



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



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.

此相片于2025年2月18日在期数附近拍摄，并经电脑修饰处理，仅供参考。卖方建议准买家参阅期数的售楼说明书，以了解期数的资料。此相片并不构成亦不得被诠释或卖方就期数或其任何部份作出任何不论明示或隐含之合约条款、要约、承诺、陈述或保证（不论是否有关景观）。卖方建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

“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 only ² 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.

集团与港铁公司合作发展的大型地标住宅发展项目第一期「YOHO WEST」¹位于天水围轻铁天荣站上盖，自2023年12月推售，市场反应理想，而项目早前已落成交楼。

坐拥完善交通网络

「YOHO WEST」¹为天水围区内唯一²坐落于轻铁天荣站上盖的大型住宅发展项目，享有轻铁及港铁网络的便捷，并毗邻天水围公共交通运输交汇处，多条巴士及小巴路线直达港九新界。发展项目位处「北部都会区」⁶，受惠未来的「高端专业服务和物流枢纽」⁷及「深圳湾优质发展圈」⁸的优越前景。

迎合不同买家需要

「YOHO WEST」¹由两幢楼高38层的住宅大楼组成，共提供1,393个优质住宅单位，实用面积介乎约24.7平方米（266平方呎）至64.7平方米（696平方呎）³，以满足不同买家的需求。此外，住客会所「YOHO HOUSE」⁴更配备超过30项设施，会所连同户外园林的总面积约9,290平方米（100,000平方呎）⁵，为住客打造舒适绿意空间。

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 district under 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.html> (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-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-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

备注

- 1 发展项目期数名称为「天水围市地段第23号发展项目（「发展项目」）的第1期（「期数」）。期数中住宅发展项目的第2座（第2A座及第2B座）及第3座（第3A座及第3B座）称为「YOHO WEST」。
- 2「天水围区内唯一坐落于轻铁站上盖的大型住宅发展项目」是指根据天水围分区计划大纲草图编号 S/TSW/17的天水围分区，比较截至本广告/宣传资料之印制日期当日区内已兴建或兴建中或落实将会兴建的住宅发展项目，发展项目是天水围区内唯一位处轻铁站上盖的大型住宅发展项目，所述情况可能不时出现改变。相关资料仅供参考，卖方就此并不作出任何不 论明示或隐含之要约、陈述、承诺或保证。
- 3住宅物业的实用面积，以及露台、工作平台及阳台（如有）的楼面面积，是按照《一手住宅物业销售条例》第8条计算得出的。实用面积不包括《一手住宅物业销售条例》附表2第1部所指明的每一项目的面积。上述以平方呎所列之面积均以1平方米=10.764平方呎换算，并以四舍五入至整数平方呎，以平方呎与以平方米显示之数字可能有些微差异，有关个别单位之实用面积详情，请参阅售楼说明书。
- 4发展项目的康乐设施/住客会所内的设施及/或服务的使用或操作可能受制于会所守则及康乐设施的使用守则及政府有关部门发出之同意书或许可证，或需额外付款。有关期数的详细资料，请参考售楼说明书。住客会所内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准，于期数住宅物业入伙时未必能即时启用。住客会所各区域及设施的名称为推广名称并仅于推广资料中显示，将不会在期数或发展项目的公契、临时买卖合约、买卖合约、转让契或其他业权契据中显示。
- 5根据最新批核之建筑图则，会所及园林的总面积/会所面积为4,065.158平方米 + 园林面积为5,275.803平方米= 9,340.961平方米，以1平方米=10.764平方呎换算，并以四舍五入至整数平方呎，即约100, 000平方呎。[有关面积以政府相关部门最后批准之建筑图则及/或文件为准。卖方保留修订及更改会所及园林的面积的权利。]
- 6未来「北部都会区」资料来源：行政长官2024年施政报告网站，推进北部都会区建设<https://www.policyaddress.gov.hk/2024/tc/p138.html>（参考日期：2024年12月13日），内容仅供参考，卖方并不保证上述网址及其内容之准确性及是否最新修订版。
- 7 高端专业服务和物流枢纽是政府公布的《北部都会区行动纲领》中四大区域之一，指洪水桥一带与前海深港现代服务业合作区对接，提供金融和专业服务，并藉着口岸优势发展现代物流业。根据《北部都会区行动纲领》，天水围属于此区域。资料来源：行政长官2023年施政报告网站，推进「北部都会区」发展新引擎 <https://www.policyaddress.gov.hk/2023/tc/p78.html>（参考日期：2024年12月13日）及《北部都会区行动纲领》https://www.nm.gov.hk/downloads/NM_Chi_Booklet_Web.pdf（参考日期：2024年12月13日）及《北部都会区行动纲领》https://www.nm.gov.hk/downloads/Fact_Sheet_TC.pdf（参考日期：2025年1月2日）及行政长官2021年施政报告网站，北部都会区发展策略报告书<https://www.policyaddress.gov.hk/2021/chi/pdf/publications/Northern-Metropolis-Development-Strategy-Report.pdf>（参考日期：2024年12月13日），内容仅供参考，卖方并不保证上述网址及其内容之准确性及是否最新修订版。
- 8北部都会区的西部位于深圳湾优质发展圈内，主要包括香港的元朗新市镇、天水围新市镇、洪水桥、厦村新发展区和 元朗南发展区，对接深圳的蛇口、南山、前海和宝安。资料来源：行政长官2021年施政报告网站，北部都会区发展策略报告书<https://www.policyaddress.gov.hk/2021/chi/pdf/publications/Northern-Metropolis-Development-Strategy-Report.pdf>（参考日期：2024年12月13日），内容仅供参考，卖方并不保证上述网址及其内容之准确性及是否最新修订版。

发展项目期数名称：天水围市地段第23号发展项目（「发展项目」）的第1期（「期数」）
(期数中住宅发展项目的第2座(第2A座及第2B座)及第3座(第3A座及第3B座)称为「YOHO WEST」)
区域：天水围
期数的街道名称及门牌号数：天恩路1号
卖方为施行《一手住宅物业销售条例》第2部而就期数指定的互联网网站的网址：
www.yohowest.com.hk
本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方：香港铁路有限公司(作为「拥有人」)、邦信发展有限公司(作为「如此聘用的人」)
(备注：「拥有人」指期数住宅物业的法律上的拥有人或实益拥有人。「如此聘用的人」指拥有人聘用以统筹和监督期数的设计、规划、建造、装置、完成及销售的过程的人士。)
卖方(拥有人)的控权公司：不适用
卖方(如此聘用的人)的控权公司：佳阳有限公司、Time Effort Limited、新鸿基地产发展有限公司
期数的认可人士：吴国辉
期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团：梁黄顾建筑师(香港)事务所有限公司
期数的承建商：怡辉建筑有限公司
就期数中的住宅物业的出售而代表拥有人行事的律师事务所：何耀权律师事务所、高李叶律师行、司力达律师楼、孖士打律师行、的近律师行
已为期数的建造提供贷款或已承诺为该建造提供融资的认可机构：不适用
已为期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited
卖方建议准买方参阅有关售楼说明书，以了解期数的资料。
本广告在拥有人的同意下由如此聘用的人发布。
本广告之印制日期：2025年3月31日