

# Cullinan West Development above two rail lines at MTR Nam Cheong Station

SHKP won a site above MTR Nam Cheong Station on the West Rail Line in 2011 for joint development, with the residential Cullinan West Development and a mall now taking shape. The project is notable among private developments in South West Kowloon<sup>1</sup> for its grand scale and is set to be a local landmark with glass curtain walls offering expansive sea views<sup>2</sup>.

## Quality living environment

Topping out of Cullinan West, phase 2A of the development, is expected by the end of the year. There will be approximately 838,500 square feet of gross residential floor area in two towers and five low-rise blocks, containing 1,050 units from studios to four-bedroom apartments appealing to different kinds of buyers. There will be two clubhouses<sup>3</sup> in two phases, covering over 180,000 square feet including communal gardens and play areas. The first clubhouse will be Club Brio<sup>3</sup>. Cullinan West has been planned with the buildings in a line to give the units open views<sup>2</sup> (some even looking out over the sea<sup>2</sup>). The estimated material date for Cullinan West is 30 November 2018<sup>4</sup>.

## Heart of the city's rail network

The development will offer immense transport convenience to other areas including the city's commercial cores, as MTR Nam Cheong Station is the only interchange for the Tung Chung Line and West Rail Line. It only takes about nine minutes to MTR Hong Kong Station or about six minutes to MTR Kowloon Station by MTR<sup>5</sup>. Globetrotting professionals will be pleased to reach Hong Kong International Airport in about 28 minutes<sup>5</sup> or MTR Austin Station in about four minutes<sup>5</sup> – which will be an advantage when MTR Austin Station and MTR Kowloon Station are connected by footbridges and subways to the future terminus of the Hong Kong Section of the Express Rail Link<sup>6</sup> providing access to the national high-speed rail network to 16 major mainland cities<sup>6</sup>. A nearby bus terminal adds to the transport ease. The Government will construct the Central Kowloon Route, which will reduce the journey time from West Kowloon to Kowloon Bay from 30 minutes to 5 minutes during rush hours upon commissioning<sup>7</sup>.



The image was taken on 11 December 2016 from the surrounding area of the Phase of the Development. It does not illustrate the final appearance and the views of the Phase of the Development upon completion. It has been processed with computerized imaging techniques. The image shows the general environment, buildings and facilities surrounding the Phase of the Development. The image is for reference only. The environment, buildings and facilities surrounding the Phase of the Development may change from time to time. Please refer to the sales brochure for details.

## Setting local style

The Nam Cheong Station development has a mall set to open by the end of 2018<sup>8</sup> offering Cullinan West residents all the convenience of city life with a variety of shops, dining and leisure options over some 298,000 square feet of gross floor area<sup>9</sup>. It will be a bellwether of style introducing refreshing consumer options to the district and easily accessible by MTR with a direct connection to MTR Nam Cheong Station. The new mall will also add to SHKP's retail portfolio along MTR lines, joining ifc Mall above MTR Hong Kong Station and New Town Plaza in Sha Tin in bringing vibrancy to the area. South West Kowloon<sup>1</sup> is emerging as a gem of leisure and recreation with the West Kowloon Cultural District housing creative hives under development like the M+ museum, Xiqu Centre, M+ Pavilion and more on a site of nearly 40 hectares<sup>10</sup>. There is also ample public green space nearby including the tranquil Nam Cheong Park with one of the largest lawns in a Hong Kong park and recreational facilities for all ages.

### Notes:

- <sup>1</sup> 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>2</sup> The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units of the Development. The buildings, facilities and environment around the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied regarding the view and surrounding environment of the Development.
- <sup>3</sup> The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Phase of the Development. Some of the facilities and/or services are subject to the consent or permit issued by Government departments. Names shown on promotional materials are for promotional use and will not appear in the preliminary agreement for sale and purchase, agreement for sale and purchase, the assignment, or any other title deeds.
- <sup>4</sup> The estimated material date for the Phase of the Development to the best of the Vendor's knowledge: 30 November 2018. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- <sup>5</sup> Estimated journey time from Nam Cheong MTR Station to other MTR stations. Source: MTR Corporation Ltd website ([www.mtr.com.hk](http://www.mtr.com.hk)). The estimated journey time is for reference only and is subject to actual traffic conditions.
- <sup>6</sup> Source: MTR Corporation Limited website for the Hong Kong Section of the Express Rail Link ([www.expressrailink.hk](http://www.expressrailink.hk))
- <sup>7</sup> Source: 2017 Policy Address ([www.policyaddress.gov.hk/2017/](http://www.policyaddress.gov.hk/2017/))
- <sup>8</sup> Source: Sun Hung Kai Properties Limited, 2015/16 Annual Report, P.49
- <sup>9</sup> Source: Sun Hung Kai Properties Limited, 2015/16 Annual Report, P.33
- <sup>10</sup> Information source of West Kowloon Cultural District: West Kowloon Cultural District website ([www.westkowloon.hk](http://www.westkowloon.hk))

Name of the Phase of the Development: Phase 2A ("the Phase") of Cullinan West Development (Tower 1 (1A & 1B), Tower 2 (2A & 2B), Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion and Ocean Sky Mansion of the residential development in the Phase is called "Cullinan West")

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.cullinanwest.com.hk](http://www.cullinanwest.com.hk) Enquiries: (852) 3119 0008

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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 Vendor (Owner): West Rail Property Development Limited Holding companies of the Vendor (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 of the Phase: Sanfield Building Contractors Limited The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, Mayer Brown JSM, 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: 30 November 2018. 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: 4 May 2017