



The above image was taken from some height above the Phase of the Development on 22 September 2017 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 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, whether express or implied, regarding the environment, structures and facilities surrounding the Phase of the Development.

以上相片于2017年9月22日在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围环境、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的了解。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。

Mount Regency Development in Tuen Mun sees strong sales 屯门御半山发展项目销情畅旺

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The Group is currently building a major residential project in Tuen Mun's Prime View district¹, representing the only new private residential development there in over 13 years². More than 500 residential units will be supplied in Phase 1. Tower 1A and 1B of Phase 1 has been named Mount Regency. Situated in a prime location, Mount Regency is nestled amidst a serene living environment set against the scenic Tai Lam Country Park, offering a wide range of public transport facilities nearby.

Mount Regency has received an overwhelming reception since its market launch in mid-May with a total of around 99% of the released residential units sold by 26 June, generating total contracted sales of over HK\$2,470 million.

Flexible, practical layouts for a stylish lifestyle

Mount Regency will offer 522 residential units with typical units including one bedroom, one bedroom with storeroom, two bedrooms and two bedrooms with storeroom options. Special units will also be available to suit a variety of different needs. The units will have a fresh, stylish look designed in neat, practical settings without any bay windows, allowing efficient use of space in each unit. Living rooms and dining rooms with adjoining balconies or flat roofs allow in more natural light and provide more surrounding views³.

The residents' clubhouse and communal gardens will span more than 75,000 square feet with comprehensive recreational facilities like an indoor swimming pool, indoor multi-purpose sports ground, 24-hour gym, banquet

room, coffee lounge⁴, reading corner and more⁵.

Comprehensive transportation network

Blessed with grand mountain vistas nearby³, Mount Regency is supported by a comprehensive transportation network. The project is only about a three-minute walk⁶ away from Light Rail Prime View Stop. Taking Light Rail from there, it takes approximately seven minutes⁷ to connect to the West Rail Line, providing convenient access to the core of Hong Kong Island, Kowloon and the New Territories⁸. It is also roughly a half-minute walk⁶ to the green minibus 46A terminus for speedy transport to Tuen Mun town centre or V City. Moreover, residents can walk to the Prime View bus stop which has multiple routes that take them to the core of Hong Kong Island and Kowloon^{9,10}, including the 960S bus with direct access to Central and Wan Chai North¹⁰. There are also buses and minibuses at Hung Kiu^{9,10} with direct routes to the territory's core business districts, or connection to Hong Kong International Airport and Shenzhen Bay Port.

集团现正在屯门兴建大型住宅项目，属于景峰区¹内逾13年²来首个全新私人住宅发展项目，第1期提供逾500个住宅单元；其第1期中的第1A及1B座名为御半山。御半山位置优越，背靠山峦迭翠的大榄郊野公园，尽享宁静的居住环境；同时拥有便捷的交通优势，邻近多种公共交通工具。

御半山自五月中推出以来，深受买家欢迎。截至6月26日，已售出全部已推售住宅单位约99%，合约销售总额超过24.7亿港元。

户型灵活实用 打造时尚品味生活

御半山提供522个住宅单元，标准单元设有一房、一房连储物室、两房及两房连储物室单元；另有特色户，为买家提供不同选择。户型设计贴心时尚，以工整实用为原则，采用无窗台设计，让住户可以善用每个角落。客饭厅连接露台或平台，引入自然光线，开扬景致尽收眼底³。

住客会所连园林面积逾75,000平方呎，具备多元化康乐设施，包括室内游泳

池、多用途室内运动场、24小时健身室、宴会厅、咖啡馆⁴及阅读室等⁵。

交通配套完善

御半山毗邻山峦美景³，兼且交通覆盖便捷完善。期数与轻铁景峰站仅约三分钟路程⁶；由轻铁景峰站乘搭轻铁，约七分钟⁷即可接连西铁线，继而可轻松往返港九新界核心地区⁸。期数与46A专线小巴总站仅约半分钟路程⁶，可乘车迅速往返屯门市中心或V City。此外，住户亦可步行往景峰巴士站，多条路线迅速连系港九核心^{9,10}，包括960S点对点直达中环及湾仔北等地方¹⁰；又或前往红桥，乘搭巴士及小巴^{9,10}直达核心商业区，或接连香港国际机场及深圳湾口岸。

Notes

¹ Prime View, Tuen Mun District according to the 2015 District Council Ordinary Election Constituency Boundaries (L27)

² Over 13 years between 2004 and March 2018

³ The Phase of the Development and its surrounding environment, buildings and facilities may change from time to time. The view of the completed units will be affected by the unit's orientation, floor level, surrounding environment, buildings and facilities. The Vendor does not make any offer, undertaking, representation or warranty, whether express or implied.

⁴ The above service will be provided by the manager 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/delete the terms and conditions of the related service including and not limited to the fees, operation hours and service period without further notice, subject to the terms in the Deed of Mutual Covenant, service agreement or other relevant legal documents. The service may not be available for immediate use at the time of handover of the residential properties in the Phase of the Development. In case of any disputes, the decision of the management company or the contract engaged third-party companies shall be final.

⁵ The residents' clubhouse/recreational facilities may not be available for immediate use at the time of handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consent or permit issued by the Government departments or additional payments. The Vendor reserves the right to amend the aforesaid and all those facilities, design, fees and usage not listed.

⁶ The walking times above are measured by the staff during the on-site trial on 26 February 2018. They are for reference only and are subject to the actual road conditions.

⁷ 7 minutes is the approximate travelling time from Light Rail Prime View Stop to Light Rail Siu Hong Stop. Source: MTR Light Rail Trip Planner website: http://www.mtr.com.hk/ch/customer/lr_jp/index.php?sid=1330&eid=1100 (Date of reference: 14 March 2018). According to MTR website, Light Rail Siu Hong Stop is about a 2 minutes' walk away from West Rail Siu Hong Station.

⁸ Source: MTR website: <http://www.mtr.com.hk/> (Date of reference: 14 March 2018)

⁹ Source: Transport Department – Hong Kong eTransport: <http://hketransport.gov.hk/?routetype=2003&f=2&i=0> (Date of reference: 14 March 2018)

¹⁰ Source: KMB website: <http://www.kmb.hk/tc/> (Date of reference: 14 March 2018); Citybus website: <http://www.nwstbus.com.hk/home/default.aspx?intLangID=2> (Date of reference: 14 March 2018)

The transport routes, surrounding environment, buildings and facilities stated in this article may change from time to time and are for reference only. The transport services referred to in this article are provided by third parties. The Vendor does not give any undertaking, warranty or guarantee regarding the provision of such transport services, their details and the routes. The walking times or journey times stated in this article are for reference only. The actual time needed is subject to the actual traffic and road conditions and may be different.

备注

¹ 根据2015年区议会一般选举区界划分分的屯门景峰(L27)

² 由2004年至2018年3月的逾13年内

³ 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，卖方并不作出任何明示或暗示之要约、承诺、陈述或保证。

⁴ 上述服务将由发展项目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，包括但不限于收费、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。

⁵ 住客会所/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/或服务以政府部门之审批同意或许可为准，使用者或须另外缴费。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。

⁶ 以上步行时间由工作人员于2018年2月26日实地步行测试得出，相关资料仅供参考，并受实际路面状况限制。

⁷ 7分钟为景峰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网站：http://www.mtr.com.hk/ch/customer/lr_jp/index.php?sid=1330&eid=1100（参考日期：2018年3月14日）根据轻铁网站，从兆康轻铁站步行约2分钟可抵兆康西铁站。

⁸ 资料来源：港铁公司网站：<http://www.mtr.com.hk/>（参考日期：2018年3月14日）

⁹ 资料来源：运输署 - 香港乘车易网站：<http://hketransport.gov.hk/?routetype=2003&f=2&i=0>（参考日期：2018年3月14日）

¹⁰ 资料来源：九巴网站：<http://www.kmb.hk/tc/>（参考日期：2018年3月14日）；城巴网站：<http://www.nwstbus.com.hk/home/default.aspx?intLangID=2>（参考日期：2018年3月14日）

本文内载列的交通路线、周边环境、建筑物及设施等可能不时改变，仅供参考。本文内提及之交通运输服务由第三者提供，卖方对服务提供与否、详情或路线均不作任何承诺或保证。本文内所述步行时间或行车时间仅供参考，实际所需时间可能受交通及路面情况限制而有所不同。

Name of the Phase of the Development: Phase 1 ("the Phase") of Mount Regency Development ("the Development") Tower 1A and 1B of the Phase is called "Mount Regency"

District: Tuen Mun

Name of Street and Street Number of the Phase of the Development: 8 King Sau Lane *

Website address designated by the vendor for the Phase of the Development: www.mountregency.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: Great Alliance Limited

Holding Companies of the Vendor: Hanpalava Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person for the Phase of the Development: Wong Ka Man Carmen

The firm or corporation of which the Authorized Person for the Phase 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 the Phase of the Development: Teamfield Building Contractors Limited

The firm of Solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development: Woo Kwan Lee & Lo

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase of the Development: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sale).

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

The Estimated Material Date for the Phase of the Development as provided by the Authorized Person for the Phase of the Development to the best of the Vendor's knowledge: 31 July 2020 ("Material Date" means the date on which the conditions of the land grant are complied with in respect of the Phase 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 or the Phase.

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

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

Date of Printing: 6 July 2018

发展项目期数名称：御半山发展项目（“发展项目”）的第1期（“期数”）期数中的第1A及1B座称为“御半山”

区域：屯门

本发展项目期数的街道名称及门牌号数：景秀里8号*

卖方就本发展项目期数指定的互联网网站的网址：
www.mountregency.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：建良有限公司

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

本发展项目期数的认可人士：黄嘉雯

本发展项目期数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团：新鸿基建筑设计有限公司

本发展项目期数的承建商：添辉建筑有限公司

就本发展项目期数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

已为本发展项目期数的建造提供贷款或已承诺为该建造提供融资的认可机构：香港上海汇丰银行有限公司(于售前提供)。

已为本发展项目期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

尽方所知，由本发展项目期数的认可人士提供的本发展项目期数的预计关键日期：2020年7月31日。（“关键日期”指批地文件的条件就本发展项目期数或符合的日期。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。）

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期数的资料。

本广告由卖方或在卖方的同意下发布。

*此临时门牌号有待本发展项目期数建成时确认。

印制日期：2018年7月6日