Business News - Hong Kong

The Group launches the largest private residential project in Tuen Mun¹ Phase 2B "NOVO LAND"

集團推售屯門最大型私人住宅發展項目「NOVO LAND」第2B期



he photograph was taken at the airspace in the vicinity of the Phase of the Development on 10 December 2022 and has been edited and processed with computerized imaging techniques, the approximate appearance of the se of the Development has been merged and added by computer rendering techniques and processed with computerized imaging techniques to show the approximate surrounding environment, buildings and facilitie of the Phase of the Development and is not intended to display the final appearance of the Phase of the Development or any part thereof or the view from the Phase of Development upon completion and is for reference only At the time of photo-taking, the Phase of the Development was still under construction. The approved building plans for the Phase of the Development may be amended from time to time, details of such plans affecting the Phase of the Development upon completion may differ from what is shown in this photograph and all matters are subject to final approval by the relevant Government authorities. Other phases in the Development are under construction and its presentation has either been simplified as a semi-transparent image to show its approximate location or may not be shown in this photograph. There will be other completed and/or uncompleted buildings and facilities surrounding the Phase of the Development may change from time to time and the vendor does not make any offer epresentation, undertaking or warranty whether express or implied in this regard. The fittings, finishes, appliances, decorations, roads, plants, landscaping and any other items and the view shown therein may not appear in the Phase of the Development or its surrounding areas and are for reference only and shall not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development, the Phase of the Development, 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 surrounding environment and the public facilities nearby.

以上相片於2022年12月10日於發展項目期數附近上空拍攝,並經電腦修飾處理,發展項目期數之大概外觀以電腦模擬效果合成加入並經電腦修飾處理,以展示發展項目期數大約之周圍環境、建築物及設施,並 非作展示發展項目期數或其任何部分最後完成之外觀及其景觀,一切僅供參考。拍攝時,發展項目期數仍在興建中。發展項目期數的批准建築圖則會不時修改,落成後之詳情亦可與本相片所述者不同,一切以政 所相關部門最後批准之圖則為準。發展項目的其他期數仍在興建中,可能經簡化至半透明以展示其大約位置或未顯示及反映在此相片內。發展項目期數四周將會有其他建成及/或未建成之建築的及設施,且區內及 周邊環境,建築物及設施會不時改變,實方對發展項目期數區內及周邊環境,建築物及設施並不作出任何不論明示或隱含之要的、陳述、承諾或保證。相片內的裝置、裝修物料,設備、裝飾物、道路、植物、圓 一個なが、大学が分散が見ずいる。「からない。 景及其他物件及其展示之景觀不一定會在本發展項目期數或其所近環境出現。一切僅供参考,且不構成實方就發展項目或期數、其周邊環境、建築物及設施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。

Phase 1A and 1B of "NOVO LAND", the Group's largest residential project in Tuen Mun¹, received a pleasing market response when it was launched in third quarter 2022. The launch of Phase 2B of "NOVO LAND" in early March this year also achieved strong sales. The phase offers a total of 729 residential units in two residential towers, with diversified layouts, and is located atop the Development's own mall, NOVO Walk³, suiting the needs of different buyers.

Integrating high-end and smart technology into daily life

"NOVO LAND"'s property management is in the capable hands of new service brand WeSpire Living. Residents only need to download the dedicated mobile app Live e-asy^{4,5} on their smartphone to use various smart technologies, such as virtual keys, QR code visitor cards, Bluetooth automatic sensors and automatic doors⁶, to enjoy a contactless experience throughout the Development. Smart electronic door locks⁷ are installed for each residential unit so that residents can enjoy personalised smart home living.

Combined advantages next to two circular bus routes⁸ and two MTR stations⁸

"NOVO LAND" has the advantages of being situated next to two circular bus routes⁸ and two MTR stations⁸, Siu Hong Station and Tuen Mun Station on the Tuen Ma Line. It takes only about 2 minutes and 55 seconds⁹ to get from "NOVO LAND" to the MTR Siu Hong Station; about 15 minutes¹⁰ to reach Shenzhen Bay Port via the Hong Kong-Shenzhen Western Corridor, with rapid onward connections to Qianhai and Nanshan; about 20 minutes¹¹ to drive to Hong Kong International Airport and the Hong Kong Port of the Hong Kong-Zhuhai-Macao Bridge via the Tuen Mun—Chek Lap Kok Tunnel; via the Route 9 and Route 3 lines, about 28 minutes¹¹ to reach the International Commerce Centre (ICC) at MTR Kowloon Station and about 33 minutes¹¹ to reach the International Financial Centre (IFC) in Central.

集團於屯門最大型私人住宅發展項目 1 「NOVO LAND」第 1A期及第1B期,於2022年第三季推售獲得良好的市場 反應。已於今年三月初推售的「NOVO LAND | 第2B期 亦錄得理想成續。該期包括兩座住宅大樓共提供729個 住宅單位,設多元化間隔,更坐落於發展項目自設的商 場「NOVO Walk」³之上,貼心照顧不同買家需求。

高端智能科技融入生活

「NOVO LAND」由嶄新服務品牌「WeSpire Living」負 責物業管理, 住戶只需以智能手機下載專屬流動應用 程式「Live e-asy」4,5,即可運用虛擬鑰匙、二維碼訪客 證、藍牙自動感應及自動門等智能科技6,享受全屋苑 免觸通行體驗。每個住宅單位更會安裝智能電子門鎖⁷, 讓住戶享受個人化智能家居生活。

坐擁雙循環線⁸及雙站優勢⁸

項目坐擁雙循環線8及港鐵屯馬綫「兆康站」與「屯門 站」雙站優勢8,由「NOVO LAND」出發前往港鐵兆康 站的車程僅約2分55秒9。駕車經港深西部通道前往 深圳灣口岸僅約15分鐘10,迅連前海及南山;經屯赤 隧道前往香港國際機場及港珠澳大橋香港口岸約20分 鐘11;經9號及3號幹線前往港鐵九龍站環球貿易廣場 (ICC)及中環國際金融中心(IFC),車程分別約28分鐘 及33分鐘11。

1. The "largest" refers to the private residential development with the largest number of units in the Tuen Mun district. Private residential development does not include the Home Ownership Scheme run by the Housing Authority or private sector participants. 2. The figure refers to the number of preliminary agreements for sale and purchase of the residential units that had been entered into from 30 July to 27 August 2022, please refer to the Register of Transactions of the Phase. The information provided in the Register of Transactions shall prevail.

August 2022, please refer to the Register of Iransactions of the Prase. In enhiromation provided in the Register of Iransactions Small prevail.

3. The NOWO Walk shopping mall is located in Phase 2A of the Development. Name of the shopping mall is a promotional name on and will not appear in the Deed of Mutual Covenant, preliminary agreement for sale and purchase, formal agreement for sale are purchase, assignment, or any other title deeds or documents. The design and floor area of the shopping mall are subject to the fin building plans approved by relevant government authorities. The Developer reserves the right to amend and alter shop facilities partitions, materials, design, orientation, usage, specifications and features, etc. without prior notice. The shops may not be operation by the moving-in times of the Phase of the Development. Shop mix will be finalized upon the official opening of the shopping mall.

by the moving-in times of the Phase of the Development. Shop mix will be finalized upon the official opening of the shopping mall.

4. The above-mentioned management services, activities and other services will be provided by the manager of the Phase or other contractually engaged third-party companies, details are subject to terms and conditions. The manager or contractually engaged third-party companies may solely determine the fees, terms of use, operation hours and service period of its managements ervices, activities or other services, subject to the terms and conditions of the Deed of Mutual Covenant, service contract or other relevant legal documents. The Live e-asy App is a smartphone application in the course of development, and its functions and services may be modified, increased, removed or adjusted from time to time without prior notice to any purchaser. The above-mentioned facilities, fittings and appliances (including but not limited to Live e-asy App) may not be ready for immediate use at the time of handover of the residential properties of the Phase and might change from time to time. The names of the facilities, fittings and appliances are for promotional purposes only and are not necessarily the same as the names and descriptions of the actual facilities, devices and equipment. The above-mentioned information does not constitute and shall not be constructed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the usage, operations and/or provisions of any relevant facilities and/or services on the part of the Vendor.

5. All owners of the residential properties in the Development, residents and their guests will have access to the clubhouse and its recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay additional fees. The clubhouse and recreational facilities may not be available for immediate use at the time of handover of the residential properties of the Development, subject to the consent or permit issued by the relevant government departments. The clubhouse and recreational facilities, communal garden and play area will be made available in line with the moving-in time of the properties and the properties of the p

departments. The clubhouse and recreational facilities, communal garden and play area will be made available in line with the moving-in time of the various phases once residences have begun to be occupied.

6. The facilities installed in the Common Areas in the Development do not form part of the fittings, finishes and appliances of the residential properties upon handover. The system facilities may not be available for immediate use at the time of handover of the residential properties in the Development and are subject to change or termination. The Vendor reserves the right to make changes at any time to the above facilities, fittings and appliances and does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied. The provision of systems and services is subject to the terms and conditions of the service provider, and the secondary of the service provider, and the properties in the Development, please refer to the sales brochure.

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The fittings, finishes and appliances of the residential property in the Phase of the Development are subject to those specified in the agreement for sale and purchase and the sales brochure of the Phase. For details of fittings, finishes and appliances of the Phase of the Development, please refer to the sales brochure. If the Vendor fails to install equipment of the brand name or product model specified in the Appliances Schedule, equipment of comparable quality will be installed.

in the Appliances Schedule, equipment of comparable quality will be installed.

8. Source of bus routes now in service: Route No.KS4 https://www.mtr.com.hk/ch/customer/services/searchBusRouteDetails.bp/?oruteID=KS4; Route No.50M https://mobile_bravobus.com.hk/myp3/?f=l8ds=50M-Wo_Tin_Estate; Route No.50 https://mobile_bravobus.com.hk/myp3/?f=l8ds=50-Tuen_Mun_(Ching_Tin_and_Wo_Tin); Route No.55 https://mobile_bravobus.com.hk/myp3/?f=l8ds=50-Tuen_Mun_(Ching_Tin_and_Wo_Tin); Route No.55A https://mobile_bravobus.com.hk/myp3/?f=l8ds=56A-Queen%E2%80%999; Hill_Fanling_(via_Sheung_Shui_Station); Route No.56A https://mobile_bravobus.com.hk/myp3/?f=l8ds=56A-Queen%E2%80%999; Hill_Fanling_(via_Sheung_Shui_Station); Route No.67A https://search.kmb.hk/KMBWebSite/?action=routesearch8route=67A8lang=2h-hk; Route No.950 https://mobile_bravobus.com.hk/myp3/?f=l8ds=950-Tuen_Mun_(Ching_Tin_and_Wo_Tin); Route No.954 https://mobile_bravobus.com.hk/myp3/?f=l8ds=950-Tuen_Mun_(Ching_Tin_and_Wo_Tin); Route No.955 https://mobile_bravobus.com.hk/myp3/?f=l8ds=956-Tuen_Mun_(Ching_Tin_and_Wo_Tin); Route No.945 https://mobile_bravobus.com.hk/myp3/?f=l8ds=956-Tuen_Mun_(Ching_Tin_and_Wo_Tin); Route No.955 https://mobile_bravobus.com.hk/myp3/?f=l8ds=956-Tuen_Mun_(Ching_Tin_and_Wo_Tin); Route No.956 https://mobile_bravobus.com.hk/myp3/?f=l8ds=956-Tuen_Mun_(Ching_Tin_and_Wo_Tin,and_Tin_and_Wo_Tin,and_Tin_and_Wo_Tin,and_Tin_and_Wo_Tin,and_Tin_and_Wo_Tin,and_Tin_and_Wo_Tin,and_Tin_and_Wo_Tin,and_Ti

9. The above-mentioned driving time was evaluated on 27 April 2022 by a field test conducted with a private car, which started at Yan Po Road route outside the NOVO LAND project and ended at the pickup/drop off point at MTR Siu Hong Station in Tuen Mun. The test drive is for reference only and the actual travelling time required may vary depending on factors such as the car, road conditions traffic, weather, route taken, etc.

10. The above-mentioned driving time was evaluated on 3 February 2023 by a field test conducted with a cross border coach arranged by Eternal East Tours Company Limited, which started from the entrance of NCVO LAND. Development located at Yan Po Road and arrived at the pickup/drop off point of cross-border coach at Shenzhen Bay Port. The test drive is for reference only and the actual travelling time required may vary depending on factors such as the cajr, road conditions, traffic, weather, route taken, etc. The actual travelling time and route required may vary depending of macked in the call, road condition its, full, we wanter, route taken, etc. The actual radewing time and test route. Etemal East's bus service will be provided by third-party companies, not by the Vendor. The third-party companies have the rights to determine the fees, terms and conditions, operation hours, route taken and service period of the above-minored services. The provision of such services is subject to the terms in the service contract or any other relevant legal documents. Please refer to the relevant authorities for details of the services. The Vendor does not make any offer, undertaking or warranty, whether expressed or implied, regarding the said services or matters. Prospective purchasers must not rely on this or make any claims against the Vendor.

11. The above travel times are based on the Transport Department's HKeMobility website (www.hkemobility.gov.hk) /mobile application, which were searched for the shortest times. They are for reference only, and are subject to actual traffic and road conditions.

Name of the Phase of Development: Phase 1A, Phase 1B, Phase 2A and Phase 2B of NOVO LAND ("the Development")

This advertisement is for the promotion of residential properties in Phase 1A, Phase 1B, Phase 2A and Phase 2B of the Development only.

Name of the street and the street number of the Phase: 8 Yan Po Road

The website address designated by the Vendor for the Phase: (Phase 1A) www.novoland.com.hk; (Phase 1B) www.novoland1b.com.hk; (Phase 2A) www.novoland2a.com.hk; (Phase 2B) www.novoland2b.com.hk

Enquiries: (852) 3119 0008

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

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 on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Holding companies of the Vendor: Sun Hung Kai Properties Limited, Vast Earn Limited, Peak Harbour Development Ltd

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects Limited

Building Contractor for the Phase: Sanfield Engineering Construction Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown; Woo Kwan Lee & Lo; Sit; Fung, Kwong & Shum 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

Arryother person who has made aloan 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. (Phase 1A) 29 June 2023, (Phase 1B) 30 June 2023, (Phase 2A) 16 May 204. (Phase 2B) 17 May 2024 ("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 Vendor or with the consent of the Vendor.

Please refer to the sales brochure for details. As at the date of production of this advertisement/promotional material, the sales brochure of Phase 2A is not yet available.

Date of production: 30 March 2023

1. 最大型指屯門區內單位數目最多的私人住宅項目,私人住宅項目不包括房委會及私人參建的居者有其屋項目 2. 該數字指由2022年7月30日至2022年8月27日期間已簽署臨時買賣合約的期數住宅單位數目,詳情請參閱期 數之成交紀錄冊,資料以成交紀錄冊為進。

3 「NOVO Walk」商場位於本發展項目期數第2A期。商場名稱僅作推廣之用,將不會在公契、臨時買賣合約 正式買賣合約、轉讓契或任何其他業權契據中顯示。商場之設計及面積以政府最終批核之圖則為準。賣方保 留修訂及更改店舗設施及其間隔、用料、設計、布局、用途、規格及特色等的權利,而毋須另行通知。店舗於發 展項目期數入伙時未必即時啟用。商場的商舖組合以商場開幕於用時為進。

4. 上述管理服務、活動及其他服務將由期數的管理人或其他合約聘用的第三方公司所提供,詳情受制於條款 及細則。管理人或合約聘用的第三方公司可自行決定就其管理服務,活動或其他上述服務之收費、使用條款、 營運時間及服務期限,惟須受公契:服務合約或其的組體法律文件所訂立的條款規限。[live e-asy/ 為流動智 通知買方。上述設施、裝置及設備(包括但不限於 [Live e-asy] 應用程式) 於期數入伙時未必能即時使用,亦可能不時更改。設施、裝置及設備的名稱僅為推廣目的,未必與實際之設施、裝置及設備的名稱及描述相同。以 上資料並不構成或不應被視作 賣方對任何有關設施及/或服務的使用、操作及/或提供之要約、陳述、承諾或

5. 所有發展項目內的住宅物業的業主、住客及其賓客均可使用會所及康樂設施,惟須遵守公契、相關政府牌 照,規例的條款及規定、並可能需支付費用。會所及康樂設施於發展項目內的住宅物業入伙時將未必可以啟用,以相關政府部門批准為準。會所及其康樂設施、公用花園及遊樂地方於住宅物業入伙時將按個別期數的入 伙時間開放及飲用。

6. 安裝於發展項目公用地方的設施並非住宅物業的裝置、裝修物料及設備的交樓標準之一。系統設施於發展項 目住字物業入伙時未必能即時使用,亦可能不時更改或終止。賣方保留權利不時更改上述設施、裝置及設備,就

8. 已投入服務巴士路線資料來源: K54巴士路線https://www.mtr.com.hk/ch/customer/services/searchBusRouteDetails.php?routeID=K54;50M巴士路線https://mobile.bravobus.com.hk/ nwp3/?f=1&ds=50M--Wo_Tin_Estate;50號巴士路線https://mobile.bravobus.com.hk/nwp3/?f=1&ds=50--Tuen_Mun (Ching_Tin_and_Wo_Tin);55號巴士路線https://mobile.bravobus.com.hk/nwp3/?f=1&ds=55--Tuen_Mun_(Ching_Tin_and_Wo_Tin);56號巴士路線https://mobile.bravobus.com.hk/nwp3/?f=1&ds=56A-Tuen_Mun_(Ching_Tin_and_Wo_Tin);56A巴士路線https://mobile.bravobus.com.hk/nwp3/?f=1&ds=56A--Queen%E2%80%999 Hill Fanling_(via: Sheung_Shui_Station): 67A巴士路線https://search.kmb.hk/KM BWebSite/?action=routesearch&route=67A&lang=zh-hk; 950巴士路線https://mobile.bravobus.com.hk/ nwp3/?f=1&ds=950--Tuen_Mun_(Ching_Tin_and_Wo_Tin); 955巴士路線https://mobile.bravobus.com.hk/ nwp3/?f=18ds=955-Tuen_Mun_(Ching_Tin_and_Wo_Tin); A34巴士路線http://www.Mb.hk/chi/pdf/A34.pdf
及NA33巴士路線http://www.lwb.hk/chi/pdf/promo_NA33.pdf,僅供參考。實方並不保證上述網址之準確性 及是否最新修訂版。上述四十路缐服務終中第三者公司所提供,並非中華方提供,第三者公司可自行決定就上 述服務之收費、使用條款、營運時間及服務期限、惟須遵守服務合約或其他相關法律文件所訂立的條款規限 有關服務詳情請參閱相關部門公布。有關港鐵提供之轉乘巴士服務受港鐵條款及细則約束。會方並無對上述 服務或事宜作出任何明示或隱含的要約、承諾或保證、準買家亦不應作出任何倚賴、或向賣方作出任何追討 9. 上述行車時間於2022年4月27日以私家車進行之實地測試評估得出,測試由 [NOVO LAND] 項目對出之欣 寶路行車線,直往屯門的港鐵兆康站對開上落客區為止。測試的行車時間僅供參考,實際行車時間可能因應車

10. 上述行車時間於2023年2月3日以永東旅行社安排之過境巴士進行之實地測試評估得出,測試由NOVO LAND發展項目位於欣寶路的入口直往深圳灣口岸跨境巴士上落客區為止。測試的行車時間僅供參考,實際行 車時間可能因應車輛、路面情況、交通、天氣、行車路線等因素而與測試的行車時間不同,行車時間及測試路線 亦可能與未來永東旅行社計劃安排的過境穿梭交通服務的實際行車時間及路線不同。永東巴士服務將由第三 者公司所提供,並非由賣方提供。第三者公司可自行決定就上述服務之收費、使用條款、營運時間、行車路線及 方並無對上述服務或事宜作出任何明示或隱含的要約、承諾或保證、準買家亦不應作出任何倚賴、或向賣方的

11.上述行車時間是根據運輸署之香港出行易網站(www.hkemobility.gov.hk)/應用程式評估提供·按最短時間搜尋·所述時間僅供参考·並受實際交通及路面情況影響及限制。

發展項目期數名稱:NOVOLAND(「發展項目」) 的第1A期、第1B期、第2A期及第2B期

本廣告僅為促銷發展項目第1A期、第1B期、第 2A期及第2B期內的住宅物業。

區域:屯門

期數的街道名稱及門牌號數:欣寶路8號#

賣方就期數指定的互聯網網站的網址:(第1A 期) www.novoland.com.hk; (第1B期) www. novoland1b.com.hk; (第2A期) www.novoland2a. com.hk; (第2B期) www.novoland2b.com.hk

查詢熱線: (852) 3119 0008

#此臨時門牌號數有待期數建成時確認。

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,請參閱售樓説明書。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:達協投資有限公司

賣方的控權公司: 新鴻基地產發展有限公司、Vast Earn Limited、Peak Harbour Development Ltd 期數的認可人十: 陳韻明

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:巴馬丹拿建築師有限公司

期數的承建商:新輝城建工程有限公司 就期數中的往字物業的出售而代表擁有人行事的建師事務所:召土打建所分,胡騾李羅律所分,薛馬酈岑律所

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:(第1A期) 2023年6月29日:(第1B期) 2023年6月30日:(第 2A期) 2024年5月16日:(第2B期) 2024年5月17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。)

本庸告由曹方或在曹方的同意下發布。

截至本廣告/宣傳資料的製作日期為止,第2A期的售樓説明書尚未發布。

製作日期:2023年3月30日