

## Completion and handover of Phase 1A and Phase 1B of “NOVO LAND”, the largest private residential development in Tuen Mun<sup>1</sup>

### 屯門最大型私人住宅發展項目<sup>1</sup>「NOVO LAND」第1A期及第1B期落成交樓



\*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. \*相片於2023年5月19日於NOVO LAND住客會所現場實景拍攝，並經電腦修飾處理，僅供參考。會所及/或康樂設施於發展項目期數入伙時未必能即時啟用。會所及/或康樂設施部分設施及/或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可證，使用者或需額外付款。

“NOVO LAND”, the largest private residential development in Tuen Mun<sup>1</sup> benefits from the railway network and infrastructure development of the Northern Metropolis<sup>3</sup>. 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 routes<sup>2</sup> and two MTR stations<sup>2</sup>. The two circular bus routes<sup>2</sup> 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 routes<sup>2</sup> to Hong Kong Island, Kowloon and the New Territories. By car, it takes only about 2 minutes and 55 seconds<sup>4</sup> to get from NOVO LAND to the MTR Siu Hong Station. It takes only about 14 minutes<sup>5</sup> 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-minute<sup>5</sup> 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”<sup>7</sup> for residents 會所為住戶打造了休閒的共享空間「點子廊」<sup>7</sup>

#### 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 certification<sup>6</sup>, 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 Resorts<sup>7</sup>, the total area of the clubhouse, along with communal gardens and play areas, is approximately 400,000 square feet<sup>8</sup>, with 88 recreational facilities and services to meet the leisurely needs of all age groups.



Outdoor leisure facilities “Adventure Park”<sup>7</sup> are also provided for residents 住戶亦可享受戶外遊樂設施「躍動青春」<sup>7</sup>

屯門最大型私人住宅發展項目<sup>1</sup>「NOVO LAND」受惠於北部都會區<sup>3</sup>的鐵路網絡及基建發展。項目第1A期及第1B期合共提供1,624個住宅單位已於2022年第三季推售，獲得良好的市場反應，並於2023年第二季陸續交樓，交樓質素備受市場認可。



Residents can enjoy the “24/7 Fit & Gym”<sup>7</sup> all day 動力健身館<sup>7</sup> 24小時全天候供住戶使用

#### 盡享交通便捷之利

項目兼享「雙循環線、雙站優勢」<sup>2</sup>，兩條巴士循環線<sup>2</sup>分別連接港鐵兆康站及屯門站，住戶更可在項目正門外的欣寶路兩旁選乘龍運巴士路線前往香港國際機場，或乘搭現已開通的六條新增巴士路線<sup>2</sup>穿梭港九新界。此外，駕車由「NOVO LAND」前往港鐵兆康站僅需約2分55秒<sup>4</sup>，經港深西部通道前往深圳灣口岸僅約14分鐘<sup>5</sup>，迅速連接前海及南山等經濟區域，而前往香港國際機場及港珠澳大橋香港口岸僅需約20分鐘<sup>5</sup>，方便來往港深都會地帶以至世界各地。

#### 多元會所設施符合全齡需求

「NOVO LAND」是全港首個同時榮獲「WELL健康社區標準™」預認證、「WELL健康建築標準™」Version 2預認證和Fitwel健康建築「二星級」認證，合共三項國際級健康建築認證<sup>6</sup>的住宅發展項目，附設度假式園林住客會所「NOVO Resorts」<sup>7</sup>，住客會所連同公用花園及遊樂地方的總面積約40萬平方呎<sup>8</sup>，配備88項悠閒遊樂設施及娛樂服務。

備註

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&d=50-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&d=50-Tuen Mun (Ching Tin and Wo Tin)&l=1) Citybus bus route 50M: <https://mobile.citybus.com.hk/nwp3/?f=1&d=50M-Wo Tin Estate&l=1> Citybus bus route 55: [http://mobile.citybus.com.hk/nwp3/?f=1&d=55-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=55-Tuen Mun (Ching Tin and Wo Tin)&l=1) Citybus bus route 56: [http://mobile.citybus.com.hk/nwp3/?f=1&d=56-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=56-Tuen Mun (Ching Tin and Wo Tin)&l=1) Citybus bus route 56A: [http://mobile.citybus.com.hk/nwp3/?f=1&d=56A-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=56A-Tuen Mun (Ching Tin and Wo Tin)&l=1) Citybus bus route 950: [http://mobile.citybus.com.hk/nwp3/?f=1&d=950-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=950-Tuen Mun (Ching Tin and Wo Tin)&l=1) Citybus bus route 955: [http://mobile.citybus.com.hk/nwp3/?f=1&d=955-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=955-Tuen Mun (Ching Tin and Wo Tin)&l=1) KMB bus route 67A: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=A34&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> New Territories-GMB route 40: [https://h2-app-rh.kemobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?lang=EN&route\\_id=2004956](https://h2-app-rh.kemobility.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](http://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 Sui 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/](http://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](http://www.fitwel.org)) and WELL ([www.wellcertified.com/certification/v2](http://www.wellcertified.com/certification/v2) and [www.wellcertified.com/certification/community](http://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 for 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.

備註

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. 資料來源：港鐵巴士路線編號K54：<https://www.mtr.com.hk/ch/customer/services/searchBusRouteDetails.php?routeID=K54> 城巴路線編號50：[https://mobile.citybus.com.hk/nwp3/?f=1&d=50-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](https://mobile.citybus.com.hk/nwp3/?f=1&d=50-Tuen Mun (Ching Tin and Wo Tin)&l=1) 城巴路線編號50M：<https://mobile.citybus.com.hk/nwp3/?f=1&d=50M-Wo Tin Estate&l=1> 城巴路線編號55：[http://mobile.citybus.com.hk/nwp3/?f=1&d=55-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=55-Tuen Mun (Ching Tin and Wo Tin)&l=1) 城巴路線編號56：[http://mobile.citybus.com.hk/nwp3/?f=1&d=56-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=56-Tuen Mun (Ching Tin and Wo Tin)&l=1) 城巴路線編號56A：[http://mobile.citybus.com.hk/nwp3/?f=1&d=56A-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=56A-Tuen Mun (Ching Tin and Wo Tin)&l=1) 城巴路線編號950：[http://mobile.citybus.com.hk/nwp3/?f=1&d=950-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=950-Tuen Mun (Ching Tin and Wo Tin)&l=1) 城巴路線編號955：[http://mobile.citybus.com.hk/nwp3/?f=1&d=955-Tuen Mun \(Ching Tin and Wo Tin\)&l=1](http://mobile.citybus.com.hk/nwp3/?f=1&d=955-Tuen Mun (Ching Tin and Wo Tin)&l=1) 九巴路線編號67A：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=A34&lang=zh-hk> 龍運巴士路線編號A34：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=A34> 龍運巴士路線編號NA33：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=NA33> 新界區專線小巴路線第40號：[https://h2-app-rh.kemobility.gov.hk/ris\\_page/get\\_gmb\\_detail.php?route\\_id=2004956](https://h2-app-rh.kemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2004956)，僅供參考。賣方並不保證上述網址之準確性及是否最新修訂版。上述巴士及小巴路線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細則約束。賣方並無對上述服務或事宜作出任何明示或隱含的契約、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。
3. 資料來源：《北部都會區發展策略》報告書網頁 ([www.policyaddress.gov.hk/2021/chi/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf](http://www.policyaddress.gov.hk/2021/chi/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf))。賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考，詳情可能與本廣告/宣傳資料所述者不同。賣方對其並不作出任何不顯示或隱含之契約、承諾或保證。
4. 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]項目對出之欣寶路車廠，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車輛、路面情況、交通、天氣、行車路線等因素與測試的行車時間不同。
5. 上述行車時間是根據運輸署之「香港出行」網站 ([www.hkemobility.gov.hk/](http://www.hkemobility.gov.hk/)) / 應用程式評估提供，按最短時間搜尋，所述時間僅供參考，並受實際交通及路面情況影響及限制。
6. 資料來源：Fitwel官方網站 ([www.fitwel.org](http://www.fitwel.org)) 及WELL官方網站 ([www.wellcertified.com/certification/v2](http://www.wellcertified.com/certification/v2) 及 [www.wellcertified.com/certification/community](http://www.wellcertified.com/certification/community))，賣方不保證上述網頁是否最新修訂版及其準確性。
7. 會所、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，將不會在公契、臨時買賣合約、正式買賣合約、轉讓契或其他業權契據中顯示。賣方保留一切修改會所及/或康樂設施的任何部分之絕對權利，事先毋須通知任何買家。會所及/或康樂設施的落成日期以屋宇署、地政總署及/或其他相關政府部門之最終核批為準。會所及/或康樂設施於發展項目首期入伙時未必即能時時啟用。管理服務、活動及其他所述服務將由發展項目的管理人或其他合約聘用的第三期公司所提供。管理人員或合約聘用的第三期公司可自行決定其管理服務、活動或其他所述服務之收費、使用條款、營運時間及服務期限，惟須遵守公契、服務合約或其他相關法律文件所訂立的條款規限。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/或提供之契約、陳述、承諾或保證（不論明示或隱含）。會所及/或康樂設施的部分設施及/或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可證，使用者或需額外付款。部分會所及/或康樂設施屬於發展項目其他期數，於其他期數落成前不可使用。所展示之物件、裝置、設施及服務之提供及詳情純屬賣方構思，並不一定會在發展項目之會所及/或康樂設施出現，亦並非展示會所及/或康樂設施日後落成的任何一部分的外貌或設計，賣方並不就此作出任何不顯示或隱含之契約、陳述、承諾或保證。
8. 整個發展項目之會所，包括面積約為5.96萬平方呎的住客會所（包括供住客使用的任何有上蓋及沒有上蓋遮蓋的康樂設施），以及面積約為33.8萬平方呎的公用花園或遊樂地方（有上蓋及沒有上蓋遮蓋）。所有發展項目內的住宅物業的業主、住客及其實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，並可須支付費用。會所及康樂設施於住宅物業入伙時未必可以啟用。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啟用。

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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](http://www.novoland.com.hk); (Phase 1B) [www.novoland1b.com.hk](http://www.novoland1b.com.hk); (Phase 2A) [www.novoland2a.com.hk](http://www.novoland2a.com.hk); (Phase 2B) [www.novoland2b.com.hk](http://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 Earn 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

本廣告僅為促銷發展項目第1A期、第1B期、第2A期及第2B期。

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

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](http://www.novoland.com.hk)；

（第1B期）[www.novoland1b.com.hk](http://www.novoland1b.com.hk)；

（第2A期）[www.novoland2a.com.hk](http://www.novoland2a.com.hk)；

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賣方：達協投資有限公司  
賣方的控股公司：新鴻基地產發展有限公司、Vast Earn Limited、Peak Harbour Development Ltd  
期數的認可人士：陳穎明  
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  
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盡賣方所知的期數的預計關鍵日期（第2A期）2024年5月16日；（第2B期）2024年5月17日。（關鍵日期指土地文件的條件就期數而獲得符合的日期。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。）  
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