

# Mount POKFULAM

Press Release

For Immediate Release

## MOUNT POKFULAM A Unique Luxury House Development in Hong Kong Island A Magnificent Icon Perched on the Mid-Levels Continuing A Classic Legacy



A rendering of MOUNT POKFULAM, a unique luxury house development at Pok Fu Lam Road<sup>1</sup>

(Hong Kong, 1<sup>st</sup> August 2023) The house development in Mid-Levels West jointly developed by Wang On Properties Limited (“Wang On Properties”, stock code: 1243) and Kam Wah Holdings Limited (“Kam Wah Holdings”), is formally named “**MOUNT POKFULAM**”. The project is located at Pok Fu Lam Road, with an unobstructed view of vegetated landscape<sup>2</sup>. Built with master craftsmanship, the luxury residential development bears the classic legacy of Pok Fu Lam<sup>6</sup>, an area rich in historical landmarks.

**Ms. Teresa Ching, Executive Director of Wang On Properties**, said: “Western Mid-Levels has always been an exclusive and luxury residential area since the early development of Hong Kong.

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In the 1860s, Pok Fu Lam along Pok Fu Lam Road was a summer resort for the upper classes and aristocrats. With a history of over 160 years, the low-density neighbourhood has attracted many wealthy businessmen and distinguished families to reside here. Moreover, houses on the Hong Kong Island has been in scarce supply. As such, “**MOUNT POKFULAM**” will be a unique and house luxury residential development in the area. The project offers seven houses, each with a unique street number of its own<sup>7</sup>. Houses with independent street number have been held in high esteem by the market<sup>7</sup>. Apart from providing a high level of privacy, **MOUNT POKFULAM** is also a status symbol signifying the extraordinary standing of its residents, and will be passed down like a legacy for generations. The Group attaches great importance to this development project and has engaged a number of renowned architects and designers to work on the project. From architectural planning, landscape design, interior design to material selection, no efforts or expenses had been spared. **MOUNT POKFULAM** has been designed to be an iconic supreme-luxury residential development, showcasing ingenuity and craftsmanship. It is expected to become an iconic landmark in the luxury residential market this year.”

**Mr. Marco Wong, Assistant General Manager of Sales and Marketing Division of Wang On Properties**, said: “The project has an advantageous geographical location. Commanding a panoramic view<sup>2</sup>, the project faces a vast expanse of Mount Davis and Belcher Bay<sup>2</sup>, with the verdant Lung Fu Shan behind it<sup>2</sup>. The name **MOUNT POKFULAM** implies a residence at the summit of a mountain<sup>2</sup>, as the development is surrounded by lush greenery and rolling hills<sup>2</sup>. Inspired by the rich history of Pok Fu Lam, the project combines Italian Baroque architecture with modern minimalist design. The exterior walls are meticulously crafted, using premium quality imported natural stone - St. Nicholas - to recreate the unique features of Baroque architecture and fully demonstrate its classic elegance. All this is for creation of a grandeur mansion. Each house has its own private garden, private carport, an elevator ensuring connectivity from the lower ground floor to the roof and a private swimming pool. The extremely high ceilings of each floor, with a floor-to-floor height of 4.5 meters<sup>3</sup>, are rarely seen in the current first-hand luxury residential market. The project has a top-notch international three levels of security control system, including a military-grade security system – D-fence<sup>5</sup>, which provides stringent security measures covering both external and internal premises, as well as a state-of-the-art home system<sup>5</sup>, which integrates modern and intelligent elements into the classic masterpiece.”

**Mr. Raymond Chan, Senior Manager of Sales and Marketing Division of Wang On Properties** added, “The residential development is easily accessible, with a 10-minute drive to Central<sup>4</sup>, 11-minute drive to West Kowloon High Speed Rail Station<sup>4</sup>, 31-minute drive to Hong Kong International Airport<sup>4</sup>, and 41-minute drive to Shenzhen Bay Port<sup>4</sup>, making it well-connected to the Greater Bay Area and other world cities. It therefore meets the needs of businessmen and professionals who frequently travel between Hong Kong and China or abroad. The project has an obvious geographic advantage over the Peak and the Southern District.”

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## **About MOUNT POKFULAM**

**MOUNT POKFULAM** will offer seven detached houses located at 86A, 86B, 86C, 86D, 86E, 86F and 86G Pok Fu Lam Road<sup>7</sup>. Each house features its own private front garden and rear garden, roof, flat roof, carport, elevator and private pool. The architectural design seamlessly blends in with the surrounding greenery<sup>2</sup>, boasting splendid views of Mount Davis and Belcher Bay<sup>2</sup>. The project will be introduced in the form of completed houses.

## **About Wang On Properties**

Incorporated on 19 November 2015, Wang On Properties is a property developer in Hong Kong. Prior to completion of the reorganisation and the spin-off under separate listing, Wang On Properties was a wholly-owned subsidiary of Wang On Group Limited. The property investment segment of Wang On Properties can be traced back to 1997, while its property development business began in 2004. At present, Wang On Properties has established “The Met.” brand in Hong Kong, with a broad range of properties for development and investment. Leveraging the solid foundation of its parent company Wang On Group Limited, Wang On Properties is popular among residents and investors with positive reputation. Wang On Properties was listed on the Main Board of The Stock Exchange of Hong Kong Limited on 12<sup>th</sup> April 2016.

## **About Kam Wah Holdings and Kam Wah Property**

Kam Wah Holdings was established in 1984. The Group is principally engaged in minerals trading and property investment business, including residential properties, office buildings and shops.

The district in which the Development is situated: Mid-Levels West |  
Name of the street at which the Development is situated: Pok Fu Lam Road | The street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development: 86A, 86B, 86C, 86D, 86E, 86F, 86G (These provisional street numbers are subject to confirmation when the Development is completed) | The address of the website designated by the Vendor

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for the Development: [www.mountpokfulam.com](http://www.mountpokfulam.com) | 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.

This advertisement is published by the Vendor. | The estimated material date for the Development to the best of the Vendor's knowledge: 31 January 2024 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase). Please refer to the sales brochure for details. Vendor: Rich United Limited (as "Owner"); Wang On Asset Management Limited (as "Person so Engaged") (Note: "Owner" means the legal or beneficial owner of the residential properties concerned in the Development. "Person so engaged" means the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.) | Holding companies of the Vendor (Owner): Sky Treasure Investments Limited, Golden Noble Investments Limited, Silver Surplus Limited, More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, Wang On Properties Limited, Earnest Spot Limited, Wang On Enterprises (BVI) Limited, Wang On Group Limited; Holding companies of the (Vendor) (Person so Engaged): More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, Wang On Properties Limited, Earnest Spot Limited, Wang On Enterprises (BVI) Limited, Wang On Group Limited | Authorized Person for the Development: Mr. Ng Kwok Fai | Firm or corporation of which the Authorized Person for the Development is a proprietor, director or



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employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for the Development: Fung Cheung Kee Construction Company Limited | Firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Mayer Brown | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited| Any other person who has made a loan for the construction of the Development: Sky Treasure Investments Limited. A prospective purchaser is advised to refer to the sales brochure for any information on the development. As at the date of this advertisement/promotional material, the sales brochure has not yet been made available.

As at the date of this advertisement/promotional material, the consent to enter into agreements for sales and purchase of the residential properties in the Development has not yet been obtained.

Date of Printing: 1<sup>st</sup> August 2023

1. The conceptual design rendering (rendering) only represents an artist's impression of the general appearance of the Development or the part concerned only. The design, materials, fittings, finishes, appliance, furniture, decorative items, lighting, plant, landscaping and other objects shown may not be standard provisions of the relevant residential properties, and may not necessarily appear in the Development or in its vicinity. The fittings, finishes and appliances of the specified residential properties shall be as set out in the agreement for sale and purchase. Please refer to the sales brochures for details. The rendering does not reflect the actual appearance, actual view and surrounding of the Development or any part thereof. The view of the residential property is affected by the number of floors, orientation and surrounding buildings and environment, and may not be applicable to all or any of the residential properties or the Development or any part thereof. Please also note that the surrounding, buildings and facilities in the vicinity of the Development will be changed from time by time. The Vendor reserves the right to alter, modify and alter the design, layout, partitions, fittings, finishes, appliances, decorations, facilities, furniture, equipment, display, lighting, works of art and other objects in the Development. This rendering shall not constitute or be construed as constituting any offer, promise, representation, or warranty, whether express or implied (whether or not relating to the view or the surrounding 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.
2. This is only a general description of the surrounding environment of the Development, and may not be applicable to all or any of the residential properties or the Development or any part thereof. The view of the residential property is affected by the number of floors, orientation and surrounding buildings and environment. Please also note that the surrounding, buildings and facilities in the vicinity of the Development will be changed from time by time. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, with respect to the view of residential properties and the vicinity of the Development.
3. The floor-to-floor height of the ground floor, first floor and second floor of each House may be up to 4.5 metres. Floor-to-floor height means the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediately upper floor. There may be ceiling bulkheads and/or sunken slabs in the residential

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property for the air-conditioning system and/or mechanical and electrical services. The actual ceiling height of the residential property may vary subject to as-built condition. For details, please refer to the approved building plans available for inspection free of charge at the sales office or make enquiries with the Vendor.

4. The estimated travelling time by car is based on the data of HKeMobility (<https://www.hkemobility.gov.hk>) / application and calculated with the Development being the starting point. It is for reference only. The above-mentioned travelling time is affected by the weather, actual traffic conditions, the means of transportation taken, the selected driving route, etc. Dated: 25<sup>th</sup> July 2023.
5. The fittings, finishes and appliances of the residential properties shall be as set out in the agreement for sale and purchase. The vendor reserves all rights to make changes to those fittings, finishes and appliances without prior notice.
6. This refers the general vicinity of Pok Fu Lam and does not imply that the development is situated within the district as defined in the approved Pok Fu Lam Outline Zoning Plan No. S/H10/21. The district in which the development is situated is Mid-Levels West.
7. This provisional street number is subject to confirmation upon completion of the development.

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For media enquiries, please contact:

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