



Rendering of The YOHO Hub  
The YOHO Hub<sup>1</sup> 的模擬效果圖

This is a computerized image of the Phase and the other phase(s) of the Development (except for residential towers), the residential towers of other Phase(s) are represented by transparent effect, and part of the podium of the Development has not been shown. This computerized image has been processed and composited with computerized imaging techniques and is for reference only. The Phase of the Development is under construction. The above image shows the general external appearance of the completed Development and does not reflect the actual external appearance of the Phase of the Development upon completion, the colour, materials, facilities, fittings, finishes, decoration, plants, gardening and other items shown in this computerized image will not be included in the actual flats, and may not appear in the Phase or any part thereof. Pipes, conduits, air-conditioners, grilles etc. that may appear on the external walls, flat roofs and roofs of the Phase of the Development and the surrounding areas, buildings or structures therein regarding the Phase of the Development are not fully shown. 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.

這是發展項目期數及其他期數(除住宅大樓以外的)模擬效果圖,其中其他期數的住宅大樓以透明效果顯示,而發展項目部份基座並沒有顯示。此模擬效果圖經電腦合成及修飾處理,僅供參考。發展項目期數仍在興建中,此圖像作顯示本發展項目期數住宅物業落成後大概之用,並不反映其實際外觀、景觀、周邊環境或最後完成之面貌,模擬效果圖內的顏色、用料、設施、裝置、裝修物料、設備、裝飾物、植物、園境及其他物件並非交樓標準,未必會在發展項目期數其任何部份出現。發展項目期數的外牆、平台及天台可能存在之喉管、管線、冷氣機、格柵等及發展項目期數的周邊環境及建築物並未完全顯示,內容僅供參考。準買家如欲了解發展項目期數的詳情,請參閱售樓說明書。賣方建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

## The YOHO Hub<sup>1</sup>, the only residential project atop MTR Yuen Long Station, released as the finale<sup>2</sup> 港鐵元朗站上蓋唯一住宅項目 The YOHO Hub<sup>1</sup> 壓軸登場<sup>2</sup>

The YOHO Hub<sup>1</sup>, a brand-new large-scale residential development atop MTR Yuen Long Station, is the final development in the YOHO series<sup>2</sup>. Situated at the Yuen Long transportation hub, the development is backed by comprehensive facilities and services in the neighbourhood, while overlooking the bustling view of the vast Yuen Long town centre<sup>3</sup> and the Shenzhen metropolitan view in the distance<sup>3</sup>. The development's podium mall will connect to YOHO MALL I and YOHO MALL II, creating a one-million-square-foot-plus stylish shopping network<sup>4</sup> for added benefits.

The YOHO Hub<sup>1</sup> will provide 1,030 residential units in four high-rise residential towers. Units will vary from 317 to 1,182 square feet<sup>5</sup> in terms of saleable area with various layouts, ranging from one bedroom to four bedrooms<sup>6</sup> to suit the

needs of different buyers.

### Unique twin clubhouse design<sup>7</sup> with comprehensive facilities

The YOHO Hub<sup>1</sup> will be the first YOHO series<sup>2</sup> project to adopt the twin clubhouse design<sup>7</sup>. The clubhouses will cover about 40,000 square feet and provide comprehensive facilities and services. The outdoor landscapes will span about 210,000 square feet to complement the premium lifestyle in the project.

The dual swimming pool design will consist of an approximately 50-metre-long outdoor swimming pool in the north clubhouse and an approximately 28-metre-long outdoor swimming pool in the south clubhouse. There will be a children's water play zone and a Jacuzzi that can accommodate up to 18 persons. Overlooking the outdoor green space, the mansion-style banquet

room will be equipped with an individual Jacuzzi. It will also have two multi-purpose banquet rooms, one of them connected to an outdoor leisure space to give a flexible yet highly private space.

The residents' clubhouses<sup>7</sup> will offer a variety of fitness and sports facilities, including two gymnasiums, a yoga room, a multi-purpose sports hall, sauna rooms and steam rooms. Entertainment facilities will include a karaoke room, snooker room, mahjong room, piano room and studio for residents with an interest in photography. The children's outdoor arena will include a nearly 140-metre-long children's scooter driveway. Other facilities will include an outdoor playground with a tunnel slide and two indoor playgrounds.

The twin clubhouses will be surrounded by sweeping lush greenery, featuring outdoor gardens and an approximately 1,200-metre-long jogging trail along the entire development. There will also be an outdoor BBQ zone and a pet-friendly outdoor park.

港鐵元朗站上蓋全新大型住宅發展項目The YOHO Hub<sup>1</sup>, 為YOHO系列<sup>2</sup>的壓軸項目。發展項目位處元朗交通樞紐, 社區生活配套完善, 可享遼闊元朗市中心璀璨景觀<sup>3</sup>, 同時遠眺深圳大都會景致<sup>3</sup>。發展項目基座商場更將貫通YOHO MALL形點I及形點II, 拼構成逾百萬平方呎的時尚購物網絡<sup>4</sup>, 優勢盡享。

The YOHO Hub<sup>1</sup>由四座高層住宅大樓組成, 合共提供1,030個住宅單位。實用面積由317至1,182平方呎<sup>5</sup>不等, 戶型多元化, 涵蓋一房至四房<sup>6</sup>, 貼心照顧不同買家的需要。

### 獨特雙住客會所<sup>7</sup>設計 設施一應俱全

The YOHO Hub<sup>1</sup>屬YOHO系列<sup>2</sup>中首個採用雙住客會所<sup>7</sup>設計的项目。會所面積約40,000平方呎, 配備多元化設施及服務。戶外園林面積約210,000平方呎, 締造優越的生活體驗。

會所採用雙泳池設計, 位處北面會所的戶外泳池約50米, 位處南面會所的戶外泳池則約28米; 另設有兒童水上樂園及可容納最多18人的按摩池。別墅式宴會廳可飽覽戶外綠化空間, 並設有獨立水力按摩池。另有兩個

多用途宴會廳, 其中一個連接戶外休憩空間, 提供多元化且高私隱度的空間。

住客會所<sup>7</sup>設有多項健體運動設施, 包括兩個健身室、一個瑜伽室、多用途體育館、桑拿房及蒸氣室。娛樂遊戲設施包括卡拉OK房、桌球室、麻將室、練琴房及為富有攝影觸覺的住戶特設的工作室。會所專為小朋友設置戶外競技場, 提供接近140米長的兒童滑板車車道; 其他設施包括設有管道滑梯的戶外遊樂場以及兩個室內玩樂空間。

雙住客會所坐擁遼闊開揚的綠意環境, 設有戶外庭園、農莊及長約1,200米兼貫穿整個發展項目的緩跑徑。另有戶外BBQ燒烤區及可攜同寵物入內的戶外玩樂花園。

**Notes**

1. Name of the Phase of the Development is Phase B ("the Phase") of The YOHO Hub Development. Tower 1, Tower 2, Tower 3 and Tower 5 of the residential development in the Phase are called "The YOHO Hub".
2. YOHO series refers to the developments known as YOHO Town, YOHO Midtown, Grand YOHO Development and The YOHO Hub Development.
3. The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding structures and environment. They are not applicable to all units and the surrounding structures and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the views and the surrounding environment (irrespective of whether relating to view).
4. The Development's podium mall's shopping centre/shops attributable gross floor area is 106,564 square feet, while according to Sun Hung Kai Properties 2020/21 Annual Report, YOHO MALL I's shopping centre/shops attributable gross floor area is 695,000 square feet, and YOHO MALL II's shopping centre/shops attributable gross floor area is 245,000 square feet. The total shopping centre/shops attributable gross floor area for the Development's podium mall, YOHO MALL I and YOHO MALL II is 1,046,564 square feet. Source of information: Sun Hung Kai Properties 2020/21 Annual Report [https://www.shkp.com/Content/Uploads/FinReports/SHKPAR\\_TC\\_2020\\_21.pdf](https://www.shkp.com/Content/Uploads/FinReports/SHKPAR_TC_2020_21.pdf)
5. The saleable area and the floor area of a balcony, a utility platform and a verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The areas as specified in square feet above are converted at a rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot. Figures shown in square feet may be slightly different from those shown in square metres. Please refer to the sales brochure for details.
6. The Vendor reserves the right to amend the building plans of the Development or the Phase. Layouts of the units in the Phase are subject to the final plans approved by relevant Government departments. Please refer to the sales brochure for details.
7. Part of the twin clubhouse belong to subsequent phase(s) of the Development, which can only be open for use after the completion of the said subsequent phase(s) and upon the satisfaction of all requisite requirements.

Note: The information in this advertisement does not represent the final appearance of the clubhouse and recreational facilities of the Phase of the Development and is for reference only, and does not constitute or be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the actual design, colour, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, landscaping, plants, gardening and other items of the clubhouse and landscaped garden or the surrounding places, facilities, buildings or structures (irrespective of whether relating to view). The Vendor reserves its absolute right to amend and change any part of the clubhouse and landscaped garden, and all of their facilities, without giving any prior notice to any purchaser. Purchasers must not rely on this advertisement for any use or purpose. For details of the Phase of the Development, please refer to the sales brochure. The facilities and completion date of the Clubhouse, landscaped garden, covered landscaped garden and/or recreational facilities are subject to the final approval by the Buildings Department, Lands Department and/or other relevant Government departments. The clubhouse, landscaped garden, covered 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 may be subject to additional payments.

**備註**

1. 發展項目期數名稱為「The YOHO Hub發展項目的第B期」(「期數」)。期數中住宅發展項目的第1座、第2座、第3座及第5座稱為「The YOHO Hub」。
2. YOHO系列指「YOHO Town」、「YOHO Midtown」、「Grand YOHO發展項目」及「The YOHO Hub發展項目」。
3. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之要約、陳述、承諾或保證(不論是否有關景觀)。
4. 發展項目基座商場之商場/商舖可建面積為106,564平方呎，而根據《新鴻基地產2020/21年報》，「YOHO MALL I 形點I」之商場/商舖可建面積為695,000平方呎，「YOHO MALL II 形點II」之商場/商舖可建面積為245,000平方呎，發展項目基座商場「YOHO MALL I 形點I」及「YOHO MALL II 形點II」之商場/商舖可建面積總和為1,046,564平方呎。資料來源：《新鴻基地產2020/21年報》[https://www.shkp.com/Content/Uploads/FinReports/SHKPAR\\_TC\\_2020\\_21.pdf](https://www.shkp.com/Content/Uploads/FinReports/SHKPAR_TC_2020_21.pdf)。
5. 實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明項目的面積。上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，以平方呎與以平方米之數字可能有些微差異，詳情請參閱售樓說明書。
6. 賣方保留權利更改發展項目或期數之圖則。期數的單位戶型以政府有關部門最後批准的圖則為準，詳情請參閱售樓說明書。
7. 部分雙住客會所屬於發展項目後續期數，直至該後續期數落成後及所有相關規定已獲符合，才可開放使用。

註：此廣告內的資料並非代表發展項目期數的會所及康樂設施最終落成之面貌，僅供參考，並不構成或不應被視為任何有關會所及園景花園之實際設計、顏色、布局、間格、建築、位置、裝置、裝修物料、設備、傢俱、裝飾物、園藝、植木及其他物件或其鄰近地方、設施、樓宇或建築物之論明示或隱含之要約、承諾、陳述或保證(不論是否有關景觀)。賣方保留其修改及改變會所及園景花園任何部份及其所有設施之絕對權利，事先毋須通知任何買家。買家切勿依賴此廣告作任何用途或目的。有關發展項目期數的詳細資料，請參閱售樓說明書。會所、園景花園、有蓋園景花園及/或康樂設施內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批准為準。會所、園景花園、有蓋園景花園及/或康樂設施於發展項目住宅物業入伙時未必能即時啟用。部份設施及/或服務的使用或操作可能受制於會所守則、設施的使用守則及政府有關部門發出之同意書或許可證，或需額外付款。

12

Name of the Phase of the Development: Phase B ("the Phase") of The YOHO Hub Development (Tower 1, Tower 2, Tower 3 and Tower 5 of the residential development in the Phase is called "The YOHO Hub")

District: Yuen Long

Name of the street and the street number of the Phase: No. 1 Long Lok Road#

The website address designated by the Vendor for the Phase: [www.theyohohub.com.hk](http://www.theyohohub.com.hk)

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: Yuen Long Property Development Limited (as "Owner"), Success Keep 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): Able Mariner Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person of the Phase: Cheng Yan Ying Grace

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: AGC Design 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: Gallant, Mayer Brown, Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum and Kao, Lee & Yip

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: 31 March 2023. Material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

This advertisement is published by the Person so engaged with the consent of the Owner.

Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.

#The provisional street number is subject to confirmation when the Phase is completed.

Date of Printing: 31 March 2022

發展項目期數名稱: The YOHO Hub發展項目的第B期(「期數」)(期數中住宅發展項目的第1座、第2座、第3座及第5座稱為「The YOHO Hub」)

區域: 元朗

期數的街道名稱及門牌號數: 朗樂路1號#

賣方就期數指定的互聯網網站的網址:

[www.theyohohub.com.hk](http://www.theyohohub.com.hk)

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方: 元朗物業發展有限公司(作為「擁有人」、成協有限公司(作為「如此聘用的人」)(備註:「擁有人」指期數的法律上的擁有人或實益擁有人。「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。)

賣方(擁有人)的控權公司: 西鐵物業發展有限公司

賣方(如此聘用的人)的控權公司: Able Mariner Limited, Time Effort Limited, 新鴻基地產發展有限公司

期數的認可人士: 鄭恩瑩

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 創智建築師有限公司

期數的承建商: 新輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所: 何耀輝律師事務所、孖士打律師行、胡關李羅律師行、薛馮鄺岑律師行及高李葉律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構: 香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

盡賣方所知的期數的預計關鍵日期: 2023年3月31日。關鍵日期指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

本廣告由如此聘用的人在擁有人同意的下發布。

賣方建議準買方參閱有關售樓說明書，以了解期數的資料。

#臨時門牌號數有待期數完成後確認。

印製日期: 2022年3月31日