

Completion and handover of Phase 1A and Phase 1B of “NOVO LAND”, the largest private residential development in Tuen Mun¹

屯门最大型私人住宅发展项目¹「NOVO LAND」第1A期及第1B期落成交楼



*The above image was taken on 19 May 2023 at residential clubhouse of NOVO LAND. It has been processed with computerized imaging techniques and is for reference only. The clubhouse and/or recreational facilities may not be available for immediate use at the time of handover of the Phase of the Development. The use or operation of some of the facilities and/or services of clubhouse and/or recreational facilities may be subject to the rules and regulations of clubhouse and facilities, and the consent or permit issued by the relevant government departments, additional payment may be charged for users.
*相片于2023年5月19日于NOVO LAND住客会所现场实景拍摄，并经电脑修饰处理，仅供参考。会所及/或康乐设施于发展项目期数入伙时未必能即时启用。会所及/或康乐设施部分设施及/或服务的使用或操作可能受制于会所守则及设施的使用守则及政府有关部门发出之同意书或许可证，使用者或需额外付款。

“NOVO LAND”, the largest private residential development in Tuen Mun¹ benefits from the railway network and infrastructure development of the Northern Metropolis³. Phase 1A and 1B of the development, with a total of 1,624 residential units, were launched in Q3 2022 and achieved strong sales. The handover of the Phase commenced in Q2 2023, and its quality has won wide acclaim in the market.

Benefitting from convenient transportation

The development benefits from its proximity to two circular bus routes² and two MTR stations². The two circular bus routes² connect to the MTR Siu Hong Station and the Tuen Mun Station. From right outside the

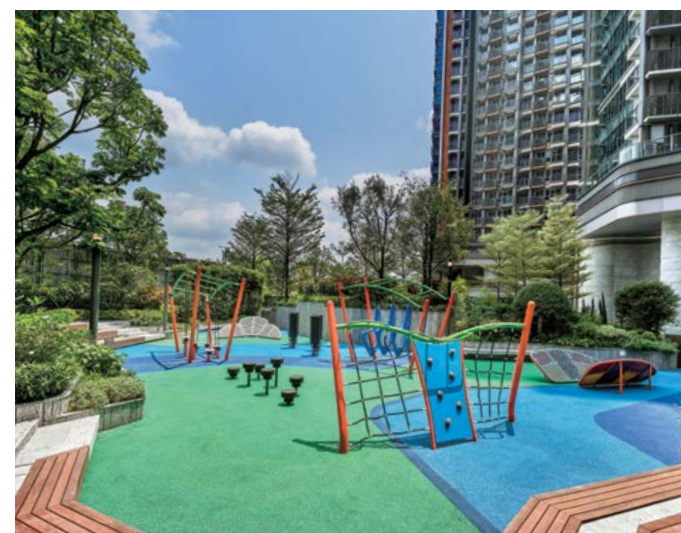
main entrance of the development, residents can also take Long Win bus routes to Hong Kong International Airport (HKIA), or take one of six new bus routes² to Hong Kong Island, Kowloon and the New Territories. By car, it takes only about 2 minutes and 55 seconds⁴ to get from NOVO LAND to the MTR Siu Hong Station. It takes only about 14 minutes⁵ by car to reach Shenzhen Bay Port via the Hong Kong-Shenzhen Western Corridor, with rapid onward connections to the business areas of Qianhai and Nanshan, and it is only about a 20-minute⁵ drive to HKIA and the Hong Kong Port of the Hong Kong-Zhuhai-Macao Bridge, making it convenient for residents to travel between the Hong Kong and Shenzhen metropolitan areas, as well as to international destinations.



The clubhouse offers a relaxing communal area “Joyful Mind”⁷ for residents
会所为住户打造了休闲的共享空间「点子廊」⁷

Diverse clubhouse facilities to meet the needs of all ages

NOVO LAND was the first residential development in Hong Kong to be simultaneously awarded three international wellness building certification⁶, including the international WELL Community Standard™ and WELL Building Standard™ version 2 pre-certification, and a Fitwel two-star rating. Equipped with a resort-style greenery residential clubhouse called NOVO Resorts⁷, the total area of the clubhouse, along with communal gardens and play areas, is approximately 400,000 square feet⁸, with 88 recreational facilities and services to meet the leisurely needs of all age groups.



Outdoor leisure facilities “Adventure Park”⁷ are also provided for residents
住户亦可享用户外游乐设施「跃动青春」⁷

屯门最大型私人住宅发展项目¹「NOVO LAND」受惠于北部都会区³的铁路网络及基建发展。项目第1A期及第1B期合共提供1,624个住宅单位已于2022年第三季推售，获得良好的市场反应，并于2023年第二季陆续交楼，交楼质素备受市场认可。



Residents can enjoy the “24/7 Fit & Gym”⁷ all day
「动力健身馆」⁷ 24小时全天候供住户使用

尽享交通便捷之利

项目兼享「双环线、双站优势」²，两条巴士循环线²分别连接港铁兆康站及屯门站，住户更可在项目正门外的欣宝路两旁选乘龙运巴士路线前往香港国际机场，或乘搭现已开通的六条新增巴士路线²穿梭港九新界。此外，驾车由「NOVO LAND」前往港铁兆康站仅需约2分55秒⁴，经港深西部通道前往深圳湾口岸仅约14分钟⁵，迅速连接前海及南山等经济区域，而前往香港国际机场及港珠澳大桥香港口岸仅需约20分钟⁵，方便来往港深都会地带以至世界各地。

多元会所设施符合全龄需求

「NOVO LAND」是全港首个同时荣获「WELL健康社区标准™」预认证、「WELL健康建筑标准™」Version 2预认证和Fitwel健康建筑「二星级」认证，合共三项国际级健康建筑认证⁶的住宅发展项目，附设度假式园林住客会所「NOVO Resorts」⁷，住客会所连同公用花园及游乐地方的总面积约40万平方呎⁸，配备88项悠闲游乐设施及娱乐服务。

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. Source: MTR bus route K54: <https://www.mtr.com.hk/en/customer/services/searchBusRouteDetails.php?routeID=K54> Citybus bus route 50: [https://mobile.citybus.com.hk/nwp3/?f=1&ds=50-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&ds=50-Tuen Mun (Ching Tin and Wo Tin)&l=1) Citybus bus route 50M: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=50M-Wo Tin Estate&l=1> Citybus bus route 55: [https://mobile.citybus.com.hk/nwp3/?f=1&ds=55-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&ds=55-Tuen Mun (Ching Tin and Wo Tin)&l=1) Citybus bus route 56: [https://mobile.citybus.com.hk/nwp3/?f=1&ds=56-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&ds=56-Tuen Mun (Ching Tin and Wo Tin)&l=1) Citybus bus route 950: [https://mobile.citybus.com.hk/nwp3/?f=1&ds=950-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&ds=950-Tuen Mun (Ching Tin and Wo Tin)&l=1) Citybus bus route 955: [https://mobile.citybus.com.hk/nwp3/?f=1&ds=955-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&ds=955-Tuen Mun (Ching Tin and Wo Tin)&l=1) KMB bus route 67A: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=67A&lang=en> Long Win bus routes A34: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=A34&lang=en> Long Win bus routes NA33: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=NA33&lang=en> Territories-GMB route 40: https://h2-app-rhkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=EN&route_id=2004956 for reference only. The Vendor does not guarantee the accuracy or latest revision of the above URLs. Services of the bus and minibus routes mentioned above are/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 and service period of the above-mentioned 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. Bus interchange services provided by MTR are subject to MTR's terms and conditions. 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.

3. Source: Northern Metropolis Development Strategy Report website (www.policyaddress.gov.hk/2021/chi/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf). The Vendor does not guarantee the accuracy or latest revision of the above URL. It is for reference only and may be different from the description in this advertisement/promotional material. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor.

4. 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 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.

5. 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.

6. Source of reference: official websites of Fitwel (www.fitwel.org) and WELL (www.wellcertified.com/certification/v2 and www.wellcertified.com/certification/community). The Vendor does not guarantee the accuracy or latest revision of the above URLs.

7. Names of clubhouse, different areas of clubhouse and facilities are promotional names used in promotional materials only. Such names will not appear in the Deed of Mutual Covenant, the preliminary agreement of sale and purchase, agreement for sale and purchase, assignment, or any other title deeds or documents. The Vendor reserves its absolute right to amend any part of the clubhouse and/or recreational facilities, without prior notice to any purchasers. The completion date of the clubhouse and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant government departments. The clubhouse and/or recreational facilities may not be available for immediate use at the time of handover of the Phase of the Development. The management services, activities and other mentioned services will be provided by the manager of the Phase/Development or other contractually engaged third-party companies. The manager or contractually engaged third-party companies may solely determine the fees, terms of use, operation hours and service period of its management services, activities or other services, subject to the terms and conditions of the Deed of Mutual Covenant, service contract or other relevant legal documents. The above-mentioned information does not constitute and shall not be construed 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. The use or operation of some of the facilities and/or services of clubhouse and/or recreational facilities may be subject to the rules and regulations of clubhouse and facilities, and the consent or permit issued by the relevant government departments, additional payment may be charged for users. Certain facilities of the clubhouse and/or recreational facilities belong to other Phase(s) of the Development, which cannot be used before the completion of the said other Phase(s). The provision and details of the shown objects, fittings, facilities and services are purely ideas of the Vendor, and may not appear in the clubhouse and/or recreational facilities of the Development, nor does it represent the future appearance and design of any part of the clubhouse and/or recreational facilities. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, regarding the appearance and design.

8. The clubhouse for the whole development includes a residential clubhouse (including any covered recreational facilities or otherwise for residents' use) with an area of about 59,600 square feet and a communal garden or play area (covered or otherwise) with an area of about 338,000 square feet. All owners of the residential properties in the Development, residents and their guests will have access to residential clubhouse and its recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, additional payments may be chargeable to the users. The clubhouse and recreational facilities may not be available for immediate use at the time of handover of the residential properties. 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.

This advertisement intends to promote the sale of residential properties in Phase 1A, Phase 1B, Phase 2A and Phase 2B of the Development only. Name of the Phase of Development: Phase 1A, Phase 1B, Phase 2A and Phase 2B of NOVO LAND (the "Development") only.

District: Tuen Mun

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 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.

Vendor: Pacific Good Investment Limited
Holding companies of the Vendor: Sun Hung Kai Properties Limited, Vast Earm Limited, Peak Harbour Development Ltd
Authorized Person of the Phase: Chan Wan Ming
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
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 for the best of the Vendor's knowledge: (Phase 2A) 16 May 2024; (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.
Date of production: 28 September 2023

1. 最大型指屯门区内单位数目最多的私人住宅项目，私人住宅项目不包括房委会及私人参建的居者有其屋项目。

2. 资料来源：港铁巴士路线编号K54：<https://www.mtr.com.hk/zh/customer/services/searchBusRouteDetails.php?routeID=K54> 城巴路线编号50：[https://mobile.citybus.com.hk/nwp3/?f=1&ds=50-Tuen Mun \(Ching Tin and Wo Tin\)&l=0](https://mobile.citybus.com.hk/nwp3/?f=1&ds=50-Tuen Mun (Ching Tin and Wo Tin)&l=0) 城巴路线编号50M：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=50M-Wo Tin Estate> 城巴路线编号55：[https://mobile.citybus.com.hk/nwp3/?f=1&ds=55-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&ds=55-Tuen Mun (Ching Tin and Wo Tin)&l=1) 城巴路线编号56：[https://mobile.citybus.com.hk/nwp3/?f=1&ds=56-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&ds=56-Tuen Mun (Ching Tin and Wo Tin)&l=1) 城巴路线编号950：[https://mobile.citybus.com.hk/nwp3/?f=1&ds=950-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&ds=950-Tuen Mun (Ching Tin and Wo Tin)&l=1) 城巴路线编号955：[https://mobile.citybus.com.hk/nwp3/?f=1&ds=955-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&ds=955-Tuen Mun (Ching Tin and Wo Tin)&l=1) 九巴路线编号67A：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=67A&lang=zh-hk> 龙运巴士路线编号A34：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=A34> 龙运巴士路线编号NA33：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=NA33> 新界区专线小巴路线编号40：https://h2-app-rhkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2004956，仅供参考。卖方并不保证上述网址之准确性及是否最新修订版。上述巴士及小巴路线服务将由第三者公司所提供，并非由卖方提供，第三者公司可自行决定就上述服务之收费、使用条款、营运时间及服务期限，惟须遵守服务合约或其他相关法律文件所订立的条款规限。有关服务详情请参阅相关部门公布，有关港铁提供之转乘巴士服务受港铁条款及细则约束。卖方并无对上述服务或事宜作出任何明示或暗示的要约、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何通讨。

3. 资料来源：《北部都会区发展策略》报告书网页 (www.policyaddress.gov.hk/2021/chi/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf)。卖方并不保证上述网址之准确性及是否最新修订版，内容仅供参考，详情亦可能与本广告/宣传资料所述者不同。卖方对其并不作出任何不表明或暗示之要约、承诺或保证。

4. 上述行车时间于2022年4月27日以私家车进行之实地测试评估得出，测试由[NOVO LAND]项目对出之欣宝路行车线，直往屯门的港铁兆康站对开上落客区止。测试的行车时间仅供参考，实际行车时间可能因应车辆、路面情况、交通、天气、行车路线等因素而与测试的行车时间不同。

5. 上述行车时间是根据运输署之「香港出行」网站 (www.hkemobility.gov.hk/) /应用程序评估提供，按最短时间搜罗，所述时间仅供参考，并受实际交通及路面情况影响及限制。

6. 资料来源：Fitwel官方网站 (www.fitwel.org) 及 WELL 官方网站 (www.wellcertified.com/certification/v2 和 www.wellcertified.com/certification/community)，卖方不保证上述网页是否最新修订版及其准确性。

7. 会所、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，将不会在公契、临时买卖合同、正式买卖合同、转让契或其他业权契据中显示。卖方保留一切修改会所及/或康乐设施的任一部分之绝对权利，事先毋须通知任何买家。会所及/或康乐设施的落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。会所及/或康乐设施于发展项目期数入伙时未必能即时启用。管理服务、活动及其他所述服务将由发展项目的管理人或其他合约聘用的第三者公司所提供。管理人或合约聘用的第三者公司可自行决定就其管理服务、活动或其他所述服务之收费、使用条款、营运时间及服务期限，惟须遵守公契、服务合约或其他相关法律文件所订立的条款规限。以上资料并不构成或不应被视为卖方对任何有关设施及/或服务的使用、操作及/或提供之要约、陈述、承诺或保证（不表明或暗示）。会所及/或康乐设施的部分设施及/或服务的使用或操作可能受制于会所守则及设施的使用守则及政府有关部门之同意书或许可证，使用者或需额外付款。部分会所及/或康乐设施属于发展项目其他期数，于其他期数落成前不可使用。所展示之物件、装置、设施及服务之提供及详情纯属卖方构思，并不一定会在发展项目之会所及/或康乐设施出现，亦并非展示会所及/或康乐设施日后落成之任何一部分的外貌或设计，卖方并不就此作出任何不表明或暗示之要约、陈述、承诺或保证。

8. 整个发展项目之会所，包括面积约为5.96万平方呎的住客会所（包括供住客使用的任何有上盖及没有上盖遮盖的康乐设施），以及面积约为33.8万平方呎的公园花园或游乐地方（有上盖及没有上盖遮盖）。所有发展项目内的住宅物业的业主、住客及其访客可使用会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施于住宅物业入伙时未必可以启用。会所及其康乐设施、公园花园及游乐地方于住宅物业入伙时将按个别期数的入伙时间开放及启用。

本广告仅为促销发展项目第1A期、第1B期、第2A期及第2B期。

发展项目期数名称：NOVO LAND（「发展项目」）的第1A期、第1B期、第2A期及第2B期

区域：屯门

期数的街道名称及门牌号数：欣宝路8号

卖方就期数指定的互联网网站的网址：

（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

查询热线：(852) 3119 0008

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：达协投资有限公司

卖方的控股公司：新鸿基地产发展有限公司、Vast Earm Limited、Peak Harbour Development Ltd

期数的认可人士：陈韵明

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人：巴丹拿建筑师有限公司

期数的承建商：新辉城建工程有限公司

就期数中的住宅物业的出售而代表拥有行事的律师事务所：打士打律师事务所、胡关李罗律师行、薛马邨李律行

已为期数的建造提供贷款或已承诺为该项目建设提供融资的认可机构：香港上海汇丰银行有限公司

尽卖方所知的期数的预计关键日期（第2A期）2024年6月16日；（第2B期）2024年6月17日。（关键日期指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。）

本广告由卖方或在卖方的同意下发布。

详情请参阅售楼说明书。

制作日期：2023年9月28日