

# Final phase Cullinan West III rolled out to wide market acclaim

Sun Hung Kai Properties' (SHKP's) large-scale, comprehensive development project in South West Kowloon\* is located at the heart of the city with ideal transport links, served by the double railway lines. The final phase of the residential portion of the Cullinan West Development, Cullinan West III, has seen an incredibly enthusiastic market response and sales performance. SHKP Club members are also entitled to a double bonus of a 1% price discount offer<sup>†</sup> and shopping privileges<sup>††</sup> at YATA Department Store within a designated period.

## Exclusive double bonus for SHKP Club members

Cullinan West III comprises three high-rise residential towers and two low-density residential towers, providing a total of 1,172 units. Layouts vary from studios to four-bedroom units, with saleable areas<sup>1</sup> ranging from 267 to 2,171 square feet. To thank members' support, SHKP Club has launched the "Submission of Registration of Intent Reward Scheme for Cullinan West III"<sup>†††</sup>, offering YATA Department Store's gift certificates<sup>††</sup> to eligible SHKP Club members who are also fans of the SHKP Club Facebook page on a first-come-first-served basis while stocks last. Member-purchasers can also enjoy a 1% discount on the price<sup>†</sup> where the preliminary agreement for sale and purchase is signed on or before 31 October 2019.

## Feel the energy and stylishness at sophisticated clubhouses

To accentuate the prominence of the residents, SHKP has meticulously designed two private clubhouses. Throughout the first clubhouse Club Brio<sup>2</sup>, the interior design is based on Diamond Light Performance concept, a unique play of twinkling lights which complements the natural sunlight. In the lobby, The Grand<sup>2</sup>, the whole scene is lit up by The Starry<sup>2</sup> - a sparkling staircase. The residents' clubhouse, communal garden and play area together cover over 180,000 square feet, with facilities including the approximately 50 metres long outdoor swimming pool Titanium Pool<sup>2</sup> and the approximately 25 metres long Platinum Pool<sup>2</sup> for children, the poolside Jacuzzi and an outdoor landscape Botanic Green<sup>2</sup>. The fifth-floor podium also boasts a range of facilities, from the barbecue area Blaze & Grill<sup>2</sup> to the outdoor reading garden Upper West Court<sup>2</sup> and the lush flower garden The Great Lawn<sup>2</sup>.



Club Brio's<sup>2</sup> outdoor Titanium Pool<sup>2</sup> is about 50 metres long<sup>3</sup>

Club Brio<sup>2</sup> includes both indoor and outdoor leisure spaces. Residents can unwind for a while outdoors on the elegant Alfresco Deck<sup>2</sup>, or stay indoors to meet, dine and raise a glass with friends and family in a multi-purpose function room - the Cullinan West Ballroom<sup>2</sup> or in dining areas - The Culinary<sup>2</sup> and Magenta Lounge<sup>2</sup>. Alternatively, wine storage facilities are available at West Coastin<sup>2</sup>. Residents can also enjoy full suite of entertainment, cinema and music facilities in Game Circle<sup>2</sup>, The Broadway<sup>2</sup> or The Live House<sup>2</sup>, or experience the joy of sport at Explore Gym<sup>2</sup>, The Bounce<sup>2</sup>, Yolga<sup>2</sup> or The Coliseum<sup>2</sup>. For residents seeking to make the most of family time, the clubhouse also has a colourful mix of facilities especially for kids, including children's basketball court and double-deck play tower at Fun Court<sup>2</sup>, the art and craft room - Craft & Fun<sup>2</sup>, and a reading corner for children.



Explore Gym<sup>2</sup> is fully equipped with nearly 60 latest fitness machines<sup>3</sup>



Kids can unleash athletic potential at Fun Court<sup>2,3</sup>



The clubhouse offers a full suite of cinema, music and entertainment facilities<sup>2,3</sup>

Notes:

\* 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.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)).

<sup>†</sup> Where the preliminary agreement for sale and purchase is signed on or before 31 October 2019, if the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price. The discount is subject to terms and conditions. Please refer to the price list(s) of the Phase issued or to be issued by the Vendor from time to time. The discount will end on 31 October 2019. The discount is offered or arranged by the Person so engaged (i.e. Joinyield Limited). The Owner (i.e. Nam Cheong Property Development Limited) and SHKP Club are not related to such discount and will not be responsible for any claims in relation thereto.

<sup>††</sup> The Submission of Registration of Intent Reward Scheme for Cullinan West III for SHKP Club members and Facebook fans will end on 31 October 2019. The reward scheme is offered and arranged by SHKP Club. The Owner of the Phase of the Development (i.e. Nam Cheong Property Development Limited) and the Person so engaged (i.e. Joinyield Limited) are not related to this reward scheme and will not be liable for any claims in relation thereto. For the avoidance of doubt, the reward scheme does not form part of any gift, financial advantage or benefit available in connection with the purchase of a designated residential property of the Phase of the Development. The reward scheme is subject to terms and conditions published from time to time on the SHKP Club's website ([www.shkpcclub.com](http://www.shkpcclub.com)).

<sup>1</sup> Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8 (1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

<sup>2</sup> Names of different areas and facilities of the clubhouse are promotional names used in promotional materials only. Such names will not appear in the deed of mutual covenant, the preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, or any other title deeds or documents. The facilities and completion date of the clubhouse, landscaped garden and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant government departments. The clubhouse, landscaped garden and/or recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Development. The use or operation of some of the facilities and/or services may be subject to the rules and regulations of clubhouse and facilities, and the consent or permit issued by the relevant government departments, or additional payment. Uses and opening hours of the clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislation, land grants and deed of mutual covenant, clubhouse rules as well as actual site constraints.

<sup>3</sup> The above photo, taken on 29 November 2018 at the Development, has been processed with computerized imaging technique and is for reference only. It does not constitute and shall not be construed as any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor in respect of the Development. This photo does not constitute or shall not be considered to constitute any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, landscaping and other items of the clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The Vendor reserves its absolute right to amend or change any part of the clubhouse, landscaped garden and all of their facilities, without the need to give prior notice to any Purchaser. The Purchaser must not rely on this photo for any use or purpose. For details of the Development, please refer to the sales brochure.

Name of the Phase of the Development: Phase 5 (the "Phase") of Cullinan West Development (Tower 6, Tower 7, Tower 8, Royal Sky Mansion and Aster Sky Mansion of the residential development in the Phase are called "Cullinan West III") 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.cullinanwest3.com.hk](http://www.cullinanwest3.com.hk) Enquiries: (852) 3119 0008

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"), Joinyield 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 Owner: West Rail Property Development Limited Holding companies of the 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 for the Phase: Sanfield Building Contractors Limited The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons; Slaughter and May; Mayer Brown; 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: 10 July 2020. 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 the Person so engaged with the consent of the Owner. Date of Printing: 25 October 2019