

東涌

TUNG
CHUNG 擴展區

EXTENSION AREA



東涌®
Tung Chung®

嶄新便捷
幸福美滿

A New Town Centre
with Happiness
and Convenience

隨着香港國際機場三跑道系統及港珠澳大橋先後啟用，大嶼山成為香港通往國際及區域的雙門戶，也是匯聚國際、區域和本地旅客、人才和貨流的重要樞紐¹。為了配合發展，政府於2017年6月公布《可持續大嶼藍圖》，目標是把大嶼山發展成一個高智能和低碳的社區，讓居民安居樂業，為商戶締造商機。東涌擴展區將透過創新及環保設計，配合房屋、社會、經濟、環境和居民需要，提供智能城市體驗²，發展成具規模的蓬勃新社區。

Following the opening of the "Three-Runway System" at the Hong Kong International Airport and the Hong Kong-Zhuhai-Macao Bridge, Lantau Island has emerged as a dual gateway for Hong Kong to international and regional markets, as well as a hub for aggregating international, regional, and local travellers, talents, and cargo¹. The Government announced the Sustainable Lantau Blueprint in June 2017, with the aim of developing Lantau into a smart and low-carbon community that offers a comfortable living environment for residents and business opportunities for enterprises. The Tung Chung Extension Area will leverage innovative and environmentally friendly design to address housing, social, economic, environmental, and local needs, providing a smart urban experience² and forming a vibrant, new community.

盡顯臨海魅力

Showcasing the Coastal Charm

臨海新區 Coastal Oasis

東涌擴展區位置臨海優越，當中「都會中心區」及周邊商業、住宅、零售、餐飲、娛樂及海濱設施，將打造新一代都會典範。

The Tung Chung Extension Area boasts a prime waterfront location, where the Metro Core Area and the surrounding commercial, residential, retail, dining, entertainment, and waterfront amenities will come together in a cutting-edge metropolitan space.

特色設計 Exquisite Design

該區建築物的高度採用梯級式建築設計，由山巒向海旁一帶遞降，並劃設非建築用地作為通風廊，以改善空氣流通，以及作為主要觀景廊，在區內不同休憩用地均可觀賞山景和海景²。

Stepped building height profile will be adopted, with building heights gradually reducing from the mountain backdrop to the waterfront. Additionally, breezeways and viewing corridors will be established by non-building areas to improve air ventilation and also provide views to the mountain backdrop and the sea from various open spaces within the area².



四通八達 Exceptionally Well-connected

毗鄰香港國際機場及港珠澳大橋香港口岸，聯通世界及大灣區；屯門至赤鱓角連接路，連動西部洪水橋新發展區及北部都會區，釋放發展潛力；區內的公共運輸交匯處，方便居民乘坐各種交通工具往來各處；該區並將興建一段連接東涌擴展區與北大嶼山公路的P1道路²，增加對外公路連接。

Situated adjacent to the Hong Kong International Airport and the Hong Kong Port of the Hong Kong-Zhuhai-Macao Bridge, the Tung Chung Extension Area enjoys seamless connectivity to the world and the Greater Bay Area. The Tuen Mun – Chek Lap Kok Link, which connects the Hung Shui Kiu New Development Area in New Territories West and Northern Metropolis, will unlock the area's development potential. The area's public transport hubs provide convenient access to a variety of transportation modes. Additionally, a new Road P1² will be constructed, linking Tung Chung Extension Area to the North Lantau Highway, boosting the external road network.



東涌港鐵站
Tung Chung MTR Station

港鐵沿線 Seamless MTR Connectivity

新設的東涌東港鐵站位於東涌綫的東涌站及欣澳站之間，預計於2029年完工³。

交通網絡高效快捷，方便直達港九核心地段。

The new Tung Chung East MTR station, situated between the Tung Chung Station and the Sunny Bay Station on the Tung Chung Line, is expected to be completed by 2029³, further enabling this efficient transportation network for convenient access to the core districts of Hong Kong Island and Kowloon.



此繪圖經簡化處理，並非按照比例製作。
The diagram has been simplified and is not drawn to scale.

交通網絡完善 Comprehensive Transportation Network



此繪圖經簡化處理，並非按照比例製作，亦不反映發展項目及各車站、口岸、交通路線、建築物及設施之實際位置、方向及距離，僅供參考。
The diagram has been simplified and is not drawn to scale. It does not represent the actual location, direction and distance of or between the Development and different stations, ports, transport routes, buildings and facilities, and is for reference only.



香港國際機場
Hong Kong International Airport

亞洲國際博覽館
AsiaWorld-Expo

航天城¹²
SKYCITY¹²
(將分階段落成)
(To be completed in phases)

港珠澳大橋口岸
Hong Kong Port of the
Hong Kong-Zhuhai-Macao Bridge

櫻花園
Cherry Blossom Garden

東涌纜車站
Tung Chung Cable Car
Terminal

東涌游泳池
Tung Chung Swimming Pool

東涌巴士總站
Tung Chung Station
Bus Terminus

東涌港鐵站
Tung Chung MTR Station

東薈城名店倉
Citygate Outlets

海濱長廊²
Waterfront Promenade²

裕興苑
Yu Hing Court

都會中心區²
Metro Core Area²

中央綠園²
Central Green²

海濱觀景廊¹⁰
Viewing Gallery¹⁰

海濱觀景台¹⁰
Waterfront Pavilion¹⁰

東涌東港鐵站
(興建中)
Tung Chung East MTR Station
(Under construction)

海濱長廊²
Waterfront Promenade²

北大嶼山醫院
North Lantau Hospital

奧運徑
Olympic Trail

迪欣湖活動中心
Inspiration Lake Recreation Centre

香港迪士尼樂園度假區
Hong Kong Disneyland Resort

愉景灣
Discovery Bay

坪洲
Ping Chau

大澳
Tai O

昂坪
Ngong Ping

天壇大佛
Tian Tan Buddha

石壁水塘
Shek Pik Reservoir

長沙
Cheung Sha

銀礦瀑布
Silvermine Waterfalls

梅窩
Mui Wo

貝澳
Pai O

芝麻灣郊遊徑
Chi Ma Wan Country Trail

此繪圖純屬畫家對發展項目及其周邊地區環境未來發展之想像，所示或所述之未來或擬建規劃區、基建項目、鐵路、口岸、建築物及/或設施等仍在興建或規劃中，僅供參考。賣方並不保證該等規劃區、基建項目、鐵路、口岸、建築物及/或設施必定會落實興建，如興建者其於發展項目入伙時亦可能尚未落成及啟用（或僅部分落成及啟用）。該等規劃區、基建項目、鐵路、口岸、建築物及/或設施之詳情（包括但不限於其規劃、設計、面積、高度、位置、落成及啟用日期）可能不時更改，並以相關政府部門或私人機構最終決定者為準。此繪圖內提述之公共交通服務亦可能不時改變或終止，並以相關服務營辦商公布為準。此繪圖並非按照比例繪畫，並經電腦修飾及簡化處理。此繪圖並無顯示亦不反映發展項目的外觀、景觀及周邊地區環境之最終規劃及狀況，並不構成亦不應詮釋成任何不論明示或隱含之契約、陳述、承諾或保證。

The drawing only represents the artist's impression of the Development and the future development of its surrounding area. The future or proposed planning areas, infrastructures, railways, ports, buildings and/or facilities shown or mentioned are still under construction or planning and are for reference only. The Vendor does not guarantee that the construction of such planning areas, infrastructures, railways, ports, buildings and/or facilities will be confirmed, and if confirmed, they may not be completed and commissioned (or only partly completed and commissioned) upon completion of the Development. Details of such planning areas, infrastructures, railways, ports, buildings and/or facilities (including but not limited to the planning, design, area, height, locations, dates of completion and commissioning) may change from time to time, which shall be subject to the final decision of the relevant Government authorities or private organizations. The public transport services mentioned in the drawing may also from time to time change or terminate, which shall be subject to the announcement by the relevant service provider. The drawing is not drawn to scale and has been edited and processed with computerized imaging techniques. The drawing does not show or represent the external appearance and view of the Development and the final planning and condition of its surrounding area, and does not constitute and shall not be construed as constituting any express or implied offer, representation, undertaking or warranty.

商業匯聚 Commercial Hub

東涌擴展區的「都會中心區」，與香港國際機場商業區、港珠澳大橋香港口岸基建及東涌市中心設施相輔相成，連同辦公大樓、商場、酒店、零售、餐飲、旅遊、娛樂及海濱設施，將成為區域商業核心，提供原區就業機會。

"The Metro Core Area" of the Tung Chung Extension Area complements the Airport Commercial District, the Hong Kong Port of the Hong Kong-Zhuhai-Macao Bridge, and the existing Tung Chung Town Centre facilities. Combining office buildings, shopping malls, hotels, retail, dining, tourism, entertainment and waterfront amenities, it will evolve into a thriving regional commercial hub, providing employment opportunities for the local community.



亞洲國際博覽館
AsiaWorld-Expo

多元娛樂

Diverse Leisure and Entertainment

區內將有逾27萬平方米的樓面面積用作區域及地區零售用途¹¹，連同位於海旁的遊艇停泊處²，毗鄰大型商場，以及將分階段落成的香港國際機場大型綜合商業發展項目¹²等，配合大嶼山其他著名景點，將成為時尚休閒娛樂新熱點。

The area will feature over 270,000 square metres of gross floor area¹¹ dedicated to regional and local retail uses, complemented by a marina², a large shopping mall in the neighbourhood, and a large-scale mixed-use development at the Airport¹² (to be completed by phases). Combined with famous attractions across Lantau Island, this will transform the Tung Chung Extension Area into a new hub for trendy leisure and entertainment.

商業娛樂熱點 Commercial and Entertainment Hub



大型商場
Large shopping mall

新世代生活模式

A New Generation Lifestyle



香港迪士尼樂園度假區¹
Hong Kong Disneyland Resort¹

配套齊備

Comprehensive Community Amenities

東涌區內提供幼稚園、小學及中學。另外公共服務及設施齊備，例如：醫院、健康中心、護老院及市政大樓等，為區內市民提供各樣服務。

The Tung Chung area offers kindergartens, and primary and secondary schools, and is well-equipped with essential public services and facilities, such as hospital, healthcare centre, elderly care home, and municipal services building, etc., catering for the needs of the residents.



庫存圖片
Stock Photo²

優閒生活

Leisure Lifestyle

位處北大嶼康樂走廊¹³，規劃多元化的康樂項目；東涌擴展區重點設施海濱長廊，全長12公里²，設有單車徑和行人道網絡，連結區內的公園網絡和中央綠園；各樣鄰近設施，如游泳池、體育館、圖書館及郊野設施；加上香港迪士尼樂園度假區、欣澳康樂樞紐及迪欣湖活動中心，滙聚各樣休閒和康樂設施，咫尺盡享自然閒逸生活。

Situated within the North Lantau Recreation Corridor¹³, the area has been designed to have a diverse range of recreational activities. The centerpiece is the 12-kilometre waterfront promenade² in Tung Chung Extension Area, which features cycle tracks and walking trails linking to the park network and Central Green in the area; various facilities such as swimming pool, sports centre, library and countryside facilities close by; as well as attractions like Hong Kong Disneyland Resort, Sunny Bay Entertainment Node, and the Inspiration Lake Recreation Centre, offering a wealth of leisure and recreation options. Residents can enjoy a tranquil and nature-oriented lifestyle right at their doorstep.



東涌東海濱長廊²
Tung Chung East Promenade²

區域 District : 東涌擴展區 Tung Chung Extension Area
發展項目名稱 Name of the Development : 裕興苑 Yu Hing Court
街道名稱及門牌號數 : 未有該項資料

Name of Street and Street No. : This information is not yet available
網址 Website : www.housingauthority.gov.hk/hos/2024/YuHing

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。

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.

售樓說明書及價單可於選購單位期間在房委會客戶服務中心索取或在此網址下載 www.housingauthority.gov.hk/hos/2024。

在選購單位前，準買方如欲了解該發展項目的詳情，請參閱售樓說明書。

During the flat selection period, sales brochure and price list can be obtained at the HA Customer Service Centre or downloaded from this website: www.housingauthority.gov.hk/hos/2024.

Prospective purchasers should make reference to the sales brochure for details of the Development before flat selection.

裕興苑 Yu Hing Court 盡賣方所知的發展項目的預計關鍵日期: 2026年4月30日*

To the best of the vendor's knowledge, the estimated material date for the Development: 30 April 2026*

賣方: 香港房屋委員會# • 委任建築師: 房屋署總建築師(二) • 承建商: 安保工程有限公司 • 代表賣方的律師事務所: 尚未委聘 • 已為發展項目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 • 已為發展項目的建造提供貸款的任何其他人: 不適用 • Vendor: Hong Kong Housing Authority# • Appointed architect: Chief Architect (2), Housing Department • Building contractor: Able Engineering Company Limited • Firm(s) of solicitors acting for the vendor: Not yet appointed • Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable • Any other person who has made a loan for the construction of the Development: Not applicable

* 上述預計關鍵日期，是受到買賣協議所允許的任何延期所規限的。

* The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

該地契於本補充資料簡介印製日期尚待簽立。香港房屋委員會將於申請日期前簽立該地契，成為發展項目的註冊業主及賣方。

The Government lease is yet to be executed as of the printing date of this supplementary booklet. The Hong Kong Housing Authority shall execute the Government lease and become the registered owner and the vendor of the Development at the time of the commencement of the application period.

本廣告/宣傳資料簡介所載列的資料只供參考，且不構成亦不得詮釋為房委會就該發展項目或其任何部分不論明示或隱含之要約、承諾、陳述或保證。建議準買家參閱將在選購單位日期前提供的售樓說明書，以了解該發展項目的詳情。The information contained in this advertisement/promotional material is for reference only. It does not constitute and should not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the HA regarding the Development or any part thereof. Prospective purchasers are advised to make reference to the sales brochure, which will be made available before the scheduled date of flat selection, for details of the Development.

1. 資料來源: 可持續大嶼辦事處《可持續大嶼藍圖》(https://www.lantau.gov.hk/filemanager/tc/content_92/full_report_c.pdf) | 2. 資料來源: 規劃署《東涌規劃宜居新市鎮》(https://www.pland.gov.hk/pland_tc/resources/outreach/educational/NTpamphlets/s/html) | 3. 資料來源: 香港鐵路有限公司東涌綫延綫(<https://mtrtungchunglineextension.hk/info-alignment/>) | 4. 根據MTR Mobile App 行程指南，從東涌站前往九龍站車程約28分鐘，估計從東涌東站出發需時相若或更短。 | 5. 根據MTR Mobile App 行程指南，從東涌站前往香港站車程約31分鐘，估計從東涌東站出發需時相若或更短。 | 6. 根據MTR Mobile App 行程指南，從東涌站前往中環站車程約38分鐘，估計從東涌東站出發需時相若或更短。 | 7. 根據MTR Mobile App 行程指南，從東涌站前往尖沙咀站車程約39分鐘，估計從東涌東站出發需時相若或更短。 | 8. 根據MTR Mobile App 行程指南，從東涌站前往會展站車程約42分鐘，估計從東涌東站出發需時相若或更短。 | 9. 車程距離僅為估計，並不包括因交通擠塞及燈號所等候時間，只作參考。受實際交通情況影響，所需時間可能較長。 | 10. 資料來源: 離島區議會會議(2022年11月3日)，文件編號IDC 51/2022及簡報相關資料附件三(https://www.tungchung.hk/project_progress_tce.php?locale=tc) | 11. 資料來源: 東涌擴展區分區計劃大綱核准圖編號 S/H-TCE/2說明書 | 12. 資料來源: 航天城 (<https://www.skycityhongkong.com/tc/>) | 13. 資料來源: 土木工程拓展署《大嶼山保育及康樂總綱圖》及《大嶼山鎮足徑及康樂設施計劃》(<https://www.lantau.gov.hk/tc/publications-resources/masterplan/index.html>) | a. 相片經電腦修飾處理，僅供參考。相片所示之地點、環境、建築物及設施未必位於發展項目附近，並可能不時改變。相片並不反映發展項目或其周邊地區環境之外觀、景觀或狀況。賣方對發展項目或其周邊地區的環境、建築物及設施並無作出任何不論明示或隱含之要約、陳述、承諾或保證。賣方亦建議準買方到有關發展地盤作實地考察，以對發展地盤、其周邊地區環境及附近的公共設施有較佳了解。 | b. 庫存圖片並非於發展項目或其附近拍攝或以其為依據製作，與發展項目無關，並經電腦修飾及/或合成處理，僅供參考。庫存圖片並不反映發展項目或其周邊地區環境之外觀、景觀或狀況。 |

1. Source of information: Sustainable Lantau Office "Sustainable Lantau Blueprint" (https://www.lantau.gov.hk/filemanager/en/content_92/full_report.pdf) | 2. Source of information: Planning Department "Tung Chung Planning for Liveable New Towns" (https://www.pland.gov.hk/pland_en/resources/outreach/educational/NTpamphlets/s/html) | 3. Source: MTR Corporation Limited Tung Chung Line Extension (<https://mtrtungchunglineextension.hk/info-alignment/?lang=en>) | 4. According to the MTR Mobile App Trip Planner, it takes about 28 minutes from Tung Chung Station to Kowloon Station. The journey from Tung Chung East Station is estimated to take a similar or shorter time. | 5. According to the MTR Mobile App Trip Planner, it takes about 31 minutes from Tung Chung Station to Hong Kong Station, and the journey from Tung Chung East Station is estimated to take a similar or shorter time. | 6. According to the MTR Mobile App Trip Planner, it takes about 38 minutes from Tung Chung Station to Central Station, and the journey from Tung Chung East Station is estimated to take a similar or shorter time. | 7. According to the MTR Mobile App Trip Planner, it takes about 39 minutes from Tung Chung Station to Tsim Sha Tsui Station, and the journey from Tung Chung East Station is estimated to take a similar or shorter time. | 8. According to the MTR Mobile App Trip Planner, it takes about 42 minutes from Tung Chung Station to Exhibition Centre Station, and the journey from Tung Chung East Station is estimated to take a similar or shorter time. | 9. The driving time is only an estimate and does not take into account traffic congestion or waiting time at traffic lights. It is for reference only. | 10. Sources of information: Islands District Council (3 November 2022) Paper No. IDC 51/2022 and Presentation Materials Attachment 3 (https://www.tungchung.hk/project_progress_tce.php?locale=en) | 11. Source: Explanatory Statement of Approved Tung Chung Extension Area Outline Zoning Plan No. S/H-TCE/2. | 12. Source: SKY CITY (<https://www.skycityhongkong.com/en/>) | 13. Source: Civil Engineering and Development Department "Lantau Conservation and Recreation Masterplan (with Lantau Trails and Recreation Plan)" (<https://www.lantau.gov.hk/en/publications-resources/masterplan/index.html>) | a. The photo has been edited and processed with computerized imaging technique and is for reference only. The locations, environment, buildings and facilities shown in the photo may not be located within the vicinity of the Development and may change from time to time. The photo does not represent the external appearance, view or condition of the Development or its surrounding areas. The Vendor does not make any express or implied offer, representation, undertaking or warranty in respect of the Development or its surrounding environment, buildings and facilities. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surroundings, environment and the public facilities nearby. | b. The stock photo was not taken at or from or based on the Development or its vicinity. It is not related to the Development and has been edited and processed with computerized imaging technique, and is for reference only. The stock photo does not represent the external appearance, view or condition of the Development or its surrounding areas.



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