developments in South West Kowloon¹ for its grand scale and is set to be a local landmark with glass curtain walls offering expansive sea views².

Topping out of Cullinan West, phase 2A of the development, is expected by the end of the year. There will be approximately 838,500 square feet of gross residential floor area in two towers and five low-rise blocks, containing 1,050 units from studios to four-bedroom apartments appealing to different kinds of buyers. There will be two clubhouses³ in two phases, covering over 180,000 square feet including communal gardens and play areas. The first clubhouse will be Club Brio³. Cullinan West has been planned with the buildings in a line to give the units open views² (some even looking out over the sea²). The estimated material date for Cullinan West is 30 November 2018⁴.

Heart of the city's rail network

The development will offer immense transport convenience to other areas including the city's commercial cores, as MTR Nam Cheong Station is the only interchange for the Tung Chung Line and West Rail Line. It only takes about nine minutes to MTR Hong Kong Station or about six minutes to MTR Kowloon Station by MTR⁵. Globetrotting professionals will be pleased to reach Hong Kong International Airport in about 28 minutes⁵ or MTR Austin Station in about four minutes⁵ – which will be an advantage when MTR Austin Station and MTR Kowloon Station are connected by footbridges and subways to the future terminus of the Hong Kong Section of the Express Rail Link⁶ providing access to the

national high-speed rail network to 16 major mainland cities⁶. A nearby bus terminal adds to the transport ease. The Government will construct the Central Kowloon Route, which will reduce the journey time from West Kowloon to Kowloon Bay from 30 minutes to 5 minutes during rush hours upon commissioning⁷.

Group Deputy Managing Director Victor Lui said: “The development is at a prime location with a rare scale and positioning for the area. The residences will have direct all-weather access to the MTR Nam Cheong Station and the plus of sea views², making up a quality living environment.”

Setting local style

The Nam Cheong Station development has a mall set to open by the end of 2018⁸ offering Cullinan West residents all the convenience of city life with a variety of shops, dining and leisure options over some 298,000 square feet of gross floor area⁹. It will be a bellwether of style introducing refreshing consumer options to the district and easily accessible by MTR with a direct connection to MTR Nam Cheong Station. The new mall will also add to the Group's retail portfolio along MTR lines, joining ifc Mall above MTR Hong Kong Station and New Town Plaza in Sha Tin in bringing vibrancy to the area.



Finer touches in life

South West Kowloon¹ is emerging as a gem of leisure and recreation with the West Kowloon Cultural District housing creative hives under development like the M+ museum, Xiqu Centre, M+ Pavilion and more on a site of nearly 40 hectares¹⁰. There is also ample public green space nearby including the tranquil Nam Cheong Park with one of the largest lawns in a Hong Kong park and recreational facilities for all ages, as well as being a suggested location for flower appreciation in spring¹¹.

The image was taken on 28 October 2016
相片于2016年10月28日拍摄

¹ South West Kowloon is defined according to Approved South West Kowloon Outline Zoning Plan No. S/K20/30 gazetted on 3 Oct 2014 by Town Planning Board (www.ozpt.tpb.gov.hk).

² The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units of the Development. The buildings, facilities and environment around the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied regarding the view and surrounding environment of the Development.

³ The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Phase of the Development. Some of the facilities and/or services are subject to the consent or permit issued by Government departments. Names shown on promotional materials are for promotional use and will not appear in the preliminary agreement for sale and purchase, agreement for sale and purchase, the assignment, or any other title deeds.

⁴ The estimated material date for the Phase of the Development to the best of the Vendor's knowledge: 30 November 2018. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

⁵ Estimated journey time from Nam Cheong MTR Station to other MTR stations. Source: MTR Corporation Ltd website (www.mtr.com.hk). The estimated journey time is for reference only and is subject to actual traffic conditions.

⁶ Source: MTR Corporation Limited website for the Hong Kong Section of the Express Rail Link (www.expressrailink.hk)

⁷ Source: 2017 Policy Address (www.policyaddress.gov.hk/2017/)

⁸ Source: Sun Hung Kai Properties Limited, *2015/16 Annual Report*, P.49

⁹ Source: Sun Hung Kai Properties Limited, *2015/16 Annual Report*, P.33

¹⁰ Information source of West Kowloon Cultural District: West Kowloon Cultural District website (www.westkowloon.hk).

¹¹ Source: Leisure and Cultural Services Department website (www.lcsd.gov.hk)



The image was taken on 11 December 2016
相片于2016年12月11日拍摄

The images on this page were taken from the surrounding area of the Phase of the Development. They do not illustrate the final appearance and the views of the Phase of the Development upon completion. They have been processed with computerized imaging techniques. The images show the general environment, buildings and facilities surrounding the Phase of the Development. The images are for reference only. The environment, buildings and facilities surrounding the Phase of the Development may change from time to time. Please refer to the sales brochure for details.

本页相片于发展项目期数附近实景拍摄，并非说明发展项目期数最后完成之外观及其景观。该等相片经电脑修饰处理，以展示发展项目期数大约之周围环境、建筑物及设施，仅供参考。该等周围环境、建筑物及设施亦可能不时改变。详情请参阅售楼说明书。



The image was taken on 24 January 2017 at Nam Cheong Park
相片于2017年1月24日于南昌公园拍摄

港铁南昌站大型项目 汇玺拥双铁优势

集团于2011年投得港铁西铁线南昌站上盖合作发展项目，包括汇玺发展项目的住宅部分及商场，规模庞大，是西南九龙¹区内大型私人发展项目，坐拥辽阔海景²，配备玻璃幕墙设计，预期将成为区内地标。

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The image was taken at MTR Nam Cheong Station on 23 January 2017
相片于2017年1月23日于港铁南昌站拍摄



The image was taken at West Kowloon Cultural District on 29 July 2016
相片于2016年7月29日于西九文化区拍摄

项目第2A期住宅发展项目“汇玺”预计可于年底前完成上盖工程，总住宅楼面面积约838,500平方呎，由两座高层住宅大楼及五座低密度住宅大楼组成，提供1,050个单元，包括开放式至四房房型，针对不同住户需要。项目采用双会所设计³，分两期发展，会所连同公用花园及游乐地方总面积超过180,000平方呎。首个会所名为Club Brio³。汇玺采用横排式设计，让住宅享有开阔景观²，部分户型更面向海景²。预计汇玺的关键日期为2018年11月30日⁴。

城市铁路核心

项目座落于港铁南昌站上盖，是东涌线及西铁线的唯一交汇站，来往市内其他商业区十分便捷，前往港铁香港站只需约9分钟⁵，约6分钟便可到达港铁九龙站⁵。项目对经常来往内地及世界各地的专业人士来说也非常方便：从港铁南昌站前往香港国际机场只需约28分钟⁵；兴建中的广深港高速铁路香港段总站将会经由行人天桥及隧道连接港铁柯士甸站及港铁九龙站⁶，而从港铁南昌站前往港铁柯士甸站也只需约4分钟⁵，迅速连接全国高铁网络，直达内地十六个主要城市⁶。其他交通配套包括邻近的巴士总站。政府会落实建造中的九龙干线，通车后，于高峰时间来往西九龙与九龙湾的车程由30分钟减为5分钟⁷。

集团副董事总经理雷霆称：“项目位于城市核心，规模及定位均属区内罕有。住宅部分设全天候通道直通港铁南昌站，同时享有海景优势²，提供优质居住环境。”

区内时尚指标

港铁南昌站项目设有商场，让汇玺住户享有轻松便捷的都市生活。商场预计2018年底开业⁸，总楼面面积约298,000平方呎⁹，将汇聚多元化的商铺、餐饮及休闲选择，为区内带来全新的消费体验。项目位置便利，直通港铁南昌站出口，将成为区内时尚指标。集团过往在港铁沿线投资多个零售物业项目，包括港铁香港国际金融中心商场、沙田新城市广场等，都为该区增添活力。

品味休闲生活

西南九龙¹的文娱康乐规划别具特色，区内将有占地约40公顷的西九文化区，包括M+博物馆、戏曲中心及M+展亭等一个个创意空间正在诞生¹⁰。项目附近也有不少公共绿化空间，其中南昌公园环境清幽，拥有香港最大公园草坪之一，更是春季赏花好去处¹¹，园内康乐设施照顾不同年龄人群的需要。

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¹ 西南九龙乃根据城市规划委员会于2014年10月3日公布的西南九龙分区计划大纲核准图编号S/K20/30 (www.ozp.tpb.gov.hk) 定义。

² 所述景观发展项目期数单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且发展项目期数周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

³ 会所/康乐设施于发展项目期数住宅物业入伙时未必即时启用。部分设施及/或服务以政府部门之审批同意或许可为准。宣传物品中出现的宣传名称，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。

⁴ 尽卖方所知的发展项目期数之预计关键日期：2018年11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规限的。）

⁵ 由港铁南昌站至其他港铁车站之预计乘车时间。资料来源：香港铁路有限公司网站(www.mtr.com.hk)。相关资料仅供参考，并受实际交通情况限制。

⁶ 资料来源：香港铁路有限公司广深港高速铁路（香港段）网站 (www.expressrailink.hk)

⁷ 资料来源：二零一七年施政报告 (www.policyaddress.gov.hk/2017)

⁸ 资料来源：新鸿基地产发展有限公司，《二〇一五至一六年年报》，页49。

⁹ 资料来源：新鸿基地产发展有限公司，《二〇一五至一六年年报》，页33。

¹⁰ 西九文化区之资料来源：西九文化区 (www.westkowloon.hk)。

¹¹ 资料来源：康乐及文化事务署网站 (www.lcsd.gov.hk)

Name of the Phase of the Development: Phase 2A (“the Phase”) of Cullinan West Development (Tower 1 (1A & 1B), Tower 2 (2A & 2B), Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion of the residential development in the Phase is called “Cullinan West”) District: South West Kowloon

Name of the street and the street number of the Phase: No. 28 Sham Mong Road

The website address designated by the Vendor for the Phase: www.cullinanwest.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: Nam Cheong Property Development Limited (as “Owner”), Joynield Limited (as “Person so engaged”) (Notes: “Owner” means the legal or beneficial owner of the Phase. “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.) Holding company of the Vendor (Owner): West Rail Property Development Limited Holding companies of the Vendor (Person so engaged): Leola Holdings Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited Authorized Person of the Phase: Chan Wan Ming The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects & Engineers Limited Building Contractor of the Phase: Sanfield Building Contractors Limited The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, Mayer Brown JSM, Woo Kwan Lee & Lo, Wong & Poon 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: 30 November 2018. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase. As at the date of production of this advertisement/promotional material, the sales brochure of the Phase of the Development is not yet available. This advertisement is published by the Person so engaged with the consent of the Owner. Date of Printing: 3 March 2017

发展项目期数名称: 汇玺发展项目的第 2A 期 (“期数”) (期数中住宅发展项目的第1座(1A及1B)、第2座(2A及2B)、天钻汇、月钻汇、星钻汇、日钻汇及海钻汇称为“汇玺”)

区域: 西南九龙 期数的街道名称及门牌号数: 深旺道 28 号

卖方就期数指定的互联网网站的网址: www.cullinanwest.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: 南昌物业发展有限公司 (作为“拥有人”)、仲益有限公司 (作为“如此聘用的人”) (备注: “拥有人”指期数的法律上的拥有人或实益拥有人。“如此聘用的人”指拥有人聘用以统筹和监管期数的设计、规划、建造、装置、完成及销售的过程的人士。) 卖方(拥有人)的控股公司: 西铁物业发展有限公司 卖方(如此聘用的人)的控股公司: Leola Holdings Limited、Wisdom Mount Limited、Data Giant Limited、新鸿基地产发展有限公司 期数的认可人士: 陈韵明 期数的认可人士以其专业身份担任经营者、董事或雇员的商号或法团: 巴马丹拿建筑及工程师有限公司 期数的承建商: 新辉建筑有限公司 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: 的近理师行、司力达律师楼、孖士打律师行、胡关李罗律师行、王潘律师行 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人: Sun Hung Kai Properties Holding Investment Limited 尽卖方所知的期数的预计关键日期: 2018 年 11 月 30 日。预计关键日期是受到买卖合同所允许的任何延期所规限的。 截至本广告/宣传资料的制作日期为止，本发展项目期数的售楼说明书尚未发布。 本广告由如此聘用的人在拥有人的同意下发布。 印制日期: 2017年3月3日