



Completion and handover of Phase 1 “YOHO WEST” 第一期「YOHO WEST」落成交樓



This photograph was taken in the vicinity of the Phase on 18 February 2025 and has been edited and processed with computerized imaging techniques. It is for reference only. Prospective purchasers are advised to refer to the sales brochure for the Phase for any information on the Phase. This photograph does not constitute and shall not be construed as any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase or any part thereof (whether or not relating to the view). 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.

此相片於2025年2月18日在期數附近拍攝，並經電腦修飾處理。僅供參考。賣方建議準買家參閱期數的售樓說明書，以了解期數的資料。此相片並不構成亦不得被詮釋為賣方就期數或其任何部份作出任何不論明示或隱含之合約條款、要約、承諾、陳述或保證（不論是否有關景觀）。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。

“YOHO WEST”¹, Phase 1 of the large-scale residential development jointly developed by the Group and MTR Corporation atop the Light Rail Tin Wing Stop in Tin Shui Wai, achieved satisfactory sales since its launch in December 2023. The development has been completed and handed over to buyers.

Excellent transport network

As the only² large-scale residential development atop Light Rail Tin Wing Stop in the Tin Shui Wai district, “YOHO WEST”¹ enjoys the excellent connectivity of the light rail and railway network. It is also adjacent to the Tin Shui Wai Public Transport Interchange, with various buses and minibuses providing direct access to Hong Kong, Kowloon and New Territories. Situated in the Northern Metropolis⁶, the development will benefit from the excellent prospects of the “high-end professional services and logistics hub”⁷ and the Shenzhen Bay Quality Development Circle⁸.

Meeting the needs of different buyers

“YOHO WEST”¹ comprises of two 38-storey towers with a total of 1,393 premium residential units, the saleable areas of which range from 266 to 696 square feet³, catering to the needs of a variety of purchasers. The residential clubhouse “YOHO HOUSE”⁴ offers over 30 amenities. Together with the outdoor garden, the clubhouse spans approximately 100,000 square feet⁵, providing residents with serene green space.

集團與港鐵公司合作發展的大型地標住宅發展項目第一期「YOHO WEST」¹位於天水圍輕鐵天榮站上蓋，自2023年12月推售，市場反應理想，而項目早前已落成交樓。

坐擁完善交通網絡

「YOHO WEST」¹為天水圍區內唯一²坐落於輕鐵天榮站上蓋的大型住宅發展項目，享有輕鐵及港鐵網絡的便捷，並毗鄰天水圍公共運輸交匯處，多條巴士及小巴路線直達港九新界。發展項目位處「北部都會區」⁶，受惠未來的「高端專業服務和物流樞紐」⁷及「深圳灣優質發展圈」⁸的優越前景。

迎合不同買家需要

「YOHO WEST」¹由兩幢樓高38層的住宅大樓組成，共提供1,393個優質住宅單位，實用面積介乎約266至696平方呎³，以滿足不同買家的需求。此外，住客會所「YOHO HOUSE」⁴更配備超過30項設施，會所連同戶外園林的總面積約100,000平方呎⁵，為住客打造舒適綠意空間。

Notes

- 1. Name of the Phase of the Development is Phase 1 (“the Phase”) of Tin Shui Wai Town Lot No.23 Development (“the Development”). Tower 2 (Tower 2A & Tower 2B) and Tower 3 (Tower 3A & Tower 3B) of the residential development in the Phase are called “YOHO WEST”.
- 2. “The only large-scale residential development located atop a Light Rail Stop in Tin Shui Wai district” means that, according to the Tin Shui Wai Outline Zoning Plan No. S/TSW/17, by comparing with the residential developments that have been constructed or being constructed or are planned to be constructed within the district up to the printing date of this advertisement/promotional material, the Development is the only large-scale residential project located above the Light Rail stop. The situation described may change from time to time. The related information is for reference only, and the Vendor does not make any offer, representation, undertaking, or warranty whether express or implied in this regard.
- 3. The saleable area of residential properties, and the floor areas of balcony, utility platform and verandah (if any) of the residential properties are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of every item specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre. Please refer to the sales brochure for details of the saleable area of individual units.
- 4. The use or operation of the recreational facilities/ the facilities and/or services within the residents’ clubhouse of the Development may be subject to the clubhouse rules and guidelines of the recreational facilities, as well as approvals or permits issued by relevant Government departments, and may be subject to additional payment. Please refer to the sales brochure for details of the Phase. The facilities within the residents’ clubhouse and their date of completion are subject to the final approval of the Buildings Department, Lands Department, and/or other relevant Government departments, and may not be immediately available for use upon the handover of the residential properties in the Phase. The names of the various areas and facilities in the residents’ clubhouse are promotional names and are only shown in promotional materials, and the same will not appear in the deed of mutual covenant, preliminary sale and purchase agreement, sale and purchase agreement, assignment, or other title documents related to the Phase or Development.
- 5. According to the latest approved building plans, the total area of the clubhouse and landscape area is: clubhouse area of 4,065.158 square metres + landscape area of 5,275.803 square metres = 9,340.961 square metres, converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, i.e., about 100,000 square feet. [The said area is subject to the final building plans and/or documents approved by the relevant Government departments. The Vendor reserves the right to revise and alter the area of the clubhouse and landscape area.]
- 6. Source of future “Northern Metropolis”: The Chief Executive’s 2024 Policy Address website, Promoting the Development of the Northern Metropolis: <https://www.policyaddress.gov.hk/2024/en/p138.html> (Reference date: 13 December 2024). The information is for reference only. The Vendor does not guarantee the accuracy of the above address and/or its content and whether it is the latest revision.
- 7. “High-end professional services and logistics hub” is one of the four key areas outlined in the Government’s “Northern Metropolis Action Agenda”, which refers to connecting Hung Shui Kiu and the surrounding area with the Qianhai Shenzhen-Hong Kong Modern Service Industry Co-operation Zone. This hub aims to provide financial and professional services while leveraging its port advantages to develop a modern logistics industry. According to the “Northern Metropolis Action Agenda”, Tin Shui Wai falls within this area. Source: The Chief Executive’s 2023 Policy Address website, Move Ahead with the Northern Metropolis as the New Engine for Growth: <https://www.policyaddress.gov.hk/2023/en/p78.htm> (Reference date: 13 December 2024) and “Northern Metropolis Action Agenda” https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf (Reference date: 13 December 2024) and Northern Metropolis website - Fact sheet on Three Pilot Areas under Large-scale Land Disposal: https://www.nm.gov.hk/downloads/Fact_Sheet_Eng.pdf (Reference date: 2 January 2025) and the Chief Executive’s 2021 Policy Address website, Northern Metropolis Development Strategy Report: <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf> (Reference date: 13 December 2024). The information is for reference only. The Vendor does not guarantee the accuracy of the above address and/or its content and whether it is the latest revision.
- 8. The western part of the Northern Metropolis is located within the “Shenzhen Bay Quality Development Circle”, which primarily includes Yuen Long New Town, Tin Shui Wai New Town, the Hung Shui Kiu/ Ha Tsuen New Development Area, and the Yuen Long South Development Area in Hong Kong, connecting to Shekou, Nanshan, Qianhai, and Bao’an in Shenzhen. Source: The Chief Executive’s 2021 Policy Address website, Northern Metropolis Development Strategy Report: <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf> (Reference date: 13 December 2024). The information is for reference only. The Vendor does not guarantee the accuracy of the above address and/or its content and whether it is the latest revision.

Name of the Phase of the Development: Phase 1 (the “Phase”) of Tin Shui Wai Town Lot No. 23 Development (“the Development”) (Tower 2 (Tower 2A & Tower 2B) and Tower 3 (Tower 3A & Tower 3B) of the residential development in the Phase are called “YOHO WEST”) District: Tin Shui Wai Name of Street and Street Number of the Phase: 1 Tin Yan Road The website address designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-Hand Sales) Ordinance: www.yohowest.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: MTR Corporation Limited (as “Owner”), Best Vision Development Limited (as “Person so engaged”) (Note: “Owner” means the legal or beneficial owner of the residential properties in 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): Not applicable Holding companies of the Vendor (Person so engaged): Better Sun Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized Person for the Phase: Ng Kwok Fai The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: LWK & Partners (HK) Limited Building contractor for the Phase: Yee Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Gallant, Kao, Lee & Yip, Slaughter & May, Johnson Stokes & Master, Deacons Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Not applicable Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited Prospective purchasers are advised to refer to the sales brochure for any information on the Phase. Please refer to the sales brochure for details of the Phase. This advertisement is published by the Person so engaged with the consent of the Owner. Date of Printing of this advertisement: 31 March 2025

備註

- 1 發展項目期數名稱為「天水圍市地段第23號發展項目（「發展項目）」的第1期（「期數」）。期數中住宅發展項目的第2座（第2A座及第2B座）及第3座（第3A座及第3B座）稱為「YOHO WEST」。
- 2「天水圍區內唯一坐落於輕鐵站上蓋的大型住宅發展項目」是指根據天水圍分區計劃大綱草圖編號 S/TSW/17的天水圍分區，比較截至本廣告/宣傳資料之印製日期當日區內已興建或興建中或落實將會興建的住宅發展項目，發展項目是天水圍區內唯一位於輕鐵站上蓋的大型住宅發展項目。所述情況可能不時出現改變，相關資料僅供參考，賣方就此並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
- 3住宅物業的實用面積，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部所指明的一項目的面積。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顯示之數字可能有些微差異。有關個別單位之實用面積詳情，請參閱售樓說明書。
- 4發展項目的康樂設施/住客會所內的設施及/或服務的使用或操作可能受制於會所守則及康樂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。有關期數的詳細資料，請參考售樓說明書。住客會所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核為準，於期數住宅物業入伙時未必能即時啟用。住客會所各區域及設施的名稱為推廣名稱並僅於推廣資料中顯示，將不會在期數或發展項目的公契、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。
- 5根據最新批核之建築圖則，會所及園林的總面積：會所面積為4,065.158平方米，園林面積為5,275.803平方米=9,340.961平方米，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，即約100,000平方呎。[有關面積以政府相關部門最後批准之建築圖則及/或文件為準。賣方保留修訂及更改會所及園林的面積的權利。]
- 6未來「北部都會區」資料來源：行政長官2024年施政報告網站，推進北部都會區建設<https://www.policyaddress.gov.hk/2024/en/p138.html>（參考日期：2024年12月13日），內容僅供參考，賣方並不保證上述網址及其內容之準確性及是否最新修訂版。
- 7 高端專業服務和物流樞紐是政府公布的《北部都會區行動綱領》中四大區域之一，指洪水橋一帶與前海深港現代服務業合作區對接，提供金融和專業服務，並藉藉口岸優勢發展現代物流業。根據《北部都會區行動綱領》，天水圍屬於此區域。資料來源：行政長官2023年施政報告網站，推進「北部都會區」發展新引擎 <https://www.policyaddress.gov.hk/2023/en/p78.html>（參考日期：2024年12月13日）及《北部都會區行動綱領》https://www.nm.gov.hk/downloads/NM_Chi_Booklet_Web.pdf（參考日期：2024年12月13日）及《北部都會區發展策略報告書》https://www.nm.gov.hk/downloads/Fact_Sheet_TC.pdf（參考日期：2025年1月2日）及行政長官2021年施政報告網站，北部都會區發展策略報告書<https://www.policyaddress.gov.hk/2021/chi/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>（參考日期：2024年12月13日），內容僅供參考，賣方並不保證上述網址及其內容之準確性及是否最新修訂版。
- 8 北部都會區的西部位於深圳灣優質發展圈內，主要包括香港的元朗新市鎮、天水圍新市鎮、洪水橋/廈村新發展區和元朗南發展區，對接深圳的蛇口、南山、前海和寶安。資料來源：行政長官2021年施政報告網站，北部都會區發展策略報告書<https://www.policyaddress.gov.hk/2021/chi/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>（參考日期：2024年12月13日），內容僅供參考，賣方並不保證上述網址及其內容之準確性及是否最新修訂版。

發展項目期數名稱：天水圍市地段第23號發展項目（「發展項目）」的第1期（「期數」）（期數中住宅發展項目的第2座（第2A座及第2B座）及第3座（第3A座及第3B座）稱為「YOHO WEST」）區域：天水圍期數的街道名稱及門牌號數：天恩路1號賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：www.yohowest.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：香港鐵路有限公司（作為「擁有人」）、邦信發展有限公司（作為「如此聘用的人」）（備註：「擁有人」指期數住宅物業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：不適用賣方（如此聘用的人）的控權公司：佳陽有限公司、Time Effort Limited、新鴻基地產發展有限公司期數的認可人士：吳國輝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：梁黃顧建築師（香港）事務所有限公司期數的承建商：怡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：何耀權律師事務所、高李葉律師行、司力達律師樓、孖士打律師行、的近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：不適用已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited賣方建議準買家參閱有關售樓說明書，以了解期數的資料。本廣告在擁有人同意下由如此聘用的人發布。本廣告之印製日期：2025年3月31日