

The exquisitely stylish Mount Regency Phase II receives enthusiastic response from the market

Mount Regency Phase II, Sun Hung Kai Properties' (SHKP's) meticulously-planned landmark residential project, is located in the premium residential area in Tuen Mun. The project is designed with both stylish and functional layout, attracting a lot of attention from the market since its launch. To thank buyers' support, the Vendor and SHKP Club provide SHKP Club members with a double bonus of a 1% price discount offer* and shopping privileges at YATA Department Store.



This image was taken from some height above the Development on 4 September 2018 and has been processed with computerized imaging techniques. The general appearance of Phase 1 and/or Phase 2 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, buildings and facilities surrounding Phase 1 and/or Phase 2 of the Development. The image does not illustrate the final appearance or view of or from Phase 1 and/or Phase 2 of the Development or any part thereof and is for reference only. Phase 1 and/or Phase 2 of the Development were 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 give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the environment, buildings and facilities surrounding Phase 1 and/or Phase 2 of the Development.

Show flats now open to members and the public for viewings and overwhelming response is received

SHKP has now opened three-bedroom modified and unmodified show flats and a two-bedroom unmodified show flat of Mount Regency Phase II for members and the public to view at the 62nd Floor of the International Commerce Centre, Kowloon Station. The modified show flat¹ of Flat G, 18th Floor of Tower 2A, is a three-bedroom unit with a saleable area² of 591 square feet. The unit is decorated in a sophisticated style with soft earth tones throughout, featuring chic purple furnishings, abstract paintings and a magnificent chandelier at the height of elegance and taste.

The modified show flat¹ of Flat G, 18th Floor of Tower 2A adopts a no-bay-window design and its master bedroom, living room/dining room are connected via a small corridor to make good use of every living space. The master bedroom is approximately 3 x 2.3 metres, incorporating a built-in 16 square-foot utility platform and lavatory. Bedroom 1 and Bedroom 2 are designed with square layouts, each having approximately 2.05 metres in length and width. All standard handover units are provided with an induction hob, built-in microwave oven, built-in fridge and freezer, built-in washer/dryer and electric water heater. In addition, SHKP will offer manually-operated curtains throughout the whole property, an all-in-one router (concealed type), twin socket outlets with USB and thermo ventilators (ceiling type) to increase residents' satisfaction.

Taking the geographical advantages of the Greater Bay Area

Mount Regency Development is a rare large-scale residential project comprising over 1,000 units in the district during recent years. It gets a strategic location plus a well-developed transport network having Light Rail station, minibus terminal and bus stops nearby. Residents can enjoy easy connection to Mass Transit Railway network and direct access to the core business districts on/at Hong Kong Island and Kowloon conveniently. The development's geographical advantages are also clear as it is adjacent to infrastructure projects with billions of investment and enjoys numerous benefits brought by the Guangdong-Hong Kong-Macao Greater Bay Area transportation hub that connects Hong Kong, Shenzhen, Zhuhai and Macau. Thanks to the completion of Hong Kong-Zhuhai-Macau Bridge, the expected earliest commencement of the Tuen Mun – Chek Lap Kok Link in 2020³, as well as the future opening of Tuen Mun Western Bypass³, Tuen Mun's role as a prime transportation hub will further be enhanced. This will help bring even more locational advantages for the Development.

Double bonus exclusive for SHKP Club members

Phase 1 of Mount Regency Development has incredible sales performance since its debut, with more than 90%⁴ of the total units available for sale already sold. The brand new Mount Regency Phase II is well received by the market too and it has a total of 495 new units, ranging from studios to three-bedroom units, and special units. To appreciate members' support, SHKP Club has launched the "Submission of Registration of Intent Reward Scheme for Mount Regency Phase II"⁵, offering YATA Department Store's gift certificates⁶ 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 price⁷ where the preliminary agreement for sale and purchase is signed within the period specified in designated price list(s).



Living room / dining room⁸



Master bedroom⁹



Traffic map⁶ of Mount Regency Development To travel from the Development to Tuen Mun business centre, it is just a mere half minute walk⁷ to the 46A green minibus terminus. Residents can also take an around 2.5 minutes walk⁷ to bus stops at Prime View, where a number of bus routes are available to take you to the central business districts^{8,9} of Hong Kong and Kowloon. KMB's route 960S is an option that has direct access to Sheung Wan, Central, Admiralty and Wan Chai⁸. The Development is also just a few minutes walk⁷ from Hung Kiu, where you can find around 20 different bus and minibus routes^{8,9} that bring you to many key business districts such as Central, Admiralty, Tsim Sha Tsui, Wan Chai, Mong Kok, Kwun Tong, etc. Residents can also enjoy convenient access to major highways and road networks such as Tuen Mun Road, Ting Kau Bridge and the Shenzhen-Hong Kong Western Corridor, making it very convenient to drive to Hong Kong International Airport and Shenzhen Bay Port.

Notes:

The transport routes, surrounding environment, buildings and facilities stated in this advertisement/promotional material may change from time to time and are for reference only. The transport services referred to in this advertisement/promotional material 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/or routes.

* Where the preliminary agreement for sale and purchase is signed within the period specified in designated price list(s), if the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser(s) is/are 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 price discount offer is subject to terms and conditions, please refer to the designated price lists or other price lists of Phase 2 issued or to be issued from time to time for details. All stated here shall be subject to the related price list(s) and modified price list(s). The Vendor reserves the right of final determination in any dispute regarding the price discount offer, which shall be binding on the Purchaser. This price discount offer is offered or arranged by the Vendor (i.e. Great Alliance Limited). SHKP Club is not related to such offer and will not be responsible for any claims in relation thereto.

** The Submission of Registration of Intent Reward Scheme for Mount Regency Phase II by SHKP Club members and Facebook fans will end on 31 July 2019. The reward scheme is offered or arranged by SHKP Club. The Vendor (i.e. Great Alliance Limited) is not related to this reward scheme and will not be liable for any claims in relation thereto. This reward scheme does not form part of any gift, financial advantage or benefit available in connection with the purchase of a designated residential property in Phase 2. The reward scheme is subject to terms and conditions. For details, please refer to the website (www.shkpclub.com) of SHKP Club for the terms and conditions.

¹ Modified show flats have alternative fittings, finishes and appliances. Unless otherwise stated, all designs, layout, partitions, fittings, finishes, appliances, facilities, equipment, lightings, furniture, materials, decorative items and other items for the modified show flat are specially designed for the modified show flat and are not the standard provisions of the actual residential unit and will not be provided in the actual residential unit upon handover. Prospective purchasers should not consider the modified show flat as an indicator of the actual or final design or condition of residential units at Phase 2 of the Development. For detailed floor plans of Phase 2 of the Development, as well as fittings, finishes, appliances and other property details, please refer to the sales brochure.

² The saleable area of a residential property and the floor area of each balcony or utility platform that forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

³ Websites of Tuen Mun – Chek Lap Kok Link (www.hyd.gov.hk/en/road_and_railway/hzmb_projects/tmckl/index.html) (Date of reference: 22 October 2018) and Tuen Mun Western Bypass (www.hyd.gov.hk/en/road_and_railway/hzmb_projects/trmbw/index.html) by Highways Department (Date of reference: 22 October 2018). The proposed or uncompleted railway, road, buildings and facilities referred to in this advertisement / promotional material are for reference only, the details of which (including but not limited to its implementation, location, design, alignment, completion and opening date etc.) are subject to the final decision of the Government. They may not be completed upon completion and handover of Phase 1 and/or Phase 2 of the Development, and may be different from the description in this advertisement / promotional material upon completion.

⁴ According to the information shown in the Register of Transactions, as at 3 June 2019, preliminary agreements for sale and purchase of over 90% of the released residential units in Phase 1 of the Development had been entered into within the prescribed period.

⁵ This photo was taken on 4 June 2019 at modified show flat¹ of Flat G on the 18th Floor at Tower 2A of Mount Regency Phase II on the 62nd Floor of International Commerce Centre

⁶ This image was taken from some height above the Development on 12 January 2018 and has been processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, buildings and facilities surrounding Phase 1 and/or Phase 2 of the Development. The image does not illustrate the final appearance or view of or from Phase 1 and/or Phase 2 of the Development or any part thereof and is for reference only. Phase 1 and/or Phase 2 of the Development were 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 give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the environment, structures and facilities surrounding Phase 1 and/or Phase 2 of the Development. Additional illustration as above is a simplified version and not drawn to scale, all information are for reference only. The transportation services referred to in this image is provided by third parties. The Vendor does not give any undertaking or warranty regarding the provision of such transport services, their details and the routes.

⁷ 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.

⁸ Source: transport route search service on the Transport Department's Hong Kong eTransport website (http://hktransport.gov.hk) (Date of reference: 14 March 2018)

⁹ Source: Websites of The Kowloon Motor Bus Co (1933) Ltd (www.kmb.hk) and Citybus Limited (www.nwstbus.com.hk) (Date of reference: 14 March 2018)

Name of the Phase of the Development: Phase 1 ("Phase 1") of Mount Regency Development ("the Development") (Tower 1A and 1B of Phase 1 is called "Mount Regency");
Name of the Phase of the Development: Phase 2 ("Phase 2") of Mount Regency Development (Tower 2A and 2B of Phase 2 is called "Mount Regency Phase II")

District: Tuen Mun Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 8 King Sau Lane*

Website address designated by the Vendor for Phase 1 of the Development: www.mountregency.com.hk

Website address designated by the Vendor for Phase 2 of the Development: www.mountregency2.com.hk Enquiries: (852) 8330 0338

* The provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development are completed.

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 Phase 1 and Phase 2 of the Development: Wong Ka Man Carmen The firm or corporation of which the Authorized Person for Phase 1 and Phase 2 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 Phase 1 and Phase 2 of the Development: Teamfield Building Contractors Limited The firm of Solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Woo Kwan Lee & Lo Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 1 of the Development: The Hongkong and Shanghai Banking Corporation Limited (The undertaking has been cancelled). Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 2 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 Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited The estimated material date for Phase 1 and Phase 2 of the Development as provided by the Authorized Person for Phase 1 and Phase 2 of the Development to the best of the Vendor's knowledge: 31 July 2020 (Phase 1) and 31 August 2020 (Phase 2) ("Material Date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) 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 Phase 1 and Phase 2 of the Development. This advertisement is published by or with the consent of the Vendor. Date of Printing: 27 June 2019