

Eight Regency in Tuen Mun sees strong sales 屯门珀御销情持续热烈



The above image was taken from above the Development on 26 March 2016 and processed with computerized imaging techniques. The general appearance of the Development upon completion has been processed with computerized imaging techniques by the use of synthesized computer rendering techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding the Development. The image does not illustrate the final appearance or view of or from the Development and is for reference only. 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.

以上相片于2016年3月26日于发展项目附近上空拍摄，并经电脑修饰处理，发展项目落成后之大概外观以电脑模拟效果合成加入并经电脑修饰处理，以展示发展项目大约之周围环境、建筑物及设施，并非作展示发展项目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公共设施有较佳了解。

12

The Group is developing a hotel-style residence² in Tuen Mun Kin Sang¹ after building in the area some 20 years ago. Eight Regency went on the market in mid April and several batches were released with all residential units released sold out by 31 May, recording a contracted sales of over HK\$1,270 million.

First hotel-style residence in the area

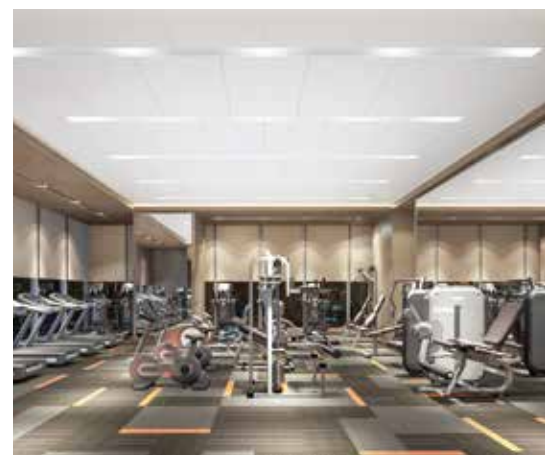
Eight Regency will offer a chic lifestyle with the materials used, layouts, clubhouse facilities and management as found in hotels. There will be 321 residential units from studios to two-bedroom and special units with saleable areas of typical units from 296 to 497 square feet³. Most units will have one bedroom. Practical designs and 3.325m floor-to-floor height among typical units³ will offer a spacious feel and flexibility in furnishings, with units perched on an extra-high podium for better views.

An energetic, stylish clubhouse⁴ planned by an internationally renowned interior designer will have a wide range of facilities including a large 24-hour gym⁵, coffee lounge⁵, banquet room⁵, Internet corner⁵, game place⁵, party venue⁵ and reading corner⁵. Hotel-style living will be accentuated by a concierge and butlers for exceptional service by the property management company.

Well connected with comprehensive facilities

Eight Regency is within walking distance of the Light Rail Kin Sang Stop, which connects to the West Rail Line in about seven minutes⁶ offering access to Hong Kong Island, Kowloon and the New Territories. There are additionally a bus terminus and residents' service bus stops⁷ nearby with routes to the cores of Hong Kong Island and Kowloon and Hong Kong International Airport, along with minibuses to Lok Ma Chau or Sheung Shui for easy access to the mainland⁸.

The project will have a retail podium, plus convenient restaurants and retail shops in the well-established neighbourhood. There are also recreational facilities nearby like a swimming pool, sports centre, sports ground and playground.



Residents can enjoy their leisure time and work out at the clubhouse's 24-hour FITNESS hub⁵ (computer simulated photo)
住户可于会所内24小时开放的大型健身室“FITNESS hub”⁵ 轻松享受运动乐趣(电脑仿真图)

集团经过20多年后，再次在屯门建生区¹发展住宅项目，并为区内引入首个时尚酒店式住宅项目²珀御。项目自四月中开售以来反响理想，多次加推应市。截至5月31日，所有已推售住宅单元已经全部售罄，合约销售总额逾12.7亿港元。

区内首个时尚酒店式住宅项目

珀御以时尚酒店式设计，无论在间隔用料、会所设施乃至物业管理服务，均提供时尚生活体验。项目共提供321个住宅单元，标准单元实用面积从296至497平方呎³，设计多元化，以一房单元为主，另设开放式、两房及特色房型可供选择。单元设计以工整实用为原则，标准单元层高为3.325米³，大大提升室内空间感，家具摆放加倍灵活。项目采用特高基座设计，令单元景观更见开扬。

住户会所⁴由国际著名室内设计师主理，展现活力时尚风格。会所设施齐备，设有24小时大型健身房⁵、咖啡阁⁵、宴会厅⁵、上网区⁵、游戏室⁵、派对室⁵及阅读区⁵等。配合酒店式设计，珀御的物业管理公司更为住户提供礼宾及管家服务，贴心照顾生活所需。

交通便捷 配套完善

珀御地理位置优越，住户迅步可达轻铁建生站；在建生站搭乘轻铁，约七分钟⁶即可接连西铁线，轻松往返港九新界各区。项目同时毗邻巴士总站及居民巴士站⁷，多条线路连贯港九核心及香港国际机场。周边也设有多条专线小巴线直达落马洲及上水等地，方便往来中港两地⁸。

项目基座设有商铺，加上社区发展成熟，各式餐厅及民生商店近在咫尺。区内有游泳池、体育馆、运动场及游乐场等康乐设施，生活便利。

¹ Tuen Mun District Kin Sang, according to the 2015 District Council Election Constituency Boundaries (L25).

² "Hotel-style", "butler" or "concierge" service(s) as used and referred in the above paragraph(s) is the reasonable subjective understanding of the manager's perception towards hotel-style services and provision of such service(s) are subject to terms and restrictions under the deed of mutual covenant, relevant factors regarding the deed of mutual covenant or any other relevant legal documentation. The manager may from time to time amend, revise, insert/delete such terms and conditions without further notice, resulting into reduced or non-supply of part or all such hotel style service(s). The Vendor does not provide any undertaking or warranty regarding any service(s) provided by the manager.

³ Apply to typical floor. Typical floors at Eight Regency refer to 6/F to 12/F, 15/F to 23/F and 25/F to 30/F. Please refer to the sales brochure for details. The floor-to-floor height of a residential property refers to the distance between the surface of the floor of the residential property and the surface of the floor of the residential property immediately above, excluding the thickness of the floor material.

⁴ Eight Regency clubhouse is an exclusive clubhouse for residents of the Development. The clubhouse / recreational facility(ies) may not be available for use at the time when possession of the relevant residential property is delivered to a purchaser. Part of the facilities and/or service(s) is/are subject to the approval or permission of the governmental authority. Marketing names appearing in this advertisement may not appear in the preliminary sale and purchase agreement, sale and purchase agreement, assignment or any other title deed(s). The name(s) of the facility(ies) is/are to be confirmed and all name(s) appearing in this advertisement may not correspond with such name of the relevant facility at the time when the clubhouse is open for use.

⁵ Services are provided by the manager of the Development or any other contractual third-party companies. The manager or the contracted third-parties may voluntarily amend, revise, insert/delete such terms and conditions regarding the service without further notice subject to the terms and restrictions under the deed of mutual covenant, service agreement or any other relevant legal documentation.

⁶ 7 minutes is the approximate travelling time from Light Rail Kin Sang Stop to Light Rail Siu Hong Stop. Source: MTR Light Rail Planner: http://www.mtr.com.hk/en/customer/r_jp/index.php. The journey time is for reference only. The actual travelling time is subject to the actual traffic conditions.

⁷ Source: KMB: <http://www.kmb.hk/en/> and Transport Department - List of Approved Residents' Service: http://www.td.gov.hk/en/transport_in_hong_kong/public_transport/buses/non_franchised/list_of_approved_residents_services/index.html

⁸ Source: Transport Department - Hong Kong eTransport: <http://hktransport.gov.hk/?routetype=2003&f=2&l=0> The transportation information referred in this advertisement material is provided by third-party companies. The Vendor does not provide any undertaking or warranty regarding the provision (or not), details or route of the transportation service(s).

¹ 根据2015年区议会一般选举选区分界划分的屯门建生区(L25)。

² 本文内泛指“酒店式”、“礼宾”或“管家”服务为管理人按其对应酒店式服务之合理主观概念而营造或提供之服务，并须受公契、公契相关因素，或任何其他相关法律文件所订立的条款规限。管理人可就有关服务之服务条款及细则作出修订、更改或增减，而不作另行通知，从而有机会令发展项目不时缺减部分或全部酒店式服务。卖方对管理人所提供之任何服务并不作出任何承诺或保证。

³ 适用于标准楼层，珀御之标准楼层为6楼至12楼、15楼至23楼及25楼至30楼，详情请参阅售楼说明书。住宅物业的层高是指楼面与上一层楼板面之高度距离，不包括楼板装修物料厚度。

⁴ 珀御会所为发展项目的住客专属会所，会所/康乐设施于发展项目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。页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。

⁵ 服务将由发展项目的管理人或任何其他合约聘用的第三者公司提供，管理人或合约聘用的第三者公司可自行就有关服务之服务条款及细则作出修订、更改或增减，而不作另行通知，惟须受公契、服务合约或任何其他相关法律文件所订立的条款规限。

⁶ 7分钟为建生轻铁站至兆康轻铁站所需大约时间。资料来源：港铁公司轻铁行程指南：http://www.mtr.com.hk/ch/customer/r_jp/index.php。行车时间仅供参考，实际所需时间可能因交通状况而有所不同。

⁷ 资料来源：九巴：<http://www.kmb.hk/tc/>及运输处。已获批准的居民服务路线：http://www.td.gov.hk/tc/transport_in_hong_kong/public_transport/buses/non_franchised/list_of_approved_residents_services/index.html

⁸ 资料来源：运输署—香港乘车易：<http://hktransport.gov.hk/?routetype=2003&f=2&l=0> 本宣传资料内提及之交通运输服务由第三者公司提供，卖方对服务提供与否、详情或路线均不作任何承诺或保证。

District: Tuen Mun

Name of street and street number of the

Development: 8 Leung Tak Street*

Website address designated by the vendor for the Development:

www.eightagency.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: Top State Development Limited

Holding companies of the Vendor: Verda Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person: Lee Kar-yan, Douglas

The firm or corporation of which the Authorized Person is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Limited

Building Contractor: Yee Fai Construction Company Limited

The firm of Solicitors acting for the owner in relation to the sale of residential properties in the Development: Mayer Brown JSM, Wong & Poon

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited

The Estimated Material Date for the Development to the best of the vendor's knowledge: 31 October 2018 ("Material Date" means the date on which the conditions of the land grant are complied with in respect of the Development. 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 Development.

This advertisement is published by or with the consent of the vendor.

*The provisional street number is subject to confirmation when the Development is completed.

Date of Printing: 16 June, 2017

区域: 屯门

发展项目的街道名称及门牌号数:

良德街8号*

卖方就发展项目指定的互联网网站的

网址: www.eightagency.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: 高港发展有限公司

卖方的控股公司: Verda Limited/Time Effort Limited、新鸿基地产发展有限公司

认可人士: 李嘉胤

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团: 李景勋、雷焕庭建筑师有限公司

承建商: 怡辉建筑有限公司

就发展项目中的住宅物业的出售而代表拥有人行事的律师事务所: 孖士打律师事务所、王潘律师行

已为发展项目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

已为发展项目的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

尽管卖方所知的发展项目的预计关键日期: 2018年10月31日。(“关键日期”指批地文件的条件就本发展项目而符合的日期。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。)

卖方建议准买方参阅有关售楼说明书，以了解发展项目的资料。

本广告由卖方或在卖方的同意下发布。

*此临时门牌号数有待发展项目建成时确认

印制日期: 2017年6月16日