



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.

以上相片於2017年9月22日在發展項目期數附近上空拍攝，並經電腦修飾處理。發展項目期數之大概外觀以電腦模擬效果合成加入並經電腦修飾處理，以展示發展項目期數大約之周圍環境、建築物及設施，並非作展示發展項目期數或其任何部分最後完成之外觀或其景觀，僅供參考。拍攝時，發展項目期數仍在興建中。賣方亦建議準買家到有關發展地盤實地考察，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的了解。賣方對發展項目期數的周邊環境、建築物及設施並不作出不論明示或隱含之要約、承諾、陳述或保證。

Mount Regency Development in Tuen Mun sees strong sales 屯門御半山發展項目銷情暢旺

10

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.

集團現正在屯門興建大型住宅項目，屬於景峰區¹內逾13年²來首個全新私人住宅發展項目，第1期提供逾500個住宅單位；其第1期中的第1A及1B座名為御半山。御半山位置優越，背靠山巒疊翠的大欖郊野公園，盡享寧靜的居住環境；同時擁有便捷的交通優勢，鄰近多種公共交通工具。

御半山自五月中推出以來，深受買家歡迎。截至6月26日，已售出全部已推售住宅單位約99%，合約銷售總額超過24.7億港元。

間隔靈活實用 打造時尚品味生活

御半山提供522個住宅單位，標準單位設有一房、一房連儲物室、兩房及兩房連儲物室單位；另有特色戶，為買家提供不同選擇。單位設計貼心時尚，以工整實用為原則，採用無窗台設計，讓住客可以善用每個角落。客飯廳連接露台或平台，引入自然光線，開揚景致盡收眼底³。

住客會所連園林面積逾75,000平方呎，具備多元化康樂設施，包括室內游泳

池、多用途室內運動場、24小時健身室、宴會廳、咖啡館⁴及閱讀室等⁵。

交通配套完善

御半山毗鄰山巒美景³，兼且交通覆蓋便捷完善。期數與輕鐵景峰站僅約三分鐘步程⁶；由輕鐵景峰站乘搭輕鐵，約七分鐘⁷即可接連西鐵線，繼而可輕鬆往返港九新界核心地區⁸。期數與46A專線小巴總站僅約半分鐘步程⁶，可乘車迅速往返屯門市心或V City。此外，住客亦可步行往景峰巴士站，多條路線迅速連繫港九核心^{9,10}，包括960S點對點直達中環及灣仔北等地方¹⁰；又或前往紅橋，乘搭巴士及小巴^{9,10}直達核心商業區，或接連香港國際機場及深圳灣口岸。

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&id=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&l=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.

備註

¹ 根據2015年區議會一般選舉區分劃劃分的屯門景峰區(L27)

² 由2004年至2018年3月的逾13年內

³ 發展項目期數及其周邊環境、建築物及設施可能不時改變，落成後的單位所享有之景觀受其座向、樓層、周邊環境、建築物及設施所影響，賣方並不作出不論明示或隱含之契約、承諾、陳述或保證。

⁴ 上述服務將由發展項目的管理人或其他合約聘用的第三者公司所提供，詳情受制於條款及細則，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，包括及不限於收費、營運時間及服務期限，而不作另行通知，惟服務須受公眾、服務合約或其他相關法律文件所訂立的條款規限。服務於發展項目期數住宅物業入伙時未必能即時啟用。如有任何爭議，管理公司或合約聘用的第三者公司保留最終決定權。

⁵ 住宅專屬會所/康樂設施於發展項目期數入伙時未必能即時啟用。部份設施及/或服務以政府部門之審批同意或許可為準，使用者或須另外繳費。賣方保留一切修改以上及一切未列舉之設施、設計、收費及用途權利。

⁶ 以上步行時間由工作人員於2018年2月26日實地步行測試得出，相關資料僅供參考，並受實際路面狀況限制。

⁷ 7分鐘為景峰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網站：http://www.mtr.com.hk/ch/customer/lr_jp/index.php?sid=1330&id=1100（參考日期：2018年3月14日）根據港鐵網站，從兆康輕鐵站步行約2分鐘可抵兆康西鐵站。

⁸ 資料來源：港鐵公司網站：<http://www.mtr.com.hk/>（參考日期：2018年3月14日）

⁹ 資料來源：運輸署 - 香港乘車易網站：<http://hketransport.gov.hk/?routetype=2003&f=2&l=0>（參考日期：2018年3月14日）

¹⁰ 資料來源：九巴網站：<http://www.kmb.hk/tc/>（參考日期：2018年3月14日）；城巴網站：<http://www.nwstbus.com.hk/home/default.aspx?intLangID=2>（參考日期：2018年3月14日）

本文內載列的交通路線、周邊環境、建築物及設施等可能不時改變，僅供參考。本文內提及之交通運輸服務由第三者提供，賣方對服務提供與否、詳情或路線均不作任何承諾或保證。本文內所述步行時間或行車時間僅供參考，實際所需時間可能受交通及路面情況限制而有所不同。

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

發展項目期數名稱：御半山發展項目（「發展項目」）的第1期（「期數」）期數中的第1A及1B座稱為「御半山」

區域：屯門

本發展項目期數的街道名稱及門牌號數：景秀里8號*

賣方就本發展項目期數指定的互聯網網站的網址：
www.mountregency.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：建良有限公司

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

本發展項目期數的認可人士：黃嘉雯

本發展項目期數的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：新鴻基建築設計有限公司

本發展項目期數的承建商：添輝建築有限公司

就本發展項目期數的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行

已為本發展項目期數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(於開售前提供)。

已為本發展項目期數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，由本發展項目期數的認可人士提供的本發展項目期數的預計關鍵日期：2020年7月31日。（「關鍵日期」指批地文件的條件就本發展項目期數而獲符合的日期。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，以了解本發展項目或期數的資料。

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本發展項目期數建成時確認。

印刷日期：2018年7月6日