

Eight Regency in Tuen Mun sees strong sales 屯門珀御銷情持續熱烈



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.

以上相片於2016年3月26日於發展項目附近上空拍攝，並經電腦修飾處理，發展項目落成後之大概外觀以電腦模擬效果合成加入並經電腦修飾處理，以展示發展項目大約之周圍環境、建築物及設施，並非作展示發展項目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公共設施有較佳了解。

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

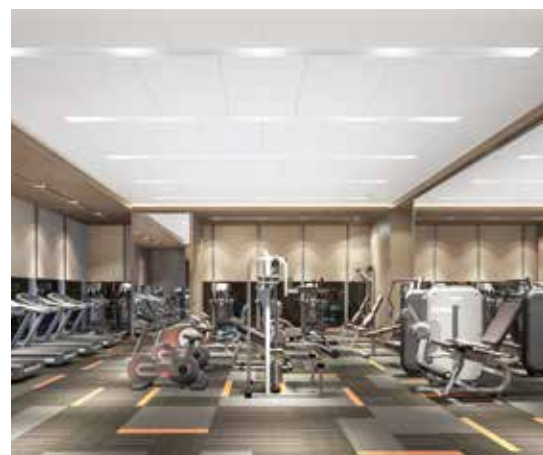
Eight Regency will offer a chic lifestyle with the materials used, layouts, clubhouse facilities and management as found in hotels. There will be 321 residential units from studios to two-bedroom and special units with saleable areas of typical units from 296 to 497 square feet³. Most units will have 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)
住客可於會所內24小時開放的大型健身室「FITNESS hub」⁵ 輕鬆享受運動樂趣(電腦模擬圖)

集團經過20多年後，再次在屯門建生區¹發展住宅項目，並為區內引入首個型格酒店式住宅項目²珀御。項目自四月中開售以來反應理想，多次加推應市。截至5月31日，所有已推售住宅單位已經全部售罄，合約銷售總額逾12.7億港元。

區內首個型格酒店式住宅項目

珀御以型格酒店式設計，無論在間隔用料、會所設施以至物業管理服務，均提供時尚生活體驗。項目共提供321個住宅單位，標準單位實用面積由296至497平方呎³，設計多元化，以一房單位為主，另設開放式、兩房及特色單位可供選擇。單位設計以工整實用為原則，標準單位層高為3.325米³，大大提升室內空間感，家俱擺放加倍靈活。項目採用特高基座設計，令單位景觀更見開揚。

住客會所⁴由國際著名室內設計師主理，展現活力時尚風格。會所設施齊備，設有24小時大型健身室⁵、咖啡閣⁵、宴會廳⁵、上網區⁵、遊戲室⁵、派對室⁵及閱讀區⁵等。配合酒店式設計，珀御的物業管理公司更為住客提供禮賓及管家服務，貼心照顧生活所需。

交通便捷 配套完善

珀御地理位置優越，住客迅步可達輕鐵建生站；在建生站乘搭輕鐵，約七分鐘⁶即可接連西鐵綫，輕鬆往返港九新界各區。項目同時毗鄰巴士總站及居民巴士站⁷，多條線路連貫港九核心及香港國際機場。鄰近亦設有多條專線小巴線直達落馬洲及上水等地，方便往來中港兩地⁸。

項目基座設有商舖，加上社區發展成熟，各式食肆及民生商店近在咫尺。區內有游泳池、體育館、運動場及遊樂場等康樂設施，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_r/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 根據2015年區議會一般選舉選區分劃的屯門建生區 (L25)。

² 本文內泛指「酒店式」、「禮賓」或「管家」服務為管理人按其對酒店式服務之合理主觀概念而營造或提供之服務，並須受公契、公契相關因素，或任何其他相關法律文件所訂立的條款規限。管理人可就有關服務之服務條款及細則作出修訂、更改或增減，而不作另行通知，從而有機會令發展項目不時缺減部分或全部酒店式服務。賣方對管理人所提供之任何服務並不作出任何承諾或保證。

³ 適用於標準樓層，珀御之標準樓層為6樓至12樓、15樓至23樓及25樓至30樓，詳情請參閱售樓說明書。住宅物業的層高是指樓板面與上一層樓板面之高度距離，不包括樓板裝修物料厚度。

⁴ 珀御會所為發展項目的住客專屬會所，會所/康樂設施於發展項目住宅物業入伙時未必即時啟用。部分設施及/或服務以政府部門之審批同意或許可為準。宣傳物品中出現的宣傳名稱，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。頁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。

⁵ 服務將由發展項目的管理人或任何其他合約聘用的第三者公司所提供，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，而不作另行通知，惟須受公契、服務合約或任何其他相關法律文件所訂立的條款規限。

⁶ 7分鐘為建生輕鐵站至兆康輕鐵站所需大約時間。資料來源：港鐵公司輕鐵行程指南：http://www.mtr.com.hk/ch/customer/r_r/index.php。行車時間只供參考，實際所需時間可能因應交通狀況而有所不同。

⁷ 資料來源：九巴：<http://www.kmb.hk/tc/> 及運輸處 - 已獲批准的居民服務路線：http://www.td.gov.hk/tc/transport_in_hong_kong/public_transport/buses/non_franchised/list_of_approved_residents_services/index.html

⁸ 資料來源：運輸署 - 香港乘車易：<http://hktransport.gov.hk/?routetype=2003&f=2&l=0> 本宣傳資料內提及之交通運輸服務由第三者公司提供，賣方對服務提供與否、詳情或路線均不作任何承諾或保證。

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.eightregency.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

區域：屯門

發展項目的街道名稱及門牌號數：

良德街8號*

賣方就發展項目指定的互聯網網站的

網址：www.eightregency.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：高港發展有限公司

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

認可人士：李嘉胤

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：李景勳、雷煥庭建築師有限公司

承建商：怡輝建築有限公司

就發展項目中的住宅物業的出售而代表擁有人人事的律師事務所：孖士打律師行、王潘律師行

已為發展項目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

已為發展項目的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

盡賣方所知的發展項目的預計關鍵日期：2018年10月31日。（「關鍵日期」指批地文件的條件就本發展項目而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。

本廣告由賣方或在賣方的同意下發布。

*此臨時門牌號數有待發展項目建成時確認

印製日期：2017年6月16日