

# Large-scale residential development Cullinan West II offered for sale

Cullinan West II, SHKP's large-scale waterfront<sup>▲</sup> residential project above MTR Nam Cheong Station, was put on the market in late November. The premises enjoy easy access to West Rail Line and Tung Chung Line. The development will command magnificent sea views<sup>▲</sup> and offer residents a relaxing lifestyle.

## Smooth connection between Hong Kong and the mainland

MTR Nam Cheong Station is the only MTR interchange for the West Rail Line and Tung Chung Line. Starting from Nam Cheong Station:

- you will arrive MTR Hong Kong Station by crossing the Tung Chung Line, where the station is directly connected to the International Finance Centre in Central; or get direct access to Hong Kong International Airport by changing to the Airport Express at Tsing Yi Station
- when you arrive MTR Hong Kong Station, you can go to any central business districts on the Island by transferring to the Island Line
- if you want to go to the core cities on the mainland, you can take the Intercity Through Train at Hung Hom Station by crossing the West Rail Line, or go to the Lo Wu Station by interchanging train at East Rail Line

Furthermore, from MTR Nam Cheong Station, it only takes about 11 minutes<sup>▲</sup> to International Commerce Centre at MTR Kowloon Station, about 19 minutes<sup>▲</sup> to International Finance Centre in Central, about 14 minutes<sup>▲</sup> to Tsim Sha Tsui by driving. Meanwhile, driving to the airport and main ports only takes about half an hour<sup>▲</sup> and about 26 minutes<sup>▲</sup> to Hong Kong International Airport. Access to Shenzhen Bay Port only takes about 39 minutes<sup>▲</sup>, going to Huanggang Port in Shenzhen only takes about 27 minutes<sup>▲</sup>. The traffic convenience will be further increased after the completion of the future Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link<sup>®</sup>, undoubtedly affording the development great advantages.

## Double bonus for SHKP Club members

Offer 1: Where the preliminary agreement for sale and purchase is signed on or before 31 December 2017, 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 designated price list or other price list(s) of the Phase issued or to be issued by the Vendor from time to time for details.

Offer 2: SHKP Club members who are SHKP Club Facebook fans submitting Registration of Intent for Cullinan West II successfully on or before 31 December 2017 will have a chance to receive HK\$100 YATA Department Store gift certificate by presenting the membership card/ membership confirmation letter, receipt of Registration of Intent for Cullinan West II, proof of identify (Hong Kong identity card or passport), proof of "liked" SHKP Club Facebook page with the personal Facebook account, and filling in the application form with genuine personal information at the designated time and venue of the designated date of sale of Cullinan West II at SHKP Club Cullinan West II Offer redemption counter after verification by the SHKP Club. Eligible members will be awarded at most one HK\$100 YATA Department Store gift certificate regardless of the number of times of Registration of Intent submitted for Cullinan West II and the number of times of registration made under this reward scheme. The quota of awardees of SHKP Club members who are also the Club Facebook page fans who submit Registration of Intent for Cullinan West II is 10,000 given on a first-come first-served basis, while stock lasts. The free gift stated in this advertisement is offered or arranged by SHKP Club. The Owner (i.e. Nam Cheong Property Development Limited) and the Person so engaged (i.e. Joinyield Limited) are not related to such gift and shall not be liable for any claims in relation thereto. For the avoidance of doubt, the free gift does not form part of any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a special residential property in the Phase. The reward scheme is subject to terms and conditions.



The above image is the computer generated photo of the Development processed and edited with computerized imaging techniques and is for reference only. The Phase of the Development is still under construction. The image is for use of an approximation of the Development upon completion and does not reflect the actual external appearance, view, surrounding area or final appearance. The water pipes, pipelines, air-conditioners, grilles that may appear on the façade, podium and rooftop of the Phase of the Development and the surrounding area and buildings of the Phase of the Development are not fully reflected. The rendering also shows the approximate location of other portions out of the Development. The translucent part in such rendering building is for the purpose of showing the approximate location of the subsequent phases of the Development and is for reference only. The Vendor 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. The rendering does not and shall not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor in respect of the Phase of the Development. The photographs and drawings shown in this advertisement are not photographs taken at or from the Phase of the Development and they do not reflect the actual external appearance or view of the Phase of or any other part within the Development, and may not be related to the Phase of the Development. These photographs and drawings have been edited and processed with computerized imaging techniques and are for reference only. They do not constitute and shall not be considered to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase of the Development or any part thereof (irrespective of whether relating to view).

### Notes:

- <sup>▲</sup> The view is affected by the unit of the Phase of the Development's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The buildings 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.
- <sup>△</sup> Estimations are based on a drive via the shortest routes and within lawful speed limits. The estimated time mentioned is for reference only and may be affected and restricted by actual traffic and road conditions. Source of estimated journey time: Hong Kong eRouting website (<http://hkerouting.gov.hk/drss/index.php?lang=E>). The proposed or uncompleted 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 the Phase of the Development, and may be different from the description in this advertisement/ promotional material upon completion. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the aforesaid.
- <sup>®</sup> All travel times to destinations outside of Hong Kong do not include time required for immigration control.
- <sup>™</sup> Source of the future Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link: the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link website ([www.expressrailink.hk](http://www.expressrailink.hk)). The information is for reference only and is subject to actual traffic condition. Details of the future Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (including but not limited to its name, completion and opening dates etc.) are subject to the final decision of the Government or relevant organizations and may change from time to time due to various factors. The information is for reference only.

Name of the Phase of the Development: Phase 3 ("the Phase") of Cullinan West Development (Tower 3 (3A & 3B) and Tower 5 (5A & 5B) of the residential development in the Phase are called "Cullinan West II") 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.cullinanwest2.com.hk](http://www.cullinanwest2.com.hk)  
Enquiries: (852) 3119 0008 SHKP Club hotline: 2828 7878

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 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 June 2019. 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: 15 December 2017