

THIS DEED is made the day of 20-
BETWEEN:-

- (1) WIN STANDARD ENTERPRISES LIMITED whose registered office is situate at 98 Tam Kon Shan Road, TYTL 102, Ngau Kok Wan, North Tsing Yi, New Territories, Hong Kong ("the First Owner" which expression shall where the context so admits include its successors and assigns) of the first part,
- (2)

("the First Assignee" which expression shall where the context so admits include its successors and assigns or his executors, administrators and assigns or such survivor of his or her or their assigns) of the second part, and
- (3) WELL BORN REAL ESTATE MANAGEMENT LIMITED whose registered office is situate at 72nd-76th Floors, Two International Finance Centre, No.8 Finance Street, Central, Hong Kong ("the DMC Manager") of the third part.

DEFINITIONS:-

In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:-

"Accessible Parking Spaces" means those spaces provided pursuant to Special Condition No.(27)(b)(i) of the Government Grant for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation as shown and marked "ACCESSIBLE CARPARK" on the plan annexed to this Deed and marked Plan No.DMC-01, the accuracy of such plan is certified by or on behalf of the Authorized Person and in the singular means one of such Accessible Parking Spaces. For the avoidance of doubt, the Residential Parking Spaces for the Disabled and Visitors' Parking Space No.V32 are Accessible Parking Spaces.

"Additional Vehicular Access" means such additional vehicular access described and as may be provided in Clause 37(ca) hereof.

"Advance Payment" means the respective payments to be paid by the Owner of each Residential Unit under Clause 15(b)(i) hereof or by the Owner of each Parking Space under Clause 15(b)(ii) hereof.

"Authorized Person" means Mr. YUEN Cheuk Yiu of Wong Tung & Partners Limited, and any other replacement authorized person for the time being appointed by the First Owner.

"Bicycle Parking Spaces" means those spaces provided pursuant to Special Condition No.(27)(d) of the Government Grant situated in the basement of the Estate for the parking of bicycles

belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees and for the purpose of identification only shown and coloured green on the plan annexed to this Deed and marked Plan No.DMC-01 and the accuracy of such plan is certified by or on behalf of the Authorized Person.

"Building Plans" means the general building plans and specifications in respect of the Estate or in respect of any part or parts of the Estate prepared by the Authorized Person and approved by the Building Authority under Ref. No.BD2/9197/16 and includes any amendments thereto as approved by the Building Authority.

"Car Park" means those parts of the Estate comprising the Parking Spaces and the Car Park Common Areas and Facilities.

"Car Park Common Areas" means all those areas of the Car Park intended for the common use and benefit of (i) the Car Park as a whole and not just any particular Parking Space which are subject to the provisions of this Deed to be used by each Owner, Occupier and user of the Parking Spaces, and (ii) the users of the Visitors' Parking Spaces and the Residential Parking Spaces for the Disabled subject to Clause 4 of Part A of Second Schedule, in common with all other Owners, Occupiers and users of such Parking Spaces, the Visitors' Parking Spaces and the Residential Parking Spaces for the Disabled which Car Park Common Areas are shown and coloured indigo on the plans annexed to this Deed and marked Plan No.DMC-01 to Plan No.DMC-03, both inclusive and the accuracy of such plans is certified by or on behalf of the Authorized Person and such additional areas of the Estate as may at any time be designated as Car Park Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of this Deed BUT (for the avoidance of doubt) excluding the Estate Common Areas and the Residential Common Areas.

"Car Park Common Areas and Facilities" means collectively the Car Park Common Areas and the Car Park Common Facilities.

"Car Park Common EV Facilities" means all such facilities installed or to be installed within the Car Park Common Areas for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles including but not limited to the ducts, trunking, charging posts and such other electrical or other installations or otherwise for or in relation to such purpose for the common use and benefit of (i) the Owners, Occupiers and users of the Parking Spaces, and (ii) the users of the Visitors' Parking Spaces and the Residential Parking Spaces for the Disabled subject to Clause 4 of Part A of Second Schedule, BUT (for the avoidance of doubt) excluding the Non-Common EV Facilities and the Residential Common EV Facilities.

"Car Park Common Facilities" means all those facilities of the Car Park, including but not limited to the Car Park Common EV Facilities, intended for the common use and benefit of (i) the Owners, Occupiers and users of the Parking Spaces, and (ii) the users of the Visitors' Parking Spaces and

the Residential Parking Spaces for the Disabled subject to Clause 4 of Part A of Second Schedule, BUT (for the avoidance of doubt) excluding the Non-Common EV Facilities, the Estate Common Facilities and the Residential Common Facilities.

"Car Park Management Budget" means the budget to be prepared for the Car Park more particularly described in Clause 14(a)(iii) hereof.

"Car Park Management Expenses" means all costs, charges, expenses and outgoings reasonably and necessarily incurred by the Manager in relation to the management and maintenance of the Car Park as a whole and in particular the Car Park Common Areas and Facilities.

"Certificate of Compliance" means the certificate or letter issued by the Director of Lands to the effect that all the positive obligations of the First Owner under the Government Grant in relation to the Lot have been fulfilled to his satisfaction.

"Club House" means such parts of the Estate for use as a club house by the residents of the Residential Units and their bona fide visitors and by no other person or persons.

"Club Rules" means the rules and regulations (if any) as the Manager may make from time to time in accordance with the provisions of this Deed for the proper or more efficient management of the Club House.

"Common Areas" means collectively the Estate Common Areas, the Residential Common Areas and the Car Park Common Areas, each of which Common Areas shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Ordinance.

"Common Areas and Facilities" means collectively the Common Areas and the Common Facilities.

"Common Facilities" means collectively the Estate Common Facilities, the Residential Common Facilities and the Car Park Common Facilities.

"Covered Landscape Areas" means the covered landscape areas under the footprint of the Towers which for identification purpose only are shown and coloured green stippled black on the plans annexed to this Deed and marked Plan No.DMC-02 and Plan No.DMC-03, the accuracy of such plans is certified by or on behalf of the Authorized Person.

"Diverted Utilities" means the Diverted Utilities referred to and defined in Special Condition No.(41)(b)(iv) of the Government Grant.

"Drainage Reserve Area" means the Drainage Reserve Area referred to and defined in Special Condition No.(43)(a)(i) of the Government Grant as shown and coloured yellow hatched black and green hatched black on the plans annexed to this Deed and marked Plan No.DMC-01 to DMC-03 (both inclusive) and the accuracy of such plans is certified by or on behalf of the Authorized Person.

"Estate" means the whole of the development comprising Phase 1, Phase 2 and Phase 3 constructed on the Lot in accordance with the Government Grant and the Building Plans and known as "The Royale (帝御)".

"Estate Common Areas" means those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit and which are subject to the provisions of this Deed and all subsisting rights and rights of way to be used by the Owners and Occupiers of the Units in all Phases in common with all other Owners and Occupiers of the Estate which said parts include but not limited to:-

- (a) the foundations, columns, beams, slabs and other structural supports and elements (including the areas marked "(UNEXCAVATED)" on the plans annexed to this Deed and marked Plan Nos.DMC-01 and DMC-02) that do not belong to or form part of the Residential Units;
- (b) such parts the Slopes and Retaining Walls within the Lot as shown and coloured yellow dashed black on the plan annexed to this Deed and marked Plan No.DMC-03, the accuracy of such plan is certified by or on behalf of the Authorized Person;
- (c) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Residential Common Areas;
- (d) such parts of the Drainage Reserve Area as shown and coloured yellow hatched black on the plans annexed to this Deed and marked Plan Nos.DMC-01 to DMC-03 (both inclusive);
- (e) office accommodation for watchmen and caretakers provided in accordance with Special Condition No.(19)(a) of the Government Grant as shown and marked "OFFICE ACCOMMODATION FOR WATCHMEN AND MANAGEMENT STAFF" on the plan annexed to this Deed and marked Plan No.DMC-04, the accuracy of such plan is certified by or on behalf of the Authorized Person;
- (f) quarters for watchmen and caretakers provided in accordance with Special Condition No.(20)(a) of the Government Grant as shown and marked "CARETAKER'S QUARTERS" on the plan annexed to this Deed and marked Plan No.DMC-04, the accuracy of such plan is certified by or on behalf of the Authorized Person;
- (g) counters, kiosks, stores, guard rooms and lavatories for watchmen and management staff;
- (h) office for the use of the Owners' Corporation or the Owners' Committee provided in accordance with Special Condition No.(21)(a) of the Government Grant as shown and marked "OWNER'S COMMITTEE OFFICE" on the plan annexed to this Deed and marked Plan No.DMC-03, the accuracy of such plan is certified by or on behalf of the Authorized Person;

- (i) refuse collection vehicles spaces, circulation and manoeuvring spaces;
- (j) the area on which the Additional Vehicular Access is located or the Additional Vehicular Access (as the case may be);
- (k) the area on which the Extension of Driveways is located or the Extension of Driveways (as the case may be);
- (l) all those parts and areas of the Estate as shown and coloured yellow, yellow hatched black and yellow dashed black on the plans annexed to this Deed and marked Plan No.DMC-01 to Plan No.DMC-04 (both inclusive), Plan No.DMC-22 and Plan No.DMC-23 and the accuracy of such plans is certified by or on behalf of the Authorized Person; and
- (m) such additional parts and areas of the Estate as may at any time be designated as Estate Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of this Deed,

BUT (for the avoidance of doubt) excluding the Residential Common Areas and the Car Park Common Areas.

"Estate Common Areas and Facilities" means collectively the Estate Common Areas and the Estate Common Facilities.

"Estate Common Facilities" means all those facilities intended for the common use and benefit of the Estate as a whole and not just any particular part thereof which are subject to the provisions of this Deed to be used by the Owners and Occupiers of the Units in all Phases in common with all other Owners and Occupiers of the Estate and includes but not limited to the those parts (if any) of the Diverted Utilities within the Lot and the Estate, those parts (if any) of the Existing Stormwater Drain within the Lot and the Estate, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Estate Common Facilities by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of this Deed BUT (for the avoidance of doubt) excluding the Residential Common Facilities and the Car Park Common Facilities.

"Estate Management Budget" means the budget to be prepared for the Estate more particularly described in Clause 14(a)(i) hereof.

"Estate Management Expenses" means all costs, charges, expenses and outgoings reasonably and necessarily incurred by the Manager in relation to the management and maintenance of the

"Gurkha Temple" means the Gurkha Temple referred to and defined in Special Condition No.(14)(a) of the Government Grant.

"Hong Kong" means the Hong Kong Special Administrative Region of the People's Republic of China.

"Inside Works" means the Inside Works referred to and defined in Special Condition No.(49)(c) of the Government Grant.

"Loading and Unloading Spaces" means the six spaces provided pursuant to Special Condition No.(28) of the Government Grant situated on the upper ground floor of the Estate for the loading and unloading of goods vehicles in connection with the Residential Development and for the purpose of identification only shown and coloured green and marked L1, L2, L3, L4, L5 and L6 on the plan annexed to this Deed and marked Plan No.DMC-03, the accuracy of such plan is certified by or on behalf of the Authorized Person.

"Lot" means all that piece or parcel of land registered in the Land Registry as TUEN MUN TOWN LOT NO.547.

"maintain" means to repair, uphold, support, rebuild, renew, overhaul, pave, purge, scour, cleanse, empty, amend, keep, tend, replace and decorate or such of the foregoing as may be applicable in the circumstances and in the interest of good estate management and "maintenance" shall be construed accordingly.

"management" means all duties and obligations to be performed and observed by the Manager in relation to the Estate pursuant to the Government Grant or as herein provided.

"Management Budgets" means collectively the Estate Management Budget, the Residential Management Budget and the Car Park Management Budget, and "Management Budget" shall be construed accordingly.

"Management Charges" means collectively the Management Expenses and the Manager's Fee.

"Management Expenses" means collectively the Estate Management Expenses, the Residential Management Expenses and the Car Park Management Expenses.

"management funds" means all monies received, recovered or held by the Manager for the use and benefit of the Estate pursuant to this Deed. For the avoidance of doubt, management funds shall exclude the Special Fund.

"Management Units" means the units which are allocated to the Units for the purpose of determining the amount of contribution towards the Management Charges as set out in the Fourth Schedule hereto.

"Manager" means the DMC Manager or any person who for the time being is, for the purpose of this Deed, managing the Estate.

"Manager's Fee" means the remuneration of the Manager as hereinafter provided.

"Motor Cycle Parking Spaces" means those spaces provided pursuant to Special Condition No.(27)(c)(i) of the Government Grant with the associated Non-Common EV Facilities situated in the basement of the Estate for the parking of motor cycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees.

"NIAR" means the noise impact assessment report prepared in respect of the Estate in accordance with Special Condition No.(45)(a) of the Government Grant and approved by the Director of Lands under Special Condition No.(45) of the Government Grant.

"Noise Barrier" means the noise barrier or noise barriers forming part of the Noise Mitigation Measures erected or constructed on the Lot with projection extending beyond the boundary of the Lot and over and above any portion of the adjoining Government land and as provided for in accordance with Special Condition No.(46) of the Government Grant which are for identification purpose only shown coloured green and marked "NOISE BARRIER" on the plans annexed to this Deed and marked Plan No.DMC-05, Plan No.DMC-10, Plan No.DMC-16, Plan No.DMC-30 and Plan No.DMC-31, the accuracy of such plans is certified by or on behalf of the Authorized Person.

"Noise Mitigation Measures" means the noise mitigation measures mentioned in the NIAR and implemented for the Estate including the acoustic fins, Noise Barrier, maintenance utility platform, maintenance balcony, and acoustic window, acoustic balcony and maintenance window as shown in the Building Plans and for the purpose of identification of the location thereof are shown on the plans annexed to this Deed and marked Plan No.DMC-05 to Plan No.DMC-08 (both inclusive), Plan No.DMC-10 to Plan No.DMC-14 (both inclusive), Plan No.DMC-16 to Plan No.DMC-20 (both inclusive), Plan No.DMC-22 to Plan No.DMC-26 (both inclusive), Plan No.DMC-28 and Plan No.DMC-30 to Plan No.DMC-32 (both inclusive) and the accuracy of such plans is certified by or on behalf of the Authorized Person. A list of the Residential Units designed with Noise Mitigation Measures serving or belonging to the particular Residential Units exclusively is set out in the Seventh Schedule.

"Non-Common EV Facilities" means all such facilities for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles parking at the Parking Spaces; such facilities shall include but not limited to such wires, cables, electric meter, base box, socket outlet, locks, covers and other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose but excluding the ducts, trunking, charging posts.

"Occupation Permit" means a temporary or permanent occupation permit issued by the Building Authority in respect of the Estate or any part or parts thereof.

"Occupier" means any person occupying or using a Unit with the consent, express or implied, of an Owner who owns the Unit, including without prejudice to the generality thereof any tenant,

any member of the Owner's or tenant's family and any of the Owner's or tenant's servants, agents, invitees and licensees and visitors.

“Open Kitchen” means the kitchen provided within the Residential Unit(s) is of open kitchen design, namely, the kitchen is not separated from the rest of the Residential Unit by full enclosure comprising walls and door which for the purpose of indication is shown and demarcated by a black pecked line and marked “OPEN KIT.” on the plans annexed to this Deed and marked Plan No.DMC-05 to Plan No.DMC-08 (both inclusive), Plan No.DMC-10 to Plan No.DMC-14 (both inclusive), Plan No.DMC-16 to Plan No.DMC-20 (both inclusive), Plan No.DMC-22 to Plan No.DMC-25 (both inclusive), Plan No.DMC-27, Plan No.DMC-28 and Plan No.DMC-30 to Plan No.DMC-32 (both inclusive) and the accuracy of such plans is certified by or on behalf of the Authorized Person.

“Open Kitchen Unit” means a Residential Unit with an Open Kitchen. The Open Kitchen Units are set out in the Sixth Schedule hereto.

“Ordinance” means the Building Management Ordinance (Cap.344).

“Outside Works” means the Outside Works referred to and defined in Special Condition No.(49)(c) of the Government Grant.

“Owner” means each person in whom for the time being any Undivided Share is vested and appears from the records at the Land Registry to be the owner of such Undivided Share and every joint tenant or tenant in common of any Undivided Share, and (where any Undivided Share has been assigned or charged by way of mortgage or charge) includes both the mortgagor or chargor, and the registered mortgagee or chargee in possession of or having foreclosed such Undivided Share.

“Owners' Committee” means a committee of the Owners of the Estate established under the provisions of this Deed.

“Owners' Corporation” means the corporation of the Owners incorporated under section 8 of the Ordinance.

“Parking Spaces” means collectively the Residential Parking Spaces and the Motor Cycle Parking Spaces.

“Phase” means any of Phase 1, Phase 2 or Phase 3 of the Estate.

“Phase 1” means the first phase of the Estate comprising Tower 3 and Tower 5 consisting of 611 Residential Units, 47 Residential Parking Spaces and 7 Motor Cycle Parking Spaces and known as “Seacoast Royale (帝御・金灣)”.

“Phase 2” means the second phase of the Estate comprising Tower 1 and Tower 2 consisting of 614 Residential Units, 61 Residential Parking Spaces and 6 Motor Cycle Parking Spaces and known as “[*] ([*])”.

“Phase 3” means the third phase of the Estate comprising Tower 6 and Tower 7 consisting of 557 Residential Units, 35 Residential Parking Spaces and 5 Motor Cycle Parking Spaces and known as “[*] ([*])”.

“Recreational Areas and Facilities” means and includes the recreational areas and recreational facilities ancillary thereto erected constructed and provided by the First Owner for the use of the residents of the Residential Units and their bona fide visitors pursuant to Special Condition No.(16) of the Government Grant including but not limited to the Club House, swimming pools and other recreational areas and facilities of the Estate which for identification purpose only is shown and coloured green cross hatched black on the plans annexed to this Deed and marked Plan No.DMC-02 to Plan No.DMC-04 (both inclusive), the accuracy of such plans is certified by or on behalf of the Authorized Person.

“Residential Common Areas” means those parts of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are subject to the provisions of this Deed to be used by the Owners and Occupiers of the Residential Units in all Phases in common with all other Owners and Occupiers of the Residential Units and shall include:-

- (a) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities save and except those of such areas which form part of the Estate Common Areas;
- (b) the external walls of the Towers and other parts of the Estate not forming part of the Residential Units or the Estate Common Areas including:-
 - (1) the architectural features and fins thereon (including architectural features on private flat roofs, private roofs and private gardens which form parts of Residential Units as shown and in accordance with the Building Plans which architectural features (insofar as capable to be shown on the plans) are for the purpose of identification only shown and marked [“ARCHITECTURAL FEATURE” on the plans marked Plan Nos.DMC-09, DMC-15, DMC-21, DMC-26, DMC-29 and DMC-33 annexed to this Deed]); and
 - (2) the air-conditioning platforms (including the louvers thereof (if any)) adjacent to the Residential Units or such other area(s), if any, as may be designated for that purpose,

BUT excluding:-

- (1) the glass/metal balustrades or railings of the balconies, utility platforms, private flat roofs, private roofs or private gardens which form parts of the relevant Residential Units; and
- (2) such pieces of glass panels wholly enclosing or fronting a Residential Unit and the openable parts of the curtain wall structures of the Towers which said glass panels and openable parts shall form parts of the relevant Residential Units and for the avoidance of doubt, any glass panel forming part of the curtain wall structures that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas;
- (c) the Recreational Areas and Facilities;
- (d) the Covered Landscape Areas;
- (e) lift lobby of each of the Tower;
- (f) fireman's lift lobby;
- (g) the Bicycle Parking Spaces;
- (h) the Loading and Unloading Spaces;
- (i) the Visitors' Parking Spaces;
- (j) the Residential Parking Spaces for the Disabled;
- (k) the Greenery Area;
- (l) such parts of the Drainage Reserve Area as shown and coloured green hatched black on the plans annexed to this Deed and marked Plan No.DMC-02 and DMC-03;
- (m) the entire thickness of any parapet and any fence wall enclosing a private garden, private flat roof or private roof held with and forming part of the Residential Unit as shown and coloured green on the plans annexed to this Deed separating that private garden, private flat roof or private roof from other part(s) of the Estate;
- (n) all those parts and areas of the Residential Development as shown and coloured green, green stippled black, green hatched black and green cross hatched black on the plans annexed to this Deed and marked Plan No.DMC-01 to Plan No.DMC-34, both inclusive and the accuracy of such plans is certified by or on behalf of the Authorized Person; and
- (o) such additional parts and areas of the Estate as may at any time be designated as Residential Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of this Deed, BUT (for the avoidance of doubt) excluding the Estate Common Areas and the Car Park Common Areas.

"Residential Common Areas and Facilities" means collectively the Residential Common Areas and the Residential Common Facilities.

"Residential Common EV Facilities" means all such facilities for the purpose of or in relation to the charging of electric motor vehicles parking at the Visitors' Parking Spaces and the Residential Parking Spaces for the Disabled and such facilities shall include but not limited to such wires, cables, electric meters, base box, socket outlet, locks, covers and other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose BUT (for the avoidance of doubt) excluding the Non-Common EV Facilities and the Car Park Common EV Facilities.

"Residential Common Facilities" means all those facilities intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit which are subject to the provisions of this Deed to be used by the Owners and Occupiers of the Residential Units in all Phases in common with all other Owners and Occupiers of the Residential Units and includes but not limited to the Residential Common EV Facilities, acoustic fins forming part of the Noise Mitigation Measures and the Noise Barrier, the lifts, all wires, cables, ducts, pipes, drains, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Residential Development as a whole and not just any particular Residential Unit and all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional devices and facilities of the Estate as may at any time be designated as Residential Common Facilities by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of this Deed BUT (for the avoidance of doubt) excluding the Estate Common Facilities and the Car Park Common Facilities. For the further avoidance of doubt, those installations made by and belonging to the provider(s) of the telecommunications and broadcasting services (if any) shall not form parts of the Residential Common Facilities. For the avoidance of doubt, the acoustic fins forming part of the Residential Common Facilities are for identification purpose only shown and marked "ACOUSTIC FIN" on the plans annexed to this Deed and marked Plan No.DMC-06, Plan No.DMC-07, Plan No.DMC-10 to Plan No.DMC-14 (both inclusive), Plan No.DMC-17 to Plan No.DMC-19 (both inclusive), Plan No.DMC-22 to Plan No.DMC-26 (both inclusive) and Plan No.DMC-30 to Plan No.DMC-32 (both inclusive), the accuracy of such plans is certified by or on behalf of the Authorized Person and the Noise Barrier forming part of the Residential Common Facilities are for identification purpose only shown coloured green and marked "NOISE BARRIER" on the plans annexed to this Deed and marked Plan No.DMC-05, Plan No.DMC-10, Plan No.DMC-16, Plan No.DMC-30 and Plan No.DMC-31, the accuracy of such plans is certified by or on behalf of the Authorized Person.

"Residential Development" means those parts of the Estate comprising the Residential Units and the Residential Common Areas and Facilities.

"Residential Management Budget" means the budget to be prepared for the Residential Development more particularly described in Clause 14(a)(ii) hereof.

"Residential Management Expenses" means all costs, charges, expenses and outgoings reasonably and necessarily incurred by the Manager in relation to the management and maintenance of the Residential Development as a whole and in particular the Residential Common Areas and Facilities.

"Residential Parking Spaces" means those spaces provided pursuant to Special Condition No.(27)(a)(i) of the Government Grant with the associated Non-Common EV Facilities situated in the basement of the Estate for the parking of motor vehicles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees but excluding the Residential Parking Spaces for the Disabled.

"Residential Parking Spaces for the Disabled" means those three parking spaces situated in the basement of the Estate as shown and marked Nos.46, 47 and 146 on the plan annexed to this Deed and marked Plan No.DMC-01 and certified as to its accuracy by or on behalf of the Authorized Person for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation. For the avoidance of doubt, the Residential Parking Spaces for the Disabled are the spaces provided pursuant to Special Condition No.(27)(b)(i) of the Government Grant. The Residential Parking Spaces for the Disabled are reserved and designated out of the spaces provided under Special Condition No.(27)(a)(i)(I) of the Government Grant.

"Residential Unit" means a Unit situated in the Towers intended for residential use in accordance with the Building Plans and the Occupation Permit and shall include but not limited to:-

- (a) any balcony (including acoustic balcony and maintenance balcony), utility platform (including maintenance utility platform), private flat roof, private roof or private garden held with and forming part of such Residential Unit BUT (for the avoidance of doubt) excluding the roof features on private flat roofs, private roofs and private gardens which form parts of the Residential Common Areas;
- (b) the openable parts of the curtain wall structures of the Towers and such pieces of glass panels wholly enclosing or fronting the Residential Unit Provided That any glass panel forming part of the curtain wall structures that does not wholly enclose a Residential Unit but extend across two or more Residential Units shall form part of the Residential Common Areas;

- (c) the internal walls and partitions (whether load bearing or structural or not) of or within the Residential Unit;
- (d) the inner half of any wall (other than the external walls of the Estate) and partition (whether load bearing or structural or not) of or within the Residential Unit separating the Residential Unit or any part thereof from any other part(s) of the Estate;
- (e) the inner half of any parapet and any fence wall of a balcony, utility platform, private garden, private flat roof or private roof held with and forming part of the Residential Unit separating that balcony, utility platform, private garden, private flat roof or private roof from other part(s) of the Estate BUT excluding the entire thickness of any parapet and any fence wall enclosing a private garden, private flat roof or private roof as shown coloured green and forming parts of the Residential Common Areas on the plans annexed to this Deed separating that private garden, private flat roof or private roof from other part(s) of the Estate;
- (f) Noise Mitigation Measures forming part of and/or serving exclusively such Residential Unit as set out in the Seventh Schedule;
- (g) the floor slabs (and in the event the floor slab is separating the Residential Unit (or any balcony, utility platform, private flat roof, private roof or private garden held with and forming part of the Residential Unit) from other part or parts of the Estate, the upper half of such floor slab), ceiling slabs (and in the event the ceiling slab is separating the Residential Unit (or any balcony, utility platform, private garden, private flat roof or private roof held with and forming part of the Residential Unit) from other part or parts of the Estate, the lower half of such ceiling slab) and other structural supports of or within the Residential Unit; and
- (h) the glass balustrades, metal balustrades or railings of the balconies (including acoustic balconies and maintenance balconies), utility platforms (including maintenance utility platforms), private flat roofs, private roofs or private gardens held with and forming part of such Residential Unit as approved under the Building Plans.

"Slope Maintenance Guidelines" means the guidelines known as "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended or substituted from time to time).

"Slope Maintenance Manual" means the slope maintenance manual for the Slopes and Retaining Walls prepared in accordance with the Slope Maintenance Guidelines.

"Slopes and Retaining Walls" means any and all slopes, slope treatment works, retaining walls and other structures, within or outside the Lot as shown and coloured brown on the plans annexed to this Deed and marked Plan No.DMC-35 and Plan No.DMC-35A and certified as to its

accuracy and that it includes all the slopes, slope treatment works, retaining walls and other structures by or on behalf of the Authorized Person, the maintenance of which is the liability of the Owners under the provisions of the Government Grant or this Deed.

"Special Fund" means a special fund to be established and maintained by the Manager pursuant to the provisions of this Deed for expenditure in relation to the management of the Estate of a capital nature or of a kind not expected to be incurred annually for the purpose of paragraph 4 of Schedule 7 of the Ordinance.

"Structures" means the Structures referred to and defined in Special Condition No.(3)(a)(i)(II) of the Government Grant.

"Towers" means the six towers of multi-storey buildings for residential purposes in the Residential Development erected on the Lot in accordance with the Building Plans and in the singular means one of the Towers.

"Undivided Share" means an equal undivided part or share of and in the Lot and of and in the Estate allocated in accordance with the provisions of this Deed.

"Unit" means a Residential Unit or a Parking Space or a part of the Estate of which the full and exclusive right and privilege to the use occupation and enjoyment has been or is intended to be assigned to or retained by an Owner and "his Unit" in relation to an Owner means the Unit or Units in respect of which that Owner has the full and exclusive right and privilege to hold use occupy and enjoy.

"Visitors' Parking Spaces" means all those thirty-two parking spaces provided pursuant to Special Condition No. (27)(a)(iii) of the Government Grant situated in the basement of the Estate as shown and marked Nos.V1 to V32 (both inclusive) on the plan annexed to this Deed and marked Plan No.DMC-01 for the parking of motor vehicles belonging to the bona fide guests, visitors or invitees of the residents of the Residential Units, the accuracy of such plan is certified by or on behalf of the Authorized Person. For the avoidance of doubt, Visitors' Parking Space No.V32 is the space provided pursuant to Special Condition No.(27)(b)(i) of the Government Grant for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation and is reserved and designated out of the spaces provided under Special Condition No.(27)(a)(iii) of the Government Grant.

"Works and Installations" means all major works and installations in the Estate, which require regular maintenance on a recurrent basis.

"Works and Installations Maintenance Manual" means the maintenance manual for the Works and Installations compiled by the First Owner.

“Yellow Area” means the Yellow Area referred to and defined in Special Condition No.(7)(a) of the Government Grant.

WHEREAS:-

- (1) Immediately prior to the Assignment to the First Assignee hereinafter referred to, the First Owner was the registered owner and in possession of the Lot which is held under the Government Grant.
- (2) The First Owner has developed the Lot in accordance with the Building Plans. The Estate comprises three Phases, namely Phase 1, Phase 2 and Phase 3. The Certificate of Compliance has been issued.
- (3) For the purposes of sale the Lot and the Estate have been notionally divided into 560,000 equal Undivided Shares which have been allocated as provided in the FIRST SCHEDULE hereto.
- (4) By an Assignment bearing even date herewith and made between the First Owner of the one part and the First Assignee of the other part and for the consideration therein expressed the First Owner assigned unto the First Assignee the First Assignee's Unit.
- (5) The parties hereto have agreed to enter into this Deed for the purpose of making provisions for the management, maintenance, repair, renovation, insurance and service of the Estate and for the purpose of defining and regulating the rights, interests and obligations of the Owners in respect of the Lot and the Estate.
- (6) The Director of Lands has approved the terms of this Deed in accordance with Special Condition No.(24)(a) of the Government Grant.
- (7) In this Deed (if the context permits or requires) words importing the singular number only shall include the plural number and vice versa and words importing the masculine gender only shall include the feminine gender and the neuter gender and words importing persons shall include corporations and vice versa and references to Clauses, Sub-clauses and Schedules shall be references to clauses, sub-clauses and schedules of this Deed.

NOW THIS DEED WITNESSETH as follows:-

SECTION I

RIGHTS AND OBLIGATIONS OF OWNERS

1. The First Owner shall at all times hereafter subject to and with the benefit of the Government Grant and this Deed have the sole and exclusive right and privilege to hold,

use, occupy and enjoy to the exclusion of the First Assignee the whole of the Lot and the Estate together with the appurtenances thereto and the entire rents and profits thereof SAVE AND EXCEPT the First Assignee's Unit assigned to the First Assignee as aforesaid and the Common Areas and Facilities and SUBJECT TO the rights and privileges granted to the First Assignee by the said Assignment AND SUBJECT TO the provisions of this Deed so far as they are still subsisting.

2. The First Assignee shall at all times hereafter subject to and with the benefit of the Government Grant and this Deed have the full and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the First Owner the First Assignee's Unit assigned to the First Assignee by the said Assignment together with the appurtenances thereto and the entire rents and profits thereof.
3. Each Undivided Share and the sole and exclusive right and privilege to hold, use, occupy and enjoy any part of the Estate shall be held by the Owner from time to time of such Undivided Share subject to and with the benefit of the easements, rights, privileges and obligations provided in the SECOND SCHEDULE hereto, and the covenants and provisions contained in this Deed.
4. The Owner or Owners for the time being of each Undivided Share (including the First Owner) shall at all times hereafter be bound by and shall observe and perform the covenants, provisions and restrictions contained herein and in the THIRD SCHEDULE hereto so far as the same relate to such Undivided Share held by him or them.
5. Subject to the Government Grant and this Deed, every Owner shall have the full right and liberty without reference to any other Owner or any person who may be interested in any other Undivided Share(s) in any way whatsoever and without the necessity of making such other Owner or such person a party to the transaction to sell, assign, mortgage, charge, lease, license or otherwise dispose of or deal with his Undivided Share(s) or interest of and in the Lot and the Estate together with the sole and exclusive right and privilege to hold, use, occupy and enjoy such part(s) of the Estate which may be held therewith PROVIDED THAT any such transaction shall be expressly subject to and with the benefit of this Deed.
6. (a) The sole and exclusive right and privilege to hold, use, occupy and enjoy any part of the Estate shall not be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from the Undivided Share(s) with which the same is held PROVIDED ALWAYS THAT the provisions of this Clause, subject to the Government Grant, do not extend to any lease, tenancy or licence with a term not exceeding ten (10) years.

- (b) The right to the exclusive use, occupation and enjoyment of a private garden, private flat roof or private roof, balcony (including acoustic balcony and maintenance balcony) or utility platform (including maintenance utility platform) shall not be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from the Residential Unit with which the private garden, private flat roof, private roof, balcony (including acoustic balcony and maintenance balcony), utility platform (including maintenance utility platform) is held.
- 7.
- (a) Every Owner, his tenants, servants, agents, invitees and licensees shall have the full right and liberty (in common with the Manager and others having like rights) to go pass and repass over and along and to use the Estate Common Areas and Facilities for all purposes connected with the proper use and enjoyment of the same.
 - (b) The Owner of any Residential Unit together with his tenants, servants, agents, invitees and licensees shall have the full right and liberty (in common with the Manager and others having like rights) to go pass and repass over and along and to use the Residential Common Areas and Facilities for all purposes connected with the proper use and enjoyment of the same.
 - (c) The Owner of any Parking Space together with his tenants, servants, agents, invitees and licensees shall have the full right and liberty (in common with the Manager and others having like rights) to go pass and repass over and along and to use the Car Park Common Areas and Facilities for all purposes connected with the proper use and enjoyment of the same.
 - (d) The right and liberty set out in Sub-clauses (a), (b) and (c) above shall be subject to the provisions of this Deed, the rights of the Manager and the Estate Rules relating thereto.

SECTION II

ADDITIONAL RIGHTS OF THE FIRST OWNER

8. Each and every Owner covenants with the First Owner with the intent that the covenants, rights, entitlements, exceptions and reservations herein conferred upon the First Owner shall bind each and every Owner and their respective successors and assigns and are intended to run and shall run with the Lot and the Estate and any interest therein that the First Owner shall for as long as it remains the beneficial owner of any Undivided Share have the sole, absolute and exclusive right in its absolute and unfettered discretion at any time or times and from time to time as it shall deem fit and without the consent or concurrence of any other Owners, the Owners' Committee, the Owners' Corporation or

the Manager (save as otherwise restricted as in below) to do all or any of the following acts or deeds and to exercise all or any of the following rights which are hereby expressly excepted and reserved unto and (where appropriate) granted and conferred upon the First Owner:-

- (a) The right to apply to, negotiate and agree with the Government to amend, vary or modify the Government Grant (including any plans annexed thereto) or any conditions thereof from time to time in such manner as the First Owner may deem fit and to execute any modification letter, no-objection letter, deed of variation or any other modification document(s) in connection therewith in the name of the First Owner alone without the necessity of joining in any other Owner and any such amendment or variation or modification shall be binding on the Owners Provided That the exercise of this right shall be subject to the prior approval of the Owners at an Owners' meeting convened under this Deed and provided further that such amendment, variation or modification will not interfere with the Owners' right to the exclusive use occupation and enjoyment of their Units or impede or restrict their access to and from their Units or affect an Owner's right and interest in the Lot and the Estate and Provided That the exercise of the right under this Clause shall affect only the Units remaining unsold and owned by the First Owner and Provided Further that if the amendment, variation or modification involves adjustment of the boundary of the Lot, any payment received shall be credited to the Special Fund.
- (b) The right at any time hereafter subject to the approval of the Director of Lands (if such approval is necessary) and the Building Authority (if required) to change, amend, vary, add to or alter the Building Plans and to carry out the construction works in accordance with such amended Building Plans and to do everything necessary therefor or incidental thereto Provided That such change, amendment, variation, addition or alteration and the construction works in accordance with such amended Building Plans and anything done under this Sub-clause (b) will not interfere with the Owners' right to the exclusive use occupation and enjoyment of their Units or impede or restrict their access to and from their Units or affect an Owner's right and interest in the Lot and the Estate and Provided That the exercise of the right under this Clause shall affect only the Units remaining unsold and owned by the First Owner. In exercise of the right under this Clause, the First Owner shall bear all costs arising therefrom and at its own expense make good any damage and shall ensure the least disturbance is caused.
- (c) The right to effect surrenders and/or dedication of any part or parts of the Lot and/or the Estate to the Government either pursuant to the Government Grant

or whenever required by the Government so to do and the First Owner shall be at liberty to surrender to the Government or dedicate the same for public use in such form and manner as it shall in its absolute discretion think fit Provided That an Owner's right to hold use occupy and enjoy his Unit shall not be interfered with and Provided That his access to and from his Unit will not be impeded or restricted and the right and interest of an Owner in the Lot and the Estate shall not be affected and any consideration received therefor shall be credited to the Special Fund and Provided That the exercise of the right under this Clause shall affect only the Units remaining unsold and owned by the First Owner.

- (d) Subject to the prior written approval by a resolution of Owners at an Owners' meeting convened under this Deed, the right to affix, maintain, alter, repair, service, replace, renew and remove any one or more chimneys, flues, pipes, masts, conduits, plant, machinery, equipment, lightning conductors and lighting fixtures, including, without limitation, microwave distribution systems, aerials, dishes, antennae, transmitters, transponders, receivers, tuners and the ancillary equipment and connections thereto and other fixtures or structures of whatsoever kind on or within any part or parts of the Common Areas and the right to enter into and upon any part of the Lot and the Estate save and except any part of the Estate which has been sold or assigned by the First Owner with or without workmen and equipment at all reasonable times on giving prior reasonable written notice (except in the case of emergency) for any or all of the purposes aforesaid PROVIDED THAT the exercise of the rights under this Sub-clause (e) to affix, maintain, alter, repair, service, replace, renew and remove flues, pipes, masts, conduits, plant, machinery, equipment, lightning conductors and lighting fixtures shall be for the purpose of supplying utility services to the Lot only PROVIDED FURTHER THAT the exercise of any of such rights shall not interfere with the exclusive right to hold, use, occupy and enjoy the Units which other Owners own or impede or restrict their access to and from their Units. Any consideration received therefor shall be credited to the Special Fund.
- (e) Subject to the prior written approval by a resolution of Owners at an Owners' meeting convened under this Deed, the right to designate and declare by deed any area or part or parts of the Estate the sole and exclusive right to hold, use, occupy and enjoy which, and to receive the rents and profits in respect of which, is then beneficially owned by the First Owner to be additional Estate Common Areas and Facilities or additional Residential Common Areas and Facilities or additional Car Park Common Areas and Facilities whereupon with effect from such designation and declaration such additional Estate Common Areas and Facilities

or additional Residential Common Areas and Facilities or additional Car Park Common Areas and Facilities (as the case may be) shall form part of the Estate Common Areas and Facilities or Residential Common Areas and Facilities or Car Park Common Areas and Facilities (as the case may be) as provided in this Deed and the Owners shall contribute to the maintenance and upkeep of the same as if they were part of the Estate Common Areas and Facilities or Residential Common Areas and Facilities or Car Park Common Areas and Facilities (as the case may be) PROVIDED THAT in making such designation and declaration the First Owner shall not interfere with or affect an Owner's exclusive right to hold, use, occupy and enjoy the Unit which such Owner owns or impede or restrict his access to and from his Unit PROVIDED FURTHER THAT no Owner (including the First Owner) and no Manager shall re-convert or re-designate the aforesaid common areas and facilities to his or its own use and benefit.

- (f) Subject to the prior written approval by a resolution of Owners at an Owners' meeting convened under this Deed, the right to obtain the grant of any rights, rights of way or easements or quasi-easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, footbridges, pedestrian bridges, subways, gardens, open spaces, nullahs and culverts, recreational areas and facilities, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any adjoining or neighbouring lands or to obtain any similar rights by licence for the benefit of the Lot and the Estate as the First Owner shall deem fit PROVIDED THAT the exercise of such right shall not affect or interfere with an Owner's right to hold, use, occupy and enjoy the part of the Estate which he owns or impede or restrict his access to and from his Unit.
- (g) The right to enter into and upon such parts of the Lot and the Estate not yet sold or assigned by the First Owner from time to time with all necessary equipment, plant and materials for the purposes of completing the construction of the other parts of the Estate and of constructing such other buildings or structures thereon and may, for such purposes, carry out all such works in, under, on or over those parts of the Lot and the Estate as aforesaid as it may from time to time see fit PROVIDED THAT the exercise of such right shall not interfere with an Owner's exclusive right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit. The First Owner in pursuance of such works may from time to time issue in writing to the Owners instructions as to the areas or parts of the Lot and the Estate that the Owners, their tenants, servants, agents

or licensees may or may not use while such works are being carried out PROVIDED THAT the exercise of such right shall not interfere with an Owner's exclusive right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit. The right of the First Owner to enter the Lot and the Estate as aforesaid to carry out such works shall extend equally to all necessary contractors, agents, workers and other persons authorised by the First Owner.

- (h) The right to build and operate in such part or parts of the Lot and the Estate not yet sold or assigned by the First Owner to complete the Estate in accordance with the Building Plans PROVIDED THAT such buildings and operations shall not contravene the terms and conditions of the Government Grant or any of the laws and regulations for the time being in force in Hong Kong, and shall not interfere with an Owner's exclusive right to hold, use, occupy and enjoy his Unit or impede or restrict his access to and from his Unit.
- (i) The right to utilize in whole or in part the balance of the maximum plot ratio of the Lot for the time being permitted under the Buildings Ordinance or under the Government Grant or otherwise including any concessions or bonus which may be granted by the Building Authority or obtained as a result of modification of the Government Grant PROVIDED THAT the exercise of such right shall not interfere with or affect an Owner's exclusive right to hold, use, occupy and enjoy his Unit which such Owner owns or impede or restrict his access to and from his Unit PROVIDED FURTHER THAT if the exercise of the right under this Clause involves the modification of the Government Grant, the exercise of this right shall be subject to the prior approval of the Owners at an Owners' meeting convened under this Deed.

For the purpose of this Clause 8 only, "the First Owner" shall exclude its successors and assigns.

- 9. (a) The Owners hereby jointly and severally and irrevocably APPOINT the First Owner to be their attorney and grant unto the First Owner the full right power and authority to do all acts deeds matters and things and to execute and sign seal and as their acts and deeds deliver such deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the First Owner's rights mentioned in Clause 8 with the full power of delegation and the Owners hereby further jointly and severally and irrevocably undertake to do all acts deeds matters and things and to execute sign seal and deliver such deed or deeds and to sign such documents or instruments as may be necessary to give effect to the abovementioned grant and to ratify and confirm all that the First Owner as such attorney shall lawfully do or cause to be done by virtue thereof and

that the power of attorney hereby given shall bind the executor(s) and the administrator(s) and the successor(s) and assign(s) of such Owners and shall not be revoked by the death incapacity bankruptcy or winding-up (as the case may be) of any of such Owners. For the purpose of this Clause 9(a) only, "the First Owner" shall exclude its successors and assigns.

- (b) Every assignment of the Unit shall include a covenant in substantially the following terms: "The Purchaser covenants with the Vendor for itself and as agent for Win Standard Enterprises Limited ("the Company" which expression shall include its attorneys) to the intent that such covenants shall bind the Property and the owner or owners thereof for the time being and other person or persons deriving title under the Covenanting Purchaser (each and all of whom including the Purchaser is and are hereinafter included in the expression "the Covenanting Purchaser") and shall enure for the benefit of the Estate and be enforceable by the Company that:-
- (i) the Covenanting Purchaser confirms and acknowledges the covenants, rights, entitlements, exceptions and reservations granted and conferred on the Company under Clause 8 of a Deed of Mutual Covenant and Management Agreement dated the day of 20 and the Covenanting Purchaser shall not do or permit anything to be done which will in any way affect or hinder the exercise of the said rights by the Company;
 - (ii) the Covenanting Purchaser shall, if required by the Company, do everything necessary, including giving express consents in writing to the exercise of the said rights by the Company, to facilitate the exercise of the said rights by the Company;
 - (iii) the Covenanting Purchaser hereby expressly and irrevocably appoints the Company to be its attorney and grants unto the Company the full right power and authority to give all consents and to do all acts deeds matters and things and to execute and sign seal and as the acts and deeds of the Covenanting Purchaser deliver such deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the exercise of the rights conferred on the Company as aforesaid with the full power of delegation and the Covenanting Purchaser hereby further covenants to do all acts deeds matters and things and to execute sign seal and deliver such deed or deeds and to sign such documents or instruments as may be necessary to give effect to such appointment and grant; and

- (iv) in the event of the Covenanting Purchaser selling or otherwise disposing of the Property, the Covenanting Purchaser shall sell or otherwise dispose of the Property upon the condition that the purchaser or assignee thereof shall enter into the same binding covenants on terms similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained

PROVIDED THAT upon the Covenanting Purchaser complying with and performing the covenant (iv) hereinbefore contained, the Covenanting Purchaser shall not be liable for any breach of the covenants (i), (ii) and (iii) hereinbefore contained which may happen after the Covenanting Purchaser shall have sold or otherwise disposed of the Property in respect whereof such purchaser or assignee shall have entered into such covenants similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained."

SECTION III

MANAGER AND MANAGEMENT CHARGES

- 10. (a) Subject to the provisions of the Ordinance, the parties hereto have agreed with the Manager for the Manager to undertake the management and maintenance of the Lot and the Estate for an initial term of two (2) years from the date of this Deed and to be continued thereafter Provided That nothing herein shall restrict or prohibit the termination of the appointment of the Manager during such initial term or at any time thereafter under the following circumstances:-
 - (i) the appointment is terminated by the Manager by his previously giving of not less than three (3) months' notice of its intention to resign in writing by sending such notice to the Owners' Committee or where the Owners' Committee has not yet been established pursuant to the provisions of this Deed, by serving such notice on each of the Owners and by displaying such notice in a prominent place in the Estate. For this purpose, service of such notice on an Owner may be effected personally upon the Owner; or by post to the Owner at his last known address; or by leaving such notice at the Unit owned by the Owner or depositing the notice in the Owner's letter box; or
 - (ii) prior to the formation of the Owners' Corporation, upon the passing of a resolution by a majority of votes of Owners voting either personally or by proxy and supported by Owners of not less than 50% of the Undivided Shares in aggregate (excluding the Undivided Shares allocated to the Common Areas and Facilities) at an Owners' meeting convened for the purpose to remove the Manager without compensation by the Owners'

Committee giving to the Manager not less than three (3) months' notice of termination in writing; or

- (iii) in the event that the Manager is wound up or has a receiving order made against it.
- (b) (i) Where an Owners' Corporation has been formed, an Owners' Corporation may, by a resolution of a majority of the votes of the Owners voting either personally or by proxy (for the purpose of this Sub-clause (b), only the Owners of Undivided Shares who pay or who are liable to contribute towards the Management Charges relating to those Undivided Shares shall be entitled to vote) and supported by the Owners of not less than 50% of the Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) to be determined at a general meeting convened for the purpose, terminate by notice the DMC Manager's appointment without compensation. In this respect, such resolution shall have effect only if such notice of termination is in writing; and provision is made in the resolution for a period of not less than 3 months' notice or, in lieu of notice, provision is made for an agreement to be made with the DMC Manager for the payment to the DMC Manager of a sum equal to the amount of remuneration which would have accrued to the DMC Manager during that period; and such notice is accompanied by a copy of the resolution terminating the DMC Manager's appointment; and such notice and the copy of the resolution is served upon the DMC Manager within 14 days after the date of the meeting. For this purpose, service of such notice and the copy of the resolution required to be served may be given by delivering them personally to the DMC Manager; or by sending them by post to the DMC Manager at its last known address. The reference in this Sub-clause (b)(i) above to "the Owners of not less than 50% of the Undivided Shares" shall be construed as a reference to the Owners of not less than 50% of the Undivided Shares in aggregate who are entitled to vote.
- (ii) If a contract for the appointment of a Manager other than the DMC Manager contains no provision for the termination of the Manager's appointment, Sub-clause (b)(i) above applies to the termination of the Manager's appointment as they apply to the termination of the DMC Manager's appointment.

- (iii) Sub-clause (b)(ii) above operates without prejudice to any other power there may be in a contract for the appointment of a Manager other than the DMC Manager to terminate the appointment of the Manager.
- (c) If a notice to terminate a Manager's appointment is given under Sub-clause (b) above:-
 - (i) No appointment of a new Manager shall take effect unless the appointment is approved by a resolution of the Owners' Committee (if any); and
 - (ii) if no such appointment is approved under Sub-clause (c)(i) above by the time the notice expires, the Owners' Corporation may appoint another Manager and, if it does so, the Owners' Corporation shall have exclusive power to appoint any subsequent Manager.
- (d) If any person has given an undertaking in writing to, or has entered into an agreement with, the Government to manage or be responsible for the management of the Estate, and the Owners' Corporation has appointed a Manager under Sub-clause (c)(ii) above, the Owners' Corporation shall be deemed to have given that person an instrument of indemnity under which the Owners' Corporation shall be liable to indemnify that person in respect of any act or omission by the Manager appointed under that Sub-clause that may otherwise render that person liable for a breach of that undertaking or agreement.
- (e) Sub-clauses (b) to (d) above are subject to any notice relating to the Estate that may be published by the Secretary for Home Affairs under section 34E(4) of the Ordinance but does not apply to any single manager referred to in that section.
- (f) Subject to Sub-clause (g) below, if the Manager's appointment ends for any reason, the Manager shall, as soon as practicable after the Manager's appointment ends, and in any event within 14 days of the date of the Manager's appointment ends, deliver to the Owners' Committee (if any) or a Manager appointed in its place any movable property in respect of the control, management and administration of the Lot and the Estate that is under the Manager's control or in the Manager's custody or possession, and that belongs to the Owners' Corporation (if any) or the Owners.
- (g) If the Manager's appointment ends for any reason, the Manager shall within 2 months of the date the Manager's appointment ends:-
 - (i) prepare an income and expenditure account for the period beginning with the commencement of the financial year in which the Manager's appointment ends and ending on the date the Manager's appointment

ended; and a balance sheet as at the date the Manager's appointment ended, and shall arrange for that account and balance sheet to be audited by a certified public accountant or by some other independent auditor specified in a resolution of the Owners' Committee (if any) or, in the absence of any such specification, by such certified public accountant or other independent auditor as may be chosen by the Manager; and

- (ii) deliver to the Owners' Committee (if any) or the Manager appointed in its place any books or records of accounts, papers, documents, plans and other records which are required for the purposes of Sub-clause (g)(i) above and have not been delivered under Sub-clause (f) above.

11. Upon termination of the Manager's appointment in whatever manner this may occur, a meeting of the Owners' Committee shall immediately be convened to appoint a manager to take its place and such meeting shall appoint a manager who shall on the expiry of the notice given by or, as the case may be, to the Manager be immediately thereupon and thenceforth become vested with all the powers and duties of the Manager hereunder. Notwithstanding anything hereinbefore contained, it is hereby declared and agreed that at no time shall the Lot and the Estate be without a responsible duly appointed manager to manage the Estate after the issue of an Occupation Permit covering the same.
12. (a) The Manager's Fee, being the remuneration of the Manager for the performance of its duties hereunder shall not be more than 10% of the total annual Management Expenses (excluding the amount for the Manager's Fee itself and capital expenditure or expenditure drawn out of the Special Fund) reasonably and necessarily incurred in the good and efficient management of the Lot and the Estate. The Manager shall also be entitled to charge and be paid all disbursements and out-of-pocket expenses properly incurred in the course of carrying out its duties hereunder. The Owners shall pay to the Manager the Manager's Fee hereunder in advance on the first day (or such other day as the Manager may deem appropriate) of each calendar month. The percentage of total annual Management Expenses against which the Manager's Fee is calculated shall not be varied except by a resolution passed at a meeting of the Owners convened under this Deed. Provided That in calculating the Manager's Fee under this Clause, the Owners may by a resolution of Owners at an Owners' meeting convened under this Deed at its absolute discretion decide to include in such calculation any capital expenditure or expenditure drawn out of the Special Fund at the rate which shall not exceed 10% or at such lower rate as the Owners consider appropriate.

- (b) The Manager's Fee as aforesaid shall be the net remuneration of the Manager for its services as Manager and shall not include the costs, expenses, salary, bonuses, compensation, severance payment and fees for any staff serving the Lot and the Estate, facilities, accountancy services or other professional supervision for the Lot and the Estate and all disbursements and out of pocket expenses properly incurred in the course of carrying out its duties hereunder which said costs and expenses shall form part of the Management Expenses and shall be a direct charge upon the management funds.
- 13.
 - (a) Subject to Sub-clauses (c), (e) and (f) below, the total amount of Management Charges payable by the Owners during any period of 12 months adopted by the Manager as the financial year in respect of the management of the Lot and the Estate shall be the total proposed management expenditure during that year as specified by the Manager in accordance with Sub-clause (b) below.
 - (b) In respect of each financial year, the Manager shall:-
 - (i) prepare three separate and independent draft annual Management Budgets in accordance with Clause 14 of this Deed setting out the estimated management expenditure of the Lot and the Estate during the financial year Provided That the first draft annual Management Budgets to be prepared by the Manager shall cover the period from the date of this Deed until the 31st day of December of that year unless that period shall be less than 6 months in which event it shall cover the period from the date of this Deed until the 31st day of December of the following year and all subsequent draft annual Management Budgets shall be prepared by the Manager at least 1 month prior to the commencement of the financial year and such subsequent draft annual Management Budgets (other than the first draft annual Management Budgets) shall be prepared in consultation with the Owners' Committee (if the same has been established pursuant to the provisions of this Deed);
 - (ii) send a copy of each of the draft annual Management Budgets to the Owners' Committee or, where the Owners' Committee has not yet been established pursuant to the provisions of this Deed, display a copy of each of the draft annual Management Budgets in a prominent place in the Estate, and cause it to remain so displayed for at least 7 consecutive days;
 - (iii) send or display, as the case may be, with the copy of the draft annual Management Budgets a notice inviting each Owner to send his comments on the draft annual Management Budgets to the Manager within a period

of 14 days from the date the draft annual Management Budgets were sent or first displayed;

- (iv) after the end of that period, prepare annual Management Budgets specifying the total estimated management expenditure during the financial year;
 - (v) send a copy of each of the annual Management Budgets to the Owners' Committee or, where the Owners' Committee has not yet been established pursuant to the provisions of this Deed, display a copy of each of the annual Management Budgets in a prominent place in the Estate and cause it to remain so displayed for at least 7 consecutive days.
- (c) Where, in respect of a financial year, the Manager has not complied with Sub-clause (b) above before the start of that financial year, the total amount of the Management Charges for that year shall:-
- (i) until the Manager has so complied, be deemed to be the same as the total amount of Management Charges (if any) for the previous financial year;
 - (ii) when the Manager has so complied, be the total proposed management expenditure specified in the annual Management Budgets for that financial year, and the amount that the Owners shall contribute towards the Management Charges shall be calculated and adjusted accordingly.
- (d) Where any of the annual Management Budgets has been sent or displayed in accordance with Sub-clause (b)(v) above and the Manager wishes to revise the same, the Manager shall follow the same procedures in respect of the revised annual Management Budget as apply to the draft annual Management Budget and the annual Management Budget by virtue of Sub-clause (b) above.
- (e) Where a revised annual Management Budget is sent or displayed in accordance with Sub-clause (d) above, the total amount of the Management Charges for that financial year shall be the total management expenditure or proposed management expenditure specified in the revised annual Management Budget and the amount that Owners shall contribute towards the Management Charges shall be calculated and adjusted accordingly.
- (f) If there is an Owners' Corporation and, within a period of 1 month from the date that an annual Management Budget or a revised annual Management Budget for a financial year is sent or first displayed in accordance with Sub-clause (b) or Sub-clause (d) above, the Owners' Corporation decides, by a resolution of the Owners, to reject the annual Management Budget or the revised annual Management

Budget, as the case may be, the total amount of the Management Charges for the financial year shall, until another annual Management Budget or revised annual Management Budget is sent or displayed in accordance with Sub-clause (b) or Sub-clause (d) above and is not so rejected under this Sub-clause (f), be deemed to be the same as the total amount of the Management Charges (if any) for the previous financial year, together with an amount not exceeding 10% of that total amount as the Manager may determine.

- (g) If any Owner requests in writing the Manager to supply him with a copy of any of the draft annual Management Budgets, annual Management Budgets or revised annual Management Budgets, the Manager shall, on payment of a reasonable copying charge, supply a copy to that person.
- (h) For the purposes of this Clause 13, "expenditure" includes all costs, charges and expenses to be borne by the Owners, including the Manager's Fee.
- (i) The Management Expenses shall cover all expenditure which is to be necessarily and reasonably incurred for the proper good and efficient management and maintenance of the Lot and the Estate and the Common Areas and Facilities therein including but without prejudice to the generality of the foregoing the following costs charges and expenses:-
 - (i) the expenses for maintenance, operation, control, repair, cleansing, painting, decorating, improving and keeping in good condition of all Common Areas and Facilities and the lighting thereof;
 - (ii) the charges for the supply and consumption of electricity, gas, water, telephone and other utilities serving the Common Areas and Facilities and charges, assessments, impositions and outgoings payable in respect of the Common Areas and Facilities;
 - (iii) the remuneration and related expenses for the provision of security guard services for the Lot and the Estate and the cost (including but not limited to salaries, bonuses, compensation as required by laws, and medical insurance) of employing executives, clerical staff, accountants, caretakers, security guards, watchmen, cleaners, and such other staff to manage and administer the Lot and the Estate and the Common Areas and Facilities therein and the expenses of purchasing or hiring all necessary plant, equipment and machinery;
 - (iv) the cost and expense of inspecting, maintaining and repairing the foundations, columns and other structures constructed or to be constructed for the support of the Estate and the drains nullahs sewers

pipes watermains and channels and such other areas whether within or outside the Lot that are required to be maintained under the Government Grant;

- (v) the Government rent of the Lot payable under the Government Grant Provided only if no apportionment or separate assessments have been made for individual Units and the Manager decides, in its discretion, that the same shall be included as part of the management expenditure and the Government rent (if any) in respect of the Common Areas and Facilities;
- (vi) the expenses of refuse collection, storage and disposal in respect of the Lot and the Estate and the Common Areas and Facilities;
- (vii) the premia for insurance of the Common Areas and Facilities against damage by fire and/or such other perils up to the full new reinstatement value thereof and of the Manager against third party or public liability or occupiers' liability or employees' compensation risks or any other insurance policy considered necessary by the Manager including a due proportion of premia for the insurance cover of the employer's liability to cover the employees employed by the headquarters office(s) of the Manager for the Estate as well as any other lands, developments and buildings and such due proportion of premia shall be directly related to and necessarily and reasonably incurred in the management of the Estate;
- (viii) a sum for contingencies;
- (ix) legal and accounting and surveying fees and all other professional fees and costs properly incurred by the Manager in carrying out the services provided by this Deed;
- (x) all costs incurred in connection with the maintenance and management of the Common Areas and Facilities;
- (xi) any tax payable by the Manager on any of the sums held by it under the provisions of this Deed Provided However That any tax payable on the Manager's Fee shall be borne and paid by the Manager;
- (xii) the cost of inspecting, repairing and maintaining the Slopes and Retaining Walls the maintenance of which is the liability of the Owners under the Government Grant or this Deed and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual;

- (xiii) the licence fees (if any) payable to the Government for laying of drains and channels which serve the Estate within or under the Government land adjacent to the Lot;
- (xiv) any other costs, charges and expenses properly incurred by the Manager in the performance of any duty or in the exercise of any power under this Deed in respect of any part or parts of the Lot and the Estate;
- (xv) the expenses for cultivation, irrigation and maintenance of the planters and landscaped areas on the Common Areas and Facilities;
- (xvi) all costs and expenses incurred in connection with the environmental control and protection in respect of the Lot and the Estate and the Common Areas and Facilities;
- (xvii) the cost of postage, stationery and other sundry items incurred by the Manager in connection with the management of the Estate;
- (xviii) all costs and expenses incurred in connection with maintaining the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Government Grant (until possession of the Green Area is re-delivered to the Government) in observing and complying with Special Condition No.(3)(a)(iii) of the Government Grant;
- (xix) all costs and expenses incurred in connection with maintaining the Yellow Area (until possession of which is re-delivered to the Government) in observing and complying with Special Condition No.(7)(b) of the Government Grant;
- (xx) all costs and expenses incurred in connection with keeping and maintaining the landscaped works, including the Greenery Area, provided pursuant to Special Condition No.(18) of the Government Grant in accordance with Special Condition No.(18)(d) of the Government Grant;
- (xxi) all costs and expenses incurred in connection with maintaining the Diverted Utilities (until possession of which is handed-over to the Government) in observing and complying with Special Condition No.(41)(b)(iv) of the Government Grant;
- (xxii) all costs and expenses incurred in relation to maintaining any section of the connection works which is constructed within Government land in

connecting any drains and sewers from the Lot to the Government storm-water drains and sewers and upon possession of which is handed over to the Government for future maintenance the costs to be paid to the Government on demand for the technical audit in respect of the said connection works in observing and complying with Special Condition No.(42)(b) of the Government Grant;

- (xxiii) all costs and expenses incurred in relation to upholding, maintaining and repairing the Noise Barrier forming part of the Common Areas and Facilities or any replacement in observing and complying with Special Condition No.(46)(d) of the Government Grant;
- (xxiv) all costs and expenses incurred in connection with maintaining the Inside Works and the Outside Works in observing and complying with Special Condition No.(49)(f) of the Government Grant;
- (xxv) all costs and expenses incurred by the Manager for the repair, maintenance and reinstatement of the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities forming part of the Common Areas and Facilities;
- (xxvi) all costs and expenses incurred in connection with Clause 37(ca);
- (xxvii) the cost of operating the shuttle bus services and such other means of transport and the costs and expenses for the hiring or otherwise employing vehicles for the general amenity of the Owners and Occupiers of the Estate, together with the charges and expenses in connection with the maintenance of such vehicles;
- (xxviii) the costs of operating and maintaining the Car Park Common EV Facilities and the Residential Common EV Facilities;
- (xxix) any other items of expenditure which are necessary for the administration, management and maintenance of the Lot and the Estate including but not limited to all staff, facilities, office, accountancy, professional, supervisory and clerical expenses incurred by the Manager in respect thereof or such proportion of reasonable expenses of support/back up services (if any) which are necessary for the management of the Lot and the Estate which are provided by the headquarters office(s) of the Manager for the Estate as well as any other lands, developments and buildings and for such purposes, the Manager shall be entitled to apportion any such items of expenditure which relate to and are necessarily and reasonably incurred

in the administration and/or management and/or maintenance of the Lot and the Estate as well as any other lands, developments and buildings as reasonably determined by the Manager having regard to the relevant circumstances.

14. (a) The Manager shall prepare the following three separate and independent budgets showing the total management expenditure of the Estate for the ensuing year in consultation with the Owners' Committee except the first year:-
- (i) the Estate Management Budget which shall show the estimated Estate Management Expenses and the Manager's Fee with reference to the Estate Management Expenses;
 - (ii) the Residential Management Budget which shall show (aa) the estimated Residential Management Expenses and the Manager's Fee with reference to the Residential Management Expenses, (bb) a due proportion of the expenditure in accordance with the Estate Management Budget which due proportion shall be the same proportion as the number of the Management Units allocated to all the Residential Units bears to the total number of Management Units allocated to the Estate as specified in the Fourth Schedule hereto and (cc) a percentage (calculated in accordance with the formula set out in Sub-clause (A) below) of the estimated Car Park Management Expenses and the Manager's Fee with reference to the Car Park Management Expenses ("the Residential Development Contribution"); and
 - (iii) the Car Park Management Budget which shall show (aa) the estimated Car Park Management Expenses and the Manager's Fee with reference to the Car Park Management Expenses less the Residential Development Contribution and (bb) a due proportion of the expenditure in accordance with the Estate Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to all the Parking Spaces bears to the total number of Management Units allocated to the Estate as specified in the Fourth Schedule hereto.

(A)

$$\text{Percentage in} \quad \frac{\text{Number of Visitors' Parking Spaces (excluding the Visitors' Parking Space which is an Accessible Parking Space) + Number of Accessible Parking Spaces}}{\text{Spaces}}$$

Sub-clause =
$$\frac{\text{Number of Visitors' Parking Spaces (excluding the}}{\text{Visitors' Parking Space which is an Accessible}} \\ \text{Parking Space) + Number of Accessible Parking}}{\text{Spaces + Number of Residential Parking Spaces +}} \\ \text{(Number of Motor Cycle Parking Spaces x 0.2)}$$

- (b) The Manager must keep separate management accounts for each of the above budgets. For the avoidance of doubt it is expressly agreed and declared that each of the above Residential Management Budget and Car Park Management Budget shall be treated as completely separate and independent to the intent that any surplus or deficit in one account shall not be taken into account in any other account.
- (c) (1) Subject to Sub-clauses (2) and (3) below, the Manager or the Owners' Committee shall not enter into any contract for the procurement of any supplies, goods or services the value of which exceeds or is likely to exceed the sum of HK\$200,000 or such other sum in substitution therefor as the Secretary for Home Affairs may specify by notice in the Gazette unless: -
- (i) the supplies, goods or services are procured by invitation to tender;
 - and
 - (ii) the procurement complies with the Code of Practice referred to in Section 20A(1) of the Ordinance.
- (2) Subject to Sub-clause (3) below, the Manager or the Owners' Committee shall not enter into any contract for the procurement of any supplies, goods or services the value of which exceeds or is likely to exceed a sum which is equivalent to 20% of the relevant annual budget or such other percentage in substitution therefor as the Secretary for Home Affairs may specify by notice in the Gazette unless: -
- (i) if there is an Owners' Corporation:-
 - (I) the supplies, goods or services are procured by invitation to tender;
 - (II) the procurement complies with the Code of Practice referred to in Section 20A(1) of the Ordinance; and
 - (III) whether a tender submitted for the purpose is accepted or not is decided by a resolution of the Owners passed at a general meeting

of the Owners' Corporation, and the contract is entered into with the successful tenderer; or

(ii) if there is no Owners' Corporation: -

(I) the supplies, goods or services are procured by invitation to tender;

(II) the procurement complies with the Code of Practice referred to in Section 20A(1) of the Ordinance; and

(III) whether a tender submitted for the purpose is accepted or not is decided by a resolution of the Owners passed at a meeting of Owners convened and conducted in accordance with this Deed, and the contract is entered into with the successful tenderer.

(3) Sub-clauses (1) and (2) do not apply to any supplies, goods or services which but for this Sub-clause would be required to be procured by invitation to tender (referred to in this Sub-clause as "relevant supplies, goods or services"): -

(i) where there is an Owners' Corporation, if:-

(I) the relevant supplies, goods or services are of the same type as any supplies, goods or services which are for the time being supplied to the Owners' Corporation by a supplier; and

(II) the Owners' Corporation decides by a resolution of the Owners passed at a general meeting of the Owners' Corporation that the relevant supplies, goods or services shall be procured from that supplier on such terms and conditions as specified in the resolution, instead of by invitation to tender; or

(ii) where there is no Owners' Corporation, if:-

(I) the relevant supplies, goods or services are of the same type as any supplies, goods or services which are for the time being supplied to the Owners by a supplier; and

(II) the Owners decide by a resolution of the Owners passed at a meeting of Owners convened and conducted in accordance with this Deed that the relevant supplies, goods or services shall be procured from that supplier on such terms and conditions as specified in the resolution, instead of by invitation to tender.

15. (a) Each Owner (including the First Owner) shall be personally liable to contribute towards the Management Charges whether or not his Unit or Units are vacant or

occupied and whether or not such Unit or Units have been let or leased to a tenant or is occupied by the Owner himself or any other person Provided Always That no Owner may be called upon to pay more than his appropriate share of the Management Charges, having regard to the number of the Management Units allocated to his Unit. For the avoidance of doubt, it is hereby expressly Provided That the First Owner's liability to make payments and contributions towards the Management Charges shall in no way be reduced by reason of the fact that any of the Unit(s) remain unsold and that the First Owner shall make payments and contributions for those expenses which are of a recurrent nature for those Units and Undivided Shares unsold.

(b) The amount of the monthly or other contributions payable by each Owner to the relevant annual budget shall be specified by the Manager from time to time in accordance with the following principles and such contributions shall be paid in the following manner:-

(i) The Owner of each Residential Unit shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units as specified in the Fourth Schedule hereto.

(ii) The Owner of each Parking Space shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Car Park Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Parking Space bears to the total number of Management Units allocated to all the Parking Spaces as specified in the Fourth Schedule hereto.

PROVIDED ALWAYS THAT:-

(i) where at any time any budgets prepared by the Manager are revised as hereinafter provided there shall be added to or deducted from the amount of the Advance Payment payable on the first day of each month for the remainder of the current financial year after such revision an amount equal to the difference between the relevant Management Charges in respect of the current financial year payable by the Owner concerned prior to such revision and the relevant Management Charges payable by that

Owner in accordance with the revised budget divided by the number of complete months from the date of such revised budget to the end of the then current financial year;

- (ii) on the first day of the month immediately following the close of any financial year and on the first day of each of such subsequent months before the budget for the then financial year shall have been prepared and approved there shall be paid on account an amount equal to the Advance Payment by that Owner based on the total amount of Management Expenses for the previous financial year.
 - (c) Notwithstanding anything herein contained, where the Manager or the Owners' Corporation acquires Undivided Shares relating to the Common Areas and Facilities as trustee for all the Owners pursuant to this Deed then the Manager or the Owners' Corporation shall be exempted from contributing to the Management Charges for such Undivided Shares relating to the Common Areas and Facilities.
- 16. (a) If the Manager is of the opinion that the receipts budgeted for the then current financial year are insufficient to cover all expenditure required to be incurred in that financial year, the Manager may, by following such procedures as set out in this Deed, prepare a revised budget and may determine additional contributions payable by each Owner which may be rendered necessary by the adoption of such revised budget and may exercise all the powers conferred by this Deed in respect of such additional contributions. The Manager may recoup such deficiency by increased monthly instalments save that in exceptional circumstances it may be recovered by special contribution in one lump sum as the Manager shall see fit to require.
- (b) In the event of a surplus of income over expenditure for an financial year, the surplus shall be treated as an accumulated surplus for the following financial year.
- 17. Notwithstanding anything herein contained and for the avoidance of any doubt, the Management Expenses payable by the Owners in accordance with this Deed shall not include:-
 - (a) any sum attributable or relating to the cost of completing the construction of the Estate or any part thereof or the cost of obtaining the Certificate of Compliance which sum shall be borne solely by the First Owner and for the purpose of this sub-clause, "First Owner" shall exclude its assigns;
 - (b) all existing and future taxes, rates, assessments, property tax, water rates (if separately metered) and outgoings of every description for the time being payable

in respect of any Unit which sums shall be borne by the Owner or Owners for the time being thereof;

- (c) the expenses for keeping in good and substantial repair and condition of the interior fixtures and fittings, windows and doors of any Unit together with the plumbing, electrical installations, plant equipment, apparatus or services thereof not forming part of the Common Areas and Facilities which sums shall be borne solely by the Owner or Owners for the time being thereof.
18. Where any expenditure relates solely to or is solely for the benefit of any Unit(s) then the full amount of such expenditure shall be borne by the Owner(s) of such Unit(s).
19. (a) The Manager shall establish and maintain a Special Fund with the following separate accounts for different component parts of the Common Areas and Facilities:-
- (i) A separate account of the Special Fund designated for the Estate Common Areas and Facilities which shall be applied towards payment of expenditure of a capital nature or of a kind not expected by the Manager to be incurred annually relating to the Estate Common Areas and Facilities, which includes but is not limited to, expenses for the renovation, improvement and repair of the Estate Common Areas and Facilities, the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machineries for the Estate Common Areas and Facilities and the costs of the relevant investigation works and professional services. This part of the Special Fund shall be held by the Manager as trustee for all Owners for the time being.
 - (ii) A separate account of the Special Fund designated for the Residential Common Areas and Facilities which shall be applied towards payment of expenditure of a capital nature or of a kind not expected by the Manager to be incurred annually relating to the Residential Common Areas and Facilities, which includes but is not limited to, expenses for the renovation, improvement and repair of the Residential Common Areas and Facilities, the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machineries for the Residential Common Areas and Facilities and the costs of the relevant investigation works and professional services. This part of the Special Fund shall be held by the Manager as trustee for the Owners of all Residential Units for the time being.

- (iii) A separate account of the Special Fund designated for the Car Park Common Areas and Facilities which shall be applied towards payment of expenditure of a capital nature or of a kind not expected by the Manager to be incurred annually relating to the Car Park Common Areas and Facilities, which includes but is not limited to, expenses for the renovation, improvement and repair of the Car Park Common Areas and Facilities, the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machineries for the Car Park Common Areas and Facilities and the costs of the relevant investigation works and professional services. This part of the Special Fund shall be held by the Manager as trustee for the Owners of all Parking Spaces for the time being in so far as such contributions are made by the Owners of Parking Spaces and as trustee for the Owners of all Residential Units for the time being in so far as such contributions are made by the Owners of Residential Units.
- (b) Except where the First Owner has made the initial contribution to the relevant part(s) of the Special Fund under Sub-clause (c) below, each Owner shall upon taking up the assignment of his Undivided Share(s) from the First Owner deposit with the Manager a sum equivalent to two (2) months of his monthly contribution to the Management Charges based on the first annual Management Budget as an initial contribution to all the relevant part(s) of the Special Fund provided that if an Owner is liable to contribute to more than one part of the Special Fund, the Manager shall apportion such initial total contribution to the relevant parts of the Special Fund in such reasonable manner as the Manager may deem fit.
- (c) The First Owner shall in respect of any Unit(s) in that part of the Estate the construction of which has been completed and which remain unsold within three (3) months after (i) the date of this Deed or (ii) the date when the First Owner is in a position validly to assign those Unit(s) (i.e. when the consent to assign or Certificate of Compliance has been issued), whichever is the later, deposit with the Manager a sum equivalent to two (2) months of its monthly contribution to the Management Charges based on the relevant first annual Management Budget as an initial contribution to the relevant part(s) of the Special Fund in the respective amount specified in Sub-clause (b) above in respect of such unsold Unit(s).
- (d) Each Owner hereby covenants with the other Owners to make further periodic contributions to the relevant part(s) of the Special Fund and the amount(s) to be contributed in each financial year and the time when those contributions will be

payable shall be determined by a resolution of the Owners at an Owners' meeting convened under this Deed.

- (e) If there is an Owners' Corporation, the Owners' Corporation shall determine, by a resolution of the Owners, the amount to be contributed to the Special Fund by the Owners in any financial year, and the time when those contributions shall be payable.
- (f)
 - (i) The Manager shall open and maintain at a bank within the meaning of section 2 of the Banking Ordinance (Cap. 155) an interest-bearing account, the title of which shall refer to the Special Fund for the Estate, and shall use such account exclusively for the purpose referred to in Sub-clause (a) above.
 - (ii) Without prejudice to the generality of Sub-clause (f)(i) above, if the Owners' Corporation has been formed, the Manager shall open and maintain one or more segregated interest-bearing accounts, each of which shall be designated as a trust account or client account, for holding money received by the Manager from or on behalf of the Owners' Corporation in respect of the Special Fund.
 - (iii) The Manager shall display a document showing evidence of any account opened and maintained under Sub-clause (f)(i) above or Sub-clause (f)(ii) above in a prominent place in the Estate.
- (g) The Manager shall without delay deposit all money received by the Manager in respect of the Special Fund into the account opened and maintained under Sub-clause (f)(i) above or, if the Owners' Corporation has been formed, the account or accounts opened and maintained under Sub-clause (f)(ii) above.
- (h) Except in a situation considered by the Manager to be an emergency, no money shall be paid out of the Special Fund unless it is for a purpose approved by a resolution of the Owners' Committee (if the same has been established pursuant to the provisions of this Deed). The Manager must not use the Special Fund for the payment of any outstanding management expenses arising from or in connection with the day-to-day management of the Estate.
- (i) The payments made by the Owners (including the First Owner) towards the Special Fund are neither refundable to any Owner by the Manager nor transferable to any new Owner.

20. (a) Except where the First Owner has made payments in accordance with Sub-clause (b) below, the Owner of each Unit shall upon taking up the assignment of his Undivided Shares from the First Owner:-
- (i) pay to the Manager a sum equivalent to one (1) month of such Owner's monthly contribution to the Management Charges based on the first annual Management Budget as payment in advance of monthly contribution to the Management Charges of his Unit(s) which sum shall not be refundable nor transferable;
 - (ii) deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under this Deed a sum equal to three (3) months of the monthly contribution to the Management Charges payable by him in respect of his Unit(s) based on the first annual Management Budget which deposit shall be non-interest bearing and shall not be used by such Owner to set off against any contribution payable by him under this Deed and which deposit shall be transferable but not refundable;
 - (iii) pay to the Manager a sum equivalent to one (1) month of the Owner's monthly contribution to the Management Charges based on the first annual Management Budget in respect of each Residential Unit owned by such Owner for the collection or removal of debris which sum shall not be refundable nor transferable Provided That any part of such sum not used for the aforesaid purpose shall be paid into the relevant part(s) of the Special Fund Provided Further that the Owner of each Parking Space is not required to pay such debris removal fee; and
 - (iv) pay to the Manager a due proportion of the deposits of water meters, electricity etc. for the Common Areas and Facilities or part thereof which have been paid or will be paid by the Manager to the relevant utility companies, such due proportion of the deposits shall be transferable but not refundable.

Notwithstanding the foregoing (and without prejudice to the rights of the Manager generally under this Deed) the Manager shall have the right to set off the deposit paid by an Owner under sub-clause (a)(ii) above against any sums payable by an Owner under this Deed; the Manager shall be under no obligation to exercise such right of set-off and, in any proceedings by the Manager against an Owner in respect of a payment default, such Owner shall have no right to require the Manager to mitigate its loss by exercising its right of set-off prior to

its exercising its other rights under this Deed in respect of such default. If the Manager has exercised its right of set-off under this Clause, it shall have the right to require the relevant Owner or his successor in title to replenish the deposit to an amount equivalent to 3 times the then current monthly contribution to the Management Charges payable in respect of the Unit(s) which he owns.

- (b) The First Owner shall in respect of any Unit(s) in that part of the Estate construction of which has been completed and which remain unsold within three (3) months after (i) the date of this Deed or (ii) the date when the First Owner is in a position validly to assign those Unit(s) (i.e. when the consent to assign or Certificate of Compliance has been issued), whichever is the later: -
- (i) deposit with the Manager as security for the due payment of all amounts which may be or become payable by it under this Deed a sum equal to three (3) months of the monthly contribution to the Management Charges payable in respect of such unsold Unit(s) based on the first annual Management Budget which deposit shall be non-interest bearing and shall not be used by the First Owner to set off against any contribution payable by it under this Deed and which deposit shall be transferable but not refundable; and
 - (ii) pay to the Manager a sum equivalent to one month of the Owner's monthly contribution to the Management Charges based on the first annual Management Budget in respect of each Residential Unit for the collection or removal of debris which sum shall not be refundable nor transferable Provided That any part of such sum not used for the aforesaid purpose shall be paid into the relevant part(s) of the Special Fund Provided Further that no payment of such debris removal fee is required for each unsold Parking Space.
- (c) The Owner of each Residential Unit shall, at least three working days prior to the commencement of any decoration and/or fitting out work of any kind or nature in, to or in relation to his Residential Unit, submit his written decoration application to the Manager and pay to the Manager a sum of HK\$5,000.00 or such other amount as shall be determined by the Owners' Committee (if and when it is formed) or the Owners' Corporation (if any) in respect of each Residential Unit owned by such Owner as deposit for securing the payment of the cost of making good any damages to the Common Areas and Facilities caused by or resulting from the decoration and fitting out of or the delivery of furniture items to his Residential Unit. If the Owner fails to pay on demand the said costs or any part thereof, the Manager shall have the power to apply the said deposit towards such

costs and to further recover any deficit from the Owner. Upon completion of the decoration and fitting out work of and the delivery of furniture items to his Residential Unit, if the Owner receives no demand for payment of the aforesaid costs or has made such payment, the Manager shall at the request of the Owner refund the deposit but without interest.

21. All outgoings (including Government rent, rates, Management Expenses) up to and inclusive of the date of the first assignment by the First Owner of each Unit shall be paid by the First Owner and no Owner shall be required to make any payment or reimburse the First Owner for such outgoings. Without prejudice to any provisions contained in this Deed, no person shall, after ceasing to be an Owner of any Undivided Share, be liable for any debts, liabilities or obligations under the covenants and provisions of this Deed in respect of such Undivided Share and the part of the Estate held therewith except in respect of any breach, non-observance or non-performance by such person of any such covenants or provisions prior to his ceasing to be the Owner thereof.
22. Notwithstanding anything contained in this Deed, the Manager shall be entitled in its discretion:-
 - (a) With the agreement of the Owner concerned to levy and to retain an additional charge against such Owner in respect of services rendered by the Manager to the Owner for the purpose of assisting the Owner to perform his obligation to repair and maintain his Unit, Provided That such charge shall form part of the Special Fund. The Manager may provide such additional service in its own discretion and shall not have duty to perform the same.
 - (b) To charge the Owner concerned a reasonable administrative fee as consideration for issuing any consent required from the Manager pursuant to this Deed Provided That such consideration shall form part of the Special Fund Provided Further That where any consent is required from the Manager by an Owner such consent must not be unreasonably withheld and the Manager shall not charge any fee other than a reasonable administrative fee for issuing the consent and such fee shall be credited to the Special Fund.
23.
 - (a) The Manager may collect from licensees, tenants and other Occupiers of the Common Areas and Facilities or any part thereof such sum or sums not otherwise required to pay as the Manager shall consult with the Owners' Committee or the Owners' Corporation (if formed) and such sum or sums collected shall form part of the Special Fund.
 - (b) All moneys, income fees, charges, penalties or other consideration received by the Manager in respect of the grant of franchises, leases, tenancy agreements,

licences or permission for the use of any part of the Common Areas and Facilities or enforcement of the provisions of this Deed or any Estate Rules shall form part of the Special Fund.

24. If any Owner shall fail to pay the Manager any amount payable hereunder within 30 days from the date of demand, he shall further pay to the Manager:-
- (a) Interest calculated at the rate of 2% per annum above the prime rate from time to time specified by The Hongkong and Shanghai Banking Corporation Limited in respect of any payment in arrears and such interest shall be payable from the due date until payment; and
 - (b) A collection charge of an amount not exceeding 10% of the amount due (in addition to legal costs of proceedings as hereinafter mentioned) of the extra work occasioned by the default.

Provided That all monies paid to the Manager by way of interest or collection charge shall form part of the Special Fund.

25. All amounts which become payable by any Owner in accordance with the provisions of this Deed together with interest thereon as aforesaid and the said collection charge and all damages claimed for breach of any of the provisions of this Deed and legal costs and all other expenses incurred in or in connection with recovering or attempting to recover the same (on a solicitor and own client basis) shall be recoverable by civil action at the suit of the Manager (and the claim in any such action may include a claim for the costs of the Manager in such action on a solicitor and own client basis and such defaulting Owner shall in addition to the amount claimed in such action be liable for such costs). In any such action the Manager shall conclusively be deemed to be acting as the agent for and on behalf of the other Owners as a whole and no Owner sued under the provisions of this Deed shall raise or be entitled to raise any defence of want of authority or take objection to the right of the Manager as plaintiff to sue or to recover such amounts as may be found to be due.
26. In the event of any Owner failing to pay any sum due and payable by him in accordance with the provisions of this Deed or failing to pay any damages awarded by any court for breach of any of the terms or conditions of this Deed within 30 days of demand, the amount thereof together with interest and the collection charge at the rate and for the amount as aforesaid together with all costs and expenses which may be incurred in recovering or attempting to recover the same including the legal costs as aforesaid and in registering the charge hereinafter referred to shall stand charged on the Undivided Share or Shares of such defaulting Owner and the Manager shall be entitled without prejudice to any other remedy hereunder to register a memorial of such charge in the Land Registry

against the Undivided Share or Shares of such defaulting Owner. Such charge shall remain valid and enforceable as hereinafter mentioned notwithstanding that judgment has been obtained for the amount thereof unless and until such judgment has been satisfied in full.

27. Any charge registered under or in accordance with Clause 26 of this Deed shall be enforceable as an equitable charge by action at the suit of the Manager for an order for sale of the Undivided Share or Shares of such defaulting Owner together with the right to the exclusive use, occupation and enjoyment of the part of the Lot and the Estate held therewith and the provisions of Clause 25 of this Deed shall apply equally to any such action.
28. The Manager shall without prejudice to anything herein mentioned further have power to commence proceedings for the purpose of enforcing the observance and performance by any Owner and any person occupying any part of the Lot and the Estate through, under or with the consent of any such Owner, of the covenants, conditions and provisions of this Deed and of the Estate Rules so far as the same are binding on such Owner and of recovering damages for the breach, non-observance or non-performance thereof. The provisions of Clause 25 of this Deed shall apply to all such proceedings.
29. Subject to Clause 60 of this Deed all insurance money, compensation or damages recovered by the Manager in respect of any damage or loss suffered in respect of any part of the Lot and the Estate shall be expended by the Manager in the repair, rebuilding or reinstatement of that part of the Lot and the Estate and any surplus thereof shall form part of the Special Fund.
30. Where any insurance money, compensation, damages, costs and expenses or refunds are received or recovered (as the case may be) by the Manager in respect of any matter or thing for which any claim has been made against an Owner as provided in this Deed the same shall, after deduction of any costs or expenses incurred by the Manager in recovering the same, be credited to the account of the Owner against whom a claim has been made.
31. All money paid to the Manager including but not limited to those sums collected pursuant to this Deed and those by way of interest and collection charges and the interest earned on interest bearing bank accounts maintained by the Manager pursuant to this Deed or in the form of fee or other consideration which the Manager is entitled to charge under this Deed for granting any consent to an Owner where the same is required shall be held on trust for all the Owners for the time being and shall be paid into an interest bearing account or accounts maintained with a licensed bank.

32. Any person ceasing to be the Owner of any Undivided Share or Shares in the Lot and the Estate shall in respect of the Undivided Share or Shares of which he ceases to be the Owner thereupon cease to have any interest in the funds held by the Manager including the deposit(s) paid under this Deed and his contributions towards the Special Fund paid under this Deed to the intent that all such funds shall be held and applied for the management of the Lot and the Estate irrespective of changes in ownership of the Undivided Shares in the Lot and the Estate PROVIDED THAT any deposit paid under Clause 20(a)(ii), (a)(iv) and (b)(i) may be transferred into the name of the new Owner of such Undivided Shares and PROVIDED THAT upon the Lot reverting to the Government and no further Government lease being obtainable, any balance of the said funds, or in the case of extinguishment of rights and obligations as provided in Clause 60 of this Deed, an appropriate part of the said funds, shall be divided proportionately between the Owners contributing to the Management Expenses immediately prior to such reversion or, in the case of extinguishment of rights and obligations as aforesaid, between the Owners whose rights and obligations are extinguished in proportion to their Management Units.
33. The first financial year for the purpose of management of the Lot and the Estate or any part or parts thereof shall commence from the date of this Deed and shall terminate on the 31st day of December of that year unless that period shall be less than 6 months in which event it shall cover the period from the date of this Deed until the 31st day of December of the following year and thereafter the subsequent financial years shall commence on the 1st day of January and shall terminate on the 31st day of December of such years PROVIDED THAT the Manager shall have the right to change the financial year at any time but the financial year may not be changed more than once in every 5 years unless that change is previously approved by a resolution of the Owners' Committee (if the same has been established) upon giving notice published in the public notice boards of the Estate.
34. (a) (i) The Manager shall open and maintain an interest-bearing account in the name of the Manager and to be held on trust by the Manager for and on behalf of the Owners for the time being of the Estate and the Manager shall use that account exclusively in respect of the management of the Lot and the Estate.
- (ii) Without prejudice to the generality of Sub-clause (a)(i) above, if the Owners' Corporation has been formed, the Manager shall open and maintain one or more segregated interest-bearing accounts, each of which shall be designated as a trust account or client account, for holding money received by the Manager from or on behalf of the Owners' Corporation in respect of the management of the Estate.

- (iii) The Manager shall display a document showing evidence of any account opened and maintained under Sub-clause (a)(i) above or Sub-clause (a)(ii) above in a prominent place in the Estate.
 - (b) Subject to Sub-clauses (c) and (d) below, the Manager shall without delay deposit all money received by the Manager in respect of the management of the Lot and the Estate into such interest-bearing account opened and maintained by the Manager under Sub-clause (a)(i) above or, if there is an Owners' Corporation, the account or accounts opened and maintained under Sub-clause (a)(ii) above.
 - (c) Subject to Sub-clause (d) below, the Manager may, out of money received by the Manager in respect of the management of the Lot and the Estate, retain or pay into a current account a reasonable amount to cover expenditure of a minor nature, but that amount shall not exceed such figure as is approved or determined from time to time by a resolution of the Owners' Committee (if the same has been established pursuant to the provisions of this Deed).
 - (d) The retention of a reasonable amount of money under Sub-clause (c) above or the payment of that amount into a current account in accordance with Sub-clause (c) above and any other arrangement for dealing with money received by the Manager shall be subject to such conditions as may be approved by a resolution of the Owners' Committee (if the same has been established pursuant to the provisions of this Deed).
 - (e) Any reference in this Clause to an account is a reference to an account opened with a bank within the meaning of section 2 of the Banking Ordinance (Cap. 155), the title of which refers to the management of the Lot and the Estate.
 - (f) The Manager shall maintain proper books or records of account and other financial records and shall keep all bills, invoices, vouchers, receipts and other documents referred to in those books and records for at least 6 years. In addition, within 1 month after each consecutive period of 3 months, or such shorter period as the Manager may select, the Manager shall prepare a summary of income and expenditure and a balance sheet in respect of its management of the Lot and the Estate for that period and shall display a copy of the summary and balance sheet in a prominent place in the Estate and cause it to remain so displayed for at least 7 consecutive days.
- 34A. Within 2 months after the end of each financial year, the Manager shall prepare an income and expenditure account and balance sheet for that preceding financial year and display a copy thereof in a prominent place in the Estate and cause it to remain so displayed for at least 7 consecutive days. Each income and expenditure account and

balance sheet shall be certified by a firm of certified public accountants appointed by the Manager and shall provide an accurate summary of all items of income and expenditure during that preceding financial year including details of the Special Fund and an estimate of the time when there will be a need to draw on the Special Fund and the amount of money that will be then needed. Prior to the formation of the Owners' Corporation, the Manager shall upon request of the Owners at an Owners' meeting convened under this Deed appoint an accountant or some other independent auditor nominated by the Owners at the said meeting to audit any income and expenditure account and balance sheet prepared by the Manager as aforesaid. If there is an Owners' Corporation and the Owners' Corporation decides by a resolution of the Owners, that any income and expenditure account and balance sheet prepared by the Manager as aforesaid should be audited by an accountant or by some other independent auditor as may be specified in that resolution, the Manager shall without delay arrange for such an audit to be carried out by that person and (a) permit any Owner, at any reasonable time, to inspect the audited income and expenditure account and balance sheet and the report made by the accountant or auditor in respect of the income and expenditure account and balance sheet; and (b) on payment of a reasonable copying charge, supply any Owner with a copy of the audited income and expenditure account and balance sheet, or the report made by the accountant or auditor in respect of the income and expenditure account and balance sheet, or both, as requested by the Owner.

35. The Manager shall permit any Owner at any reasonable time to inspect the books or records of account and any income and expenditure account or balance sheet prepared pursuant to this Deed. The Manager shall upon payment of a reasonable copying charge for copying the same supply any Owner with a copy or copies of any record or document requested by such Owner.
36. Prior to the formation of the Owners' Corporation, the Owners at an Owners' meeting convened under this Deed shall have power to require the annual accounts to be audited by an independent auditor of their choice.
37. Subject to the provisions of the Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Estate for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorised under this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority but subject to the provisions of the Ordinance to do all such acts and things as may be necessary or expedient for or in connection with

the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing:-

- (a) To demand, collect and receive all amounts payable by Owners under the provisions of this Deed;
- (b) To take all steps necessary or expedient for complying with the Government Grant and any government requirements concerning the Lot and the Estate or any part thereof;
- (c) Unless otherwise directed by the Owners' Corporation, to insure and keep insured to the full reinstatement value in respect of the Common Areas and Facilities as comprehensively as reasonably possible and in particular against loss or damage by fire or such other perils as the Manager shall deem fit, and in respect of public liability and/or occupiers liability and liability as employer of the employees of the Manager employed in connection with the management of the Lot and the Estate or provided by the headquarters office(s) of the Manager for the Estate as well as any other lands, developments and buildings with some reputable insurance company or companies in the name of the Manager for and on behalf of the Owners for the time being of the Estate according to their respective interests and in such sum or sums as the Manager shall deem fit and to pay all premia required to keep such insurance policies in force and where the insurance taken out by the headquarters office(s) of the Manager covers the Estate as well as any other lands, developments and buildings, a due proportion of premia required to keep such insurance policies in force and such due proportion of premia shall be directly related to and necessarily and reasonably incurred in the management of the Lot and the Estate;
- (d) To arrange for refuse collection and disposal from the Common Areas and Facilities and from areas designated as refuse collection points in the Lot and the Estate;
- (e) To keep and maintain in good order and repair and condition the lighting of the Common Areas and Facilities and to keep the same well-lighted;
- (f) To keep the Common Areas and Facilities in a clean and sanitary state and condition;
- (g) To repair, improve, renovate, maintain, clean, paint or otherwise treat or decorate as appropriate, the structure and fabric of the Estate and those parts of the external walls (including the curtain walls thereof) which form parts of the Common Areas and Facilities, elevations, facade, canopies, architectural fixtures and fittings thereof but excluding windows and window frames except those

situate in the Common Areas and Facilities and excluding the openable parts and such pieces of glass panels forming part of the curtain wall structures of the Towers and wholly enclosing or fronting a Residential Unit PROVIDED HOWEVER THAT in respect of the Estate the Manager shall have the power at the expense of the Owner concerned to replace broken window glass if any such shall be broken and remain unreplaced for 7 days (except in the case of emergency) after the Manager shall have served a notice on the Owner or Occupier of the part of the Estate concerned requiring him to replace the same;

- (h) To repair, maintain, upkeep, improve, decorate, control, operate and manage the Recreational Areas and Facilities and to landscape, plant with trees and shrubs, flowers, bushes, grass and other vegetation on any part or parts of the Common Areas and Facilities and maintain the same;
- (i) To keep all the sewers, drains, watercourses and pipes forming part of the Common Areas and Facilities free and clear from obstructions;
- (j) To keep all the Common Areas and Facilities in good condition and working order and subject to the prior approval of the Owners' Committee (if formed) to extend or provide additional facilities as the Manager shall at its absolute discretion deem necessary or desirable and to keep the lifts, escalators (if any) and fire fighting equipment in accordance with any laws and regulations applicable thereto and whenever it shall be necessary or convenient so to do at the Manager's discretion to enter into contracts with third parties for the maintenance of any such facilities;
- (k) To prevent so far as is possible any refuse or other matter being deposited, washed, eroded or falling from the Estate onto any part of any public roads or any road-culverts, sewers, drains, nullahs or other Government property or land and to remove any such matter therefrom and to ensure that no damage is done to any drains, waterways, watercourses, footpaths, sewers, nullahs, pipes, cables, wires, utility services or other works being in, under, over or adjacent to the Lot or the Estate or any part thereof by reason of any maintenance or other works carried out by the Manager as herein provided and to make good any such damage;
- (l) To paint, white-wash, tile or otherwise treat as may be appropriate the exterior or interior of the Common Areas and Facilities at such intervals as the same may reasonably require to be done;
- (m) To replace any glass in the Common Areas and Facilities that may be broken;
- (n) To keep in good order and repair the ventilation of the enclosed part or parts of the Common Areas and Facilities;

- (o) To prevent refuse from being deposited on the Lot and the Estate or any part thereof not designated for refuse collection and to remove all refuse from all parts of the Lot and the Estate and arrange for its disposal at such regular intervals and to maintain in or off the Lot and the Estate refuse collection facilities to the satisfaction of the relevant Government authorities;
- (p) To prevent unauthorised obstruction of the Common Areas and Facilities and to remove and impound any structure article or thing causing the obstruction;
- (q) If the Manager shall in its discretion deem fit, to operate or contract for the operation of the shuttle bus services for the use and benefit of the Owners and Occupiers for the time being of the Lot and the Estate and during such times and at such intervals and to such destinations as approved by the Owners' Committee (if and when it is formed) and the Owners' Corporation (if any) or such other means of transport for the use and benefit of the Owners and Occupiers for the time being of the Lot and the Estate and during such times as approved by the Owners' Committee (if and when it is formed) and the Owners' Corporation (if any) and to charge the users of the shuttle bus services provided such fares, or charge the users of such other means of transport provided such fees as approved by the Owners' Committee (if and when it is formed) and the Owners' Corporation (if any) provided that all such fares and prescribed fees collected shall form part of the management funds to be utilised towards the operation and maintenance of the shuttle bus services or such other means of transport provided or, if there should be a surplus, towards the management fund, and to terminate and/or suspend such shuttle bus services or such other means of transport at any time or times as approved by the Owners' Committee (if and when it is formed) and the Owners' Corporation (if any);
- (r) To make suitable arrangements for the supply of fresh and flushing water, gas and electricity and any other utility or service to or for the Lot and the Estate or any part thereof;
- (s) To provide and maintain as the Manager deems necessary security force, watchmen, porters, caretakers, closed circuit television system and burglar alarms and other security measures in the Lot and the Estate at all times;
- (t) Subject to Clause 78 and the prior approval of the Owners at an Owners' meeting convened under this Deed, to lease, license, install, maintain and operate or contract for the leasing, licensing, installation, maintenance and operation of the communal radio and/or television aerials and/or satellite dishes and/or satellite master antenna television system and/or cable television system which serve the

Estate only Provided That the exercise of the right shall not interfere with the Owners' right to hold, use, occupy and enjoy their Units nor impede access to their Units and any payment received shall be credited to the Special Fund;

- (u) To remove any structure or installation, signboard, advertisement, sunshade, bracket, fitting, obstruction, device, aerial or anything in or on the Lot and the Estate or any part thereof which is illegal, unauthorised or which contravenes the terms herein contained or any of the provisions of the Government Grant or this Deed and to demand and recover on a solicitor and own client basis from the Owner or person by whom such structure or other thing as aforesaid was erected or installed the costs and expenses of such removal and the making good of any damage caused thereby to the satisfaction of the Manager;
- (v) To appoint solicitor or other appropriate legal counsel to advise upon any point which arises in the management of the Lot and the Estate necessitating professional legal advice and with authority to accept service on behalf of all the Owners for the time being of the Lot and the Estate of all legal proceedings relating to the Lot and the Estate (except proceedings relating to the rights or obligations of individual Owners) and, in particular but without limiting the foregoing, in all proceedings in which the Government shall be a party and at all times within 7 days of being requested so to do by the Director of Lands or other competent authority or officer, to appoint a solicitor who shall undertake to accept service on behalf of all such Owners whether for the purpose of Order 10 Rule 1 of the Rules of the High Court (or any provision amending or in substitution for the same) or otherwise;
- (w) To prevent (by legal action if necessary) any person including an Owner from occupying or using any part of the Lot and the Estate in any manner in contravention of the Government Grant, the Occupation Permit or this Deed;
- (x) To prevent (by legal action if necessary) and to remedy any breach by any Owner or other person occupying or visiting the Lot and the Estate any provisions of the Government Grant or this Deed;
- (y) To prevent any person from detrimentally altering or injuring any part or parts of the Lot and the Estate or any of the Common Areas and Facilities thereof;
- (z) To prevent any person from overloading the floors or lifts of the Estate or any part or parts thereof;
- (aa) To prevent any person from overloading any of the electrical installations and circuits or any of the mains or wiring in the Estate;

- (ab) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the management of the Lot and the Estate as a whole or the Common Areas and Facilities with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;
- (ac) Subject to Clause 42, to enter into contracts and to engage, employ, remunerate and dismiss solicitors, architects, accountants, surveyors and other professional advisers and consultants, contractors, workmen, servants, agents, watchmen, caretakers and other building staff and attendants for and in connection with the management and maintenance of the Lot and the Estate and to commence, conduct, carry on and defend in its own name legal and other proceedings touching or concerning the management of the Lot and the Estate, Provided That where any contract for procurement of any supplies, goods or services involves an amount in excess of or likely to be in excess of HK\$200,000 (or such other sum as the Secretary for Home Affairs may specify by notice in the Gazette) or an amount which is or is likely to be more than 20% of the relevant annual management budget (or such other percentage as the Secretary for Home Affairs may specify by notice in the Gazette), whichever is the lesser, such contract shall be awarded in accordance with the provisions in Clause 14 above;
- (ad) To enforce the due observance and performance by the Owners and Occupiers of the terms and conditions of the Government Grant and this Deed and the Estate Rules and to take action in respect of any breach thereof including the commencement, conduct and defence of legal proceedings and the registration and enforcement of charges as herein mentioned;
- (ae) To ensure that all Owners or Occupiers of any part of the Estate maintain the Units owned or occupied by them in a proper and satisfactory manner and if there be any default on the part of any such Owners or Occupiers and such default continues after notice has been given by the Manager to such Owners or Occupiers, may but shall not be bound to put in hand any necessary maintenance and to take all possible steps to recover the cost therefor from the defaulting Owner or Occupiers;
- (af) To charge the Owners for the temporary or permanent use of electricity, water or other utilities supplied by the Manager and for the collection and removal of fitting out or decoration debris Provided That such charges shall form part of the Special Fund and be applied towards the management and maintenance of the Lot and the Estate;

- (ag) To charge the Owners for a reasonable administrative fee in approving any plans submitted for approval by the Manager where such submission of plans and approval thereto are required under the provisions of this Deed. For the avoidance of doubt, such approval must not be unreasonably withheld and the Manager shall not charge any fee other than a reasonable administrative fee for issuing the approval and such fee shall be credited to the Special Fund;
- (ah) To charge the Owners for a reasonable administrative fee in granting any consent required from the Manager in accordance with the provisions of this Deed. For the avoidance of doubt, such consent must not be unreasonably withheld and the Manager shall not charge any fee other than a reasonable administrative fee for issuing the consent and such fee shall be credited to the Special Fund;
- (ai) From time to time and subject to the approval of the Owners' Committee or the Owners' Corporation (if formed) to make rules and regulations governing the supply and use of fresh and sea water to all parts of the Estate Provided That such rules and regulations must not be inconsistent with or contravene this Deed, the Ordinance or the conditions of the Government Grant;
- (aj) Upon default of the Owner or Owners in repairing and/or maintaining and/or replacing the plumbing and drainage facilities and/or any other services and facilities or any part or parts thereof the repair and/or maintenance and/or replacement of which is such Owner's or Owners' responsibility under this Deed, may but shall not be bound to enter with or without workmen at all reasonable times on reasonable notice (except in case of emergency) into all parts of the Estate including any Residential Unit for the purpose of inspecting the plumbing and drainage facilities and any other services and facilities and to replace or repair at the expenses of the Owner or Owners concerned any part or parts of the plumbing and drainage facilities and any other services and facilities which shall leak for the purpose of abating any hazard or nuisance which does or may affect the Common Areas or any part thereof or other Owners Provided That the Manager shall at its own costs and expenses repair any damage so caused and shall be liable for the negligent, wilful or criminal acts of the Manager and its employees, workmen, contractors and agents;
- (ak) To enter with or without workmen at all reasonable times on reasonable notice (except in case of emergency) into and upon any Residential Unit, the private garden, private flat roofs or private roofs forming part or parts of a Residential Unit for the purpose laying, maintaining, altering, repairing or removing any drainage and other pipes or any other services and facilities thereon for the common use and benefit of the Owners and erecting thereon scaffolding platform

and other equipment for repairing or maintaining such plumbing and drainage facilities or other services and facilities or any part of the Estate or to abate any hazard or nuisance which does or may affect the Common Areas or any part thereof or other Owners Provided That the right to erect the scaffolding platform and other equipment at the relevant Residential Unit as aforesaid shall be subject to the consent of the Owner of such relevant Residential Unit (which consent shall not be unreasonably withheld) and Provided Further that the Manager shall at its own costs and expenses repair any damage so caused and shall be liable for the negligent, wilful or criminal acts of the Manager and its employees, workmen, contractors and agents;

- (al) To ensure that no hawkers shall carry on business on any part of the Lot or the Estate and remove any hawker found to be so doing and to post up and display notices to the effect that hawker is prohibited on the Lot and the Estate prominently near all entrances of the Lot and the Estate;
- (am) Subject to the prior approval of the Owners at an Owners' meeting convened under this Deed, to grant rights of way or access or use at any level to the owners or occupiers of any other premises adjoining the Lot or to such person and persons and upon such terms and conditions as the Manager may think fit in respect of the Common Areas and Facilities or any part thereof and on behalf of the Owners to obtain a grant of similar rights in respect of such adjoining premises PROVIDED THAT such grant of rights of way or access or use shall not contravene the terms and conditions contained in the Government Grant and shall not interfere with the Owners' right to hold, use, occupy and enjoy their Units nor impede access to and from their Units PROVIDED FURTHER THAT any income therefrom shall be credited to the Special Fund;
- (an) Subject to the prior approval of the Owners at an Owners' meeting convened under this Deed, to grant easements and rights of any other kind to the owners and occupiers of adjoining properties to construct, lay, maintain, remove and renew drains, pipes, cables, irrigation pipes and other installations, fittings, chambers and other equipment and structures within the Common Areas and Facilities which the Manager shall reasonably deem appropriate PROVIDED THAT such grant of easements and rights of any other kind shall not contravene the terms and conditions contained in the Government Grant and shall not interfere with the Owners' right to hold, use, occupy and enjoy their Units nor impede access to and from their Units and PROVIDED FURTHER THAT any income therefrom shall be credited to the Special Fund;

- (ao) Subject to Clause 42, to recruit and employ such staff as may from time to time be necessary to enable the Manager to perform any of its powers in accordance with this Deed on such terms as the Manager shall in its absolute discretion decide and to provide accommodation, uniforms, working clothes, tools, appliances, cleaning and other materials and all equipment necessary therefor;
- (ap) To deal with all enquiries, complaints, reports and correspondence relating to the Lot and the Estate as a whole;
- (aq) Subject to the prior approval of the Owners' Committee or the Owners' Corporation (if any) to grant franchises, leases, tenancy agreements and licences to other persons to use such of the Common Areas and Facilities and on such terms and conditions and for such consideration as the Manager shall in its reasonable discretion think fit or consider appropriate PROVIDED THAT:-
- (i) all income arising therefrom shall form part of the Special Fund and be dealt with in accordance with the provisions of this Deed;
 - (ii) the terms and conditions of the Government Grant and this Deed are not contravened;
 - (iii) an Owner's right to the exclusive use occupation and enjoyment of his Unit is not interfered with; and
 - (iv) an Owner's access to and from his Unit is not impeded or restricted;
- Provided Further That if in exercising of the right in this Sub-clause, the right to use such of the Common Areas and Facilities is granted to owners or occupiers of the land adjoining the Lot, the grant of such right to use such of the Common Areas and Facilities shall be subject to the approval by a resolution of Owners at an Owners' meeting convened under this Deed and any payment received shall be credited to the Special Fund;
- (ar) To remove any dogs, cats or other animals or fowls from the Lot and the Estate if the same are brought into the Lot and the Estate and has been the cause of reasonable complaint (in the sole discretion of the Manager) by at least 4 Owners or Occupiers of any Unit;
- (as) To provide such Christmas, Chinese New Year, festive and other decorations and to organise such celebrations or activities for the Estate as the Manager shall in its sole discretion consider desirable;
- (at) From time to time with the prior approval of the Owners' Committee (if and when it is formed) or the Owners' Corporation (if any), to make, revoke or amend the

Estate Rules as it shall deem appropriate which shall not be inconsistent with this Deed, the Ordinance and the conditions of the Government Grant;

- (au) To give or withhold its consent or approval (such consent or approval not to be unreasonably withheld) to anything which requires its consent or approval pursuant to this Deed or the Estate Rules and to impose reasonable conditions or additional reasonable conditions relating thereto and where any consent or approval is required from the Manager by an Owner, the Manager shall not charge any fee other than a reasonable administrative fee for issuing the consent or approval and such fee shall be credited to the Special Fund;
- (av) To do all things as are necessary or desirable for the purposes of maintaining and improving all facilities and services in or on the Common Areas and Facilities for the better enjoyment or use of the Lot and the Estate by its Owners Occupiers and their licensees;
- (aw) In the event that the Government agrees to take over or resume any part or parts of the Common Areas and Facilities, subject to the prior approval of the Owners at an Owners' meeting convened under this Deed, to surrender the same or any part thereof to the Government and the Manager is **HEREBY APPOINTED** the lawful attorney to execute and sign all relevant documents on behalf of all the Owners for such purpose **PROVIDED THAT** the surrender shall not interfere with an Owner's right to hold, use, occupy and enjoy his Unit nor impede access to and from his Unit;
- (ax) Subject to the prior approval of the Owners' Committee or the Owners' Corporation (if any), to grant such easements, quasi-easements, rights, privileges and licences to and to enter into such arrangements and agreements with the Government or the general public or any person or persons and upon such terms and conditions in respect of any part or parts of the Common Areas and Facilities as the Manager may in its reasonable discretion consider appropriate **PROVIDED THAT:-**
 - (i) the terms and conditions of the Government Grant and this Deed are not contravened;
 - (ii) an Owner's right to the exclusive use occupation and enjoyment of his Unit is not interfered with;
 - (iii) an Owner's access to and from his Unit is not impeded or restricted; and
 - (iv) any payment received shall be credited to the Special Fund.

Provided Further That if in exercising of the right in this Sub-clause, the right to use such of the Common Areas and Facilities is granted to owners or occupiers of the land adjoining the Lot, the grant of such right to use such of the Common Areas and Facilities shall be subject to the approval by a resolution of Owners at an Owners' meeting convened under this Deed and any payment received shall be credited to the Special Fund;

- (ay) To impose charges, restrictions, regulations and conditions for the use of the Common Areas and Facilities, to remove or evict any person thereon who fails to comply with or is in breach of any Estate Rules relating to such facilities and to exclude any person who has been in persistent breach of such Estate Rules from the use of such facilities for such period as the Manager shall in its discretion deem appropriate PROVIDED THAT such charges, restrictions, regulations and conditions shall not be inconsistent with this Deed, the Ordinance or the Government Grant and shall be approved by the Owners' Committee or the Owners' Corporation (if formed);
- (az) To make payment to the Government on demand of the cost incurred by the Government in connecting the drains and sewers from the Lot to the Government storm water drains and sewers;
- (ba) Subject to having obtained the relevant Government authority's approval (if required) and having given prior reasonable notice to Owners affected by the relevant works (except in case of emergency), to erect or place on the external wall, any garden, roof, flat roof, top roof and/or balcony scaffolding and/or other equipment necessary for proper repair and maintenance of the plumbing facilities, the external walls and windows of the Estate Provided That the Manager shall make good (at its own costs and expenses) any damage caused thereby and shall ensure that the least disturbance is caused and shall be liable for the negligent, wilful or criminal acts of the Manager and its employees, workmen, contractors and agents;
- (bb) To repair and maintain the drains and channels and drainage system whether within or outside the Lot and whether or not serving the Estate which is required to be maintained pursuant to the Government Grant;
- (bc) To engage suitable qualified personnel to inspect keep and maintain the Slopes and Retaining Walls in compliance with the Government Grant and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures and

to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance, repair and other works Provided That the Manager shall not be made personally liable for carrying out any such requirements of the Government Grant which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager is unable to collect the costs of the required works from all Owners pursuant to the terms of this Deed;

- (bd) To engage qualified personnel to inspect or carry out a structural survey of the Lot and the Estate or any part thereof including the drains and channels within or outside the Lot serving the Estate as and when the Manager deems necessary or desirable;
- (be) At the request of the Owners' Corporation, to transfer to the Owners' Corporation the management of the Lot and the Estate free of costs and to assign the Undivided Shares relating to the Common Areas and Facilities as well as the Common Areas and Facilities to the Owners' Corporation, without consideration, for the general benefit of the Owners and upon such assignment such Undivided Shares as well as the Common Areas and Facilities shall be held by the Owners' Corporation as trustee for all the Owners;
- (bf) To charge a prescribed fee for entry into and/or use of the Recreational Areas and Facilities or any part thereof of such amount as the Manager shall in its reasonable discretion deem fit Provided That all such prescribed fees collected shall form part of the management funds to be utilised towards the management, maintenance and repair of the Recreational Areas and Facilities;
- (bg) To manage, maintain and replace the Car Park Common EV Facilities and the Residential Common EV Facilities as the Manager may consider necessary and to control and regulate the use of the Car Park Common EV Facilities and the Residential Common EV Facilities and to charge users thereof such fees as the Manager shall determine provided all fees shall be paid to the management funds;
- (bh) To manage, maintain and control the parking of vehicles in the Common Areas and to remove any motor vehicles parked in any area not reserved for parking or motor vehicle parked in any Common Areas without the permission of the Manager;
- (bi) To manage, maintain, control and regulate the use of the Bicycle Parking Spaces, the Loading and Unloading Spaces, the Residential Parking Spaces for the Disabled and the Visitors' Parking Spaces and to charge users thereof such fees

as the Manager shall determine Provided That all fees shall be paid to the management funds;

- (bj) To impound and/or remove any vehicle parked anywhere on or in the Common Areas not so designated for parking or which shall cause an obstruction or which is contrary to the provisions of this Deed or any Estate Rules or which owner has defaulted in paying parking fees and any damage caused to such vehicles during or as a consequence of such impoundment or removal shall be the sole responsibility of the Owner thereof;
- (bk) To impose charges for any such impoundment or removal and recover such penalties on default in payment of parking fees and to exercise a lien on the vehicle concerned for such charges, penalties and parking fees Provided That all such charges, penalties and parking fees shall be paid to the management funds;
- (bl) To maintain on behalf of the Owners the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Government Grant (to the extent that the Green Area not yet been re-delivered to the Government) in observing and complying with Special Condition No.(3)(a)(iii) of the Government Grant;
- (bm) To maintain on behalf of the Owners the Yellow Area (to the extent that the same has not yet been re-delivered to the Government in accordance with the Government Grant) in observing and complying with Special Condition No.(7)(b) of the Government Grant;
- (bn) To take all proper and adequate care, skill and precautions at all times to avoid causing any interference damage or disturbance to the Gurkha Temple in observing and complying with Special Condition No.(14)(b) of the Government Grant and to report to the Director of Lands forthwith if any damage is caused to the Gurkha Temple or any part thereof and to make good such damage;
- (bo) To keep and maintain the landscaped works, including the Greenery Area, provided pursuant to Special Condition No.(18) of the Government Grant in accordance with Special Condition No.(18)(d) of the Government Grant;
- (bp) To maintain on behalf of the Owners the Diverted Utilities (to the extent that the same has not yet been handed-over to the Government in accordance with the Government Grant) in observing and complying with Special Condition No.(41)(b)(iv) of the Government Grant;

- (bq) To maintain on behalf of the Owners any section of the connection works which is constructed within Government land in connecting any drains and sewers from the Lot to the Government storm-water drains and sewers and upon demand to hand over such section of the said connection works which is constructed within Government land to the Government for future maintenance and to pay to the Government on demand the cost of the technical audit in respect of the said connection works pursuant to Special Condition No.(42)(b) of the Government Grant;
- (br) To uphold, maintain and repair the Noise Barrier forming part of the Common Areas and Facilities or any replacement thereof in observing and complying with Special Condition No.(46)(d) of the Government Grant;
- (bs) To maintain on behalf of the Owners the Inside Works and the Outside Works in observing and complying with Special Condition No.(49)(f) of the Government Grant;
- (bt) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Green Area or the Structures or the Yellow Area or the Diverted Utilities (until possession of which is re-delivered to the Government);
- (bu) To organize any activities as the Manager may consider appropriate to promote the concept of green life and the environmental awareness of the Owners and Occupiers and to encourage them to participate in such activities with a view to improving the environmental conditions of the Estate;
- (bv) To provide reasonable occupational health and safety equipment / facilities to the management staff of the Estate and contractors recruited or employed by the Manager;
- (bw) To conduct regular inspection of the pipework of the Estate at specified intervals as proposed by the Authorized Person so as to alert any signs of water leakage and pipe joints or pipe brackets conditions;
- (bx) To grant access to CLP Power Hong Kong Limited or its employees, contractors, workers or agents a free and unobstructed right of way and vehicular access to go pass and repass and through the Common Areas and Facilities to the transformer room(s) as provided by the First Owner to CLP Power Hong Kong Limited to operate the facilities installed inside the transformer room(s);

- (by) To maintain the transformer room, cable accommodations and associated facilities forming part of the Common Areas and Facilities and to carry out reinstatement work to the same if rendered necessary by the installation, connection, repair or replacement of the equipment of CLP Power Hong Kong Limited. For the avoidance of doubt, all materials and equipment provided by CLP Power Hong Kong Limited shall at all time remain the ownership and property of CLP Power Hong Kong Limited;
- (bz) To do all such other things as are reasonably incidental to the management of the Lot and the Estate; and
- (ca) Without prejudice but in addition to the above powers and authority, in the event the Owners decide by a resolution of Owners at an Owners' meeting convened under this Deed to apply to the Government for allowing the right of ingress or egress to or from the Lot for the passage of motor vehicles between the points XA and XB through XC (the "Additional Vehicular Access") on the upper ground floor shown and marked on the plan annexed to this Deed and marked Plan No.DMC-36, subject to the prior approval by the resolution of Owners at an Owners' meeting convened under this Deed, the Manager shall have the power and authority:-
 - (1) to apply to the Government to amend, vary or modify the Government Grant (including any plans annexed thereto) or any conditions thereof (insofar as the same relates to the Additional Vehicular Access) so as to allow, in addition to the right of vehicular access as referred to in Special Condition No.(34) of the Government Grant, the right of ingress or egress to or from the Lot for the passage of motor vehicles through the Additional Vehicular Access;
 - (2) to engage the Authorized Person and suitable qualified personnel to prepare the necessary documents and plans and to apply for the agreement or consent or approval of the Building Authority to change, amend, vary, add to or alter the Building Plans so as to allow construction of the Additional Vehicular Access and a new driveway between the Additional Vehicular Access connecting the Additional Vehicular Access and the driveways on the upper ground floor forming part of the Estate Common Areas and Facilities (the "Extension of Driveways") as an extension to the driveways;
 - (3) to execute any modification letter, no-objection letter, deed of variation or any other modification document(s) in connection with the Additional Vehicular Access and/or the Extension of Driveways without the necessity

of joining in any other Owner and any such modification letter, no-objection letter, deed of variation or any other modification document(s) shall be binding on the Owners; and

- (4) to engage suitable contractor(s) to demolish and remove all buildings, erections and structures on the spaces of the Additional Vehicular Access and the Extension of Driveways and carry out all or any works for implementation of the Building Plans amended as provided in paragraph (2) of this Sub-clause to construct and develop the Additional Vehicular Access and the Extension of Driveways at such time and at such point(s) as shall be approved or required by the Government and to do everything necessary therefor or incidental thereto Provided that the exercise of such right shall not affect or interfere with an Owner's right to hold, use, occupy and enjoy the part of the Estate which he owns;

PROVIDED THAT except with the prior approval by a resolution of Owners at an Owners' meeting convened under this Deed, the duties and powers of the Manager under this Clause shall not extend to those which relate to the effecting of any improvements to any facilities or services which involves an expenditure in excess of 10% of the current annual Management Budget PROVIDED FURTHER THAT the exercise of the Manager's power and authority of this Clause shall not interfere with an Owner's right to hold, use, occupy and enjoy the Unit which he owns nor impede the access to and from such Unit owned by him.

38. The Manager shall have power to enter with or without workmen at all reasonable times on reasonable notice (except in the case of emergency) into all parts of the Lot and the Estate including any Unit for the purposes of inspecting, rebuilding, repairing, altering, renewing, maintaining, cleaning, painting or decorating the Common Areas and Facilities or carrying out necessary repairs to the Estate or abating any hazard or nuisance which does or may affect the Common Areas and Facilities or any part thereof or other Owners or for the exercise and carrying out of any of its powers and duties under the provisions of this Deed, in particular, to enter the Residential Unit on ground floor and upper ground floor to inspect, maintain, repair and replace the pipe ducts located therein serving as a continuity of the underground cable duct connecting to the main power cable for electricity supply Provided That the Manager shall cause as little disturbance as possible when carrying out such works and forthwith at its own costs and expense make good any damage caused thereby and at its own costs and expense be responsible for negligent, wilful or criminal acts of the Manager its employees, staff or contractors and without limiting the generality of the foregoing, the Manager shall have power on prior reasonable notice (except in case of emergency) to enter and access to all parts of the gardens, roofs,

flat roofs and related parapets (if any and forming part of any Unit) with or without workmen or equipment for the purpose of cleaning, painting, repairing and maintaining the windows and the external walls including curtain walls and roof features of the Estate including without limitation, the right to affix gondolas for the aforesaid purposes Provided That the Manager shall at its own costs and expenses repair any damage so caused and shall be liable for the negligent, wilful or criminal acts of the Manager and its employees, staff or contractors.

39. The Common Areas and Facilities shall be under the control of the Manager who may make rules or regulations or impose conditions regulating the use and management thereof Subject to the provisions of the Government Grant and this Deed Provided That the exercise of this right shall not interfere with an Owner's exclusive right to hold, use, occupy and enjoy the Unit which he owns or impede or restrict the access to and from such Unit owned by him Provided Further That the Manager's power to make rules or regulations or impose conditions shall be subject to the approval of the Owners' Committee (if any) or Owners' Corporation (if formed) and Provided Further That such rules, regulations and conditions must not be inconsistent with or contravene this Deed, the Ordinance or the conditions of the Government Grant.
40. All acts and decisions of the Manager arrived at in accordance with the provisions of this Deed in respect of any of the matters aforesaid shall be binding in all respects on all the Owners for the time being.
41. (a) The Manager shall have power from time to time (whether before or after the formation of the Owners' Committee) with the approval of the Owners' Committee (if and when it is formed) or the Owners' Corporation (if any) to make, revoke and amend Estate Rules regulating the use, occupation, maintenance and environmental control of the Lot and the Estate and the Common Areas and Facilities or any part or parts thereof, the protection of the environment of the Estate and the implementation of waste reduction and recycling measures with reference to guidelines on property management issued from time to time by the Director of Environmental Protection and the conduct of persons occupying, visiting or using the same and the conditions regarding such occupation, visit or use including the payment of charges (if any) and such Estate Rules shall be binding on all the Owners, their tenants, licensees, servants or agents. A copy of the Estate Rules from time to time in force shall be posted on the public notice boards of the Estate and a copy thereof shall be supplied to each Owner on request on payment of reasonable copying charges.
- (b) Such Estate Rules shall be supplementary to the terms and conditions contained in this Deed, the Ordinance and the conditions of the Government Grant and shall

not in any way conflict with such terms and conditions, the Ordinance and the conditions of the Government Grant. In case of inconsistency between such Estate Rules and the terms and conditions of this Deed, the Ordinance or the conditions of the Government Grant the terms and conditions of this Deed, the Ordinance and the conditions of the Government Grant shall prevail.

- (c) Neither the Manager nor the Owners' Committee shall be held liable for any loss or damage however caused arising from any non-enforcement of such Estate Rules or non-observance thereof by any third party. For the avoidance of doubt, nothing herein shall operate to exclude the liability of the Manager to the Owners for any act or omission involving criminal liability, dishonesty or negligence on the part of the Manager or its employees, agents or contractors.

- 42. The Manager shall have the right from time to time to appoint or employ agents, contractors or sub-managers (including professional property management companies) to perform and carry out all or any of its duties or obligations hereunder PROVIDED THAT the Manager shall not transfer or assign its duties or obligations hereunder to any such third parties who shall remain responsible to the Manager. For the avoidance of doubt, the Manager shall at all times be responsible for the management and control of the Estate in accordance with the provisions of this Deed and no provisions in this Deed shall operate to take away or reduce, or shall be construed to have the effect of taking away or reducing, such responsibility.

SECTION IV

EXCLUSIONS AND INDEMNITIES

- 43. The Manager, its employees, servants, agents or contractors shall not be liable to the Owners or any of them or to any person or persons whomsoever whether claiming through, under or in trust for any Owner or otherwise, for or in respect of any act, deed, matter or thing done or omitted in pursuance of the provisions of this Deed not being an act or omission involving criminal liability or dishonesty or negligence and the Owners shall fully and effectually indemnify the Manager, its employees, servants, agents or contractors from and against all actions, proceedings, claims and demands whatsoever arising directly or indirectly out of or in connection with any such act, deed, matter or thing done or omitted as aforesaid and all costs and expenses in connection therewith. No Owner shall be required to indemnify the Manager or his employees, agents or contractors from and against any action, proceedings, claim and demand arising from the act or omission involving criminal liability, dishonesty or negligence on the part of the Manager or its employees, agents or contractors. Without in any way limiting the generality of the foregoing, the Manager, its employees, servants, agents or contractors

shall not be held liable for any damage, loss or injury caused by or in any way arising out of

- (a) any defect in or failure or breakdown of any of the Common Areas and Facilities, or
- (b) any failure, malfunction or suspension of the supply of water, electricity or other utility or service to the Lot and the Estate, or
- (c) fire or flooding or the overflow or leakage of water from anywhere whether within or outside the Lot and the Estate, or
- (d) the activity of termites, cockroaches, rats, mice or other pests or vermin, or
- (e) theft, burglary or robbery within the Lot and the Estate;

UNLESS it can be shown that such damage, loss or injury was caused by an act or omission of the Manager, its employees, servants, agents or contractors involving criminal liability or dishonesty or negligence and PROVIDED THAT contribution to the Management Charges or any other charges payable under this Deed or any part thereof shall not be abated or cease to be payable on account thereof.

44. Each Owner shall be responsible for and shall indemnify the Manager and the other Owners and Occupiers for the time being against all actions, proceedings, claims and demands whatsoever arising out of or in respect of any loss or damage to any person or property caused by or as the result of the act or negligence of such Owner or any Occupier of any Unit of which he has the exclusive use or any person using such Unit with his consent express or implied or by, or through, or in any way owing to the overflow of water or spread of fire therefrom and to pay all costs, charges and expenses incurred in repairing or making good any loss or damage to the Lot and the Estate or any part or parts thereof or any of the Common Areas and Facilities therein or thereon caused by the act, neglect or default of all such persons. In the case of loss or damage which the Manager is empowered by this Deed to make good or repair, such costs, charges and expenses shall be recoverable by the Manager as herein provided and in the case of loss or damage suffered by other Owners or Occupiers for which the Manager is not empowered by this Deed or for which the Manager has elected not to repair or make good, such costs, charges and expenses together with all other damages recoverable by law shall be recoverable by the person or persons sustaining the loss or damage.

SECTION V

OWNERS' COMMITTEE

45. (a) The Manager shall convene the first meeting of the Owners as soon as possible but in any event not later than nine months after the date of this Deed (and to convene further and subsequent meetings if required) to:-
- (i) appoint an Owners' Committee and the chairman thereof; or
 - (ii) appoint a management committee for the purpose of forming an Owners' Corporation under the Ordinance.
- (b) The Owners' Committee shall consist of 9 members of which 8 members shall be elected by the Owners of the Residential Units and 1 members by the Owners of the Parking Spaces, or of such number of members as the Owners may from time to time by resolution at a meeting of the Owners decide.
46. The Owners' Committee shall meet at such times as occasion shall require and in any event not less than once in every period of 3 months and the functions of the Owners' Committee shall include the following:-
- (a) the representing of the Owners in all dealings with the Manager;
 - (b) the undertaking of such other duties as the Manager may, with their approval, delegate to them;
 - (c) the reviewing of the draft annual Management Budget, annual Management Budget and revised Management Budget prepared by the Manager;
 - (d) the approval of the Estate Rules made from time to time by the Manager and any amendment or revocation thereof;
 - (e) the liaising with the Manager in respect of all matters concerning the management of the Lot and the Estate;
 - (f) to convene meetings of all the Owners;
 - (g) the appointment of accountants for audit of the annual accounts prepared by the Manager; and
 - (h) the exercise of all other powers and duties conferred on the Owners' Committee by virtue of this Deed or the Ordinance.
47. The following persons shall be eligible for membership of the Owners' Committee:-
- (a) Any Owner and, in the event of an Owner being a corporate body, any representative appointed by such Owner. The appointment of a representative by a corporate body shall be in writing addressed to the Owners' Committee and

may be revoked and another appointment made at any time on notice in writing being given to the Owners' Committee.

- (b) Any adult family member of close connection with the Owner duly authorised by the Owner which authorization shall be in writing addressed to the Manager and may be revoked and another appointment made at any time on notice in writing being given to the Manager. For the purpose of this Sub-clause, "family member of close connection with the Owner" shall mean any one of the grand-parents, parents, spouse, children, grand-children or siblings of the Owner. The Owner is obliged to provide satisfactory documentary proof to show his relationship with such family member upon request.
 - (c) If at any annual general meeting at which an appointment or election of a member should take place, the office of the retiring member is not filled, or if in any year no annual general meeting is held, the member shall continue in office until the next annual general meeting.
 - (d) Notwithstanding Clause 45(b), the Owners' Committee may continue to act for convening a meeting of the Owners for the purpose of filling the vacancies in the Owners' Committee if the number of the Owners' Committee is below nine (9) or the number of the members of the Owners' Committee as decided by resolution at a meeting of the Owners (if the Owners have so resolved).
 - (e) A member of the Owners' Committee appointed by the Owners of any component part of the Estate may be removed from office and another person appointed in his place by notice in writing from the Owners of that component part addressed to the Owners' Committee.
48. A member of the Owners' Committee shall retire from office at every alternate annual general meeting following his appointment or election but shall be eligible for re-appointment or re-election but subject to this he shall hold office until:-
- (a) He resigns by notice in writing to the Owners' Committee; or
 - (b) In the case of an elected member he ceases to be eligible or is not re-elected at the meeting of Owners at which he stands for re-election; or
 - (c) He becomes bankrupt or insolvent or enters into a composition with his creditors or is convicted of a criminal offence other than a summary offence not involving his honesty or integrity; or
 - (d) He becomes incapacitated by physical or mental illness or death; or
 - (e) In the case of an elected member he is removed from office by the Owners whom he represents by ordinary resolution of a duly convened meeting of such Owners

or in the case of an appointed member he is removed from office by notice to that effect to the Owners' Committee given by the Owners who have the right to appoint him; or

- (f) He resides abroad; or
- (g) In the case of a member is (i) an Owner, he ceases to be an Owner of Undivided Shares, (ii) appointed by an Owner being a corporate body, the corporate body ceases to be an Owner of Undivided Shares, or (iii) an adult family member of close connection with an Owner duly authorised by such Owner, such Owner ceases to be an Owner of Undivided Shares.

In any of the events provided for in Sub-clauses (a), (c), (d), (e), (f) or (g) above, the Manager or the Owners' Committee may convene a meeting of the Owners who have elected the member concerned to fill the casual vacancy thereby created if the member concerned is an elected member, or the Owners who are entitled to appoint the member concerned shall have the right to fill the casual vacancy thereby created if the member concerned is an appointed member and if no meeting of the Owners has been convened or no appointment is made to fill the vacancy at a meeting of the Owners or by the Owners who are entitled to appoint the member concerned, the Owners' Committee may make an appointment to fill the vacancy till the next general meeting of the Owners.

- 49. A meeting of the Owners' Committee may be convened at any time by the chairman or any 2 members of the Owners' Committee.
- 49A (a) Notice of a meeting of the Owners' Committee shall be given in writing by the person or persons convening the meeting upon each member of the Owners' Committee at least 7 days before the date of the meeting specifying the time, date and place of the meeting and the resolutions (if any) to be proposed at the meeting.
- (b) Service of the notice of meeting of the Owners' Committee referred to in Sub-clause (a) above may be given:-
 - (i) by delivering it personally to the member of the Owners' Committee; or
 - (ii) by sending it by post to the member of the Owners' Committee at his last known address; or
 - (iii) by leaving the notice at the member's Unit of the Estate or depositing the notice in his letter box for that Unit.
- 49B. No business shall be transacted at any meeting by the Owners' Committee unless a quorum is present when the meeting proceeds to business. The quorum at a meeting of the Owners' Committee shall be at 50% of the members of the Owners' Committee (rounded up to the nearest whole number) or 3 such members, whichever is the greater.

49C. A meeting of the Owners' Committee shall be presided over by (a) the chairman or (b) in the absence of the chairman, a member of the Owners' Committee appointed as chairman for that meeting. The procedure at meetings of the Owners' Committee shall be as is determined by the Owners' Committee.

50. The Owners' Committee shall have full power from time to time to make and compile rules and regulations governing:-

- (i) the convening, conduct and procedure of meetings of the Owners' Committee and any sub-committees thereof;
- (ii) the establishment, appointment and constitution of sub-committees of the Owners' Committee;
- (iii) all other matters to regulate the meetings of the Owners' Committee and any sub-committees thereof and to facilitate the transaction of business thereat;

Provided That no such rules or regulations shall be contrary to or inconsistent with the provisions of the Ordinance or this Deed.

51. The Manager shall appoint a representative to represent the Manager in all its business and dealings with the Owners' Committee and such representative shall, but only in the absence of the secretary to the Owners' Committee and no member of the Owners' Committee is appointed as the secretary for that meeting, act as a secretary to the Owners' Committee and who shall, upon request by the Owners' Committee, attend such meetings of the Owners' Committee but not to vote thereat and who shall cause a record of the persons present at the meetings of the Owners' Committee and the proceedings thereof to be kept.

52. The following provisions shall apply in all meetings of the Owners' Committee:-

- (a) Subject to Sub-clause (d) below, all resolutions passed by a simple majority of votes at such meeting shall be binding on all the Owners but no such resolution shall be valid if it concerns any other matter not being the subjects contained in the notice convening the meeting or if it is contrary to the provisions of this Deed;
- (b) A resolution put to the vote of the meeting shall be decided on a show of hands only;
- (c) On a show of hands every member of the Owners' Committee present at the meeting shall have one vote;
- (d) In the case of an equality of votes the chairman shall have a second or casting vote.

53. The Owners' Committee and the members thereof shall not be liable to the Owners or any of them or to any person or persons whomsoever whether claiming through, under or in trust for any Owner or otherwise, for or in respect of any act, deed, matter or thing done or omitted in pursuance of the provisions of this Deed not being an act or omission involving criminal liability or dishonesty or negligence by or on the part of any or all of the members of the Owners' Committee. No Owner shall be required to indemnify the Owners' Committee or its members from and against any actions, proceedings, claims and demands whatsoever arising from any act, deed, matter or thing done or omitted as aforesaid involving criminal liability, dishonesty or negligence on the part of the Owners' Committee or its members.
54. No remuneration shall be payable to the Owners' Committee or any member thereof but such members shall be entitled to be reimbursed for all out-of-pocket expenses necessarily and reasonably incurred in carrying out their duties.
55. The Owners' Committee shall cause to be kept records and minutes of:-
- (a) the appointment and election and vacation of appointments of all its members, secretary and chairman and all changes therein;
 - (b) all resolutions and notes of proceedings of the Owners' Committee;
 - (c) the members present at all meetings.
56. The records and minutes of the Owners' Committee shall be kept in such place as the Owners' Committee may from time to time determine and shall be open to inspection by any Owner on reasonable notice being given and such Owner shall also be entitled to copies of extracts therefrom on paying the reasonable charges therefor.

SECTION VI

MEETING OF OWNERS

57. From time to time as occasion may require there shall be meetings of the Owners to discuss and decide on matters concerning the Lot and the Estate and in regard to such meetings the following provisions shall apply:-
- (a) The first meeting of Owners shall be convened by the Manager as soon as possible but not later than 9 months after the date of this Deed, the business of which shall include the appointment of a chairman and the members of the Owners' Committee or to appoint a management committee for the purpose of forming an Owners' Corporation.
 - (b) One such meeting to be known as the annual general meeting shall be convened by the Manager or the Owners' Committee and shall be held once in each calendar

year not later than 15 months following the first meeting of the Owners for the purpose of electing the chairman and other members of the Owners' Committee and transacting any other business of which due notice is given in the notice convening such meeting.

- (c) A meeting of Owners may be convened by:-
 - (1) the Manager;
 - (2) the Owners' Committee; or
 - (3) an Owner appointed to convene such a meeting by those Owners who in the aggregate have vested in them for the time being not less than 5% of the total number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities).
- (d) The procedure at a meeting of Owners shall be as is determined by the Owners.
- (e)
 - (i) The person convening the meeting of Owners shall, at least fourteen (14) days before the date of the meeting, give notice of meeting to each Owner, and that notice shall specify the date, time and place of the meeting and the resolutions (if any) that are to be proposed at the meeting.
 - (ii) The notice of meeting referred to in Sub-clause (e)(i) above may be given:-
 - (1) by delivering it personally to the Owner;
 - (2) by sending it by post to the Owner at his last known address; or
 - (3) by leaving it at the Owner's Unit or depositing it in the letter box for that Unit.
- (f) No business shall be transacted at any meeting unless a quorum is present when the meeting proceeds to business and 10% of the Owners shall be a quorum. For the purposes of this Sub-clause (f), the reference above to "10% of the Owners" shall: -
 - (i) be construed as a reference to 10% of the number of persons who are Owners without regard to their ownership of any particular percentage of the total number of Undivided Shares into which the Lot and the Estate is divided; and
 - (ii) not be construed as the Owners of 10% of the Undivided Shares in aggregate.

- (g) A meeting of the Owners shall be presided over by the chairman of the Owners' Committee or, if the meeting is convened under sub-paragraphs (1) or (3) of Sub-clause (c) above, the person convening the meeting.
- (h) The chairman shall cause a record to be kept of the persons present at the meeting and the proceedings thereof.
- (i) (i) Every Owner shall have one vote for each Undivided Share vested in him and may cast a vote personally or by proxy. Where two or more persons are the co-owners of an Undivided Share such Owners shall jointly have one vote for each such Undivided Share and the vote in respect of that Undivided Share may be cast:-
 - (1) by a proxy jointly appointed by the co-owners;
 - (2) by a person appointed by the co-owners from amongst themselves;
or
 - (3) if no appointment has been made under sub-paragraphs (1) or (2) of this Sub-clause (i)(i), then either by one of the co-owners personally or by a proxy appointed by one of the co-owners; and
- (ii) In the case of any meeting where two or more persons are the co-owners of an Undivided Share and more than one of the co-owners seek to cast a vote in respect of the Undivided Share, only the vote that is cast, whether personally or by proxy, by the co-owner whose name, in order of priority, stands highest in relation to that Undivided Share in the register kept at the Land Registry shall be treated as valid.
- (iii) In case of any equality of votes, the person presiding over the meeting shall have, in addition to a deliberative vote, a casting vote.
- (j) Votes may be given either personally or by proxy and in regard to the removal of the chairman of the meeting, votes shall be cast by means of a secret ballot supervised by the Manager.
- (k) The instrument appointing a proxy shall be in writing and in the form set out in Form 1 in Schedule 1A to the Ordinance and shall be signed by the Owner or if the Owner is a body corporate, shall, notwithstanding anything to the contrary in its constitution, be impressed with the seal or chop of the body corporate and signed by a person authorized by the body corporate in that behalf.
- (l) The appointment of a proxy shall have no effect unless the instrument appointing the proxy is lodged with the chairman of the Owners' Committee or, if the meeting is convened under Sub-clause (c)(1) above or Sub-clause (c)(3) above, the person

convening the meeting at least 48 hours before the time for the holding of the meeting. A proxy appointed by an Owner to attend and vote on behalf of the Owner shall, for the purposes of the meeting, be treated as being the Owner present at the meeting.

58. (a) Any resolution on any matter concerning the Lot and the Estate passed by a simple majority of votes at a duly convened meeting of the Owners present in person or by proxy and voting in proportion to number of Undivided Shares held at such meeting shall be binding on all the Owners of the Lot and the Estate Provided as follows:-
- (i) The notice convening the meeting shall have been duly given and shall have specified the intention to propose a resolution or resolutions concerning such matters.
 - (ii) No resolution purporting to be passed at any such meeting concerning any matter not mentioned in such notice shall be valid.
 - (iii) No resolution shall be valid to the extent that it purports to alter or amend the provisions of or is otherwise contrary to this Deed.
 - (iv) A resolution may be passed as to the manner in which the powers hereby conferred on the Manager are to be exercised or carried out but no such resolution shall be valid to the extent that it purports to take away or abrogate or prevent the exercise of any of the powers and duties of the Manager conferred on the Manager under this Deed.
- (b) The accidental omission to give notice as aforesaid to any Owner shall not invalidate the proceedings at any meeting or any resolution passed thereat.
- (c) Where any Undivided Share has been assigned or charged by way of mortgage or charge, then subject to the provisions of the mortgage or charge, the voting rights conferred on the Owner of such Undivided Share by the provisions of this Deed shall be exercisable only by the mortgagor or chargor unless the mortgagee or chargee is in possession or has foreclosed or has appointed a receiver to manage such Undivided Share.
59. For the purpose of Clauses 57 and 58 of this Deed, unless otherwise expressly stated, any reference to "Owner" or "Owners" shall exclude the Owner of the Common Areas and Facilities. The Undivided Shares allocated to the Common Areas and Facilities shall not carry any voting rights at any meeting whether under this Deed, the Ordinance or otherwise or liability to pay any fees or charges under this Deed. Such Undivided Shares

shall not be taken into account for the purpose of calculating the quorum of any meeting under this Deed, the Ordinance or otherwise.

SECTION VII

EXTINGUISHMENT OF RIGHTS

60. In the event of the Estate or any part thereof being so damaged by fire, typhoon, earthquake, subsidence or other cause so as to render the same unfit for habitation or use, the Manager or the Owners' Committee or the Owners of not less than 75% of the Undivided Shares allocated to the damaged part of the Estate (excluding the Undivided Shares allocated to the Common Areas and Facilities) shall convene a meeting of the Owners of the Estate or (as the case may be) the part thereof so affected and such meeting may resolve by a resolution of not less than 75% of those present at the meeting whether or not to rebuild or reinstate the damaged part of the Estate so affected and such resolution passed is to be binding upon all the Owners of the damaged part(s) of the Estate. If it shall be resolved that by reason of insufficiency of insurance money or changes in building law and/or regulations or any other circumstances whatsoever, it is not practicable to reinstate or rebuild the Estate or (as the case may be) the part thereof so affected then in such event the Undivided Shares in and of the Estate or (as the case may be) the part thereof so affected shall be acquired by the Manager and the Owners of such Undivided Shares shall in such event be obliged to assign the same and all rights and appurtenances thereto to the Manager upon trust to forthwith dispose of the same by public auction or private treaty and to distribute the net proceeds of sale amongst the Owners of such Undivided Shares in proportion to the respective number of Undivided Shares previously held by such Owners. All insurance money received in respect of any policy of insurance on the Estate or (as the case may be) the part thereof so affected shall likewise be distributed amongst such Owners. In such event all the rights, privileges, obligations and covenants of such Owners under this Deed shall be extinguished so far as the same relate to such Owners PROVIDED ALWAYS THAT if it is resolved by a resolution of not less than 75% of those present at the meeting to reinstate or rebuild the Estate or (as the case may be) the part thereof so affected the Owners of the Estate or (as the case may be) the part thereof so affected shall pay the excess of the cost of reinstatement or rebuilding of the Estate or the relevant part thereof damaged as aforesaid over and above the proceeds recoverable from the insurance of the Estate or (as the case may be) the part thereof so affected in proportion to the respective number of Undivided Shares held by them and that until such payment the same will become a charge upon their respective Undivided Shares allocated to the Estate or the relevant part thereof and be recoverable as a civil debt. For the purpose of this Clause 60 only, "Owners" shall exclude the Owner of the Common Areas and Facilities.

61. The following provisions shall apply to a meeting convened as provided in Clause 60 hereof:-

- (a) (i) Every such meeting shall be convened by at least 14 days' notice in writing served by the person or persons convening the meeting upon each Owner, and that notice shall specify the date, time and place of the meeting and the resolutions (if any) that are to be proposed;
- (ii) Service of a notice required to be served under Sub-clause (a)(i) above may be effected
 - (a) personally upon the Owner;
 - (b) by post addressed to the Owner at his last known address; or
 - (c) by leaving the notice at the Owner's Unit or depositing the notice in his letter box.
- (b) No business shall be transacted at any meeting unless a quorum is present when the meeting proceeds to business and Owners present in person or by proxy who in the aggregate have vested in them not less than 75% of the total number of Undivided Shares of the part thereof so affected in question (excluding the Undivided Shares allocated to the Common Areas and Facilities) shall be a quorum;
- (c) Every such meeting shall be presided over by the chairman of the Owners' Committee or, in his absence, the Owners present shall choose one of their members to be the chairman of the meeting;
- (d) The chairman shall cause a record to be kept of the persons present at the meeting and notes of the proceedings thereof;
- (e) Votes may be given either personally or by proxy;
- (f) The instrument appointing a proxy shall be lodged with the person, or one of the persons, as the case may be, who convened the meeting not less than 24 hours before the time for the holding of the meeting;
- (g) A resolution passed at a duly convened meeting by not less than 75% majority of such Owners present in person or by proxy at such meeting shall be binding on all the Owners of the Estate or (as the case may be) the relevant part of the Estate PROVIDED as follows:-
 - (i) the notice convening the meeting shall specify the intention to propose a resolution concerning such matter;

- (ii) any resolution purported to be passed at any such meeting concerning any other matter shall not be valid;
- (iii) no resolution shall be valid if it is contrary to the provisions of this Deed;
- (h) The accidental omission to give notice as aforesaid to any Owner shall not invalidate the meeting or any resolution passed thereat.

SECTION VIII

MISCELLANEOUS PROVISIONS

- 62. Each Owner shall on ceasing to be the Owner of any Undivided Share notify the Manager of such cessation and of the name and address of the new Owner and without prejudice to the liability of the new Owner who shall be liable for all sums due and payable and performance and observance of the terms and conditions by the Owner from whom he purchased under the terms of this Deed, such Owner shall remain liable for all such sums and for the observance and performance of such terms and conditions up to the date on which he ceases to be the Owner.
- 63. No person shall, after ceasing to be the Owner of any Undivided Share, be liable for any debt liability or obligation under the covenants, terms and conditions of this Deed in respect of such Undivided Share save and except in respect of any breach, non-observance or non-performance by such person of any such covenant or term or condition prior to his ceasing to be the Owner thereof.
- 64. There shall be public notice boards at such places in the Estate as the Manager may from time to time determine. There shall be exhibited on each of such public notice boards a copy of the Estate Rules from time to time in force and all notices which under this Deed are required to be exhibited thereon and such other notices and announcements as the Manager may from time to time decide to exhibit or approve for exhibition thereon. Except in the case of a notice required by this Deed or by law to be served personally or in any other manner, the exhibition of a notice on such public notice boards for 7 consecutive days shall be due notice of the contents thereof to each Owner, his tenants, licensees, servants and agents.
- 65. Each Owner shall notify the Manager of the name and address in Hong Kong of the person authorized by him to accept service of process. Any Owner not occupying or using his Unit shall provide the Manager with an address in Hong Kong for service of notices under the provisions of this Deed, failing which the address of such Unit is deemed to be his address for service.
- 66. Subject as hereinbefore provided in the case of notices to be affixed to the public notice boards, all notices or demands required to be served hereunder shall be sufficiently served

if addressed to the party to whom the notices or demands are given and sent by prepaid post to or left at the Unit or the letter box thereof of which the party to be served is the Owner notwithstanding that such party shall not personally occupy the same PROVIDED HOWEVER THAT where notice is to be given to an Owner who is a mortgagor, such notice may also be served on the registered mortgagee in possession of the Undivided Share, if a company, at its registered office or last known place of business in Hong Kong and, if an individual, at his last known residence. All notices required to be given to the Manager shall be sufficiently served if sent by prepaid post addressed to or if by hand left at or delivered to the registered office of the Manager.

67. (a) The First Owner shall at its own costs and expenses provide a direct translation in Chinese of this Deed and deposit a copy of this Deed and its Chinese translation at the management office of the Estate within one month after the date of this Deed. Copies of this Deed and its Chinese translation shall be made available for inspection by all Owners free of costs at the management office of the Estate. A copy of this Deed or its Chinese translation or both shall be supplied by the Manager to an Owner on request and upon payment of a reasonable charge. All charges received shall be credited to the Special Fund. In the event of dispute as to the effect or construction of this Deed and its Chinese translation, the English text of this Deed shall prevail.
- (b) The First Owner shall deposit a copy of Schedules 7 and 8 to the Ordinance (both English and Chinese versions) in the management office for reference by all Owners free of costs and for taking copies at their own expense and upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.
68. Plans showing the Common Areas and Facilities are annexed to this Deed. The accuracy of such plans are certified by or on behalf of the Authorised Person. A set of the plans annexed hereto showing the Common Areas and Facilities shall be kept at the management office of the Estate for inspection by the Owners during normal office hours free of costs and charges.
69. Where any Undivided Share has been assigned or charged by way of mortgage, the voting rights conferred on the Owner of such Undivided Share by the provision of this Deed shall subject to the provisions of the mortgage, be exercisable only by the mortgagor unless the mortgagee is in possession of such Undivided Share or has foreclosed or has appointed a receiver to manage such Undivided Share PROVIDED THAT once the mortgagee has taken possession of such Undivided Shares he shall become fully liable for the payment of all the management fee, expenses and contributions payable in respect of the relevant part of the Estate under this Deed including any arrears thereof.

70. The covenants and provisions of this Deed shall be binding on the parties hereto and their respective executors, administrators, successors in title and assigns and the benefit and burden thereof shall be annexed to the part of the Estate and to the Undivided Share or Shares held therewith.
71. (a) Nothing herein shall contradict, overrule or fail to comply with the provisions of or prejudice in any way the operation of the Ordinance and the Schedules thereto and any amendment or amendments thereof or any substitutions thereof. At any time after the formation and during the existence of the Owners' Corporation under the Ordinance, the Owners' meeting convened under this Deed shall be replaced and substituted by the general meeting of the Owners' Corporation and the Owners' Committee formed under this Deed shall be replaced and substituted by the management committee of the Owners' Corporation.
- (b) After an Owners' Corporation has been formed, the Manager shall consult (either generally or in any particular case) the Owners' Corporation at a general meeting of the Owners' Corporation and adopt the approach decided by the Owners' Corporation on the channels of communication among Owners on any business relating to the management of the Estate
72. (a) The First Owner shall upon execution of this Deed assign the Undivided Shares allocated to the Common Areas and Facilities to the Manager free of cost or consideration to be held on trust for all the Owners subject to the Government Grant and to this Deed. The First Owner shall upon designation and declaration of any additional Estate Common Areas and Facilities or additional Residential Common Areas and Facilities or additional Car Park Common Areas and Facilities assign the Undivided Shares allocated thereto to the Manager free of cost or consideration to be held on trust for all the Owners subject to the Government Grant and to this Deed.
- (b) Such Undivided Shares together with the Common Areas and Facilities shall upon such assignment to the Manager be held by the Manager as trustee for all the Owners for the time being and in the event the Manager shall resign or be wound up or have a receiving order made against it or is removed or its appointment otherwise being terminated and another manager be appointed in its stead in accordance with this Deed, then the outgoing Manager or the liquidator or the receiver shall assign such Undivided Shares as well as the Common Areas and Facilities to the new manager free of costs or consideration to hold as such trustee as aforesaid PROVIDED ALWAYS THAT nothing herein contained shall in any way fetter or diminish the rights, powers, authorities and entitlements of the Manager contained in this Deed PROVIDED FURTHER THAT when the Owners'

Corporation has been formed, it may at any time require the Manager to, and the Manager in such event shall, assign the Undivided Shares allocated to the Common Areas and Facilities as well as the Common Areas and Facilities and transfer the management responsibilities to it free of costs or consideration, after which the Owners' Corporation must hold them on trust for the benefit of all the Owners for the time being.

73. (a) The Owners shall at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director of Lands and carry out all works in respect of the Slopes and Retaining Walls in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual.
- (b) The Manager shall have full authority of the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the conditions of the Government Grant and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of Slopes and Retaining Walls. For the purpose of this Sub-clause, the reference to “the Manager” includes the Owners’ Corporation, if formed.
- (c) All Owners shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls.
- (d) The Manager shall not be made personally liable for carrying out any such requirements in respect of the Slopes and Retaining Walls under the conditions of the Government Grant, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners.
- (e) The First Owner shall deposit a full copy of the Slope Maintenance Manual in the management office of the Estate within one month after the date of this Deed for inspection by all Owners free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.
74. (a) Nothing in this Deed conflicts with or is in breach of the conditions of the Government Grant. If any provision contained in this Deed conflicts with the Government Grant, the Government Grant shall prevail.
- (b) All Owners (including the First Owner) and the Manager covenant with each other to comply with the conditions of the Government Grant so long as they remain as Owners or (as the case may be) the Manager. The covenants and provisions of

this Deed are binding on all Owners and the benefit and burden thereof are annexed to the Lot and the Estate and to the Undivided Share(s) in respect thereof.

75. (a) A balcony (including acoustic balcony and maintenance balcony) and/or a utility platform (including maintenance utility platform) (with their locations as indicated and coloured white hatched black and white cross hatched black respectively on the plans annexed to this Deed and marked Plan No.DMC-05 to Plan No.DMC-08 (both inclusive), Plan No.DMC-11 to Plan No.DMC-14 (both inclusive), Plan No.DMC-17 to Plan No.DMC-20 (both inclusive), Plan No.DMC-23 to Plan No.DMC-25 (both inclusive), Plan No.DMC-28, Plan No.DMC-31 and Plan No.DMC-32 and the accuracy of such plans is certified by or on behalf of the Authorized Person) which forms part of a Residential Unit and the covered areas beneath a balcony (including acoustic balcony and maintenance balcony) and/or a utility platform (including maintenance utility platform), for the purpose of this Deed is designated as a non-enclosed area. The Owner of each Residential Unit which includes a non-enclosed area:-
- (i) shall not use a balcony (including acoustic balcony and maintenance balcony) or, as the case may be, a utility platform (including maintenance utility platform) or permit it to be used for any purpose other than as a balcony (including acoustic balcony and maintenance balcony) or, as the case may be, a utility platform (including maintenance utility platform) for the proper use and enjoyment of the Residential Unit;
 - (ii) shall not enclose the non-enclosed area or any part thereof or permit it to be enclosed wholly or partially above safe parapet height other than as under the Building Plans;
 - (iii) shall maintain the non-enclosed area in good and substantial repair and condition at such Owner's own cost and expense; and
 - (iv) shall not erect, affix or place any structure on the non-enclosed area.
- (b) If there is any default on the part of any Owner in observing and fulfilling his obligations set out in Sub-clause (a) above, the Manager shall have the right to serve a written notice to the Owner requiring him to make good the default within a reasonable time limit. If the Owner shall fail to comply with such notice the Manager shall be entitled on giving a reasonable prior notice in writing to report to the Building Authority the non-compliance with the obligations set out in Sub-clause (a) for such enforcement action including prosecution as the Building Authority shall consider necessary or appropriate.

76. (a) The First Owner at its own costs and expenses has prepared a schedule of the Works and Installations in the Estate. The schedule of the Works and Installations is set out in Fifth Schedule to this Deed (subject to revisions as provided for in Sub-clauses (e) and (f) below).
- (b) The First Owner shall at its own costs and expenses prepare and compile for the reference of the Owners and the Manager the Works and Installations Maintenance Manual setting out the following details:-
- (i) as-built record plans of the building and services installations together with the necessary technical information (such as specifications of materials and design standard) for maintenance of all facilities and equipment;
 - (ii) all warranties and guarantees provided by contractors (together with the names of the companies providing the warranty and the contact telephone numbers) in respect of all facilities and equipment;
 - (iii) recommended maintenance strategy and procedures;
 - (iv) a list of items of the Works and Installations requiring routine maintenance;
 - (v) recommended frequency of routine maintenance inspection;
 - (vi) checklist and typical inspection record sheets for routine maintenance inspection; and
 - (vii) recommended maintenance cycle of the Works and Installations.
- (c) The First Owner shall deposit a full copy of the Works and Installations Maintenance Manual in the management office of the Estate within one month after the date of this Deed for inspection by all Owners free of charge and taking copies on payment of a reasonable charge. All charges received shall be credited to the Special Fund.
- (d) The Owners shall at their own costs and expenses inspect, maintain and carry out all necessary works for the maintenance of the Estate and such parts of the Estate the sole and exclusive right and privilege to hold, use, occupy and enjoy the same as may be held by the respective Owners including the Works and Installations.
- (e) The Works and Installations as set out in the Fifth Schedule hereto and the Works and Installations Maintenance Manual may be revised in future to take into account any necessary changes, including but not limited to addition of Works and

Installations in the Estate and the updating of maintenance strategies in step with changing requirements.

- (f) The Owners may, by a resolution of the Owners at an Owners' meeting convened under this Deed, decide on revisions to be made to the schedule of the Works and Installations and the Works and Installations Maintenance Manual, in which event the Manager shall procure from a qualified professional or consultant the revised schedule of the Works and Installations and the revised Works and Installations Maintenance Manual within such time as may be prescribed by the Owners in an Owners' meeting convened under this Deed.
 - (g) All costs incidental to the preparation of the revised schedule for the Works and Installations and the revised Works and Installations Maintenance Manual shall be paid out of the Special Fund.
 - (h) The Manager shall deposit the revised Works and Installations Maintenance Manual in the management office of the Estate within one month after the date of its preparation for inspection by all Owners free of charge and taking copies on payment of a reasonable charge. All charges received shall be credited to the Special Fund.
77. Contracts for the installation or use of aerial broadcast distribution or telecommunications network facilities and contracts for the provision of broadcast distribution network or telecommunications network services to be entered into by the Manager shall be subject to the following conditions:-
- (a) the term of the contract shall not exceed 3 years;
 - (b) the right to be granted under the contract shall be non-exclusive and shall provide for sharing the use of the facilities and network with other service providers; and
 - (c) no Owner is required to make any payment in any form attributable to the installation or provision of the facilities or services, unless he is a subscriber to the relevant service.
78. (a) The Owners of the Open Kitchen Units shall at their own expense observe and comply with the Fire Safety Management Plan. Without prejudice to the generality of but in addition to the foregoing, the Owner of an Open Kitchen Unit shall observe and comply with the following provisions:-
- (i) not to remove or obstruct any smoke detector provided inside his Open Kitchen Unit and the common lobby outside his Open Kitchen Unit;
 - (ii) not to remove or obstruct the sprinkler head provided at the ceiling immediately above the Open Kitchen in his Open Kitchen Unit;

- (iii) not to remove the full height wall having an FRR (fire resistance rating) of not less than -/30/30 adjacent to the exit door of his Open Kitchen Unit;
- (iv) allow the fire services installations mentioned in (i) and (ii) above to be subject to annual or other maintenance, testing and commissioning conducted by the registered fire service installation contractor;
- (v) to maintain and keep the fire services installations mentioned in (i) and (ii) above installed in his Open Kitchen Unit in good order and working condition;
- (vi) to let, lease, license or otherwise part with the possession of his Open Kitchen Unit upon the condition that the tenant(s), lessee(s), licensee(s) or occupier(s) thereof shall agree to observe and comply with the provisions contained in this Deed relating to and/or applicable to Open Kitchen Units.

For the avoidance of doubt, repair and maintenance of the fire services installations within an Open Kitchen Unit shall be wholly under the responsibility of the Owner of such Open Kitchen Unit.

- (b) The Manager shall on behalf of the Owners of the Open Kitchen Units carry out and implement the plans relating to maintenance, staff training, fire action, fire service intervention and fire prevention as set out in the Fire Safety Management Plan. Without limiting the generality of the foregoing, the Manager is hereby given full authority by the Owners of the Open Kitchen Units to engage or employ registered fire service installation contractors for the inspection, testing, keeping and maintaining in good substantial repair and condition, and carrying out any necessary works in respect of the fire safety provisions for Open Kitchens as specified in and in accordance with the Fire Safety Management Plan.
- (c) The Manager and the registered fire service installation contractors engaged by the Manager shall have the power to enter with or without workmen, equipment or materials at all reasonable times on reasonable notice (except in an emergency when no notice is required) any Open Kitchen Unit to carry out regular testing or maintenance of the fire services installations therein (at the cost of the Owner of that Open Kitchen Unit) or verify observance and compliance of provisions referred to in Sub-clause (a) above. Provided That the Manager shall at its own costs and expenses repair any damage so caused and shall be liable for the negligent, wilful or criminal acts of the Manager and its employees, workmen, contractors and agents.

- (d) The First Owner shall lodge or cause to be lodged a set of the Building Plans showing the Open Kitchen Units and certified by the Authorized Person with the management office.
 - (e) If the Owner of a Residential Unit has obtained approval from the relevant Government authority or authorities to convert his Residential Unit into an Open Kitchen Unit, he may apply to the Manager for the installation and/or connection (at such Owner's costs and expenses) of fire services installations specified in the Fire Safety Management Plan and/or the relevant fire alarm or fighting system in the Estate, and the Manager shall not unreasonably withhold its approval to such application by the Owner Provided Further That the Manager must not charge any fee other than a reasonable administrative fee for issuing the approval and such fee shall be credited to the Special Fund.
 - (f) The Manager shall prepare a separate management budget for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively. The Owner of each Open Kitchen Unit shall pay to the Manager his due share of the budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan and the said fire services system on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit.
79. Each Owner of Residential Unit with any of the Noise Mitigation Measures forming part of and/ or serving exclusively his Residential Unit:-
- (a) shall at his own costs and expenses comply with the following:-
 - (i) use and operate such Noise Mitigation Measures in compliance with the NIAR;
 - (ii) keep and maintain such Noise Mitigation Measures intact so that the same will be well preserved;
 - (iii) repair and maintain such Noise Mitigation Measures in good substantial repair and condition and any repair and maintenance works relating to such Noise Mitigation Measures shall be carried out by the contractor approved by the Manager at the expense of such Owner and in such manner as the Manager shall in its absolute discretion think fit; and
 - (iv) observe and comply with any guidelines or directions to be issued or given by the Manager from time to time relating to the use, maintenance and operation of such Noise Mitigation Measures; and

- (b) shall not remove, change or alter such Noise Mitigation Measures or any part thereof or do or permit to be done any act or thing which may or will remove, change or alter the same including without limitation the carrying out of any internal decoration or alteration works which may affect such Noise Mitigation Measures or any part thereof.
80. (a) For the avoidance of doubt, each Owner of the Parking Space shall at his own cost and expense be responsible for the maintenance, inspection, security, repair, replacement and renewal of the Non-Common EV Facilities exclusively serving and forming part of his Parking Space and the ownership of all such facilities shall belong to him. Each Owner of the Parking Space shall indemnify the Owners or Occupiers of other Units for his failure to observe and comply with the provisions of this Clause.
- (b) Without prejudice to the generality of Sub-clause (a) above, if any Owner of Parking Space shall fail to repair or maintain the Non-Common EV Facilities exclusively serving and forming part of his Parking Space in accordance with Sub-clause (a) above and it has caused damage or, in the reasonable opinion of the Manager, danger to the other part of the Estate or the Owners or Occupiers of other Units, the Manager shall have the right and power, but not be obliged, to carry out such repairs or maintenance works to the relevant Non-Common EV Facilities and make good all damage (if any) caused by the Owner's failure to repair or maintain as the Manager shall in absolute discretion see fit and all the costs and expenses incurred by the Manager in connection therewith shall be recoverable from the Owner of the relevant Parking Space on a full indemnity basis as a debt.
- (c) The appearance and standards (including but not limited to the design, specification and use of materials) of all replacing Non-Common EV Facilities installed by an Owner of Parking Space shall be consistent and compatible with the appearance and standards of the original Non-Common EV Facilities installed for his Parking Space or such other appearance or standards as approved by the Manager Provided That no repairing, maintenance and replacement work shall be commenced unless with the Manager's prior approval.

IN WITNESS whereof the parties to this Deed have caused this Deed to be duly executed the day and year first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALLOCATION OF UNDIVIDED SHARES

(A) Residential Units

	<u>No. of</u>	<u>No. of</u>	<u>Total No. of</u>
	<u>Units</u>	<u>Undivided</u>	<u>Undivided</u>
(1) <u>Tower 1</u>		<u>Shares per</u>	<u>Shares</u>
		<u>Unit</u>	
Flat 02 on 1/F with Private Garden	1	742	742
Flat 03 on 1/F with Private Garden	1	193	193
Flat 05 on 1/F with Private Garden	1	322	322
Flat 06 on 1/F with Private Garden	1	321	321
Flat 07 on 1/F with Private Garden	1	287	287
Flat 08 on 1/F with Private Garden	1	276	276
Flat 09 on 1/F with BAL	1	407	407
Flat 15 on 1/F with BAL and Private Garden	1	377	377
Flat 16 on 1/F with Private Garden	1	190	190
Flat 17 on 1/F with Private Garden	1	187	187
Flat 18 on 1/F with Private Garden	1	186	186
Flat 19 on 1/F with Private Garden	1	191	191
Flat 20 on 1/F with Private Garden	1	195	195
Flat 02 on 2/F with BAL and UP	1	763	763
Flat 03 on 2/F with BAL	1	201	201
Flat 05 on 2/F with BAL	1	317	317
Flat 06 on 2/F with BAL	1	318	318
Flat 07 on 2/F with BAL	1	285	285
Flat 08 on 2/F with BAL	1	278	278
Flat 09 on 2/F with BAL	1	405	405
Flat 10 on 2/F with BAL	1	378	378
Flat 11 on 2/F with BAL	1	192	192
Flat 12 on 2/F with BAL	1	192	192
Flat 15 on 2/F with BAL	1	365	365
Flat 16 on 2/F with BAL	1	198	198
Flat 17 on 2/F with BAL	1	192	192
Flat 18 on 2/F with BAL	1	192	192
Flat 19 on 2/F with BAL	1	198	198
Flat 20 on 2/F with BAL	1	206	206
Flat 01 on 3/F with BAL and UP	1	925	925
Flat 02 on 3/F with BAL and UP	1	758	758
Flat 03 on 3/F with BAL	1	201	201
Flat 05 on 3/F with BAL	1	317	317
Flat 06 on 3/F with BAL	1	318	318
Flat 07 on 3/F with BAL	1	285	285
Flat 08 on 3/F with BAL	1	278	278
Flat 09 on 3/F with BAL	1	405	405
Flat 10 on 3/F with BAL	1	378	378
Flat 11 on 3/F with BAL	1	192	192
Flat 12 on 3/F with BAL	1	192	192
Flat 15 on 3/F with BAL	1	365	365
Flat 16 on 3/F with BAL	1	198	198

Flat 17 on 3/F with BAL	1	192	192
Flat 18 on 3/F with BAL	1	192	192
Flat 19 on 3/F with BAL	1	198	198
Flat 20 on 3/F with BAL	1	206	206
Flat 21 on 3/F with BAL	1	398	398
Flat 22 on 3/F with BAL and Private Garden	1	384	384
Flat 01 on 5/F to 12/F, each with BAL and UP	8	925	7,400
Flat 02 on 5/F to 12/F, each with BAL and UP	8	758	6,064
Flat 03 on 5/F to 12/F, each with BAL	8	201	1,608
Flat 05 on 5/F to 12/F, each with BAL	8	317	2,536
Flat 06 on 5/F to 12/F, each with BAL	8	318	2,544
Flat 07 on 5/F to 12/F, each with BAL	8	285	2,280
Flat 08 on 5/F to 12/F, each with BAL	8	278	2,224
Flat 09 on 5/F to 12/F, each with BAL	8	405	3,240
Flat 10 on 5/F to 12/F, each with BAL	8	378	3,024
Flat 11 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 12 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 15 on 5/F to 12/F, each with BAL	8	365	2,920
Flat 16 on 5/F to 12/F, each with BAL	8	198	1,584
Flat 17 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 18 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 19 on 5/F to 12/F, each with BAL	8	198	1,584
Flat 20 on 5/F to 12/F, each with BAL	8	206	1,648
Flat 21 on 5/F to 12/F, each with BAL	8	398	3,184
Flat 22 on 5/F to 12/F, each with BAL	8	380	3,040
Flat 01 on 15/F to 18/F, each with BAL and UP	4	925	3,700
Flat 02 on 15/F to 18/F, each with BAL and UP	4	758	3,032
Flat 03 on 15/F to 18/F, each with BAL	4	201	804
Flat 05 on 15/F to 18/F, each with BAL	4	317	1,268
Flat 06 on 15/F to 18/F, each with BAL	4	318	1,272
Flat 07 on 15/F to 18/F, each with BAL	4	285	1,140
Flat 08 on 15/F to 18/F, each with BAL	4	278	1,112
Flat 09 on 15/F to 18/F, each with BAL	4	405	1,620
Flat 10 on 15/F to 18/F, each with BAL	4	378	1,512
Flat 11 on 15/F to 18/F, each with BAL	4	192	768
Flat 12 on 15/F to 18/F, each with BAL	4	192	768
Flat 15 on 15/F to 18/F, each with BAL	4	365	1,460
Flat 16 on 15/F to 18/F, each with BAL	4	198	792
Flat 17 on 15/F to 18/F, each with BAL	4	192	768
Flat 18 on 15/F to 18/F, each with BAL	4	192	768
Flat 19 on 15/F to 18/F, each with BAL	4	198	792
Flat 20 on 15/F to 18/F, each with BAL	4	206	824
Flat 21 on 15/F to 18/F, each with BAL	4	398	1,592
Flat 22 on 15/F to 18/F, each with BAL	4	380	1,520
Flat 01 on 19/F with BAL, UP, Private Flat Roof and Private Roof	1	1,435	1,435
Flat 05 on 19/F with BAL and Private Roof	1	338	338
Flat 06 on 19/F with BAL and Private Roof	1	333	333
Flat 07 on 19/F with BAL and Private Roof	1	302	302
Flat 08 on 19/F with BAL and Private Roof	1	300	300
Flat 09 on 19/F with BAL and Private Roof	1	434	434
Flat 10 on 19/F with BAL and Private Roof	1	415	415

Flat 11 on 19/F with BAL and Private Roof	1	206	206
Flat 12 on 19/F with BAL and Private Roof	1	206	206
Flat 15 on 19/F with BAL and Private Roof	1	395	395
Flat 16 on 19/F with BAL and Private Roof	1	210	210
Flat 17 on 19/F with BAL and Private Roof	1	204	204
Flat 18 on 19/F with BAL and Private Roof	1	204	204
Flat 19 on 19/F with BAL and Private Roof	1	215	215
Flat 20 on 19/F with BAL and Private Roof	1	220	220
Flat 21 on 19/F with BAL and Private Roof	1	436	436
Flat 22 on 19/F with BAL and Private Roof	1	418	418

Sub-sub-total :

 97,743

	<u>No. of</u>	<u>No. of</u>	<u>Total No. of</u>
	<u>Units</u>	<u>Shares per</u>	<u>Undivided</u>
(2) Tower 2		<u>Unit</u>	<u>Shares</u>
Flat 02 on G/F with Private Garden	1	285	285
Flat 03 on G/F with Private Garden	1	195	195
Flat 05 on G/F with Private Garden	1	374	374
Flat 06 on G/F with Private Garden	1	377	377
Flat 07 on G/F with Private Garden	1	259	259
Flat 08 on G/F with Private Garden	1	268	268
Flat 09 on G/F with Private Garden	1	268	268
Flat 10 on G/F with Private Garden	1	285	285
Flat 01 on UG/F with Private Garden	1	477	477
Flat 02 on UG/F with BAL	1	288	288
Flat 03 on UG/F with BAL	1	204	204
Flat 05 on UG/F with BAL	1	384	384
Flat 06 on UG/F with BAL	1	379	379
Flat 07 on UG/F with BAL	1	263	263
Flat 08 on UG/F with BAL	1	269	269
Flat 09 on UG/F with BAL	1	269	269
Flat 10 on UG/F with BAL	1	286	286
Flat 16 on UG/F with Private Garden	1	299	299
Flat 17 on UG/F with Private Garden	1	300	300
Flat 18 on UG/F with Private Garden	1	325	325
Flat 19 on UG/F with Private Garden	1	329	329
Flat 21 on UG/F with Private Garden	1	291	291
Flat 22 on UG/F with Private Garden	1	270	270
Flat 01 on 1/F with BAL	1	475	475
Flat 02 on 1/F with BAL	1	288	288
Flat 03 on 1/F with BAL	1	204	204
Flat 05 on 1/F with BAL	1	384	384
Flat 06 on 1/F with BAL	1	386	386
Flat 07 on 1/F	1	254	254
Flat 08 on 1/F with BAL	1	269	269
Flat 09 on 1/F with BAL	1	269	269
Flat 10 on 1/F with BAL	1	269	269
Flat 11 on 1/F with BAL	1	269	269
Flat 12 on 1/F with BAL	1	203	203
Flat 16 on 1/F with BAL	1	301	301
Flat 17 on 1/F with BAL	1	300	300
Flat 18 on 1/F with BAL	1	332	332
Flat 19 on 1/F with BAL	1	338	338
Flat 21 on 1/F with BAL	1	296	296
Flat 22 on 1/F with BAL	1	279	279
Flat 01 on 2/F to 12/F, each with BAL	10	475	4,750
Flat 02 on 2/F to 12/F, each with BAL	10	288	2,880
Flat 03 on 2/F to 12/F, each with BAL	10	204	2,040
Flat 05 on 2/F to 12/F, each with BAL	10	384	3,840
Flat 06 on 2/F to 12/F, each with BAL	10	386	3,860
Flat 07 on 2/F to 12/F, each with BAL	10	273	2,730
Flat 08 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 09 on 2/F to 12/F, each with BAL	10	269	2,690

Flat 10 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 11 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 12 on 2/F to 12/F, each with BAL	10	200	2,000
Flat 15 on 2/F to 12/F, each with BAL	10	451	4,510
Flat 16 on 2/F to 12/F, each with BAL	10	278	2,780
Flat 17 on 2/F to 12/F, each with BAL	10	300	3,000
Flat 18 on 2/F to 12/F, each with BAL	10	332	3,320
Flat 19 on 2/F to 12/F, each with BAL	10	332	3,320
Flat 20 on 2/F to 12/F, each with BAL	10	285	2,850
Flat 21 on 2/F to 12/F, each with BAL	10	291	2,910
Flat 22 on 2/F to 12/F, each with BAL	10	279	2,790
Flat 01 on 15/F to 18/F, each with BAL	4	475	1,900
Flat 02 on 15/F to 18/F, each with BAL	4	288	1,152
Flat 03 on 15/F to 18/F, each with BAL	4	204	816
Flat 05 on 15/F to 18/F, each with BAL	4	384	1,536
Flat 06 on 15/F to 18/F, each with BAL	4	386	1,544
Flat 07 on 15/F to 18/F, each with BAL	4	273	1,092
Flat 08 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 09 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 10 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 11 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 12 on 15/F to 18/F, each with BAL	4	200	800
Flat 15 on 15/F to 18/F, each with BAL	4	451	1,804
Flat 16 on 15/F to 18/F, each with BAL	4	278	1,112
Flat 17 on 15/F to 18/F, each with BAL	4	300	1,200
Flat 18 on 15/F to 18/F, each with BAL	4	332	1,328
Flat 19 on 15/F to 18/F, each with BAL	4	332	1,328
Flat 20 on 15/F to 18/F, each with BAL	4	285	1,140
Flat 21 on 15/F to 18/F, each with BAL	4	291	1,164
Flat 22 on 15/F to 18/F, each with BAL	4	279	1,116
Flat 01 on 19/F with BAL, Private Flat Roof and Private Roof	1	1,135	1,135
Flat 06 on 19/F with BAL and Private Roof	1	420	420
Flat 07 on 19/F with BAL and Private Roof	1	288	288
Flat 08 on 19/F with BAL and Private Roof	1	284	284
Flat 09 on 19/F with BAL and Private Roof	1	284	284
Flat 10 on 19/F with BAL and Private Roof	1	284	284
Flat 11 on 19/F with BAL and Private Roof	1	288	288
Flat 12 on 19/F with BAL and Private Roof	1	215	215
Flat 15 on 19/F with BAL and Private Roof	1	489	489
Flat 16 on 19/F with BAL and Private Roof	1	298	298
Flat 17 on 19/F with BAL and Private Roof	1	316	316
Flat 18 on 19/F with BAL and Private Roof	1	297	297
Flat 19 on 19/F with BAL and Private Roof	1	352	352
Flat 20 on 19/F with BAL and Private Roof	1	300	300
Flat 21 on 19/F with BAL and Private Roof	1	312	312

Sub-sub-total : 99,298

(3) Tower 3	<u>No. of</u>	<u>No. of</u>	<u>Total No. of</u>
	<u>Units</u>	<u>Shares per</u>	<u>Undivided</u>
		<u>Unit</u>	<u>Shares</u>
Flat 03 on G/F with Private Garden	1	277	277
Flat 05 on G/F with Private Garden	1	267	267
Flat 06 on G/F with Private Garden	1	267	267
Flat 07 on G/F with Private Garden	1	269	269
Flat 08 on G/F with Private Garden	1	267	267
Flat 09 on G/F with Private Garden	1	269	269
Flat 10 on G/F with Private Garden	1	405	405
Flat 11 on G/F with Private Garden	1	184	184
Flat 12 on G/F with Private Garden	1	344	344
Flat 15 on G/F with Private Garden	1	184	184
Flat 16 on G/F with Private Garden	1	431	431
Flat 17 on G/F with Private Garden	1	303	303
Flat 18 on G/F with Private Garden	1	307	307
Flat 19 on G/F with Private Garden	1	439	439
Flat 20 on G/F with Private Garden	1	192	192
Flat 21 on G/F with Private Garden	1	291	291
Flat 01 on UG/F with Private Garden	1	519	519
Flat 03 on UG/F with BAL	1	283	283
Flat 05 on UG/F with BAL	1	269	269
Flat 06 on UG/F with BAL	1	269	269
Flat 07 on UG/F with BAL	1	269	269
Flat 08 on UG/F with BAL	1	269	269
Flat 09 on UG/F with BAL	1	270	270
Flat 10 on UG/F with BAL	1	414	414
Flat 11 on UG/F with BAL	1	195	195
Flat 12 on UG/F with BAL	1	340	340
Flat 15 on UG/F with BAL	1	192	192
Flat 16 on UG/F with BAL	1	433	433
Flat 17 on UG/F with BAL	1	323	323
Flat 18 on UG/F with BAL	1	317	317
Flat 19 on UG/F with BAL	1	452	452
Flat 20 on UG/F with BAL	1	336	336
Flat 21 on UG/F with BAL	1	293	293
Flat 23 on UG/F with Private Garden	1	320	320
Flat 25 on UG/F with Private Garden	1	318	318
Flat 26 on UG/F with Private Garden	1	295	295
Flat 27 on UG/F with Private Garden	1	293	293
Flat 01 on 1/F with BAL	1	509	509
Flat 03 on 1/F with BAL	1	283	283
Flat 05 on 1/F with BAL	1	269	269
Flat 06 on 1/F with BAL	1	269	269
Flat 07 on 1/F with BAL	1	269	269
Flat 08 on 1/F with BAL	1	269	269
Flat 09 on 1/F with BAL	1	270	270
Flat 10 on 1/F with BAL	1	414	414
Flat 11 on 1/F with BAL	1	195	195
Flat 12 on 1/F with BAL	1	340	340
Flat 15 on 1/F with BAL	1	192	192
Flat 16 on 1/F with BAL	1	433	433

Flat 17 on 1/F with BAL	1	323	323
Flat 18 on 1/F with BAL	1	317	317
Flat 19 on 1/F with BAL	1	452	452
Flat 20 on 1/F with BAL	1	336	336
Flat 21 on 1/F with BAL	1	290	290
Flat 23 on 1/F with BAL	1	323	323
Flat 25 on 1/F with BAL	1	320	320
Flat 26 on 1/F with BAL	1	298	298
Flat 27 on 1/F with BAL	1	298	298
Flat 01 on 2/F to 12/F, each with BAL	10	508	5,080
Flat 02 on 2/F to 12/F, each with BAL	10	440	4,400
Flat 03 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 05 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 06 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 07 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 08 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 09 on 2/F to 12/F, each with BAL	10	270	2,700
Flat 10 on 2/F to 12/F, each with BAL	10	414	4,140
Flat 11 on 2/F to 12/F, each with BAL	10	195	1,950
Flat 12 on 2/F to 12/F, each with BAL	10	340	3,400
Flat 15 on 2/F to 12/F, each with BAL	10	192	1,920
Flat 16 on 2/F to 12/F, each with BAL	10	433	4,330
Flat 17 on 2/F to 12/F, each with BAL	10	323	3,230
Flat 18 on 2/F to 12/F, each with BAL	10	317	3,170
Flat 19 on 2/F to 12/F, each with BAL	10	452	4,520
Flat 20 on 2/F to 12/F, each with BAL	10	336	3,360
Flat 21 on 2/F to 12/F, each with BAL	10	289	2,890
Flat 22 on 2/F to 12/F, each with BAL	10	321	3,210
Flat 23 on 2/F to 12/F, each with BAL	10	317	3,170
Flat 25 on 2/F to 12/F, each with BAL	10	320	3,200
Flat 26 on 2/F to 12/F, each with BAL	10	298	2,980
Flat 27 on 2/F to 12/F, each with BAL	10	298	2,980
Flat 01 on 15/F to 18/F, each with BAL	4	508	2,032
Flat 02 on 15/F to 18/F, each with BAL	4	440	1,760
Flat 03 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 05 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 06 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 07 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 08 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 09 on 15/F to 18/F, each with BAL	4	270	1,080
Flat 10 on 15/F to 18/F, each with BAL	4	414	1,656
Flat 11 on 15/F to 18/F, each with BAL	4	195	780
Flat 12 on 15/F to 18/F, each with BAL	4	340	1,360
Flat 15 on 15/F to 18/F, each with BAL	4	192	768
Flat 16 on 15/F to 18/F, each with BAL	4	433	1,732
Flat 17 on 15/F to 18/F, each with BAL	4	323	1,292
Flat 18 on 15/F to 18/F, each with BAL	4	317	1,268
Flat 19 on 15/F to 18/F, each with BAL	4	452	1,808
Flat 20 on 15/F to 18/F, each with BAL	4	336	1,344
Flat 21 on 15/F to 18/F, each with BAL	4	289	1,156
Flat 22 on 15/F to 18/F, each with BAL	4	321	1,284
Flat 23 on 15/F to 18/F, each with BAL	4	317	1,268
Flat 25 on 15/F to 18/F, each with BAL	4	320	1,280

Flat 26 on 15/F to 18/F, each with BAL	4	298	1,192
Flat 27 on 15/F to 18/F, each with BAL	4	298	1,192
Flat 01 on 19/F with BAL and Private Roof	1	551	551
Flat 02 on 19/F with BAL and Private Roof	1	476	476
Flat 03 on 19/F with BAL and Private Roof	1	291	291
Flat 05 on 19/F with BAL and Private Roof	1	287	287
Flat 06 on 19/F with BAL and Private Roof	1	284	284
Flat 07 on 19/F with BAL and Private Roof	1	284	284
Flat 08 on 19/F with BAL and Private Roof	1	284	284
Flat 09 on 19/F with BAL and Private Roof	1	283	283
Flat 10 on 19/F with BAL, Private Flat Roof and Private Roof	1	1,327	1,327
Flat 11 on 19/F with BAL, Private Flat Roof and Private Roof	1	1,179	1,179
Flat 21 on 19/F with BAL and Private Roof	1	307	307
Flat 22 on 19/F with BAL and Private Roof	1	341	341
Flat 23 on 19/F with BAL and Private Roof	1	332	332
Flat 25 on 19/F with BAL and Private Roof	1	335	335
Flat 26 on 19/F with BAL and Private Roof	1	317	317
Flat 27 on 19/F with BAL and Private Roof	1	326	326
		Sub-sub-total :	<hr/> 128,950

(4) Tower 5	<u>No. of</u>	<u>No. of</u>	<u>Total No. of</u>
	<u>Units</u>	<u>Shares per</u>	<u>Undivided</u>
		<u>Unit</u>	<u>Shares</u>
Flat 01 on UG/F with Private Garden	1	398	398
Flat 02 on UG/F with Private Garden	1	325	325
Flat 06 on UG/F with Private Garden	1	279	279
Flat 07 on UG/F with Private Garden	1	202	202
Flat 08 on UG/F with Private Garden	1	192	192
Flat 09 on UG/F with Private Garden	1	389	389
Flat 10 on UG/F with Private Garden	1	194	194
Flat 11 on UG/F with Private Garden	1	187	187
Flat 12 on UG/F with Private Garden	1	184	184
Flat 15 on UG/F with Private Garden	1	190	190
Flat 16 on UG/F with Private Garden	1	371	371
Flat 01 on 1/F with BAL	1	391	391
Flat 02 on 1/F with BAL	1	328	328
Flat 06 on 1/F with BAL	1	289	289
Flat 07 on 1/F with BAL	1	300	300
Flat 08 on 1/F with BAL	1	196	196
Flat 09 on 1/F with BAL	1	377	377
Flat 10 on 1/F with BAL	1	199	199
Flat 11 on 1/F with BAL	1	197	197
Flat 12 on 1/F with BAL	1	192	192
Flat 15 on 1/F with BAL	1	199	199
Flat 16 on 1/F with BAL	1	364	364
Flat 01 on 2/F to 12/F, each with BAL	10	391	3,910
Flat 02 on 2/F to 12/F, each with BAL	10	322	3,220
Flat 03 on 2/F to 12/F, each with BAL	10	394	3,940
Flat 05 on 2/F to 12/F, each with BAL	10	292	2,920
Flat 06 on 2/F to 12/F, each with BAL	10	282	2,820
Flat 07 on 2/F to 12/F, each with BAL	10	300	3,000
Flat 08 on 2/F to 12/F, each with BAL	10	196	1,960
Flat 09 on 2/F to 12/F, each with BAL	10	377	3,770
Flat 10 on 2/F to 12/F, each with BAL	10	199	1,990
Flat 11 on 2/F to 12/F, each with BAL	10	197	1,970
Flat 12 on 2/F to 12/F, each with BAL	10	192	1,920
Flat 15 on 2/F to 12/F, each with BAL	10	199	1,990
Flat 16 on 2/F to 12/F, each with BAL	10	364	3,640
Flat 01 on 15/F to 18/F, each with BAL	4	391	1,564
Flat 02 on 15/F to 18/F, each with BAL	4	322	1,288
Flat 03 on 15/F to 18/F, each with BAL	4	394	1,576
Flat 05 on 15/F to 18/F, each with BAL	4	292	1,168
Flat 06 on 15/F to 18/F, each with BAL	4	282	1,128
Flat 07 on 15/F to 18/F, each with BAL	4	300	1,200
Flat 08 on 15/F to 18/F, each with BAL	4	196	784
Flat 09 on 15/F to 18/F, each with BAL	4	377	1,508
Flat 10 on 15/F to 18/F, each with BAL	4	199	796
Flat 11 on 15/F to 18/F, each with BAL	4	197	788
Flat 12 on 15/F to 18/F, each with BAL	4	192	768
Flat 15 on 15/F to 18/F, each with BAL	4	199	796
Flat 16 on 15/F to 18/F, each with BAL	4	364	1,456

Flat 01 on 19/F with Private Flat Roof and Private Roof	1	944	944
Flat 05 on 19/F with BAL and Private Roof	1	312	312
Flat 06 on 19/F with BAL and Private Roof	1	299	299
Flat 07 on 19/F with BAL and Private Roof	1	318	318
Flat 08 on 19/F with BAL and Private Roof	1	202	202
Flat 09 on 19/F with BAL and Private Roof	1	404	404
Flat 10 on 19/F with BAL and Private Roof	1	211	211
Flat 11 on 19/F with BAL and Private Roof	1	204	204
Flat 12 on 19/F with BAL and Private Roof	1	199	199
Flat 15 on 19/F with BAL and Private Roof	1	206	206
Flat 16 on 19/F with BAL and Private Roof	1	408	408

Sub-sub-total : 61,520

(5) Tower 6	No. of	No. of	Total No. of
	Units	Undivided Shares per Unit	Undivided Shares
Flat 01 on 2/F with Private Flat Roof	1	322	322
Flat 02 on 2/F with Private Flat Roof	1	319	319
Flat 03 on 2/F with Private Flat Roof	1	283	283
Flat 05 on 2/F with Private Flat Roof	1	283	283
Flat 06 on 2/F with Private Flat Roof	1	317	317
Flat 07 on 2/F with Private Garden	1	318	318
Flat 08 on 2/F with Private Garden	1	317	317
Flat 09 on 2/F with Private Garden	1	317	317
Flat 10 on 2/F with Private Garden	1	274	274
Flat 11 on 2/F with Private Garden	1	269	269
Flat 12 on 2/F with Private Garden	1	317	317
Flat 15 on 2/F with Private Garden	1	317	317
Flat 16 on 2/F with Private Garden	1	322	322
Flat 17 on 2/F with Private Flat Roof	1	305	305
Flat 18 on 2/F with Private Flat Roof	1	309	309
Flat 19 on 2/F with Private Flat Roof	1	284	284
Flat 20 on 2/F with Private Flat Roof	1	283	283
Flat 21 on 2/F with Private Flat Roof	1	287	287
Flat 22 on 2/F with Private Flat Roof	1	268	268
Flat 01 on 3/F to 12/F, each with BAL	9	335	3,015
Flat 02 on 3/F to 12/F, each with BAL	9	332	2,988
Flat 03 on 3/F to 12/F, each with BAL	9	300	2,700
Flat 05 on 3/F to 12/F, each with BAL	9	300	2,700
Flat 06 on 3/F to 12/F, each with BAL	9	331	2,979
Flat 07 on 3/F to 12/F, each with BAL	9	323	2,907
Flat 08 on 3/F to 12/F, each with BAL	9	321	2,889
Flat 09 on 3/F to 12/F, each with BAL	9	321	2,889
Flat 10 on 3/F to 12/F, each with BAL	9	278	2,502
Flat 11 on 3/F to 12/F, each with BAL	9	273	2,457
Flat 12 on 3/F to 12/F, each with BAL	9	321	2,889
Flat 15 on 3/F to 12/F, each with BAL	9	321	2,889
Flat 16 on 3/F to 12/F, each with BAL	9	327	2,943
Flat 17 on 3/F to 12/F, each with BAL	9	319	2,871
Flat 18 on 3/F to 12/F, each with BAL	9	323	2,907
Flat 19 on 3/F to 12/F, each with BAL	9	301	2,709
Flat 20 on 3/F to 12/F, each with BAL	9	300	2,700
Flat 21 on 3/F to 12/F, each with BAL	9	304	2,736
Flat 22 on 3/F to 12/F, each with BAL	9	285	2,565
Flat 01 on 15/F to 17/F, each with BAL	3	335	1,005
Flat 02 on 15/F to 17/F, each with BAL	3	332	996
Flat 03 on 15/F to 17/F, each with BAL	3	300	900
Flat 05 on 15/F to 17/F, each with BAL	3	300	900
Flat 06 on 15/F to 17/F, each with BAL	3	331	993
Flat 07 on 15/F to 17/F, each with BAL	3	323	969
Flat 08 on 15/F to 17/F, each with BAL	3	321	963
Flat 09 on 15/F to 17/F, each with BAL	3	321	963
Flat 10 on 15/F to 17/F, each with BAL	3	278	834
Flat 11 on 15/F to 17/F, each with BAL	3	273	819
Flat 12 on 15/F to 17/F, each with BAL	3	321	963

Flat 15 on 15/F to 17/F, each with BAL	3	321	963
Flat 16 on 15/F to 17/F, each with BAL	3	327	981
Flat 17 on 15/F to 17/F, each with BAL	3	319	957
Flat 18 on 15/F to 17/F, each with BAL	3	323	969
Flat 19 on 15/F to 17/F, each with BAL	3	301	903
Flat 20 on 15/F to 17/F, each with BAL	3	300	900
Flat 21 on 15/F to 17/F, each with BAL	3	304	912
Flat 22 on 15/F to 17/F, each with BAL	3	285	855

Flat 01 on 18/F with BAL and Private Roof	1	347	347
Flat 02 on 18/F with BAL and Private Roof	1	346	346
Flat 03 on 18/F with BAL and Private Roof	1	313	313
Flat 05 on 18/F with BAL and Private Roof	1	327	327
Flat 06 on 18/F with BAL and Private Roof	1	360	360
Flat 07 on 18/F with BAL and Private Roof	1	347	347
Flat 08 on 18/F with BAL and Private Roof	1	340	340
Flat 09 on 18/F with BAL and Private Roof	1	335	335
Flat 10 on 18/F with BAL and Private Roof	1	293	293
Flat 11 on 18/F with BAL and Private Roof	1	288	288
Flat 12 on 18/F with BAL and Private Roof	1	345	345
Flat 15 on 18/F with BAL and Private Roof	1	345	345
Flat 16 on 18/F with BAL and Private Roof	1	352	352
Flat 17 on 18/F with BAL and Private Roof	1	345	345
Flat 18 on 18/F with BAL and Private Roof	1	350	350
Flat 19 on 18/F with BAL and Private Roof	1	325	325
Flat 20 on 18/F with BAL and Private Roof	1	322	322
Flat 21 on 18/F with BAL and Private Roof	1	328	328
Flat 22 on 18/F with BAL and Private Roof	1	299	299

Sub-sub-total : 82,998

(6) Tower 7	No. of	No. of	Total No. of
	Units	Undivided Shares per Unit	Undivided Shares
Flat 01 on 2/F with Private Flat Roof	1	351	351
Flat 06 on 2/F with Private Garden	1	202	202
Flat 07 on 2/F with Private Garden	1	279	279
Flat 08 on 2/F with Private Garden	1	183	183
Flat 09 on 2/F with Private Garden	1	182	182
Flat 10 on 2/F with Private Garden	1	184	184
Flat 11 on 2/F with Private Garden	1	186	186
Flat 12 on 2/F with Private Garden	1	182	182
Flat 15 on 2/F with Private Garden	1	268	268
Flat 16 on 2/F with Private Garden	1	318	318
Flat 17 on 2/F with Private Flat Roof	1	313	313
Flat 18 on 2/F with Private Flat Roof	1	312	312
Flat 19 on 2/F with Private Flat Roof	1	190	190
Flat 20 on 2/F with Private Flat Roof	1	185	185
Flat 21 on 2/F with Private Flat Roof	1	310	310
Flat 22 on 2/F with Private Flat Roof	1	280	280
Flat 23 on 2/F with Private Flat Roof	1	285	285
Flat 25 on 2/F with Private Flat Roof	1	206	206
Flat 01 on 3/F with BAL	1	360	360
Flat 02 on 3/F with BAL	1	302	302
Flat 03 on 3/F with BAL	1	195	195
Flat 05 on 3/F with Private Garden	1	294	294
Flat 06 on 3/F with BAL	1	218	218
Flat 07 on 3/F with BAL	1	295	295
Flat 08 on 3/F with BAL	1	192	192
Flat 09 on 3/F with BAL	1	192	192
Flat 10 on 3/F with BAL	1	195	195
Flat 11 on 3/F with BAL	1	198	198
Flat 12 on 3/F with BAL	1	191	191
Flat 15 on 3/F with BAL	1	272	272
Flat 16 on 3/F with BAL	1	323	323
Flat 17 on 3/F with BAL	1	327	327
Flat 18 on 3/F with BAL	1	324	324
Flat 19 on 3/F with BAL	1	207	207
Flat 20 on 3/F with BAL	1	202	202
Flat 21 on 3/F with BAL	1	319	319
Flat 22 on 3/F with BAL	1	285	285
Flat 23 on 3/F with BAL	1	286	286
Flat 25 on 3/F with BAL	1	210	210
Flat 01 on 5/F to 12/F, each with BAL	8	360	2,880
Flat 02 on 5/F to 12/F, each with BAL	8	302	2,416
Flat 03 on 5/F to 12/F, each with BAL	8	195	1,560
Flat 05 on 5/F to 12/F, each with BAL	8	301	2,408
Flat 06 on 5/F to 12/F, each with BAL	8	218	1,744
Flat 07 on 5/F to 12/F, each with BAL	8	295	2,360
Flat 08 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 09 on 5/F to 12/F, each with BAL	8	192	1,536

Flat 10 on 5/F to 12/F, each with BAL	8	195	1,560
Flat 11 on 5/F to 12/F, each with BAL	8	198	1,584
Flat 12 on 5/F to 12/F, each with BAL	8	191	1,528
Flat 15 on 5/F to 12/F, each with BAL	8	272	2,176
Flat 16 on 5/F to 12/F, each with BAL	8	323	2,584
Flat 17 on 5/F to 12/F, each with BAL	8	327	2,616
Flat 18 on 5/F to 12/F, each with BAL	8	324	2,592
Flat 19 on 5/F to 12/F, each with BAL	8	207	1,656
Flat 20 on 5/F to 12/F, each with BAL	8	202	1,616
Flat 21 on 5/F to 12/F, each with BAL	8	319	2,552
Flat 22 on 5/F to 12/F, each with BAL	8	285	2,280
Flat 23 on 5/F to 12/F, each with BAL	8	286	2,288
Flat 25 on 5/F to 12/F, each with BAL	8	210	1,680
Flat 01 on 15/F to 17/F, each with BAL	3	360	1,080
Flat 02 on 15/F to 17/F, each with BAL	3	302	906
Flat 03 on 15/F to 17/F, each with BAL	3	195	585
Flat 05 on 15/F to 17/F, each with BAL	3	301	903
Flat 06 on 15/F to 17/F, each with BAL	3	218	654
Flat 07 on 15/F to 17/F, each with BAL	3	295	885
Flat 08 on 15/F to 17/F, each with BAL	3	192	576
Flat 09 on 15/F to 17/F, each with BAL	3	192	576
Flat 10 on 15/F to 17/F, each with BAL	3	195	585
Flat 11 on 15/F to 17/F, each with BAL	3	198	594
Flat 12 on 15/F to 17/F, each with BAL	3	191	573
Flat 15 on 15/F to 17/F, each with BAL	3	272	816
Flat 16 on 15/F to 17/F, each with BAL	3	323	969
Flat 17 on 15/F to 17/F, each with BAL	3	327	981
Flat 18 on 15/F to 17/F, each with BAL	3	324	972
Flat 19 on 15/F to 17/F, each with BAL	3	207	621
Flat 20 on 15/F to 17/F, each with BAL	3	202	606
Flat 21 on 15/F to 17/F, each with BAL	3	319	957
Flat 22 on 15/F to 17/F, each with BAL	3	285	855
Flat 23 on 15/F to 17/F, each with BAL	3	286	858
Flat 25 on 15/F to 17/F, each with BAL	3	210	630
Flat 01 on 18/F with BAL and Private Roof	1	385	385
Flat 02 on 18/F with BAL and Private Roof	1	327	327
Flat 03 on 18/F with BAL and Private Roof	1	212	212
Flat 05 on 18/F with BAL and Private Roof	1	324	324
Flat 06 on 18/F with BAL and Private Roof	1	236	236
Flat 07 on 18/F with BAL and Private Roof	1	316	316
Flat 08 on 18/F with BAL and Private Roof	1	201	201
Flat 09 on 18/F with BAL and Private Roof	1	201	201
Flat 10 on 18/F with BAL and Private Roof	1	204	204
Flat 11 on 18/F with BAL and Private Roof	1	210	210
Flat 12 on 18/F with BAL and Private Roof	1	203	203
Flat 15 on 18/F with BAL and Private Roof	1	294	294
Flat 16 on 18/F with BAL and Private Roof	1	347	347
Flat 17 on 18/F with BAL and Private Roof	1	357	357
Flat 18 on 18/F with BAL and Private Roof	1	350	350
Flat 19 on 18/F with BAL and Private Roof	1	218	218
Flat 20 on 18/F with BAL and Private Roof	1	211	211
Flat 21 on 18/F with BAL and Private Roof	1	334	334
Flat 22 on 18/F with BAL and Private Roof	1	298	298

Flat 23 on 18/F with BAL and Private Roof	1	307	307
Flat 25 on 18/F with BAL and Private Roof	1	225	225
		Sub-sub-total :	<hr/> 74,897
		Sub-total of (A) :	545,406

		<u>No. of Spaces</u>	<u>No. of Undivided Shares per Unit</u>	<u>Total No. of Undivided Shares</u>
(B) <u>Parking Spaces</u>				
(i)	Residential Parking Spaces Nos. 1-45, 48-145 on Basement	143	62	8,866
(ii)	Motor Cycle Parking Spaces Nos. M1-M18 on Basement	18	12	216
			Sub-total of (B) :	9,082
(C) <u>Common Areas and Facilities</u>				
	Estate Common Areas and Facilities, Residential Common Areas and Facilities and Car Park Common Areas and Facilities	-	-	5,512
			Total [(A) + (B) + (C)] :	560,000

Notes: (1) BAL=Balcony

(2) UP=Utility Platform

(3) In the numbering of floors, the 4/F, 13/F and 14/F are omitted.

(4) In the numbering of residential towers, Tower 4 is omitted.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Benefits and burdens held with Undivided Shares)

PART A : EASEMENTS RIGHTS AND PRIVILEGES HELD WITH EACH UNIT

1. The Owner of each Undivided Share together with the full and exclusive right to hold use occupy and enjoy his Unit shall subject to the provisions and restrictions contained in this Deed, the Estate Rules, the rights of the Manager and the First Owner as herein provided have the benefit of the following easements, rights and privileges:-

(a) Right of way and to use Estate Common Areas and Facilities

Full right and liberty for the Owner for the time being, his tenants, servants, agents lawful occupants and licensees (in common with all persons having the like right) to go pass or repass over and along and to use such of the Estate Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit;

(b) Right of escape to and through Common Areas

The right of escape to and through Common Areas of any kind or description in the event of fire or emergency for the Owner for the time being, his tenants, servants, agents, lawful occupants and licensees;

(c) Right of support and shelter

The right to subjacent and lateral support and to shelter and protection from the other parts of the Estate;

(d) Right to passage of water etc.

The free and uninterrupted passage and running of water, sewage, gas, electricity, ventilation, telephone and various other services (if any) from and to his Unit through the sewers, drains, watercourses, cables, pipes and wires which now are or may at any time hereafter be in, under or passing through his Unit or the Lot or the Estate or any part or parts thereof for the proper use and enjoyment of his Unit;

(e) Right of entry to other parts of Lot and Estate to repair

The right for any Owner with or without workmen plant equipment and materials at all reasonable times upon prior reasonable notice (except in the case of

emergency) to enter upon other parts or the Lot and the Estate for the purpose of carrying out any works for the maintenance and repair of his Unit (such work not being the responsibility of the Manager under this Deed and which cannot practically be carried out without such access) causing as little disturbance as possible and forthwith making good any damage caused thereby; and

(f) Right to easements etc.

All other easements, rights and privileges belonging or appertaining to the Lot and the Estate or part thereof.

2. In addition to the above easements, rights and privileges the Owner of each Residential Unit shall have the full right and liberty subject to payment of the prescribed fees (if any) and his due proportion of all payments payable pursuant to this Deed (but subject always to the provisions of the Government Grant, this Deed, the Estate Rules and the rights of the Manager and the First Owner as provided in this Deed) for the Owner for the time being, his lessees, tenants, servants, agents, lawful occupants, licensees and bona fide visitors (in common with all persons having the like right):-

(a) to go pass or repass over and along and to use the Residential Common Areas and Facilities for the purposes for which they are designed Provided That in exercising such rights of use no person shall interfere with or permit or suffer to be interfered with the general amenities, equipment or services, and

(b) to place and install air-conditioning units at the air-conditioning platform(s), if any, and if the same forms part of the Residential Common Areas, adjoining his Residential Unit or such other area(s), if any, as may be designated for that purpose notwithstanding that such platform(s), if any, or such other area(s), if any, as may be designated for that purpose form part of the Residential Common Areas.

3. In addition to the above easements, rights and privileges the Owner of each Parking Space shall have the full right and liberty subject to payment of the prescribed fees (if any) and his due proportion of all payments payable pursuant to this Deed (but subject always to the provisions of the Government Grant, this Deed, the Estate Rules and the rights of the Manager and the First Owner as provided in this Deed) for the Owner for the time being, his lessess, tenants, servants, agents, lawful occupants, licensees and bona fide visitors (in common with all persons having the like right):-

(a) to go pass or repass over and along and to use the Car Park Common Areas and Facilities for the purposes for which they are designed;

- (b) to lay and install the Non-Common EV Facilities within the Car Park Common Areas at such locations and in such manner to be approved by the Manager for all purposes in connection with the proper use and enjoyment of the Parking Spaces; and
- (c) to go pass or repass over and along and to use the Residential Common Areas and Facilities under the direction of the Manager for the purpose of gaining access to and from the office accommodation for watchmen and caretakers for all purposes connected with the lawful business of the Manager;

Provided that in exercising such rights of use no person shall interfere with or permit or suffer to be interfered with the general amenities, equipment or services.

- 3A. In addition to the above easements, rights and privileges the Owner of each Parking Space shall have the full right and liberty subject to payment of the prescribed fees (if any) and his due proportion of all payments payable pursuant to this Deed (but subject always to the provisions of the Government Grant, this Deed, the Estate Rules and the rights of the Manager and the First Owner as provided in this Deed) for the Owner for the time being, his servants, agents, appointees and proxies (in common with all persons having the like right) to go pass or repass over and along and to use the Residential Common Areas and Facilities under the direction of the Manager for the purpose of gaining access to and from the office of the Owners' Corporation or the Owners' Committee for the purpose of attending Owners' meetings and meetings of the Owners' Committee (if required) and contacting the members of the Owners' Committee Provided that in exercising such rights of use no person shall interfere with or permit or suffer to be interfered with the general amenities, equipment or services.
4. In addition to the above easements, rights and privileges the users of the Visitors' Parking Spaces and the Residential Parking Spaces for the Disabled shall have the full right and liberty (but subject always to the provisions of the Government Grant, this Deed, the Estate Rules and the rights of the Manager and the First Owner as provided in this Deed) for the users of the said spaces (in common with all persons having the like right):-
- (a) to go pass or repass over and along with vehicles, such portions of the ramps and driveways of the Car Park Common Areas and Facilities;
 - (b) to go pass or repass over and along on foot only, such parts of the Car Park Common Areas and Facilities; and
 - (c) to use the Car Park Common Areas and Facilities for the purposes for which they are designed;

in connection with the proper use and enjoyment of the Visitors' Parking Spaces and the Residential Parking Spaces for the Disabled provided that in exercising such right of use no person shall interfere with or permit or suffer to be interfered with the general facilities, amenities, equipment or services.

5. For the avoidance of doubt, the Owners shall have no right to enter upon any part of the Lot or the Estate other than their own Units save as expressly herein provided.

PART B : EASEMENTS RIGHTS AND PRIVILEGES TO WHICH EACH UNIT IS SUBJECT

The following are the easements, rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his Unit is held:-

(a) Government's right under Government Grant

The full rights and privileges of the Government specifically excepted and reserved in the Government Grant.

(b) Manager's right of entry for purposes of rebuilding repairing etc.

- (i) The full right and privilege of the Manager at all reasonable times upon prior reasonable notice (except in the case of emergency) with or without agents, surveyors, workmen and others to enter into and upon his Unit for the purposes of rebuilding, repairing, renewing, cleansing, painting, decorating, inspecting, examining or maintaining the Lot or the Estate or any part or parts thereof or any of the Common Areas and Facilities or any other apparatus and equipment used or installed for the benefit of the Lot or the Estate or any part or parts thereof causing as little disturbance as possible and forthwith making good at the Manager's own costs and expenses any damage caused thereby Provided that the Manager shall be liable for the negligent, wilful or criminal acts of the Manager, its employees, agents, contractors and workmen;
- (ii) Without prejudice to the generality of the foregoing, the Manager shall have the right from time to time for the purposes of inspecting, rebuilding, repairing, altering, renewing, maintaining, cleaning, painting or decorating the Common Areas and Facilities or carrying out necessary repairs to the Estate or abating any hazard or nuisance which does or may affect the Common Areas and Facilities or any part thereof or other Owners to install and remove anchors and other provisions at the building perimeter of the private garden, private flat roof or private roof forming part of a Residential Unit for operation of the building

maintenance system including but not limited to gondola or an equipment of the like which shall be entitled to pass through and/or rest on private garden, private flat roof or private roof forming part of a Residential Unit Provided that in exercise of the rights under this Sub-clause (ii):-

- (aa) reasonable notice (except in an emergency) shall be given to the Owner concerned;
- (bb) the Manager shall repair at its own costs and expenses any damage caused and shall be liable for the negligent, wilful or criminal acts of the Manager and its employees, agents, contractors and workmen;
- (cc) an Owner's right to hold, use, occupy and enjoy his Unit and the private garden, private flat roof and private roof thereof shall not be interfered; and
- (dd) the access to and from the Unit and the private garden, private flat roof and private roof thereof shall not be impeded or restricted.

(c) Other Rights

Easements, rights and privileges equivalent to those set forth in Sub-clauses 1(b), (c), (d), (e) and (f) of Part A of this Second Schedule and as reserved unto the First Owner and the Manager under this Deed.

THE THIRD SCHEDULE ABOVE REFERRED TO

1. No Owner shall make any structural alteration to any part of the Estate owned by him which may damage or affect or interfere with the use and enjoyment of any other part or parts of the Lot or the Estate by other Owners.
2. No Owner shall permit or suffer to be done any act or thing in contravention of the terms and conditions of the Government Grant or whereby any insurance on the Lot or the Estate or any part thereof may become void or voidable or whereby the premiums for any such insurance may be increased and in the event of any breach of this Clause by any Owner, in addition to any other liability incurred thereby, such Owner shall pay to the Manager the amount of any increase in premium caused by or on account of such breach.
3. Subject to the rights reserved to the First Owner under Clause 8 of this Deed, no Owner shall do or permit or suffer to be done by his lessees, tenants, Occupiers or licensees any act, deed, matter or thing which in any way interferes with or affects or which is likely to interfere with or affect any works relating to any part of the Lot or the Estate which have not yet been sold or assigned by the First Owner by virtue of such reserved rights at any time in the course of carrying out such works and/or the management and the maintenance of the Lot and the Estate.
4. No Owner shall use or permit or suffer his Unit to be used for any illegal or immoral purpose nor shall he do, cause or permit or suffer to be done any act or thing which may be or become a nuisance or annoyance to or cause damage or inconvenience to the other Owners, and Occupiers for the time being of the Lot and the Estate and/or any neighbouring premises.
5. No Owner shall use or permit or suffer his Unit to be used except in accordance with the Government Grant, this Deed and any Ordinances and regulations from time to time applicable thereto.
6. No part of the Common Areas and Facilities shall be obstructed save with the licence of the Manager (who shall not grant the licence should the obstruction be in contravention of any Ordinances or regulations of Hong Kong or of this Deed) nor shall any refuse or other matter or thing be placed or left thereon and no Owner shall do or suffer or permit to be done anything in such areas as may be or become a nuisance to any other Owners or Occupiers of any other part of the Lot and the Estate. Provided That the placing of air-conditioning units on the air-conditioning platforms (if any) adjoining each Residential Unit or such other area(s) as may be designated for that purpose shall not be a breach of this Clause notwithstanding that such air-conditioning platforms or such

other area(s) as may be designated for that purpose are part of the Residential Common Areas.

7. No Owner shall cut, maim, alter, affix, interfere with, damage or in any other way affect or permit or suffer to be cut, maimed, altered, affixed, interfered with, damaged or in any other way affected any part of the Common Areas and Facilities.
8. No clothing or laundry shall be hung on any gardens, flat roofs or roofs or outside any of the Towers and/or the Estate or any part thereof or in the Common Areas and Facilities.
9. No Owner shall do or suffer or permit to be done anything whereby the flush or drainage system of the Lot and the Estate may be clogged or efficient working thereof may be impaired or the supply of water, electricity or gas shall be affected or likely to be affected and to pay the Manager on demand the cost of any breakage, blockage or damage resulting from a breach of this provision.
10. No air-conditioning or other units shall without the prior written consent of the Manager be installed through any windows or external walls of any of the Towers other than at places designated for such purpose and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the Lot or the Estate. Every Owner shall also at his own cost and expense keep and maintain the air-conditioning or other units or plants (if any) serving exclusively his Unit in good repair and condition.
11. No Owner shall use or cause or permit his Residential Unit to be used for industrial or godown purposes or for the purpose of pawn shop, mahjong school, funeral parlour, coffin shop, temple, buddhist hall or for the performance of the ceremony known as "Ta Chai" or any similar ceremony or as a boarding house, guest house or for any noisy or offensive trade or business.
12. No Owner shall make or cause or permit any disturbing noise in his Residential Unit or do or cause or permit or suffer anything to be done which will interfere with the rights, comfort, and convenience of other occupants of the Residential Development.
13. No Owner of a Residential Unit shall be entitled to connect any installation to the communal television and radio aerial system installed by the First Owner or the Manager in or for the Estate or any part or parts thereof except with the prior written permission of the Manager and in accordance with any Estate Rules relating to the same. No Owner of a Residential Unit shall affix or install his own private aerial outside any of the Towers and/or the Estate.
14. Save as otherwise provided in this Deed, no external placards, posters, signs, signboards, notices, advertisements, flags, banners, poles, cages, shades or other projections or structures whatsoever extending outside the exterior of any of the Towers shall be erected,

installed or otherwise affixed to or exhibited on or projected from any of the Towers except with the prior written approval of the Manager.

15. Subject to the right of the First Owner to design the first external appearance of the Towers and the Estate upon construction thereof, no Owner shall paint the outside of any of the Towers or of the Estate or do or permit to be done any act or thing which may or will alter the facade or external appearance of any of the Towers or the Estate without the prior consent in writing of the Manager and in particular, no external shades, awnings, fences, metal grilles, partitions or any other structure or thing either of a permanent or temporary nature shall be painted, placed, installed, exhibited, affixed, erected or attached or caused or permitted to remain in or about or on or at any part of the external walls or garden or flat roofs or roofs or top roofs of the Towers or the walls facing the exterior but situate within the balcony, garden, roof, flat roof and/or utility platform of his Residential Unit.
16. No Owner shall throw out or discard or permit or suffer to be thrown out or discarded from his Residential Unit any refuse, rubbish, litter or other article or thing whatsoever except using the services or facilities provided for the disposal thereof.
17. No Owner shall permit the playing of mahjong in any Residential Unit between 11 p.m. and 9 a.m. if any noise so created will be audible from outside his Residential Unit so as to cause disturbance to the Owners or Occupiers of any other part of the Estate.
18. No Owner shall bring on to or keep or harbour any dogs, cats, pets, livestock, live poultry, fowls, birds or animals on any part of the Estate PROVIDED THAT (i) live poultry, birds or animals may be kept in a Residential Unit as pets unless the same has been the cause of reasonable complaint by at least 4 Owners or Occupiers of any part of the Estate, (ii) trained guide dogs on leash for the blind may be brought into any part of the Estate whilst guiding any person with disability in vision.
19. Not to allow children, save with the licence of the Manager, to play in the Common Areas and Facilities (save and except in the Recreational Areas and Facilities but with due care and supervision) particularly lifts and any damage to or discolouration to decorations in such areas or lifts by children shall be paid for by the Owner or Occupier of the Residential Unit in which the child or children concerned reside.
20. Not to use water closets and other water apparatus in the Estate for any purpose other than those for which they were constructed nor shall any sweeping, rubbish, rags or any other articles be thrown into the same. Any damage resulting from misuse of any water closets or apparatus shall be paid for or made good by the Owner or Occupier at his own expense in whose Unit it shall have been caused.

21. Not to allow bicycles, baby carriages or similar vehicles in the lifts unless the greatest care against damage to the lifts is exercised and the same shall not be allowed to obstruct any Common Areas and Facilities and not to use the lifts of the Residential Development for carrying and transporting any goods or articles whatsoever which in the opinion of the Manager adversely affect the normal functioning of the lifts. For the avoidance of doubt, the parking of bicycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees in the Bicycle Parking Spaces with the permission of the Manager shall not be a breach of this Clause.
22. No Owner shall install any furnace, boiler or other plant or equipment or use any fuel or energy that might produce smoke except with the prior written consent of the Manager, but in any event no Owner shall install the aforesaid furnace, boiler, plant or equipment or use any method or process of manufacture or treatment which might in any circumstances result in the discharge or emission whether it be in the form of gas, smoke, liquid or otherwise and which shall in the opinion of the Manager be excessive or unnecessary or which may contravene the Air Pollution Control Ordinance (Cap. 311) or any amendments thereto.
23. No Owner shall make any alteration to or interfere with any fire fighting equipment or suffer to be done anything to such equipment which would constitute a breach of the Fire Services Ordinance (Cap. 95) or any by-laws or regulations made thereunder.
24. No Owner of a Residential Unit shall perform installation or repair works to the electrical wiring from the switch rooms forming part of the Common Areas and Facilities to any part or parts of the Estate save with the written approval of the Manager and such works shall be carried out by the Manager or any contractor appointed or approved by the Manager at the expense of the Owner or Owners concerned and in such manner as the Manager shall in its absolute discretion think fit.
25. No Owner or its agents licensees or contractors shall place on any part of the floors of the Estate any article, machinery, goods or merchandise which may cause the maximum floor loading-bearing capacity thereof (as specified on such part) to be exceeded and in the event of breach of this covenant the Owner in default shall make good any damage caused thereby to that part of the Estate or any fixtures and fittings therein Provided That the making good of such damage as aforesaid shall be without prejudice to any further right competent to the Manager exercisable by virtue of such breach.
26. Every Owner shall promptly pay and discharge all existing and future Government rent (unless the same forms part of the Management Expenses pursuant to the provisions of this Deed), taxes, rates, assessments and outgoings payable in respect of his Unit and to indemnify the other Owners from and against all liability thereof.

27. Each Owner shall keep and maintain his Unit and all wirings and pipings thereto which do not form part of the Common Areas and Facilities and all electrical and sanitary appliances thereto which do not form part of the Common Areas and Facilities in good repair and condition and shall maintain the same to the satisfaction of the Manager and in a manner so as to avoid any loss damage nuisance or annoyance to the Owners or Occupiers of any other part or parts of the Lot and the Estate. The expenses of keeping in good and substantial repair and condition the interior of any Unit and all the fixtures and fittings and all plumbings therein or appertaining thereto and all the windows and doors thereof shall be borne by the Owner of such Unit.
28. Each Owner shall observe and comply with all Ordinances, regulations, by-laws and rules for the time being in force in Hong Kong and governing the control of any form of pollution (including noise and water pollution), whether aerial or otherwise, and the protection of the environment.
29. Residential Units shall not be used or suffered to be used for any purpose other than for private residential purpose and in particular shall not be used as a boarding house, apartment house or for any form of commercial letting or occupancy in bed spaces or cubicles SAVE AND EXCEPT that subject to the Government Grant and the prior written approval of the Director of Lands, the First Owner may use any such Residential Units owned by it as show flats for such period or periods as it shall in its discretion consider appropriate.
30. No Owner shall without the prior written consent of the Manager and the competent Government authorities (if required) erect or place or cause or permit to be erected or placed any advertising signs or other structure on the roof or top roof and the Manager shall have the right to enter to remove anything erected or placed on such roof or top roof or any part thereof in contravention of this provision at the cost and expense of the Owner erecting or placing the same.
31. No Owner shall permit or suffer to be erected, affixed, installed or attached in or on or at the window or windows or door or doors or entrance or entrances of any Residential Unit any metal grille or shutter or gate which shall in any way contravene the regulations of the Fire Services Ordinance (Cap. 95) or other competent authority concerned from time to time in force and/or which may in any way impede the free and uninterrupted passage over, through and along any of the Common Areas and Facilities.
32. No Owner shall erect, affix, install or attach or permit or suffer to be erected, affixed, installed or attached in or on or to be displayed from any Residential Unit any advertising or other sign of any description (except a small name plate outside the entrance door of such Residential Unit giving the Owner's or Occupier's name) without the previous

written approval of the Manager and of the Director of Lands (if required under the Government Grant). Any such approval may be given subject to such conditions (if any) as the Manager and the Director of Lands may specify and shall be subject to revocation on reasonable notice.

33. No Owner shall store or permit to be stored in any Residential Unit any hazardous, dangerous, combustible or explosive goods or materials except such as may be reasonably required for the purpose of domestic cooking and heating.
34. No Residential Unit or any part thereof shall be used for the storage of goods or merchandise other than the personal and household possession of the Owner or Occupier.
35. Every Owner shall observe and comply with the terms and conditions of the Government Grant and this Deed.
36. No Owner (including the First Owner) shall have the right to convert or designate as Common Areas and Facilities such part(s) of the Estate the sole and exclusive right and privilege to hold, use, occupy and enjoy the same as may be held by him unless the approval by a resolution of the Owners at an Owners' meeting convened under this Deed has been obtained. Neither the Owners (including the First Owner) nor the Manager shall have the right to re-convert or re-designate the Common Areas and Facilities to his own use or for his own benefit.
37. No Owner shall without the prior written consent of the Manager erect or build or suffer to be erected or built on or upon the private gardens, private flat roofs or private roofs forming part of a Residential Unit any walls, windows, gates, doors, curtains, external awnings, canopies, partitions, security bars, protection grilles or any other structures whatsoever either of a permanent or temporary nature so that the said private gardens, private flat roofs or private roofs will be enclosed or partitioned either in whole or in part.
38. No Owner except the Owner having the exclusive right to use and occupy the flat roof or a specified part of the roof which forms part of his Residential Unit shall have the right to use the flat roof or that part of the roof except in the event of fire or emergency. The Owner and/or Occupier of the flat roof or that part of the roof shall ensure that the escape to and through the same shall not be in any way impeded or obstructed.
39. The Recreational Areas and Facilities shall only be used and enjoyed for recreational purposes by the residents of the Residential Units and their bona fide visitors and subject to the provisions of this Deed, the Estate Rules and such rules as may from time to time be laid down by the Manager. Only those with residents' cards/permits or bona fide visitors accompanied by residents of the Residential Development will be allowed to enter and use the Recreational Areas and Facilities.

40. No Owner including the First Owner shall have the right to convert the Common Areas and Facilities or any part thereof to his own use or for his own benefit unless with the approval by a resolution of the Owners' Committee. Any payment received for the granting of such approval shall be credited to the Special Fund.
41. The Residential Parking Spaces for the Disabled and the Visitors' Parking Spaces shall only be used for such purposes in accordance with the Government Grant and without prejudice to the generality of the foregoing, all such spaces shall not be used for the storage, display or exhibiting of motor vehicles or motorcycles for sale or otherwise or for the provision of car cleaning and beauty services.
42. Not to use or permit or suffer to be used any Parking Space for the storage, display or exhibition of motor vehicles or motorcycles for sale or otherwise or for the provision of car cleaning and beauty services.
43. Not to permit or allow any motor vehicles parked in the Parking Space of which he is the Owner to deteriorate to a condition detrimental to the environmental appearance of the Estate.
44. To observe and comply with Special Condition No.(3)(a)(iii) of the Government Grant with regard to the maintenance of the Green Area and the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Government Grant (until possession of the Green Area is re-delivered to the Government).
45. To observe and comply with Special Condition No.(7)(b) of the Government Grant with regard to the maintenance of the Yellow Area until possession of which is re-delivered to the Government.
46. No Owner shall do or suffer or permit to be done anything whereby the Gurkha Temple may be interfered with and each Owner shall take or cause to be taken all proper and adequate care, skill and precautions at all times when carrying out any work in relation to his Unit to avoid causing any damage or disturbance to the Gurkha Temple and each Owner shall be responsible to remedy and indemnify the other Owners in respect of any breach of this Clause including a breach by the occupants of his Unit and their guests, visitors or invitees.
47. No Owner shall remove, interfere with, damage or cut any tree growing on the Lot or adjacent thereto except with the prior written consent of the Director of Lands and in compliance with any conditions that may be imposed by the said Director and each Owner shall be responsible to remedy and indemnify the other Owners in respect of any breach

of this Clause including a breach by the occupants of his Unit and their guests, visitors or invitees.

48. The Owners shall keep and maintain the landscaped works, including the Greenery Area, provided pursuant to Special Condition No.(18) of the Government Grant in accordance with Special Condition No.(18)(d) of the Government Grant.
49. To observe and comply with Special Condition No.(41)(b)(iv) of the Government Grant with regard to the maintenance of the Diverted Utilities until possession of which is handed over to the Government.
50. No Owner shall erect or construct or place or permit or allow or suffer to be erected or constructed or placed at, on, over, above, under, below or within the Drainage Reserve Area any building, structure or support or foundation for any building or structure or projection pursuant to Special Condition No.(43)(c)(i) of the Government Grant.
51. No Owner shall erect, construct or place or permit or allow or suffer to be erected or constructed or placed on the Drainage Reserve Area any boundary wall, fence or other minor structure except with the prior written consent of the Director of Lands and in conformity with any conditions imposed by the said Director including payment of any administrative fee and premium as the said Director may require pursuant to Special Condition No.(43)(c)(ii) of the Government Grant Provided always that no object or material of whatsoever nature (including the boundary wall, fence or other minor structure as may be approved by the said Director) which may obstruct access or cause excessive surcharge to the Existing Stormwater Drain shall be placed within the Drainage Reserve Area pursuant to Special Condition No.(43)(e) of the Government Grant.
52. To observe and comply with Special Condition No.(46)(d) of the Government Grant with regard to the upholding, maintenance and repair of the Noise Barrier or any replacement thereof.
53. No Owner shall alter, interfere with or remove, or permit or be suffered to be altered, interfered with or removed any part of the Noise Mitigation Measures and no Owner shall use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Manager and the Director of Lands.
54. To observe and comply with Special Condition No.(49)(f) of the Government Grant with regard to the maintenance of the Inside Works and the Outside Works.
55. No Owner shall change or replace the railings and/or glass balustrades of the balcony and/or the utility platform and/or the private garden and/ or the private flat roof and/or

the private roof and the windowpanes of his Residential Unit save and except in accordance with the standards laid down by the Manager.

56. No Owner shall perform alteration works to any louver type ducted flue system (including but not limited to gas water heater, flue and air intake pipes and louver type flue terminal) in his Residential Unit except with the prior written approval of the Manager and such works shall be carried out by the Manager or any registered gas contractor appointed or approved by the Manager at the expense of the Owner or Owners concerned.
57. No grave or columbarium shall be erected or made on the Lot nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise shall be interred therein or deposited thereon,
58. The Greenery Area shall not be used for any other purpose without the prior consent of the Building Authority (as defined in the Buildings Ordinance).
59. The Owners of those Residential Units that are enclosed with curtain wall structures shall be responsible for the maintenance, repair and replacement (if so required) of the openable parts and such pieces of glass panels of the curtain wall structures which form part of their respective Residential Units in accordance with the guidelines or requirements laid down by the Manager at all times and from time to time. The Owners shall also be responsible for the cleaning of the inside surface of the non-openable parts of the curtain wall structures (including the glass panels) facing their respective Residential Units regardless of whether such non-openable parts form part of the Residential Common Areas.
60. No Owner of any Residential Unit with a balcony, utility platform, private garden, private flat roof or private roof shall without the prior written approval of the Manager and of the Director of Lands (if required under the Government Grant) and subject always to Clauses 15 and 53 of this Third Schedule paint decorate the internal surface of the parapet and fence wall enclosing such balcony, utility platform, private garden, private flat roof or private roof and facing his Residential Unit. The Owner of any Residential Unit with a balcony, utility platform, private garden, private flat roof or private roof shall be responsible for the cleaning of the internal surface of the parapet and fence wall enclosing such balcony, utility platform, private garden, private flat roof or private roof regardless of whether such parapet and fence wall form parts of the Residential Common Areas.
61. The First Owner shall at its own expense provide necessary temporary noise abatement and dust protection measures within the Estate in relation to the Units and other parts of the Estate as may be required by the Building Authority so as to minimise the

inconvenience and disturbance caused to the Owners of the Units and other parts of the Estate from the continuing construction of the Estate on the Lot.

THE FOURTH SCHEDULE ABOVE REFERRED TO

ALLOCATION OF MANAGEMENT UNITS

(A) Residential Units

	<u>No. of</u>	<u>No. of</u>	<u>Total No. of</u>
	<u>Units</u>	<u>Management</u>	<u>Management</u>
(1) <u>Tower 1</u>		<u>Units per Unit</u>	<u>Units</u>
Flat 02 on 1/F with Private Garden	1	742	742
Flat 03 on 1/F with Private Garden	1	193	193
Flat 05 on 1/F with Private Garden	1	322	322
Flat 06 on 1/F with Private Garden	1	321	321
Flat 07 on 1/F with Private Garden	1	287	287
Flat 08 on 1/F with Private Garden	1	276	276
Flat 09 on 1/F with BAL	1	407	407
Flat 15 on 1/F with BAL and Private Garden	1	377	377
Flat 16 on 1/F with Private Garden	1	190	190
Flat 17 on 1/F with Private Garden	1	187	187
Flat 18 on 1/F with Private Garden	1	186	186
Flat 19 on 1/F with Private Garden	1	191	191
Flat 20 on 1/F with Private Garden	1	195	195
Flat 02 on 2/F with BAL and UP	1	763	763
Flat 03 on 2/F with BAL	1	201	201
Flat 05 on 2/F with BAL	1	317	317
Flat 06 on 2/F with BAL	1	318	318
Flat 07 on 2/F with BAL	1	285	285
Flat 08 on 2/F with BAL	1	278	278
Flat 09 on 2/F with BAL	1	405	405
Flat 10 on 2/F with BAL	1	378	378
Flat 11 on 2/F with BAL	1	192	192
Flat 12 on 2/F with BAL	1	192	192
Flat 15 on 2/F with BAL	1	365	365
Flat 16 on 2/F with BAL	1	198	198
Flat 17 on 2/F with BAL	1	192	192
Flat 18 on 2/F with BAL	1	192	192
Flat 19 on 2/F with BAL	1	198	198
Flat 20 on 2/F with BAL	1	206	206
Flat 01 on 3/F with BAL and UP	1	925	925
Flat 02 on 3/F with BAL and UP	1	758	758
Flat 03 on 3/F with BAL	1	201	201
Flat 05 on 3/F with BAL	1	317	317
Flat 06 on 3/F with BAL	1	318	318
Flat 07 on 3/F with BAL	1	285	285
Flat 08 on 3/F with BAL	1	278	278
Flat 09 on 3/F with BAL	1	405	405
Flat 10 on 3/F with BAL	1	378	378
Flat 11 on 3/F with BAL	1	192	192
Flat 12 on 3/F with BAL	1	192	192
Flat 15 on 3/F with BAL	1	365	365
Flat 16 on 3/F with BAL	1	198	198
Flat 17 on 3/F with BAL	1	192	192
Flat 18 on 3/F with BAL	1	192	192

Flat 19 on 3/F with BAL	1	198	198
Flat 20 on 3/F with BAL	1	206	206
Flat 21 on 3/F with BAL	1	398	398
Flat 22 on 3/F with BAL and Private Garden	1	384	384
Flat 01 on 5/F to 12/F, each with BAL and UP	8	925	7,400
Flat 02 on 5/F to 12/F, each with BAL and UP	8	758	6,064
Flat 03 on 5/F to 12/F, each with BAL	8	201	1,608
Flat 05 on 5/F to 12/F, each with BAL	8	317	2,536
Flat 06 on 5/F to 12/F, each with BAL	8	318	2,544
Flat 07 on 5/F to 12/F, each with BAL	8	285	2,280
Flat 08 on 5/F to 12/F, each with BAL	8	278	2,224
Flat 09 on 5/F to 12/F, each with BAL	8	405	3,240
Flat 10 on 5/F to 12/F, each with BAL	8	378	3,024
Flat 11 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 12 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 15 on 5/F to 12/F, each with BAL	8	365	2,920
Flat 16 on 5/F to 12/F, each with BAL	8	198	1,584
Flat 17 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 18 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 19 on 5/F to 12/F, each with BAL	8	198	1,584
Flat 20 on 5/F to 12/F, each with BAL	8	206	1,648
Flat 21 on 5/F to 12/F, each with BAL	8	398	3,184
Flat 22 on 5/F to 12/F, each with BAL	8	380	3,040
Flat 01 on 15/F to 18/F, each with BAL and UP	4	925	3,700
Flat 02 on 15/F to 18/F, each with BAL and UP	4	758	3,032
Flat 03 on 15/F to 18/F, each with BAL	4	201	804
Flat 05 on 15/F to 18/F, each with BAL	4	317	1,268
Flat 06 on 15/F to 18/F, each with BAL	4	318	1,272
Flat 07 on 15/F to 18/F, each with BAL	4	285	1,140
Flat 08 on 15/F to 18/F, each with BAL	4	278	1,112
Flat 09 on 15/F to 18/F, each with BAL	4	405	1,620
Flat 10 on 15/F to 18/F, each with BAL	4	378	1,512
Flat 11 on 15/F to 18/F, each with BAL	4	192	768
Flat 12 on 15/F to 18/F, each with BAL	4	192	768
Flat 15 on 15/F to 18/F, each with BAL	4	365	1,460
Flat 16 on 15/F to 18/F, each with BAL	4	198	792
Flat 17 on 15/F to 18/F, each with BAL	4	192	768
Flat 18 on 15/F to 18/F, each with BAL	4	192	768
Flat 19 on 15/F to 18/F, each with BAL	4	198	792
Flat 20 on 15/F to 18/F, each with BAL	4	206	824
Flat 21 on 15/F to 18/F, each with BAL	4	398	1,592
Flat 22 on 15/F to 18/F, each with BAL	4	380	1,520
Flat 01 on 19/F with BAL, UP, Private Flat Roof and Private Roof	1	1,435	1,435
Flat 05 on 19/F with BAL and Private Roof	1	338	338
Flat 06 on 19/F with BAL and Private Roof	1	333	333
Flat 07 on 19/F with BAL and Private Roof	1	302	302
Flat 08 on 19/F with BAL and Private Roof	1	300	300
Flat 09 on 19/F with BAL and Private Roof	1	434	434
Flat 10 on 19/F with BAL and Private Roof	1	415	415
Flat 11 on 19/F with BAL and Private Roof	1	206	206
Flat 12 on 19/F with BAL and Private Roof	1	206	206
Flat 15 on 19/F with BAL and Private Roof	1	395	395
Flat 16 on 19/F with BAL and Private Roof	1	210	210

Flat 17 on 19/F with BAL and Private Roof	1	204	204
Flat 18 on 19/F with BAL and Private Roof	1	204	204
Flat 19 on 19/F with BAL and Private Roof	1	215	215
Flat 20 on 19/F with BAL and Private Roof	1	220	220
Flat 21 on 19/F with BAL and Private Roof	1	436	436
Flat 22 on 19/F with BAL and Private Roof	1	418	418

Sub-sub-total : 97,743

(2) Tower 2	<u>No. of</u>	<u>No. of</u>	<u>Total No. of</u>
	<u>Units</u>	<u>Management</u>	<u>Management</u>
		<u>Units per Unit</u>	<u>Units</u>
Flat 02 on G/F with Private Garden	1	285	285
Flat 03 on G/F with Private Garden	1	195	195
Flat 05 on G/F with Private Garden	1	374	374
Flat 06 on G/F with Private Garden	1	377	377
Flat 07 on G/F with Private Garden	1	259	259
Flat 08 on G/F with Private Garden	1	268	268
Flat 09 on G/F with Private Garden	1	268	268
Flat 10 on G/F with Private Garden	1	285	285
Flat 01 on UG/F with Private Garden	1	477	477
Flat 02 on UG/F with BAL	1	288	288
Flat 03 on UG/F with BAL	1	204	204
Flat 05 on UG/F with BAL	1	384	384
Flat 06 on UG/F with BAL	1	379	379
Flat 07 on UG/F with BAL	1	263	263
Flat 08 on UG/F with BAL	1	269	269
Flat 09 on UG/F with BAL	1	269	269
Flat 10 on UG/F with BAL	1	286	286
Flat 16 on UG/F with Private Garden	1	299	299
Flat 17 on UG/F with Private Garden	1	300	300
Flat 18 on UG/F with Private Garden	1	325	325
Flat 19 on UG/F with Private Garden	1	329	329
Flat 21 on UG/F with Private Garden	1	291	291
Flat 22 on UG/F with Private Garden	1	270	270
Flat 01 on 1/F with BAL	1	475	475
Flat 02 on 1/F with BAL	1	288	288
Flat 03 on 1/F with BAL	1	204	204
Flat 05 on 1/F with BAL	1	384	384
Flat 06 on 1/F with BAL	1	386	386
Flat 07 on 1/F	1	254	254
Flat 08 on 1/F with BAL	1	269	269
Flat 09 on 1/F with BAL	1	269	269
Flat 10 on 1/F with BAL	1	269	269
Flat 11 on 1/F with BAL	1	269	269
Flat 12 on 1/F with BAL	1	203	203
Flat 16 on 1/F with BAL	1	301	301
Flat 17 on 1/F with BAL	1	300	300
Flat 18 on 1/F with BAL	1	332	332
Flat 19 on 1/F with BAL	1	338	338
Flat 21 on 1/F with BAL	1	296	296
Flat 22 on 1/F with BAL	1	279	279
Flat 01 on 2/F to 12/F, each with BAL	10	475	4,750
Flat 02 on 2/F to 12/F, each with BAL	10	288	2,880
Flat 03 on 2/F to 12/F, each with BAL	10	204	2,040
Flat 05 on 2/F to 12/F, each with BAL	10	384	3,840
Flat 06 on 2/F to 12/F, each with BAL	10	386	3,860
Flat 07 on 2/F to 12/F, each with BAL	10	273	2,730
Flat 08 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 09 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 10 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 11 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 12 on 2/F to 12/F, each with BAL	10	200	2,000

Flat 15 on 2/F to 12/F, each with BAL	10	451	4,510
Flat 16 on 2/F to 12/F, each with BAL	10	278	2,780
Flat 17 on 2/F to 12/F, each with BAL	10	300	3,000
Flat 18 on 2/F to 12/F, each with BAL	10	332	3,320
Flat 19 on 2/F to 12/F, each with BAL	10	332	3,320
Flat 20 on 2/F to 12/F, each with BAL	10	285	2,850
Flat 21 on 2/F to 12/F, each with BAL	10	291	2,910
Flat 22 on 2/F to 12/F, each with BAL	10	279	2,790
Flat 01 on 15/F to 18/F, each with BAL	4	475	1,900
Flat 02 on 15/F to 18/F, each with BAL	4	288	1,152
Flat 03 on 15/F to 18/F, each with BAL	4	204	816
Flat 05 on 15/F to 18/F, each with BAL	4	384	1,536
Flat 06 on 15/F to 18/F, each with BAL	4	386	1,544
Flat 07 on 15/F to 18/F, each with BAL	4	273	1,092
Flat 08 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 09 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 10 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 11 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 12 on 15/F to 18/F, each with BAL	4	200	800
Flat 15 on 15/F to 18/F, each with BAL	4	451	1,804
Flat 16 on 15/F to 18/F, each with BAL	4	278	1,112
Flat 17 on 15/F to 18/F, each with BAL	4	300	1,200
Flat 18 on 15/F to 18/F, each with BAL	4	332	1,328
Flat 19 on 15/F to 18/F, each with BAL	4	332	1,328
Flat 20 on 15/F to 18/F, each with BAL	4	285	1,140
Flat 21 on 15/F to 18/F, each with BAL	4	291	1,164
Flat 22 on 15/F to 18/F, each with BAL	4	279	1,116
Flat 01 on 19/F with BAL, Private Flat Roof and Private Roof	1	1,135	1,135
Flat 06 on 19/F with BAL and Private Roof	1	420	420
Flat 07 on 19/F with BAL and Private Roof	1	288	288
Flat 08 on 19/F with BAL and Private Roof	1	284	284
Flat 09 on 19/F with BAL and Private Roof	1	284	284
Flat 10 on 19/F with BAL and Private Roof	1	284	284
Flat 11 on 19/F with BAL and Private Roof	1	288	288
Flat 12 on 19/F with BAL and Private Roof	1	215	215
Flat 15 on 19/F with BAL and Private Roof	1	489	489
Flat 16 on 19/F with BAL and Private Roof	1	298	298
Flat 17 on 19/F with BAL and Private Roof	1	316	316
Flat 18 on 19/F with BAL and Private Roof	1	297	297
Flat 19 on 19/F with BAL and Private Roof	1	352	352
Flat 20 on 19/F with BAL and Private Roof	1	300	300
Flat 21 on 19/F with BAL and Private Roof	1	312	312

Sub-sub-total : 99,298

(3) Tower 3	<u>No. of</u>	<u>No. of</u>	<u>Total No. of</u>
	<u>Units</u>	<u>Management</u>	<u>Management</u>
		<u>Units per Unit</u>	<u>Units</u>
Flat 03 on G/F with Private Garden	1	277	277
Flat 05 on G/F with Private Garden	1	267	267
Flat 06 on G/F with Private Garden	1	267	267
Flat 07 on G/F with Private Garden	1	269	269
Flat 08 on G/F with Private Garden	1	267	267
Flat 09 on G/F with Private Garden	1	269	269
Flat 10 on G/F with Private Garden	1	405	405
Flat 11 on G/F with Private Garden	1	184	184
Flat 12 on G/F with Private Garden	1	344	344
Flat 15 on G/F with Private Garden	1	184	184
Flat 16 on G/F with Private Garden	1	431	431
Flat 17 on G/F with Private Garden	1	303	303
Flat 18 on G/F with Private Garden	1	307	307
Flat 19 on G/F with Private Garden	1	439	439
Flat 20 on G/F with Private Garden	1	192	192
Flat 21 on G/F with Private Garden	1	291	291
Flat 01 on UG/F with Private Garden	1	519	519
Flat 03 on UG/F with BAL	1	283	283
Flat 05 on UG/F with BAL	1	269	269
Flat 06 on UG/F with BAL	1	269	269
Flat 07 on UG/F with BAL	1	269	269
Flat 08 on UG/F with BAL	1	269	269
Flat 09 on UG/F with BAL	1	270	270
Flat 10 on UG/F with BAL	1	414	414
Flat 11 on UG/F with BAL	1	195	195
Flat 12 on UG/F with BAL	1	340	340
Flat 15 on UG/F with BAL	1	192	192
Flat 16 on UG/F with BAL	1	433	433
Flat 17 on UG/F with BAL	1	323	323
Flat 18 on UG/F with BAL	1	317	317
Flat 19 on UG/F with BAL	1	452	452
Flat 20 on UG/F with BAL	1	336	336
Flat 21 on UG/F with BAL	1	293	293
Flat 23 on UG/F with Private Garden	1	320	320
Flat 25 on UG/F with Private Garden	1	318	318
Flat 26 on UG/F with Private Garden	1	295	295
Flat 27 on UG/F with Private Garden	1	293	293
Flat 01 on 1/F with BAL	1	509	509
Flat 03 on 1/F with BAL	1	283	283
Flat 05 on 1/F with BAL	1	269	269
Flat 06 on 1/F with BAL	1	269	269
Flat 07 on 1/F with BAL	1	269	269
Flat 08 on 1/F with BAL	1	269	269
Flat 09 on 1/F with BAL	1	270	270
Flat 10 on 1/F with BAL	1	414	414
Flat 11 on 1/F with BAL	1	195	195
Flat 12 on 1/F with BAL	1	340	340
Flat 15 on 1/F with BAL	1	192	192
Flat 16 on 1/F with BAL	1	433	433
Flat 17 on 1/F with BAL	1	323	323
Flat 18 on 1/F with BAL	1	317	317
Flat 19 on 1/F with BAL	1	452	452

Flat 20 on 1/F with BAL	1	336	336
Flat 21 on 1/F with BAL	1	290	290
Flat 23 on 1/F with BAL	1	323	323
Flat 25 on 1/F with BAL	1	320	320
Flat 26 on 1/F with BAL	1	298	298
Flat 27 on 1/F with BAL	1	298	298
Flat 01 on 2/F to 12/F, each with BAL	10	508	5,080
Flat 02 on 2/F to 12/F, each with BAL	10	440	4,400
Flat 03 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 05 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 06 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 07 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 08 on 2/F to 12/F, each with BAL	10	269	2,690
Flat 09 on 2/F to 12/F, each with BAL	10	270	2,700
Flat 10 on 2/F to 12/F, each with BAL	10	414	4,140
Flat 11 on 2/F to 12/F, each with BAL	10	195	1,950
Flat 12 on 2/F to 12/F, each with BAL	10	340	3,400
Flat 15 on 2/F to 12/F, each with BAL	10	192	1,920
Flat 16 on 2/F to 12/F, each with BAL	10	433	4,330
Flat 17 on 2/F to 12/F, each with BAL	10	323	3,230
Flat 18 on 2/F to 12/F, each with BAL	10	317	3,170
Flat 19 on 2/F to 12/F, each with BAL	10	452	4,520
Flat 20 on 2/F to 12/F, each with BAL	10	336	3,360
Flat 21 on 2/F to 12/F, each with BAL	10	289	2,890
Flat 22 on 2/F to 12/F, each with BAL	10	321	3,210
Flat 23 on 2/F to 12/F, each with BAL	10	317	3,170
Flat 25 on 2/F to 12/F, each with BAL	10	320	3,200
Flat 26 on 2/F to 12/F, each with BAL	10	298	2,980
Flat 27 on 2/F to 12/F, each with BAL	10	298	2,980
Flat 01 on 15/F to 18/F, each with BAL	4	508	2,032
Flat 02 on 15/F to 18/F, each with BAL	4	440	1,760
Flat 03 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 05 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 06 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 07 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 08 on 15/F to 18/F, each with BAL	4	269	1,076
Flat 09 on 15/F to 18/F, each with BAL	4	270	1,080
Flat 10 on 15/F to 18/F, each with BAL	4	414	1,656
Flat 11 on 15/F to 18/F, each with BAL	4	195	780
Flat 12 on 15/F to 18/F, each with BAL	4	340	1,360
Flat 15 on 15/F to 18/F, each with BAL	4	192	768
Flat 16 on 15/F to 18/F, each with BAL	4	433	1,732
Flat 17 on 15/F to 18/F, each with BAL	4	323	1,292
Flat 18 on 15/F to 18/F, each with BAL	4	317	1,268
Flat 19 on 15/F to 18/F, each with BAL	4	452	1,808
Flat 20 on 15/F to 18/F, each with BAL	4	336	1,344
Flat 21 on 15/F to 18/F, each with BAL	4	289	1,156
Flat 22 on 15/F to 18/F, each with BAL	4	321	1,284
Flat 23 on 15/F to 18/F, each with BAL	4	317	1,268
Flat 25 on 15/F to 18/F, each with BAL	4	320	1,280
Flat 26 on 15/F to 18/F, each with BAL	4	298	1,192
Flat 27 on 15/F to 18/F, each with BAL	4	298	1,192
Flat 01 on 19/F with BAL and Private Roof	1	551	551
Flat 02 on 19/F with BAL and Private Roof	1	476	476

Flat 03 on 19/F with BAL and Private Roof	1	291	291
Flat 05 on 19/F with BAL and Private Roof	1	287	287
Flat 06 on 19/F with BAL and Private Roof	1	284	284
Flat 07 on 19/F with BAL and Private Roof	1	284	284
Flat 08 on 19/F with BAL and Private Roof	1	284	284
Flat 09 on 19/F with BAL and Private Roof	1	283	283
Flat 10 on 19/F with BAL, Private Flat Roof and Private Roof	1	1,327	1,327
Flat 11 on 19/F with BAL, Private Flat Roof and Private Roof	1	1,179	1,179
Flat 21 on 19/F with BAL and Private Roof	1	307	307
Flat 22 on 19/F with BAL and Private Roof	1	341	341
Flat 23 on 19/F with BAL and Private Roof	1	332	332
Flat 25 on 19/F with BAL and Private Roof	1	335	335
Flat 26 on 19/F with BAL and Private Roof	1	317	317
Flat 27 on 19/F with BAL and Private Roof	1	326	326
		Sub-sub-total :	<hr/> 128,950

(4) Tower 5	<u>No. of Units</u>	<u>No. of Management Units per Unit</u>	<u>Total No. of Management Units</u>
Flat 01 on UG/F with Private Garden	1	398	398
Flat 02 on UG/F with Private Garden	1	325	325
Flat 06 on UG/F with Private Garden	1	279	279
Flat 07 on UG/F with Private Garden	1	202	202
Flat 08 on UG/F with Private Garden	1	192	192
Flat 09 on UG/F with Private Garden	1	389	389
Flat 10 on UG/F with Private Garden	1	194	194
Flat 11 on UG/F with Private Garden	1	187	187
Flat 12 on UG/F with Private Garden	1	184	184
Flat 15 on UG/F with Private Garden	1	190	190
Flat 16 on UG/F with Private Garden	1	371	371
Flat 01 on 1/F with BAL	1	391	391
Flat 02 on 1/F with BAL	1	328	328
Flat 06 on 1/F with BAL	1	289	289
Flat 07 on 1/F with BAL	1	300	300
Flat 08 on 1/F with BAL	1	196	196
Flat 09 on 1/F with BAL	1	377	377
Flat 10 on 1/F with BAL	1	199	199
Flat 11 on 1/F with BAL	1	197	197
Flat 12 on 1/F with BAL	1	192	192
Flat 15 on 1/F with BAL	1	199	199
Flat 16 on 1/F with BAL	1	364	364
Flat 01 on 2/F to 12/F, each with BAL	10	391	3,910
Flat 02 on 2/F to 12/F, each with BAL	10	322	3,220
Flat 03 on 2/F to 12/F, each with BAL	10	394	3,940
Flat 05 on 2/F to 12/F, each with BAL	10	292	2,920
Flat 06 on 2/F to 12/F, each with BAL	10	282	2,820
Flat 07 on 2/F to 12/F, each with BAL	10	300	3,000
Flat 08 on 2/F to 12/F, each with BAL	10	196	1,960
Flat 09 on 2/F to 12/F, each with BAL	10	377	3,770
Flat 10 on 2/F to 12/F, each with BAL	10	199	1,990
Flat 11 on 2/F to 12/F, each with BAL	10	197	1,970
Flat 12 on 2/F to 12/F, each with BAL	10	192	1,920
Flat 15 on 2/F to 12/F, each with BAL	10	199	1,990
Flat 16 on 2/F to 12/F, each with BAL	10	364	3,640
Flat 01 on 15/F to 18/F, each with BAL	4	391	1,564
Flat 02 on 15/F to 18/F, each with BAL	4	322	1,288
Flat 03 on 15/F to 18/F, each with BAL	4	394	1,576
Flat 05 on 15/F to 18/F, each with BAL	4	292	1,168
Flat 06 on 15/F to 18/F, each with BAL	4	282	1,128
Flat 07 on 15/F to 18/F, each with BAL	4	300	1,200
Flat 08 on 15/F to 18/F, each with BAL	4	196	784
Flat 09 on 15/F to 18/F, each with BAL	4	377	1,508
Flat 10 on 15/F to 18/F, each with BAL	4	199	796
Flat 11 on 15/F to 18/F, each with BAL	4	197	788
Flat 12 on 15/F to 18/F, each with BAL	4	192	768
Flat 15 on 15/F to 18/F, each with BAL	4	199	796
Flat 16 on 15/F to 18/F, each with BAL	4	364	1,456
Flat 01 on 19/F with Private Flat Roof and Private Roof	1	944	944

Flat 05 on 19/F with BAL and Private Roof	1	312	312
Flat 06 on 19/F with BAL and Private Roof	1	299	299
Flat 07 on 19/F with BAL and Private Roof	1	318	318
Flat 08 on 19/F with BAL and Private Roof	1	202	202
Flat 09 on 19/F with BAL and Private Roof	1	404	404
Flat 10 on 19/F with BAL and Private Roof	1	211	211
Flat 11 on 19/F with BAL and Private Roof	1	204	204
Flat 12 on 19/F with BAL and Private Roof	1	199	199
Flat 15 on 19/F with BAL and Private Roof	1	206	206
Flat 16 on 19/F with BAL and Private Roof	1	408	408

Sub-sub-total : 61,520

(5) Tower 6	<u>No. of</u>	<u>No. of</u>	<u>Total No. of</u>
	<u>Units</u>	<u>Management</u>	<u>Management</u>
		<u>Units per Unit</u>	<u>Units</u>
Flat 01 on 2/F with Private Flat Roof	1	322	322
Flat 02 on 2/F with Private Flat Roof	1	319	319
Flat 03 on 2/F with Private Flat Roof	1	283	283
Flat 05 on 2/F with Private Flat Roof	1	283	283
Flat 06 on 2/F with Private Flat Roof	1	317	317
Flat 07 on 2/F with Private Garden	1	318	318
Flat 08 on 2/F with Private Garden	1	317	317
Flat 09 on 2/F with Private Garden	1	317	317
Flat 10 on 2/F with Private Garden	1	274	274
Flat 11 on 2/F with Private Garden	1	269	269
Flat 12 on 2/F with Private Garden	1	317	317
Flat 15 on 2/F with Private Garden	1	317	317
Flat 16 on 2/F with Private Garden	1	322	322
Flat 17 on 2/F with Private Flat Roof	1	305	305
Flat 18 on 2/F with Private Flat Roof	1	309	309
Flat 19 on 2/F with Private Flat Roof	1	284	284
Flat 20 on 2/F with Private Flat Roof	1	283	283
Flat 21 on 2/F with Private Flat Roof	1	287	287
Flat 22 on 2/F with Private Flat Roof	1	268	268
Flat 01 on 3/F to 12/F, each with BAL	9	335	3,015
Flat 02 on 3/F to 12/F, each with BAL	9	332	2,988
Flat 03 on 3/F to 12/F, each with BAL	9	300	2,700
Flat 05 on 3/F to 12/F, each with BAL	9	300	2,700
Flat 06 on 3/F to 12/F, each with BAL	9	331	2,979
Flat 07 on 3/F to 12/F, each with BAL	9	323	2,907
Flat 08 on 3/F to 12/F, each with BAL	9	321	2,889
Flat 09 on 3/F to 12/F, each with BAL	9	321	2,889
Flat 10 on 3/F to 12/F, each with BAL	9	278	2,502
Flat 11 on 3/F to 12/F, each with BAL	9	273	2,457
Flat 12 on 3/F to 12/F, each with BAL	9	321	2,889
Flat 15 on 3/F to 12/F, each with BAL	9	321	2,889
Flat 16 on 3/F to 12/F, each with BAL	9	327	2,943
Flat 17 on 3/F to 12/F, each with BAL	9	319	2,871
Flat 18 on 3/F to 12/F, each with BAL	9	323	2,907
Flat 19 on 3/F to 12/F, each with BAL	9	301	2,709
Flat 20 on 3/F to 12/F, each with BAL	9	300	2,700
Flat 21 on 3/F to 12/F, each with BAL	9	304	2,736
Flat 22 on 3/F to 12/F, each with BAL	9	285	2,565
Flat 01 on 15/F to 17/F, each with BAL	3	335	1,005
Flat 02 on 15/F to 17/F, each with BAL	3	332	996
Flat 03 on 15/F to 17/F, each with BAL	3	300	900
Flat 05 on 15/F to 17/F, each with BAL	3	300	900
Flat 06 on 15/F to 17/F, each with BAL	3	331	993
Flat 07 on 15/F to 17/F, each with BAL	3	323	969
Flat 08 on 15/F to 17/F, each with BAL	3	321	963
Flat 09 on 15/F to 17/F, each with BAL	3	321	963
Flat 10 on 15/F to 17/F, each with BAL	3	278	834
Flat 11 on 15/F to 17/F, each with BAL	3	273	819
Flat 12 on 15/F to 17/F, each with BAL	3	321	963
Flat 15 on 15/F to 17/F, each with BAL	3	321	963
Flat 16 on 15/F to 17/F, each with BAL	3	327	981
Flat 17 on 15/F to 17/F, each with BAL	3	319	957

Flat 18 on 15/F to 17/F, each with BAL	3	323	969
Flat 19 on 15/F to 17/F, each with BAL	3	301	903
Flat 20 on 15/F to 17/F, each with BAL	3	300	900
Flat 21 on 15/F to 17/F, each with BAL	3	304	912
Flat 22 on 15/F to 17/F, each with BAL	3	285	855
Flat 01 on 18/F with BAL and Private Roof	1	347	347
Flat 02 on 18/F with BAL and Private Roof	1	346	346
Flat 03 on 18/F with BAL and Private Roof	1	313	313
Flat 05 on 18/F with BAL and Private Roof	1	327	327
Flat 06 on 18/F with BAL and Private Roof	1	360	360
Flat 07 on 18/F with BAL and Private Roof	1	347	347
Flat 08 on 18/F with BAL and Private Roof	1	340	340
Flat 09 on 18/F with BAL and Private Roof	1	335	335
Flat 10 on 18/F with BAL and Private Roof	1	293	293
Flat 11 on 18/F with BAL and Private Roof	1	288	288
Flat 12 on 18/F with BAL and Private Roof	1	345	345
Flat 15 on 18/F with BAL and Private Roof	1	345	345
Flat 16 on 18/F with BAL and Private Roof	1	352	352
Flat 17 on 18/F with BAL and Private Roof	1	345	345
Flat 18 on 18/F with BAL and Private Roof	1	350	350
Flat 19 on 18/F with BAL and Private Roof	1	325	325
Flat 20 on 18/F with BAL and Private Roof	1	322	322
Flat 21 on 18/F with BAL and Private Roof	1	328	328
Flat 22 on 18/F with BAL and Private Roof	1	299	299

Sub-sub-total : 82,998

(6) Tower 7	<u>No. of</u>	<u>No. of</u>	<u>Total No. of</u>
	<u>Units</u>	<u>Management</u>	<u>Management</u>
		<u>Units per Unit</u>	<u>Units</u>
Flat 01 on 2/F with Private Flat Roof	1	351	351
Flat 06 on 2/F with Private Garden	1	202	202
Flat 07 on 2/F with Private Garden	1	279	279
Flat 08 on 2/F with Private Garden	1	183	183
Flat 09 on 2/F with Private Garden	1	182	182
Flat 10 on 2/F with Private Garden	1	184	184
Flat 11 on 2/F with Private Garden	1	186	186
Flat 12 on 2/F with Private Garden	1	182	182
Flat 15 on 2/F with Private Garden	1	268	268
Flat 16 on 2/F with Private Garden	1	318	318
Flat 17 on 2/F with Private Flat Roof	1	313	313
Flat 18 on 2/F with Private Flat Roof	1	312	312
Flat 19 on 2/F with Private Flat Roof	1	190	190
Flat 20 on 2/F with Private Flat Roof	1	185	185
Flat 21 on 2/F with Private Flat Roof	1	310	310
Flat 22 on 2/F with Private Flat Roof	1	280	280
Flat 23 on 2/F with Private Flat Roof	1	285	285
Flat 25 on 2/F with Private Flat Roof	1	206	206
Flat 01 on 3/F with BAL	1	360	360
Flat 02 on 3/F with BAL	1	302	302
Flat 03 on 3/F with BAL	1	195	195
Flat 05 on 3/F with Private Garden	1	294	294
Flat 06 on 3/F with BAL	1	218	218
Flat 07 on 3/F with BAL	1	295	295
Flat 08 on 3/F with BAL	1	192	192
Flat 09 on 3/F with BAL	1	192	192
Flat 10 on 3/F with BAL	1	195	195
Flat 11 on 3/F with BAL	1	198	198
Flat 12 on 3/F with BAL	1	191	191
Flat 15 on 3/F with BAL	1	272	272
Flat 16 on 3/F with BAL	1	323	323
Flat 17 on 3/F with BAL	1	327	327
Flat 18 on 3/F with BAL	1	324	324
Flat 19 on 3/F with BAL	1	207	207
Flat 20 on 3/F with BAL	1	202	202
Flat 21 on 3/F with BAL	1	319	319
Flat 22 on 3/F with BAL	1	285	285
Flat 23 on 3/F with BAL	1	286	286
Flat 25 on 3/F with BAL	1	210	210
Flat 01 on 5/F to 12/F, each with BAL	8	360	2,880
Flat 02 on 5/F to 12/F, each with BAL	8	302	2,416
Flat 03 on 5/F to 12/F, each with BAL	8	195	1,560
Flat 05 on 5/F to 12/F, each with BAL	8	301	2,408
Flat 06 on 5/F to 12/F, each with BAL	8	218	1,744
Flat 07 on 5/F to 12/F, each with BAL	8	295	2,360
Flat 08 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 09 on 5/F to 12/F, each with BAL	8	192	1,536
Flat 10 on 5/F to 12/F, each with BAL	8	195	1,560
Flat 11 on 5/F to 12/F, each with BAL	8	198	1,584
Flat 12 on 5/F to 12/F, each with BAL	8	191	1,528
Flat 15 on 5/F to 12/F, each with BAL	8	272	2,176
Flat 16 on 5/F to 12/F, each with BAL	8	323	2,584

Flat 17 on 5/F to 12/F, each with BAL	8	327	2,616
Flat 18 on 5/F to 12/F, each with BAL	8	324	2,592
Flat 19 on 5/F to 12/F, each with BAL	8	207	1,656
Flat 20 on 5/F to 12/F, each with BAL	8	202	1,616
Flat 21 on 5/F to 12/F, each with BAL	8	319	2,552
Flat 22 on 5/F to 12/F, each with BAL	8	285	2,280
Flat 23 on 5/F to 12/F, each with BAL	8	286	2,288
Flat 25 on 5/F to 12/F, each with BAL	8	210	1,680
Flat 01 on 15/F to 17/F, each with BAL	3	360	1,080
Flat 02 on 15/F to 17/F, each with BAL	3	302	906
Flat 03 on 15/F to 17/F, each with BAL	3	195	585
Flat 05 on 15/F to 17/F, each with BAL	3	301	903
Flat 06 on 15/F to 17/F, each with BAL	3	218	654
Flat 07 on 15/F to 17/F, each with BAL	3	295	885
Flat 08 on 15/F to 17/F, each with BAL	3	192	576
Flat 09 on 15/F to 17/F, each with BAL	3	192	576
Flat 10 on 15/F to 17/F, each with BAL	3	195	585
Flat 11 on 15/F to 17/F, each with BAL	3	198	594
Flat 12 on 15/F to 17/F, each with BAL	3	191	573
Flat 15 on 15/F to 17/F, each with BAL	3	272	816
Flat 16 on 15/F to 17/F, each with BAL	3	323	969
Flat 17 on 15/F to 17/F, each with BAL	3	327	981
Flat 18 on 15/F to 17/F, each with BAL	3	324	972
Flat 19 on 15/F to 17/F, each with BAL	3	207	621
Flat 20 on 15/F to 17/F, each with BAL	3	202	606
Flat 21 on 15/F to 17/F, each with BAL	3	319	957
Flat 22 on 15/F to 17/F, each with BAL	3	285	855
Flat 23 on 15/F to 17/F, each with BAL	3	286	858
Flat 25 on 15/F to 17/F, each with BAL	3	210	630
Flat 01 on 18/F with BAL and Private Roof	1	385	385
Flat 02 on 18/F with BAL and Private Roof	1	327	327
Flat 03 on 18/F with BAL and Private Roof	1	212	212
Flat 05 on 18/F with BAL and Private Roof	1	324	324
Flat 06 on 18/F with BAL and Private Roof	1	236	236
Flat 07 on 18/F with BAL and Private Roof	1	316	316
Flat 08 on 18/F with BAL and Private Roof	1	201	201
Flat 09 on 18/F with BAL and Private Roof	1	201	201
Flat 10 on 18/F with BAL and Private Roof	1	204	204
Flat 11 on 18/F with BAL and Private Roof	1	210	210
Flat 12 on 18/F with BAL and Private Roof	1	203	203
Flat 15 on 18/F with BAL and Private Roof	1	294	294
Flat 16 on 18/F with BAL and Private Roof	1	347	347
Flat 17 on 18/F with BAL and Private Roof	1	357	357
Flat 18 on 18/F with BAL and Private Roof	1	350	350
Flat 19 on 18/F with BAL and Private Roof	1	218	218
Flat 20 on 18/F with BAL and Private Roof	1	211	211
Flat 21 on 18/F with BAL and Private Roof	1	334	334
Flat 22 on 18/F with BAL and Private Roof	1	298	298
Flat 23 on 18/F with BAL and Private Roof	1	307	307
Flat 25 on 18/F with BAL and Private Roof	1	225	225

Sub-sub-total : 74,897

Sub-total of (A) : 545,406

(B) Parking Spaces

	<u>No. of Spaces</u>	<u>No. of Management Units per Unit</u>	<u>Total No. of Management Units</u>
(i) Residential Parking Spaces Nos. 1-45, 48-145 on Basement	143	62	8,866
(ii) Motor Cycle Parking Spaces Nos. M1-M18 on Basement	18	12	216
		Sub-total of (B) :	<hr/> 9,082
		Total [(A) + (B)] :	<hr/> 554,488

- Notes: (1) BAL=Balcony
(2) UP=Utility Platform
(3) In the numbering of floors, the 4/F, 13/F and 14/F are omitted.
(4) In the numbering of residential towers, Tower 4 is omitted.

THE FIFTH SCHEDULE ABOVE REFERRED TO

WORKS AND INSTALLATIONS

- (i) structural elements;
- (ii) external wall finishes and roofing materials;
- (iii) fire safety elements;
- (iv) the Slopes and Retaining Walls;
- (v) plumbing system;
- (vi) drainage system;
- (vii) fire services installations and equipment;
- (viii) electrical wiring system;
- (ix) lift installations;
- (x) gas supply system;
- (xi) window installations; and
- (xii) air-conditioning and ventilation system.

THE SIXTH SCHEDULE ABOVE REFERRED TO

OPEN KITCHEN UNITS

	<u>No. of Units</u>
<u>Tower 1</u>	
1/F Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19, Flat 20	12
2/F Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19, Flat 20	15
3/F-18/F Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19, Flat 20, Flat 21, Flat 22	221
19/F Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19, Flat 20, Flat 21, Flat 22	16
Sub-Total:	264
<u>Tower 2</u>	
G/F Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10	8
UG/F Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 16, Flat 17, Flat 18, Flat 19, Flat 21, Flat 22	14
1/F Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 16, Flat 17, Flat 18, Flat 19, Flat 21, Flat 22	16
2/F-18/F Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 16, Flat 17, Flat 18, Flat 19, Flat 20, Flat 21, Flat 22	238
19/F Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 16, Flat 17, Flat 18 Flat 19, Flat 20, Flat 21	13

Sub-Total:

 289

Tower 3

G/F

Flat 03, Flat 05, Flat 06, Flat 07, Flat 08,
Flat 09, Flat 10, Flat 11, Flat 12, Flat 15,
Flat 17, Flat 18, Flat 20, Flat 21 14

UG/F

Flat 03, Flat 05, Flat 06, Flat 07, Flat 08,
Flat 09, Flat 10, Flat 11, Flat 12, Flat 15,
Flat 17, Flat 18, Flat 20, Flat 21, Flat 23,
Flat 25, Flat 26, Flat 27 18

1/F

Flat 03, Flat 05, Flat 06, Flat 07, Flat 08,
Flat 09, Flat 10, Flat 11, Flat 12, Flat 15,
Flat 17, Flat 18, Flat 20, Flat 21, Flat 23,
Flat 25, Flat 26, Flat 27 18

2/F-18/F

Flat 03, Flat 05, Flat 06, Flat 07, Flat 08,
Flat 09, Flat 10, Flat 11, Flat 12, Flat 15,
Flat 17, Flat 18, Flat 20, Flat 21, Flat 22,
Flat 23, Flat 25, Flat 26, Flat 27 266

19/F

Flat 03, Flat 05, Flat 06, Flat 07, Flat 08,
Flat 09, Flat 21, Flat 22, Flat 23, Flat 25,
Flat 26, Flat 27 12

Sub-Total:

 328

Tower 5

UG/F

Flat 01, Flat 02, Flat 06, Flat 07, Flat 08,
Flat 09, Flat 10, Flat 11, Flat 12, Flat 15,
Flat 16 11

1/F

Flat 01, Flat 02, Flat 06, Flat 07, Flat 08,
Flat 09, Flat 10, Flat 11, Flat 12, Flat 15,
Flat 16 11

2/F-18/F

Flat 01, Flat 02, Flat 03, Flat 05, Flat 06,
Flat 07, Flat 08, Flat 09, Flat 10, Flat 11,
Flat 12, Flat 15, Flat 16 182

19/F

Flat 05, Flat 06, Flat 07, Flat 08, Flat 09,
Flat 10, Flat 11, Flat 12, Flat 15, Flat 16 10

Sub-Total:

 214

Tower 6

2/F

Flat 01, Flat 02, Flat 03, Flat 05, Flat 06,
Flat 07, Flat 08, Flat 09, Flat 10, Flat 11,
Flat 12, Flat 15, Flat 16, Flat 17, Flat 18,
Flat 19, Flat 20, Flat 21, Flat 22

19

3/F-18/F

Flat 01, Flat 02, Flat 03, Flat 05, Flat 06,
Flat 07, Flat 08, Flat 09, Flat 10, Flat 11,
Flat 12, Flat 15, Flat 16, Flat 17, Flat 18,
Flat 19, Flat 20, Flat 21, Flat 22

247

Sub-Total:

266

Tower 7

2/F

Flat 01, Flat 06, Flat 07, Flat 08, Flat 09,
Flat 10, Flat 11, Flat 12, Flat 15, Flat 16,
Flat 17, Flat 18, Flat 19, Flat 20, Flat 21,
Flat 22, Flat 23, Flat 25

18

3/F

Flat 01, Flat 02, Flat 03, Flat 05, Flat 06,
Flat 07, Flat 08, Flat 09, Flat 10, Flat 11,
Flat 12, Flat 15, Flat 16, Flat 17, Flat 18,
Flat 19, Flat 20, Flat 21, Flat 22, Flat 23,
Flat 25

21

5/F-18/F

Flat 01, Flat 02, Flat 03, Flat 05, Flat 06,
Flat 07, Flat 08, Flat 09, Flat 10, Flat 11,
Flat 12, Flat 15, Flat 16, Flat 17, Flat 18,
Flat 19, Flat 20, Flat 21, Flat 22, Flat 23,
Flat 25

252

Sub-Total:

291

Total:

1,652

Note: (1) In the numbering of floors, the 4/F, 13/F and 14/F are omitted.
(2) In the numbering of residential towers, Tower 4 is omitted.

THE SEVENTH SCHEDULE ABOVE REFERRED TO
RESIDENTIAL UNITS WITH NOISE MITIGATION MEASURES SERVING OR BELONGING
TO THE PARTICULAR RESIDENTIAL UNITS EXCLUSIVELY

<i>Type</i>	<i>Tower</i>	<i>Flat</i>	<i>Floor</i>
(a) Maintenance Utility Platform	Tower 1	Flat 02	2/F
		Flat 02	3/F
		Flat 01, Flat 02	5/F-12/F, 15/F-18/F
		Flat 01	19/F
	Tower 2	n/a	n/a
	Tower 3	n/a	n/a
	Tower 5	n/a	n/a
	Tower 6	n/a	n/a
(b) Maintenance Balcony	Tower 1	n/a	n/a
	Tower 2	n/a	n/a
	Tower 3	n/a	n/a
	Tower 5	n/a	n/a
	Tower 6	Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	3/F, 5/F-12/F, 15/F-18/F
	Tower 7	Flat 15, Flat 16	3/F, 5/F-12/F, 15/F-18/F

(c) Maintenance Window	Tower 1	Flat 09	1/F
		Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09	2/F
		Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09	3/F, 5/F
		Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 22	6/F-8/F
		Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 21, Flat 22	9/F, 10/F

			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 17, Flat 21, Flat 22	11/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 16, Flat 17, Flat 21, Flat 22	12/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 15, Flat 16, Flat 17, Flat 21, Flat 22	15/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 15, Flat 16, Flat 17, Flat 18, Flat 21, Flat 22	16/F-18/F
			Flat 01, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 15, Flat 16, Flat 17, Flat 18, Flat 21, Flat 22	19/F
		Tower 2	Flat 05, Flat 06	G/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10	UG/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12	1/F-3/F, 5/F-11/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11	12/F, 15/F-18/F
			Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11	19/F
		Tower 3	Flat 17, Flat 18, Flat 19	G/F

			Flat 10, Flat 11, Flat 12, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19	UG/F, 1/F-3/F, 5/F-9/F
			Flat 03, Flat 05, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19	10/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19	11/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19	12/F, 15/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 10, Flat 11, Flat 12, Flat 16, Flat 17, Flat 18, Flat 19	16/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 10, Flat 11, Flat 16, Flat 17, Flat 18, Flat 19	17/F, 18/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 10	19/F
		Tower 5	Flat 09	3/F, 5/F
			Flat 01, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15	6/F
			Flat 01, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	7/F-11/F
			Flat 01, Flat 07, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	12/F, 15/F-18/F
			Flat 01, Flat 07, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	19/F

		Tower 6	Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	3/F, 5/F-12/F, 15/F-18/F
		Tower 7	Flat 15, Flat 16	3/F
			Flat 11, Flat 12, Flat 15, Flat 16	5/F
			Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 15, Flat 16	6/F
			Flat 02, Flat 03, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	7/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	8/F-12/F, 15/F-18/F
(d)	Acoustic Window	Tower 1	Flat 02, Flat 09	1/F
			Flat 02, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09	2/F
			Flat 01, Flat 02, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09	3/F, 5/F, 6/F
			Flat 01, Flat 02, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 22	7/F, 8/F
			Flat 01, Flat 02, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 21, Flat 22	9/F-11/F
			Flat 01, Flat 02, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 15, Flat 21, Flat 22	12/F, 15/F-18/F
			Flat 01, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 15, Flat 21, Flat 22	19/F
		Tower 2	Flat 02	G/F
			Flat 02, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10	UG/F

			Flat 02, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11	1/F-3/F, 5/F-12/F, 15/F-18/F
			Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11	19/F
		Tower 3	Flat 16, Flat 17, Flat 18, Flat 19	G/F
			Flat 10, Flat 12, Flat 16, Flat 17, Flat 18, Flat 19	UG/F, 1/F-3/F, 5/F-8/F
			Flat 02, Flat 10, Flat 12, Flat 16, Flat 17, Flat 18, Flat 19	9/F-10/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 10, Flat 12, Flat 16, Flat 17, Flat 18, Flat 19	11/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 10, Flat 12, Flat 16, Flat 17, Flat 18, Flat 19	12/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 10, Flat 12, Flat 16, Flat 17, Flat 18, Flat 19	15/F-17/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 10, Flat 16, Flat 17, Flat 18, Flat 19	18/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 10	19/F
		Tower 5	Flat 09, Flat 16	6/F-9/F
			Flat 01, Flat 09, Flat 16	10/F-12/F, 15/F
			Flat 01, Flat 07, Flat 09, Flat 16	16/F-18/F
			Flat 07, Flat 09, Flat 16	19/F
		Tower 6	Flat 16	3/F
			Flat 07, Flat 08, Flat 12, Flat 15, Flat 16	5/F

			Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	6/F-10/F
			Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16, Flat 17	11/F-12/F, 15/F-18/F
		Tower 7	Flat 15, Flat 16	5/F
			Flat 07, Flat 15, Flat 16	6/F
			Flat 02, Flat 07, Flat 15, Flat 16	7/F
			Flat 02, Flat 05, Flat 07, Flat 15, Flat 16	8/F-12/F, 15/F-18/F

(e)	Acoustic Balcony	Tower 1	Flat 09	1/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09	2/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09	3/F, 5/F-8/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 21, Flat 22	9/F-10/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 16, Flat 17, Flat 21, Flat 22	11/F-12/F, 15/F
			Flat 01, Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 16, Flat 17, Flat 21, Flat 22	16/F-18/F
			Flat 01, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 16, Flat 17, Flat 21, Flat 22	19/F
			Tower 2	Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10

			Flat 02, Flat 03, Flat 05, Flat 06, Flat 08, Flat 09, Flat 10, Flat 11	1/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11	2/F-3/F, 5/F-12/F, 15/F-18/F
			Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11	19/F
		Tower 3	Flat 10, Flat 11, Flat 12, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19	UG/F, 1/F-3/F, 5/F-9/F
			Flat 03, Flat 05, Flat 10, Flat 11, Flat 12, Flat 15, Flat 17, Flat 18, Flat 19	10/F
			Flat 03, Flat 05, Flat 06, Flat 07, Flat 10, Flat 11, Flat 12, Flat 15, Flat 17, Flat 18, Flat 19	11/F-12/F, 15/F-16/F
			Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 10, Flat 11, Flat 15, Flat 17, Flat 18, Flat 19	17/F
			Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 10, Flat 11, Flat 17, Flat 18, Flat 19	18/F
			Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10	19/F
		Tower 5	Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	6/F-10/F
			Flat 07, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	11/F-18/F
			Flat 07, Flat 10, Flat 11, Flat 12, Flat 15, Flat 16	19/F
		Tower 6	n/a	n/a
		Tower 7	Flat 06, Flat 09, Flat 11, Flat 12	2/F-3/F, 5/F

			Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12	6/F
			Flat 02, Flat 03, Flat 05, Flat 06, Flat 07, Flat 08, Flat 09, Flat 10, Flat 11, Flat 12	7/F-12/F, 15/F-18/F

SEALED with the Common Seal of the)
)
First Owner in the presence of and)
)
SIGNED by)
)
)
)
)
)
)
whose signature(s) is/are verified by:-)

Solicitor, Hong Kong SAR

SIGNED SEALED and DELIVERED by)
)
the First Assignee (who having been)
)
previously identified by identification)
)
document(s) as specified above) in the)
)
presence of:-)

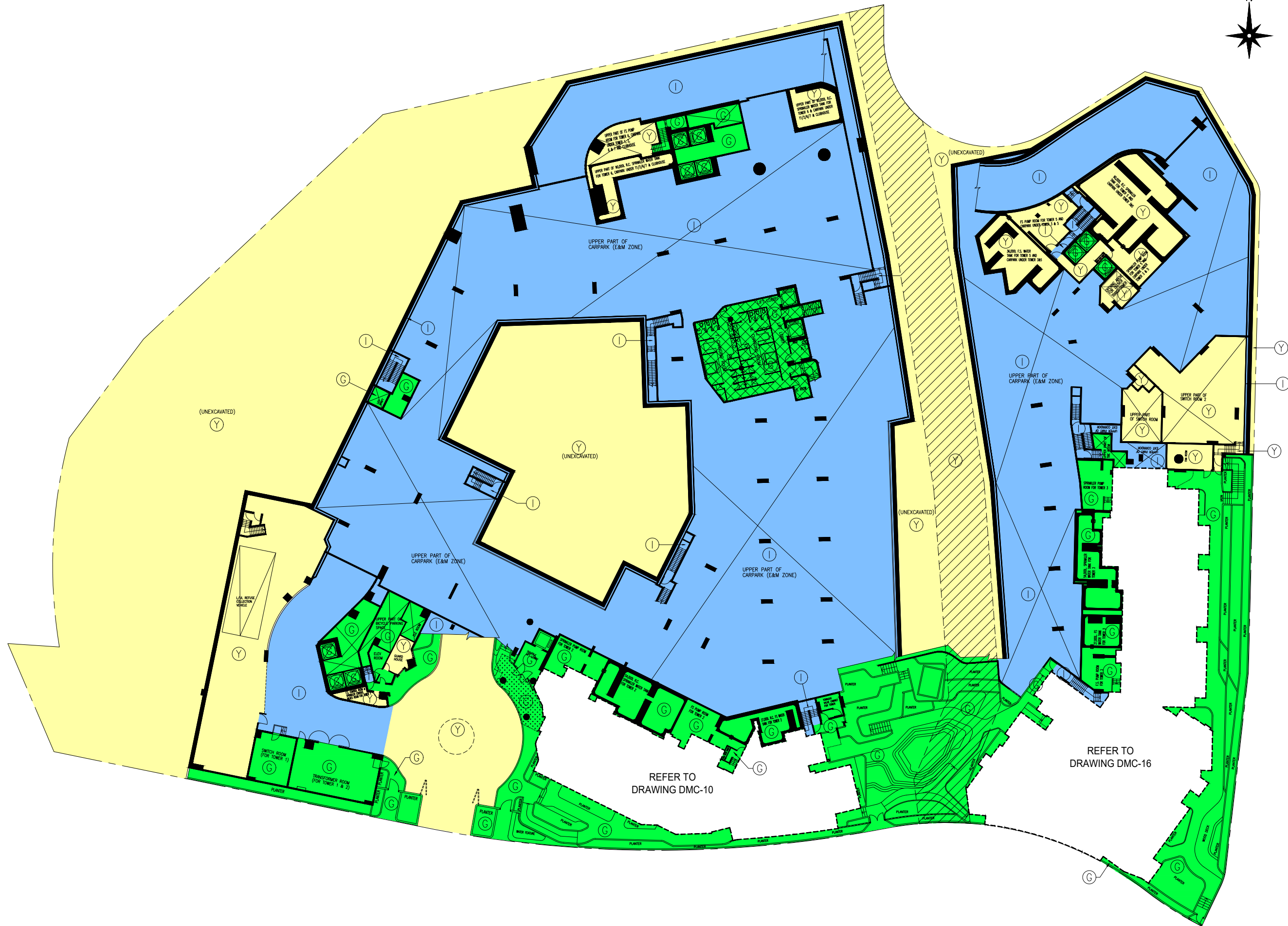
Solicitor, Hong Kong SAR

INTERPRETED to the First Assignee by:-

Clerk to Messrs. Lo & Lo,
Solicitors &c., Hong Kong SAR

SEALED with the Common Seal of the)
)
Manager in the presence of and SIGNED)
)
by)
)
)
)
whose signature(s) is/are verified by:-)

Solicitor, Hong Kong SAR



- LEGEND :**
- ESTATE COMMON AREAS
 - ESTATE COMMON AREAS (DRAINAGE RESERVE AREA)
 - CAR PARK COMMON AREAS
 - RESIDENTIAL COMMON AREAS
 - RESIDENTIAL COMMON AREAS (DRAINAGE RESERVE AREA)
 - RESIDENTIAL COMMON AREAS (COVERED LANDSCAPE AREAS)
 - RESIDENTIAL COMMON AREAS (RECREATIONAL AREAS AND FACILITIES)
 - SITE BOUNDARY LINE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
10/F, 14 Talson Win Road, Talson Square, Hong Kong
T 282-2828 FAX 282-2513-1388 www.wongtung.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48 TUEN MUN, NEW TERRITORIES

TITLE:
DMC G/F PLAN

DATE: 06/2018	SCALE: 1:500
JOB NO. 31900	DRAWING NO. DMC-02
REV. NO. 06	

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY

REFER TO DRAWING DMC-10

REFER TO DRAWING DMC-16



- LEGEND :**
- Y ESTATE COMMON AREAS
 - Y ESTATE COMMON AREAS (DRAINAGE RESERVE AREA)
 - Y ESTATE COMMON AREAS (SLOPES AND RETAINING WALLS)
 - I CAR PARK COMMON AREAS
 - G RESIDENTIAL COMMON AREAS
 - G RESIDENTIAL COMMON AREAS (DRAINAGE RESERVE AREA)
 - G RESIDENTIAL COMMON AREAS (COVERED LANDSCAPE AREAS)
 - G RESIDENTIAL COMMON AREAS (RECREATIONAL AREAS AND FACILITIES)
 - SITE BOUNDARY LINE

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect - Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
 Date : 18 June 2020

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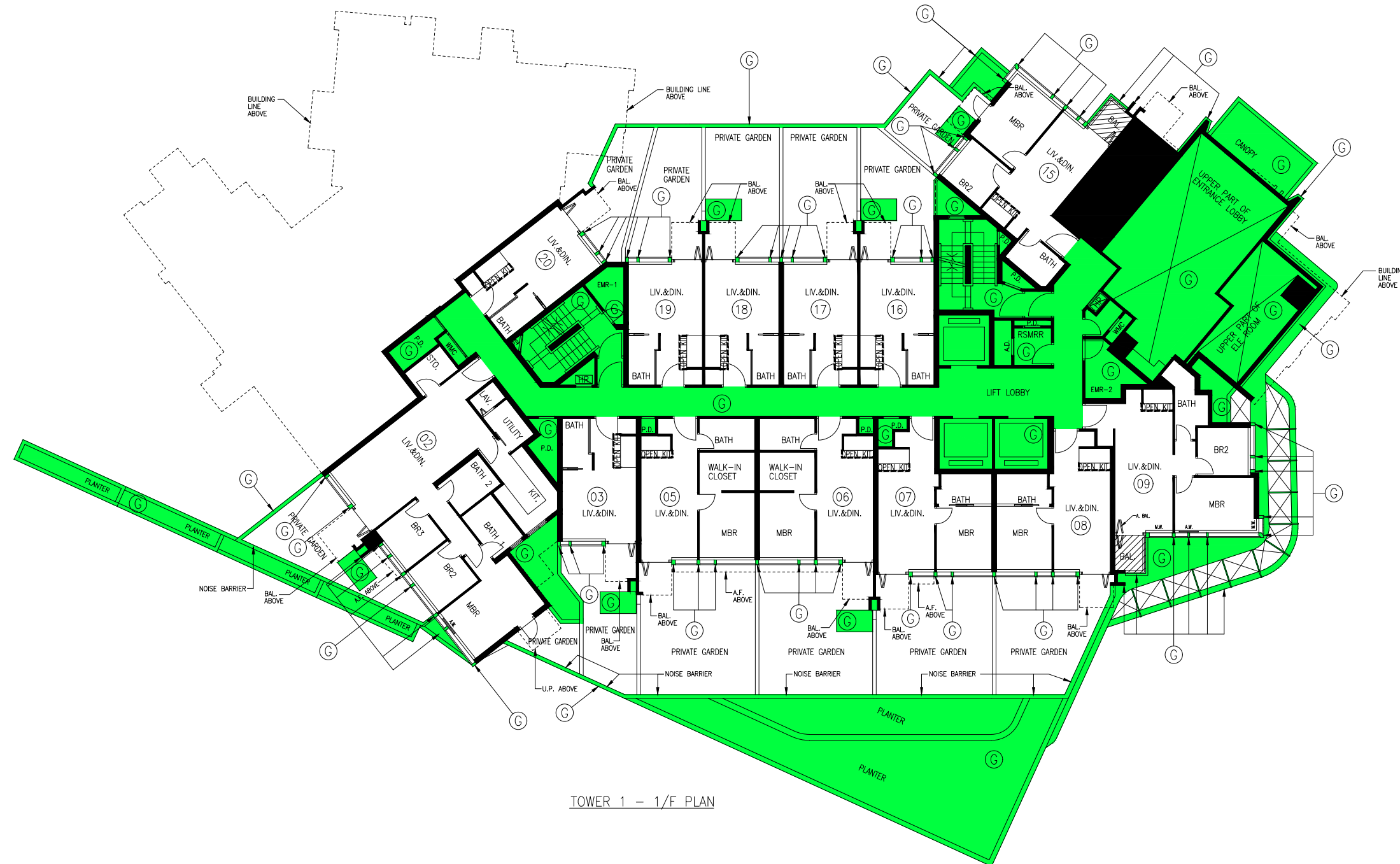
WONG TUNG & PARTNERS LIMITED
 ARCHITECTS & PLANNERS
 18/F, 14 Talson Win Road, Talson Shing, Hong Kong
 T 282-2828 2828 F 282-2513 1788 www.wongtung.com

PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL
 NO. 547 CASTLE PEAK ROAD -
 CASTLE PEAK BAY, AREA 48,
 TUEN MUN, NEW TERRITORIES

TITLE:
 DMC UG/F PLAN

DATE: 04/2018	SCALE: 1:500
JOB NO. 31900	DRAWING NO. DMC-03
REV. NO. 06	

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 1 - 1/F PLAN

LEGEND :

- G RESIDENTIAL COMMON AREAS
- BALCONY
- AREA OF OPEN KITCHEN

NOISE MITIGATION MEASURES :

- N.B. NOISE BARRIER
- A.W. ACOUSTIC WINDOW
- M.W. MAINTENANCE WINDOW
- A.BAL. ACOUSTIC BALCONY

BAL. BALCONY
A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
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T 282-2828 FAX 282-2513-1288 www.wongtung.com

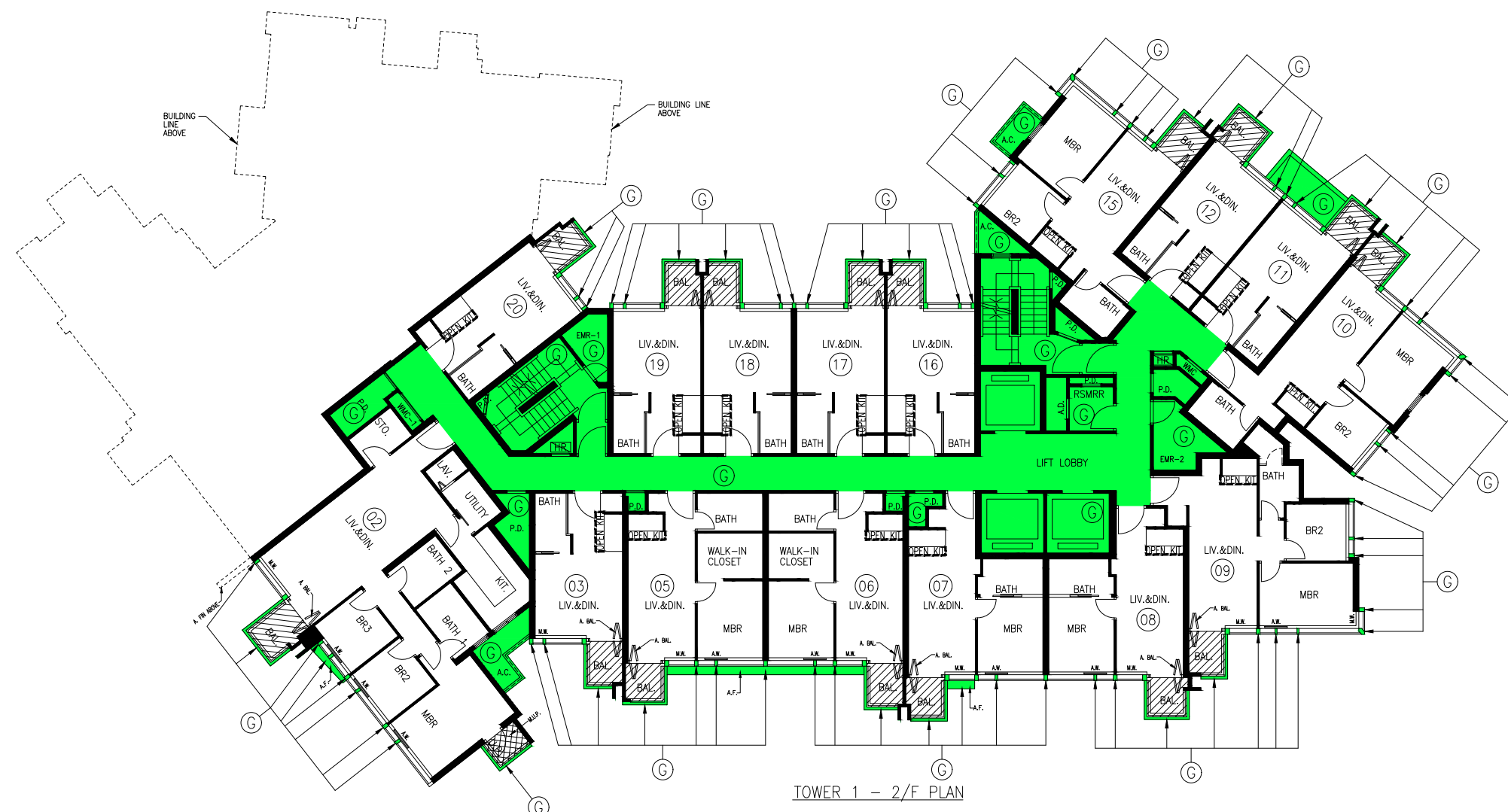
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TUEN MUN TOWN LOT 547 CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 1
1/F PLAN





DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-05	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 1 - 2/F PLAN

- LEGEND :
-  RESIDENTIAL COMMON AREAS
 -  BALCONY
 -  UTILITY PLATFORM
 -  AREA OF OPEN KITCHEN
- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - M.U.P. MAINTENANCE UTILITY PLATFORM
 - A.BAL. ACOUSTIC BALCONY
 - A.FIN ACOUSTIC FIN
- A.C. A/C PLATFORM
- BAL. BALCONY
- A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE
COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
18/F, 14 Talson Way, Tsim Sha Tsui, Hong Kong
T 282-2828 FAX 282-2513 1788 www.wongtung.com

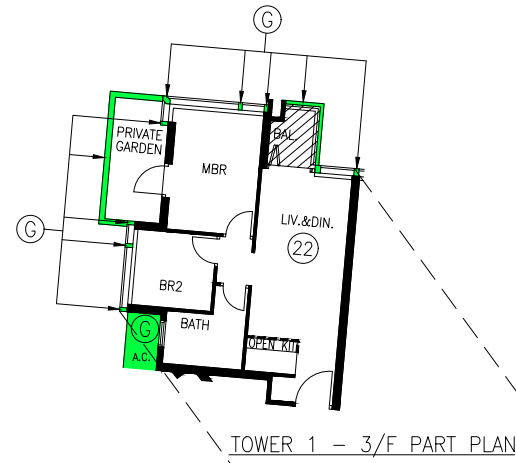
PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT AT TUEN MUN
TOWN LOT 547
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 1
2/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-06	06

INDICATIVE FOR
IDENTIFICATION
PURPOSE ONLY



- LEGEND :
- G RESIDENTIAL COMMON AREAS
 - BALCONY
 - UTILITY PLATFORM
 - AREA OF OPEN KITCHEN
- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - M.U.P. MAINTENANCE UTILITY PLATFORM
 - A.BAL. ACOUSTIC BALCONY
 - A.FIN. ACOUSTIC FIN
- A.C. A/C PLATFORM
BAL. BALCONY

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
18/F, 14 Talson Way, Tuen Mun, New Territories, Hong Kong
T 262-2888 FAX 262-1788 www.wongtung.com

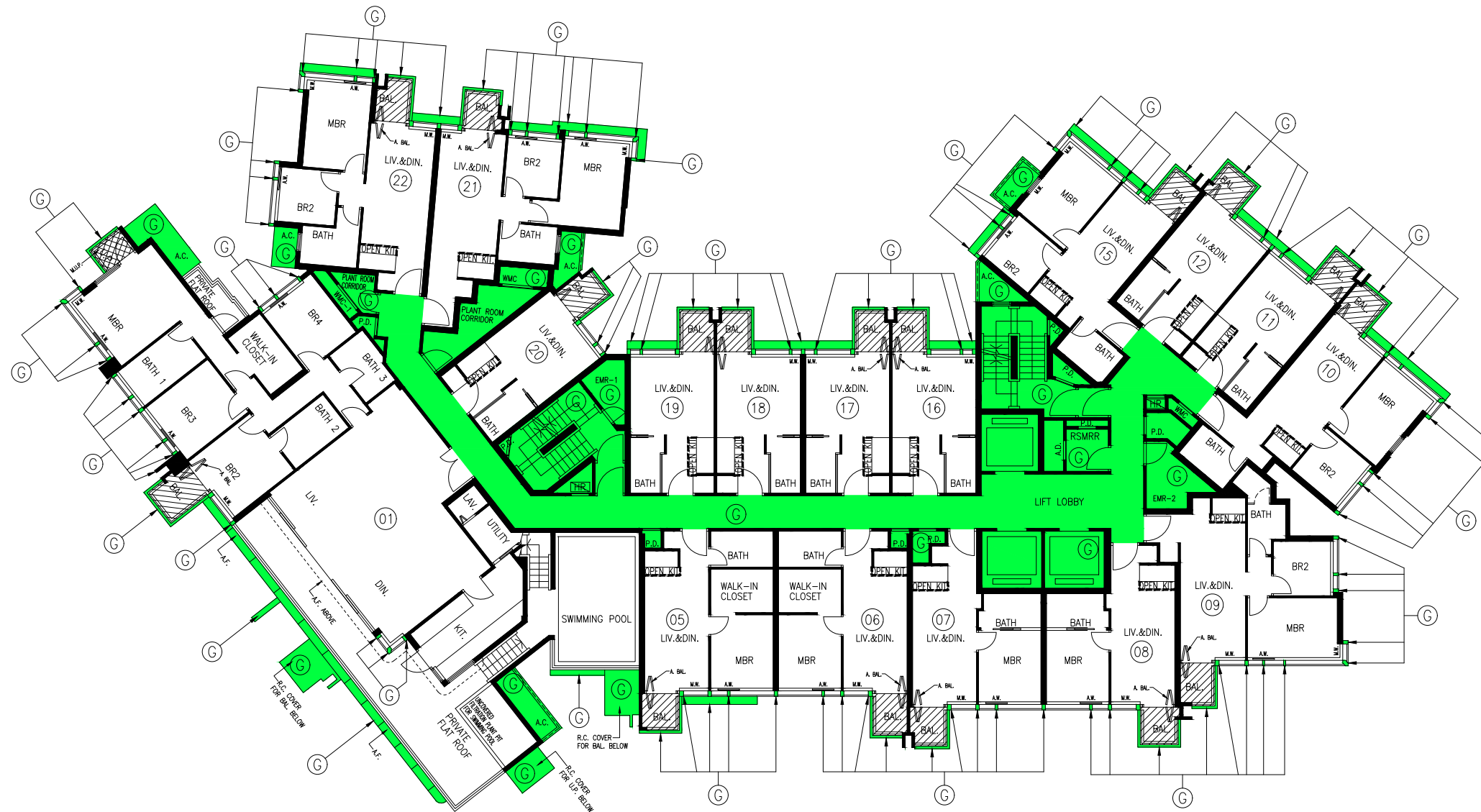
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TUEN MUN TOWN LOT 547, CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 1
3-18/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO. 31900	DRAWING NO. DMC-07	REV. NO. 06
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INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 1 - 19/F PLAN

- LEGEND :
- RESIDENTIAL COMMON AREAS
 - BALCONY
 - UTILITY PLATFORM
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - M.U.P. MAINTENANCE UTILITY PLATFORM
 - A.BAL. ACOUSTIC BALCONY
 - A.C. A/C PLATFORM
 - BAL. BALCONY
 - U.P. UTILITY PLATFORM
 - C.W. CURTAIN WALL
 - A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
10/F, 14 Talson Win Road, Talson Shing, Hong Kong
T 262-2888 FAX 262-1788 www.wongtung.com

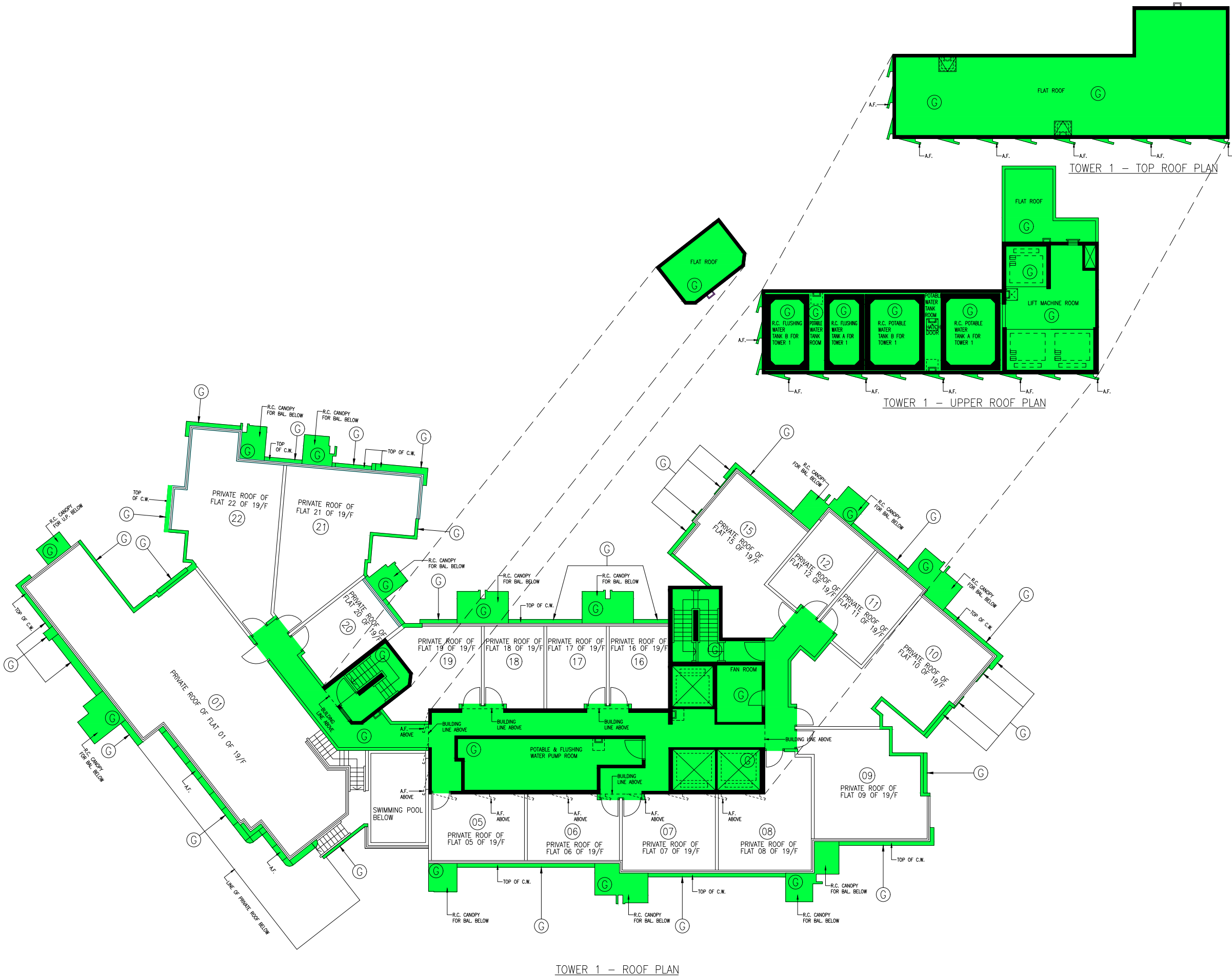
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TUEN MUN TOWN LOT 547 CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 1
19/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-08	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



- LEGEND :**
- G RESIDENTIAL COMMON AREAS
 - BAL. BALCONY
 - U.P. UTILITY PLATFORM
 - C.W. CURTAIN WALL
 - A.F. ARCHITECTURAL FEATURE

TOWER 1 – TOP ROOF PLAN

TOWER 1 – UPPER ROOF PLAN

TOWER 1 – ROOF PLAN

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
18/F, 14 Talson Win Road, Talson Shing, Hong Kong
T 282-2828 2828 F 282-2513 1788 www.wongtung.com

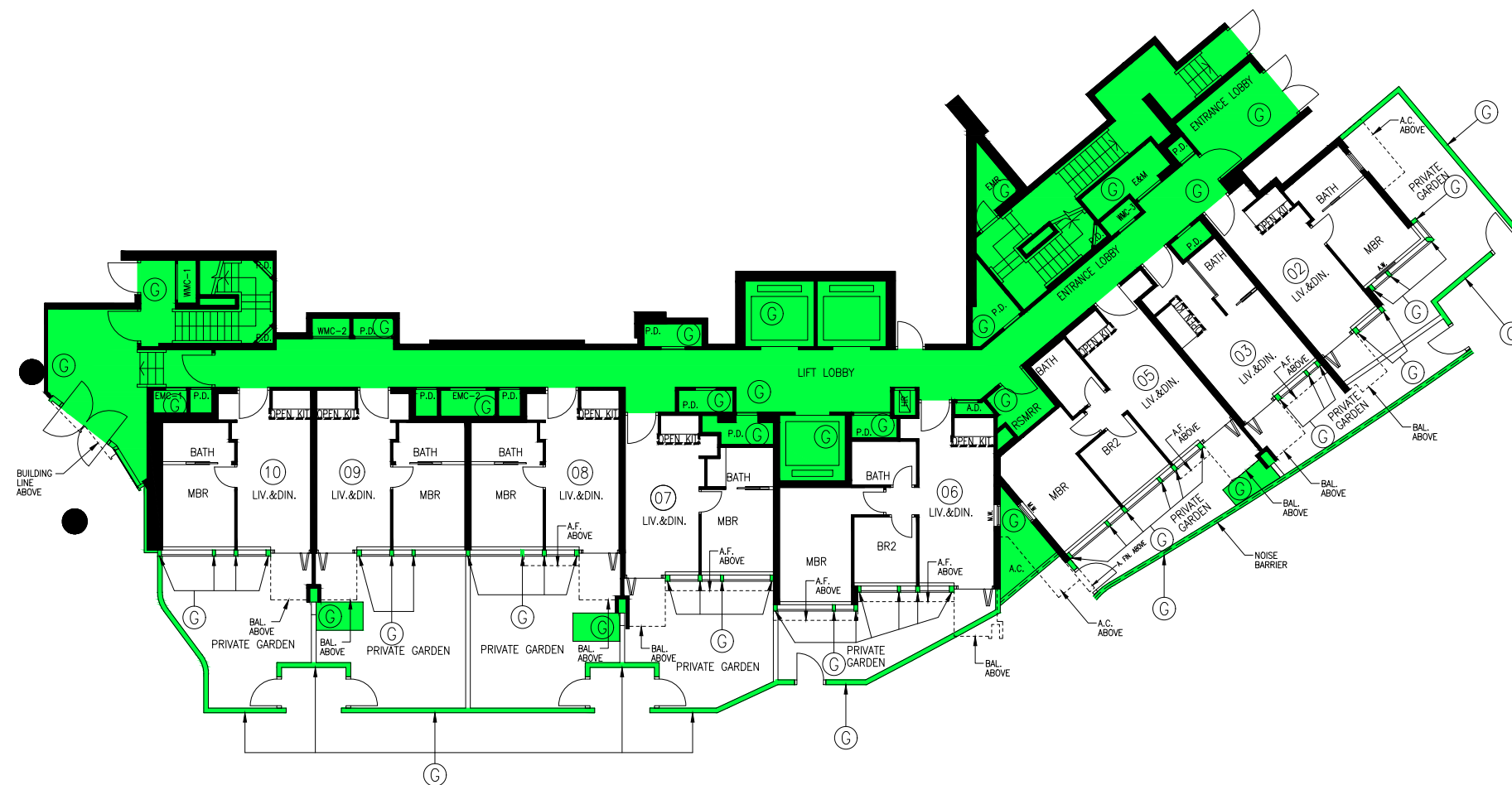
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TUEN MUN TOWN LOT 547 CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 1 ROOF PLAN

DATE: 06/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-09	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 2 - G/F PLAN

LEGEND :

- G RESIDENTIAL COMMON AREAS
- AREA OF OPEN KITCHEN

NOISE MITIGATION MEASURES :

- NOISE BARRIER
- A.W. ACOUSTIC WINDOW
- A.FIN ACOUSTIC FIN
- M.W. MAINTENANCE WINDOW
- BAL. BALCONY
- A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
10/F, 14 Talson Way Road, Talson Square, Hong Kong
T 852-2519 8888 F 852-2519 1788 www.wongtung.com

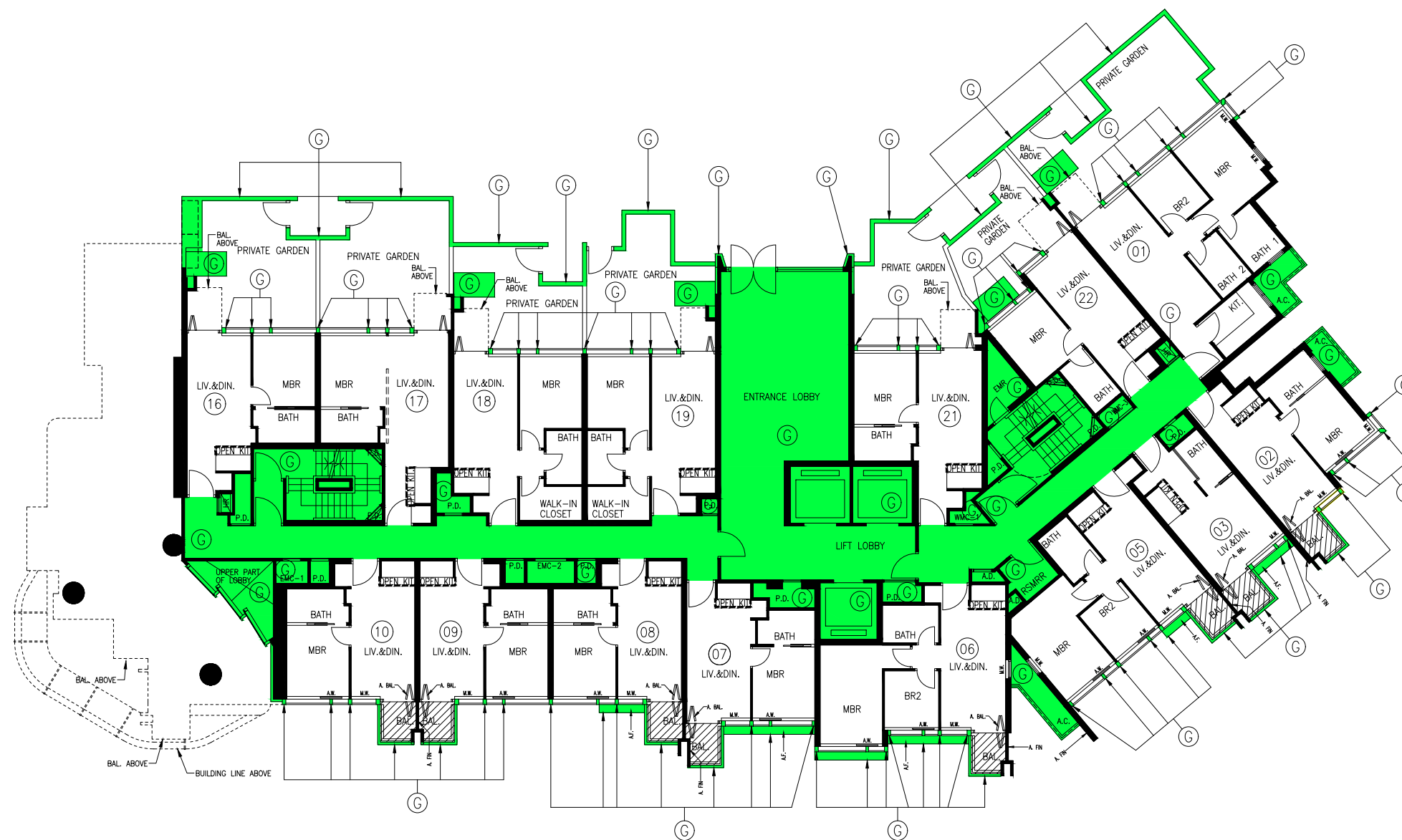
PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT AT TUEN MUN
TOWN LOT 547
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 2
G/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-10	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 2 - UG/F PLAN

LEGEND :

- RESIDENTIAL COMMON AREAS
- BALCONY
- AREA OF OPEN KITCHEN

NOISE MITIGATION MEASURES :

- A.W. ACOUSTIC WINDOW
- M.W. MAINTENANCE WINDOW
- A.BAL. ACOUSTIC BALCONY
- A.FIN ACOUSTIC FIN
- A.C. A/C PLATFORM
- BAL. BALCONY
- A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
10/F, 14 Taijiao Wan Road, Taijiao Shing, Hong Kong
T 262-2889 2888 F 262-2519 1788 www.wongtung.com

PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT AT TUEN MUN
TOWN LOT 547
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 2
UG/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-11	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY

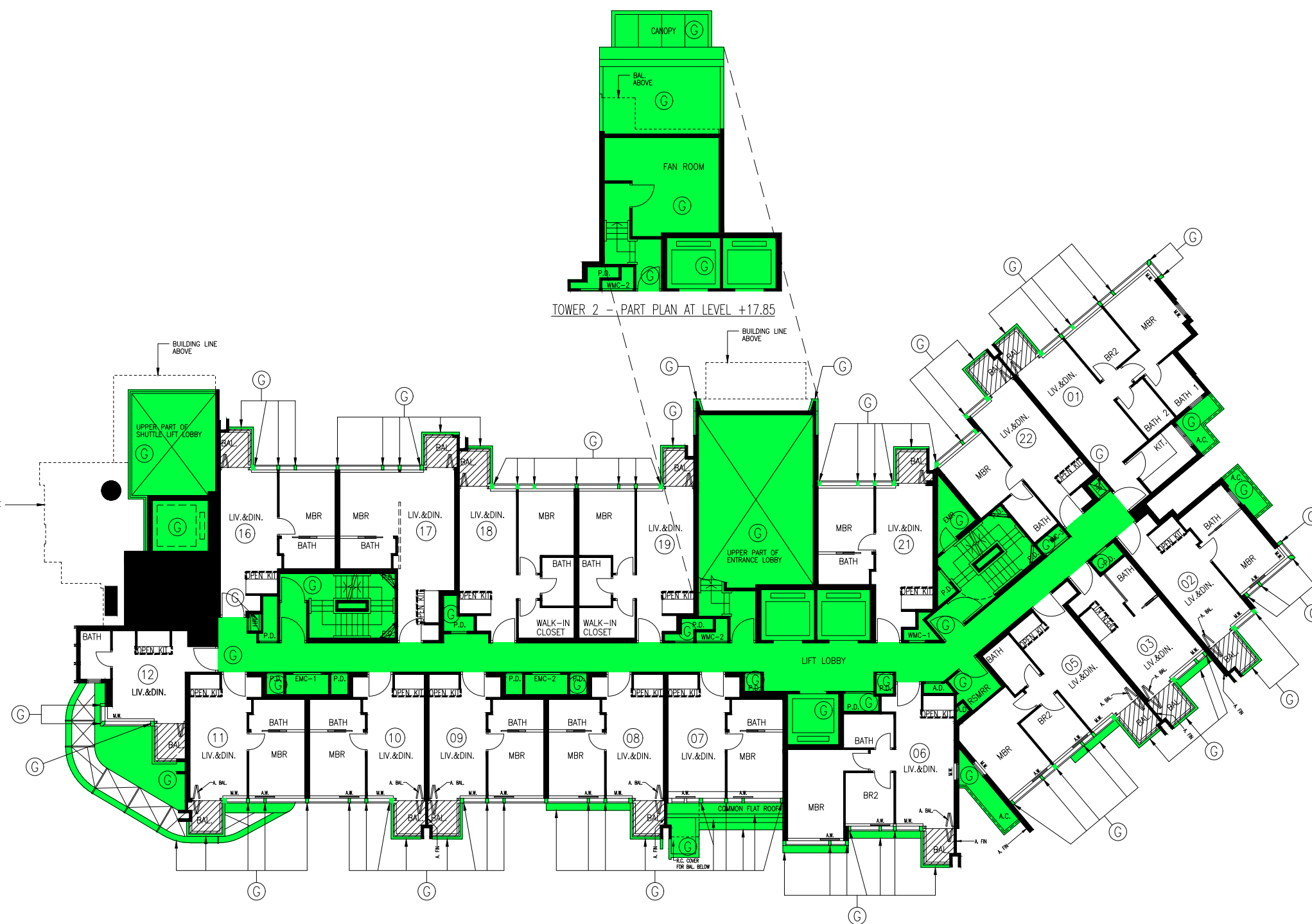


LEGEND :

- G RESIDENTIAL COMMON AREAS
- / BALCONY
- AREA OF OPEN KITCHEN

NOISE MITIGATION MEASURES :

- A.W. ACOUSTIC WINDOW
- M.W. MAINTENANCE WINDOW
- A.BAL. ACOUSTIC BALCONY
- A.FIN. ACOUSTIC FIN
- A.C. A/C PLATFORM
- BAL. BALCONY



TOWER 2 - PART PLAN AT LEVEL +17.85

TOWER 2 - 1/F PLAN

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect - Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



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ARCHITECTS & PLANNERS
18/F, 14 Talson Way Road, Talson Shing, Hong Kong
T 262-2888 8888 F 262-2513 1288 www.wongtung.com

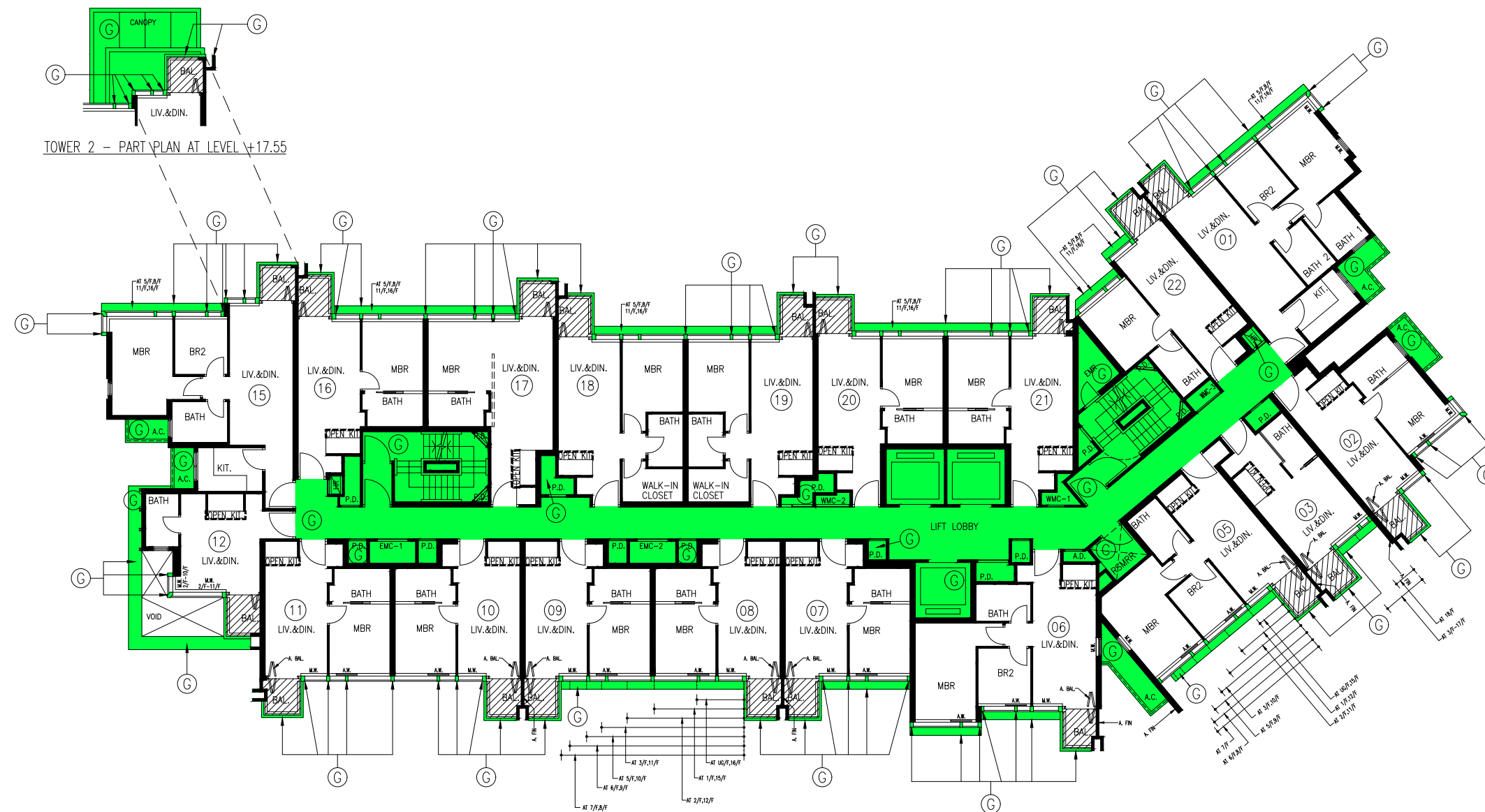
PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT AT TUEN MUN
TOWN LOT 547
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 2
1/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-12	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 2 - PART PLAN AT LEVEL +17.55

TOWER 2 - TYPICAL FLOOR PLAN
(14 STOREYS) 2/F TO 18/F
(FLOOR NOS. 4, 13, 14 NOT USED.)

- LEGEND :
- RESIDENTIAL COMMON AREAS
 - BALCONY
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - A.BAL. ACOUSTIC BALCONY
 - A.FIN. ACOUSTIC FIN
 - A.C. A/C PLATFORM
 - BAL. BALCONY

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
18/F, 14 Talson Way, Tsim Sha Tsui, Hong Kong
T 282-2828 FAX 282-2513-1788 www.wongtung.com

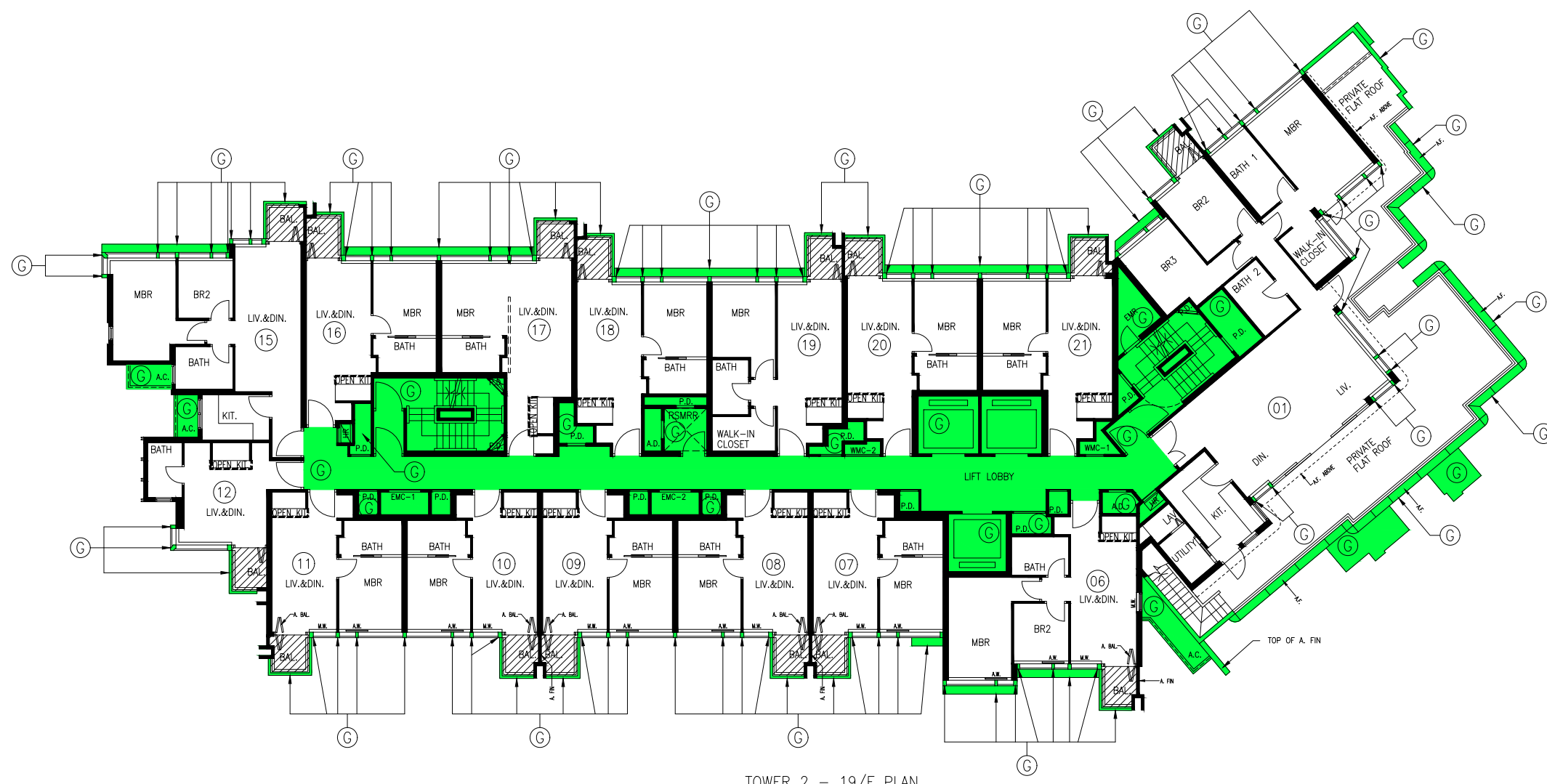
PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT AT TUEN MUN
TOWN LOT 547
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 2
2-18/F PLAN

DATE: 04/2018 SCALE: 1:200

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-13	06



TOWER 2 - 19/F PLAN

LEGEND :

- G RESIDENTIAL COMMON AREAS
- BALCONY
- AREA OF OPEN KITCHEN

NOISE MITIGATION MEASURES :

- A.W. ACOUSTIC WINDOW
- M.W. MAINTENANCE WINDOW
- A.BAL. ACOUSTIC BALCONY
- A.FIN. ACOUSTIC FIN
- A.C. A/C PLATFORM
- BAL. BALCONY
- A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
10/F, 14 Taijiao Wan Road, Taijiao Shing, Hong Kong
T 262-2629 2629 F 262-2519 1726 www.wongtung.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TUEN MUN TOWN LOT 547 CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 2
19/F PLAN

DATE: 04/2018 SCALE: 1:200

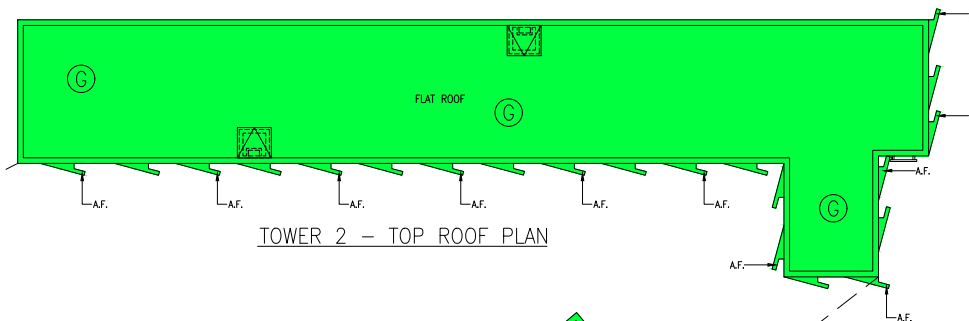
JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-14	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY

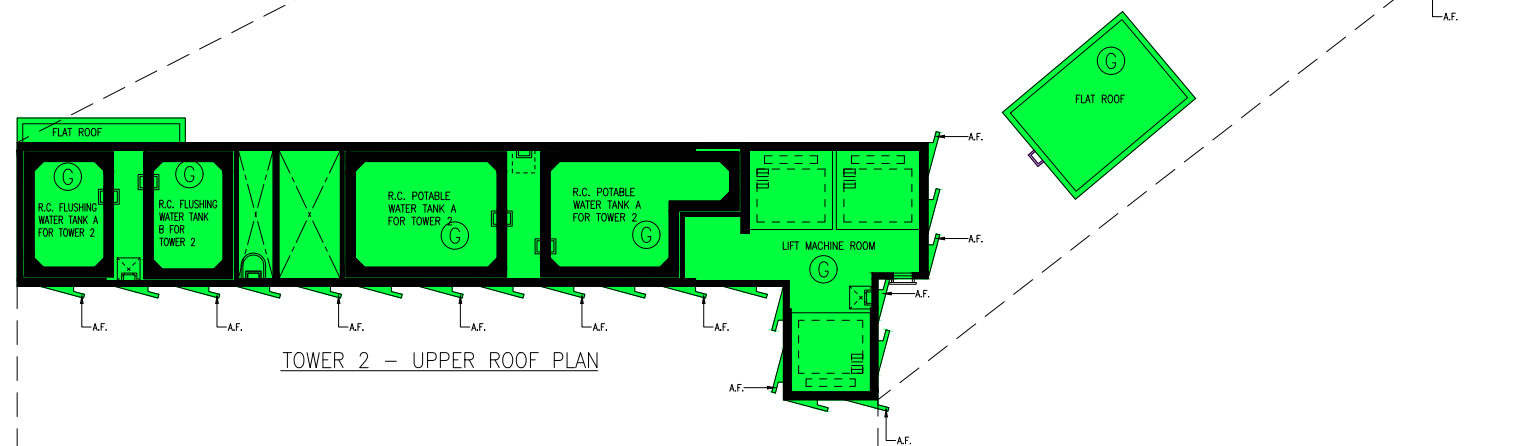


LEGEND :
 (G) RESIDENTIAL COMMON AREAS

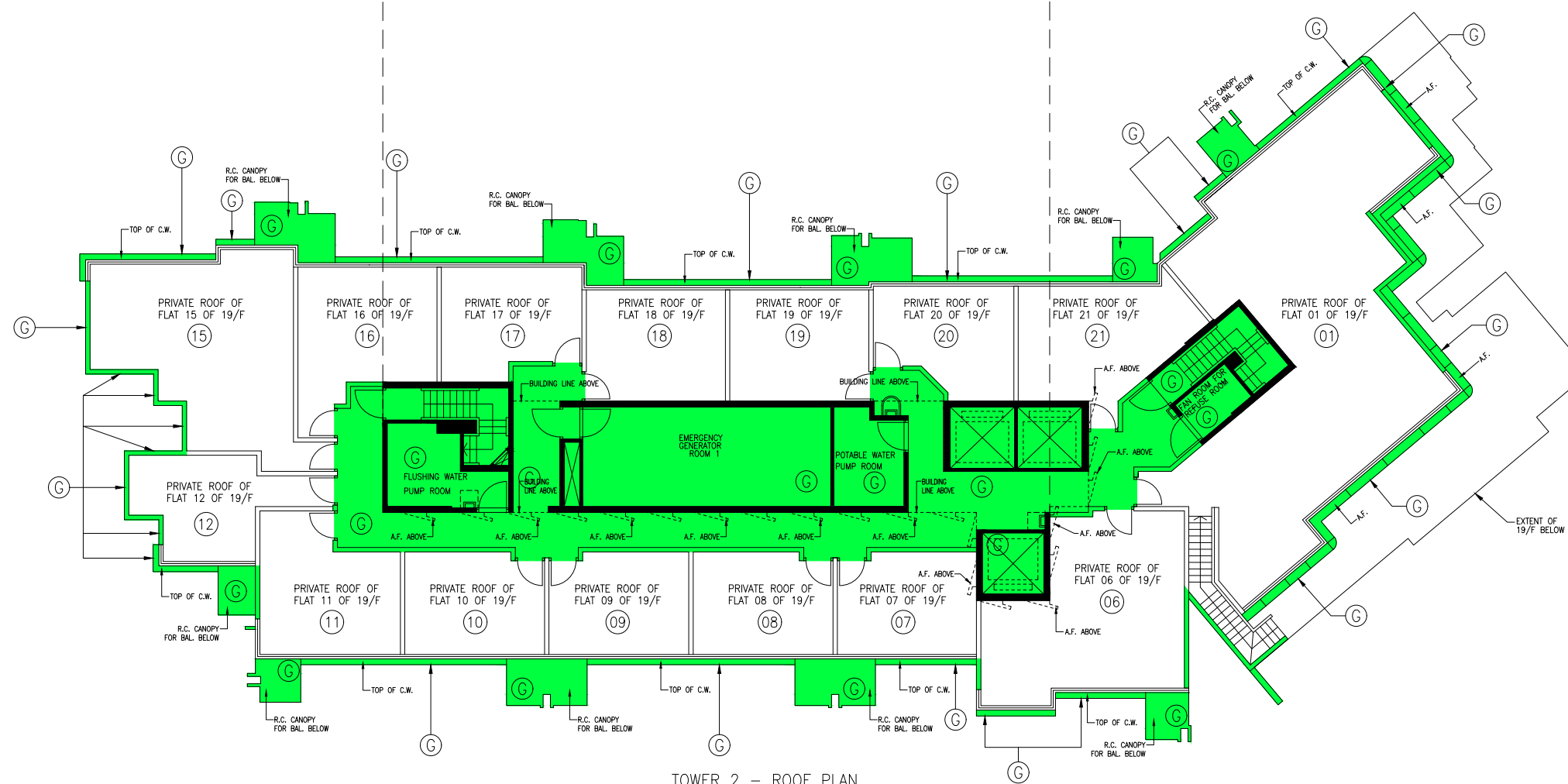
BAL. BALCONY
 C.W. CURTAIN WALL
 A.F. ARCHITECTURAL FEATURE



TOWER 2 - TOP ROOF PLAN



TOWER 2 - UPPER ROOF PLAN



TOWER 2 - ROOF PLAN

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
 Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
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 18/F, 14 Talson Wan Road, Talson Shing, Hong Kong
 T 282-2828 2828 F 282-2513 1788 www.wongtung.com

PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TUEN MUN TOWN LOT 547 CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
 DMC TOWER 2 ROOF PLAN

DATE: 06/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-15	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 3 - G/F PLAN

LEGEND :

- G RESIDENTIAL COMMON AREAS
- AREA OF OPEN KITCHEN

NOISE MITIGATION MEASURES :

- N.B. NOISE BARRIER
- A.W. ACOUSTIC WINDOW
- M.W. MAINTENANCE WINDOW
- BAL. BALCONY
- A.C. A/C PLATFORM
- A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



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ARCHITECTS & PLANNERS
18/F, 14 Talson Way Road, Talson Shing, Hong Kong
T 282-2828 FAX 282-2513-1788 www.wongtung.com

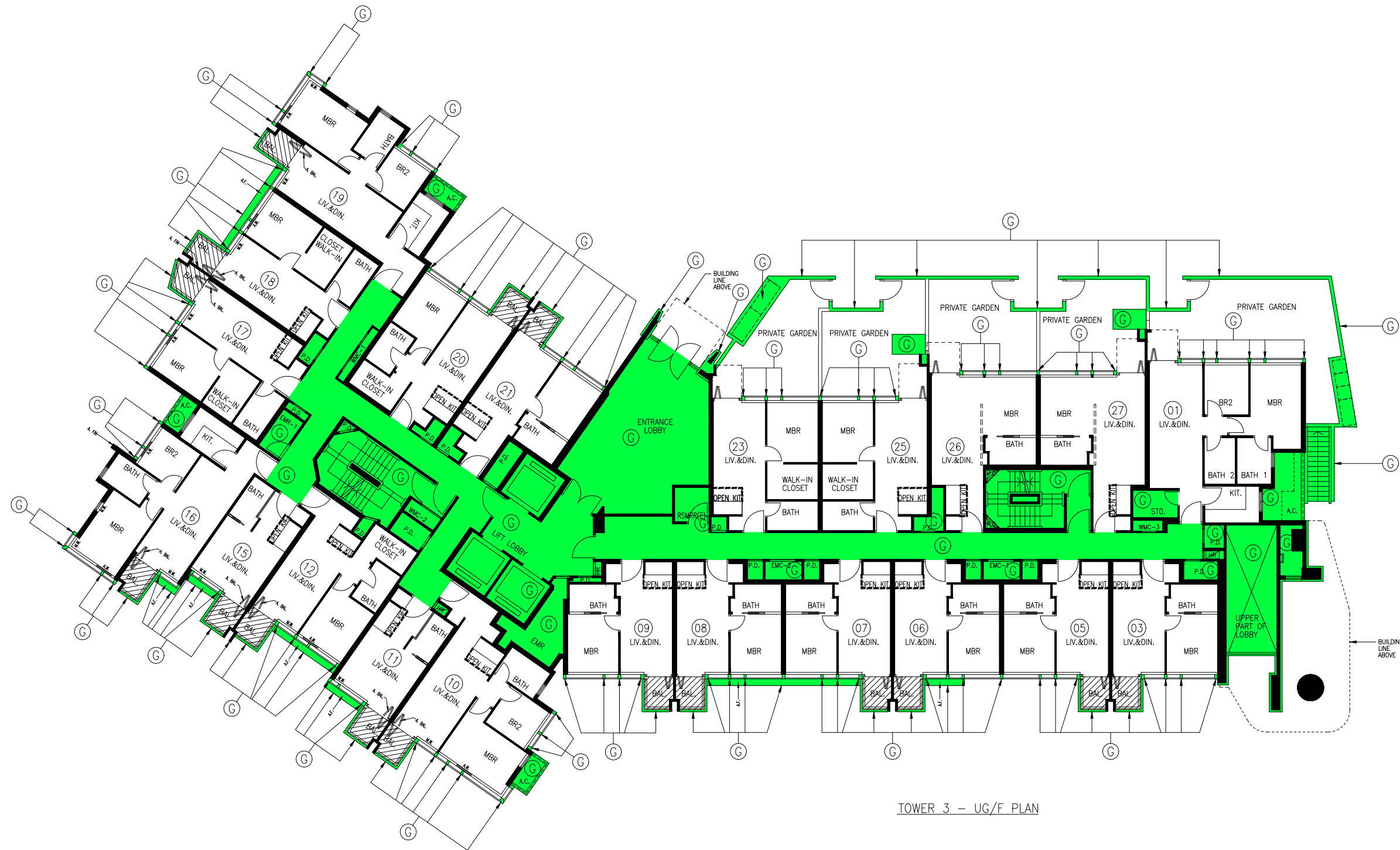
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 3 G/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO. 31900	DRAWING NO. DMC-16	REV. NO. 06
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INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 3 - UG/F PLAN

- LEGEND :**
- RESIDENTIAL COMMON AREAS
 - BALCONY
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :**
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - A.BAL. ACOUSTIC BALCONY
 - A.FIN. ACOUSTIC FIN
 - A.C. A/C PLATFORM
 - BAL. BALCONY
 - A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



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ARCHITECTS & PLANNERS
10/F, 14 Talson Win Road, Talson Shing, Hong Kong
T 282-2828 2828 F 282-2513 1788 www.wongtung.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 3 UG/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-17	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



- LEGEND :**
- RESIDENTIAL COMMON AREAS
 - BALCONY
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :**
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - A.BAL. ACOUSTIC BALCONY
 - A.FIN. ACOUSTIC FIN
 - A.C. A/C PLATFORM
 - BAL. BALCONY

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect - Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



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ARCHITECTS & PLANNERS
10/F, 14 Talson Way Road, Talson Shing, Hong Kong
T 282-2828 FAX 282-2513-1288 www.wongtung.com

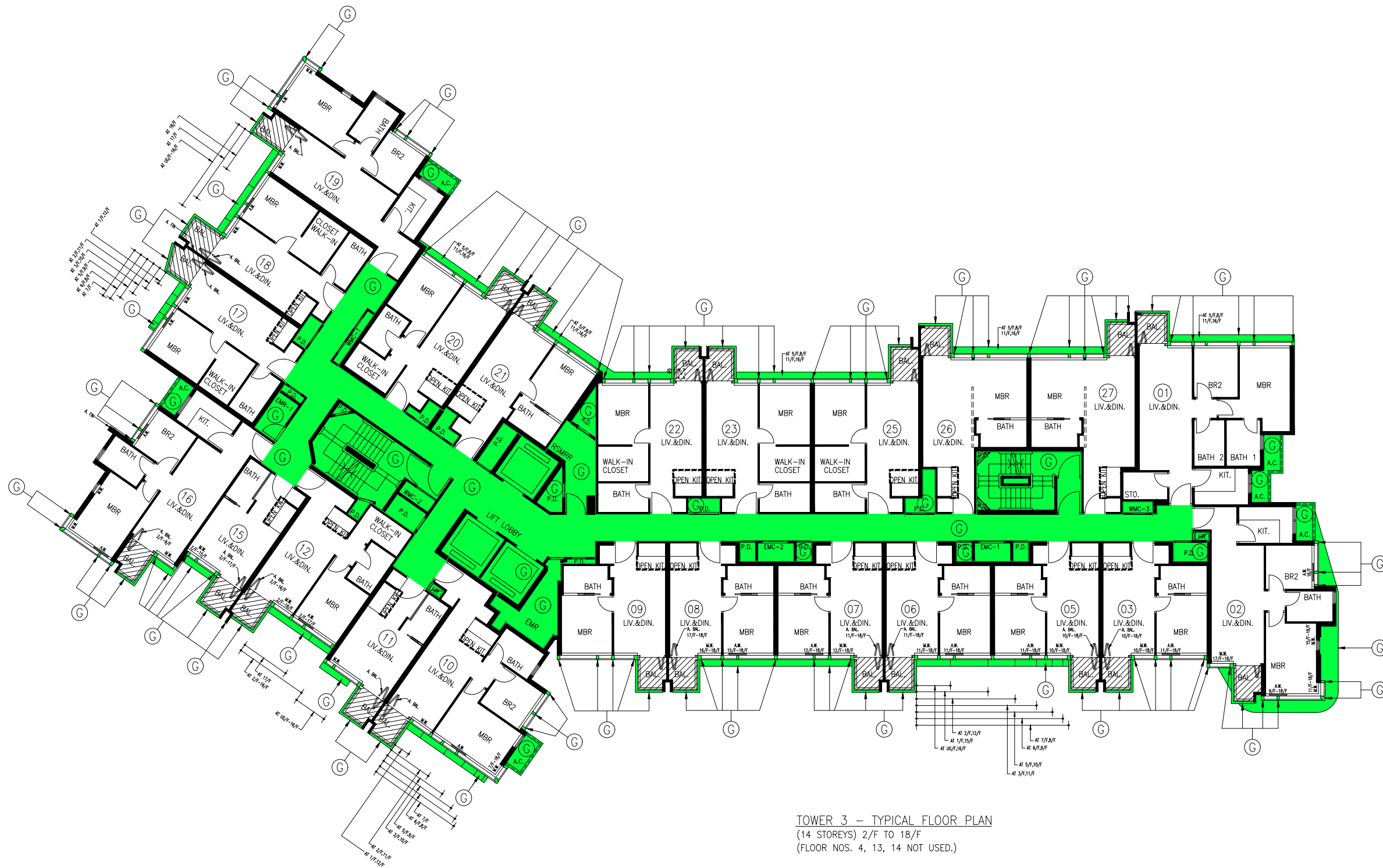
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL
NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 3
1/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-18	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 3 – TYPICAL FLOOR PLAN
 (14 STOREYS) 2/F TO 18/F
 (FLOOR NOS. 4, 13, 14 NOT USED.)

- LEGEND :
- G RESIDENTIAL COMMON AREAS
 - / BALCONY
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - A.BAL. ACOUSTIC BALCONY
 - A.FIN. ACOUSTIC FIN
 - A.C. A/C PLATFORM
 - BAL. BALCONY

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect, Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
 Date : 18 June 2020



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 ARCHITECTS & PLANNERS
 18/F, 14 Talson Way Road, Talson Square, Hong Kong
 T 282-2888 FAX 282-2513-1288 www.wongtung.com

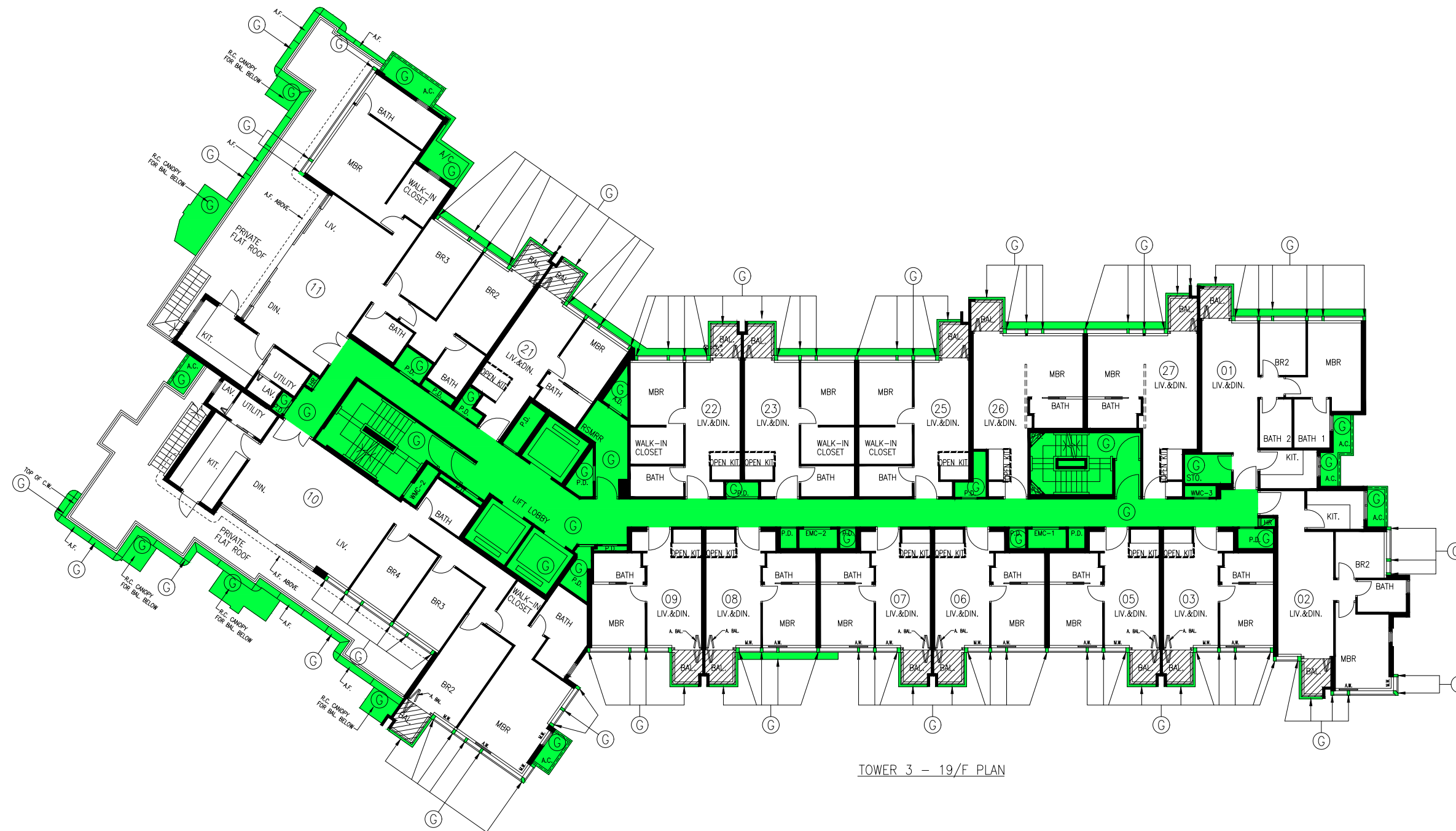
PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL
 NO. 547 CASTLE PEAK ROAD – CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
 DMC TOWER 3
 2-18/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-19	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 3 - 19/F PLAN

- LEGEND :
- RESIDENTIAL COMMON AREAS
 - BALCONY
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - A.BAL. ACOUSTIC BALCONY
 - A.C. A/C PLATFORM
 - BAL. BALCONY
 - A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect - Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE
COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
10/F, 14 Talson Win Road, Talson Square, Hong Kong
T 262-2888 262-2513 262-2513 www.wongtung.com

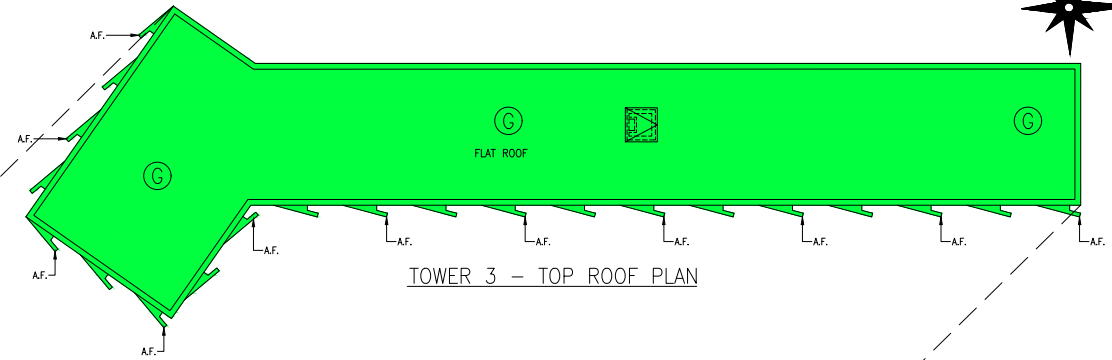
PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT AT TMTL
NO. 547 CASTLE PEAK ROAD -
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 3
19/F PLAN

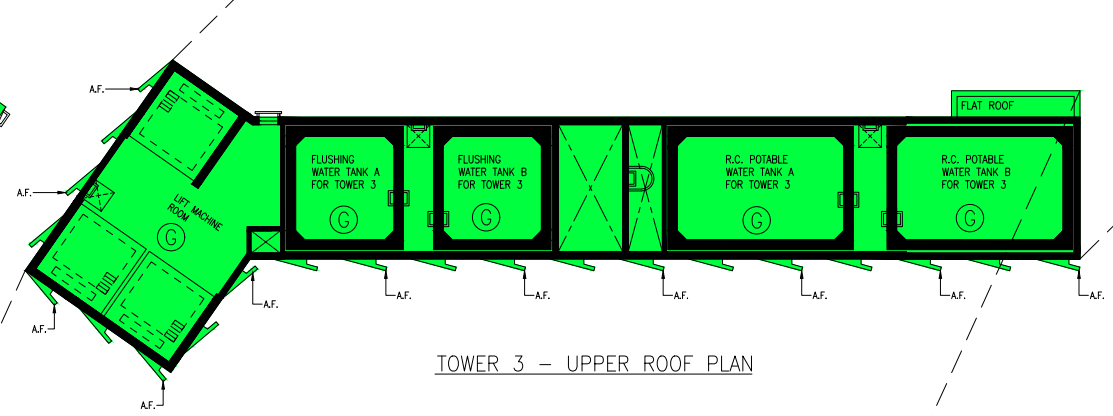
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JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-20	06

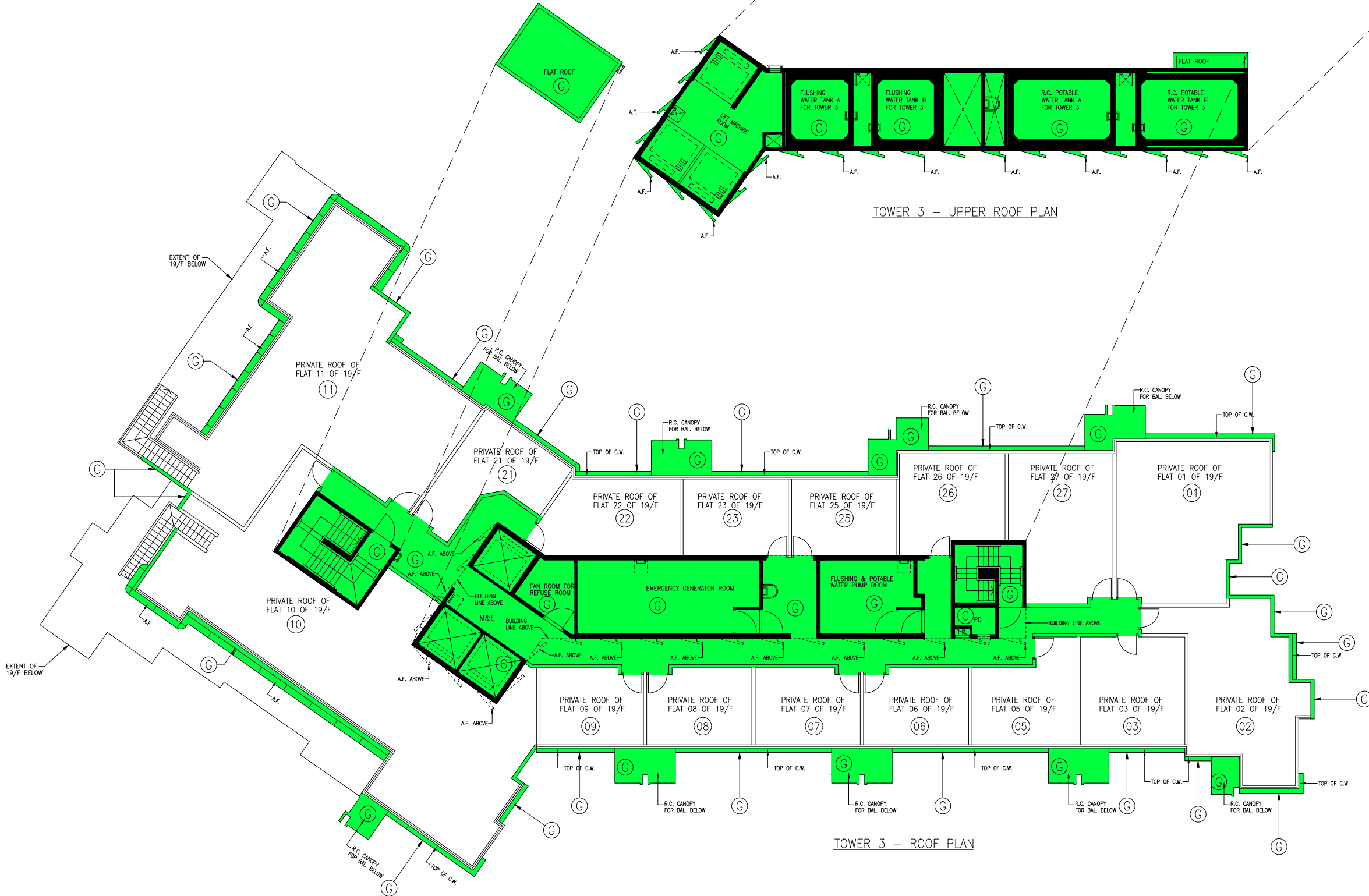
INDICATIVE FOR
IDENTIFICATION
PURPOSE ONLY



TOWER 3 - TOP ROOF PLAN



TOWER 3 - UPPER ROOF PLAN



TOWER 3 - ROOF PLAN

LEGEND :

(G) RESIDENTIAL COMMON AREAS

BAL. BALCONY

C.W. CURTAIN WALL

A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



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ARCHITECTS & PLANNERS
10/F, 14 Talson Win Road, Talson Shing, Hong Kong
T 282-2888 8888 F 282-2519 1788 www.wongtung.com

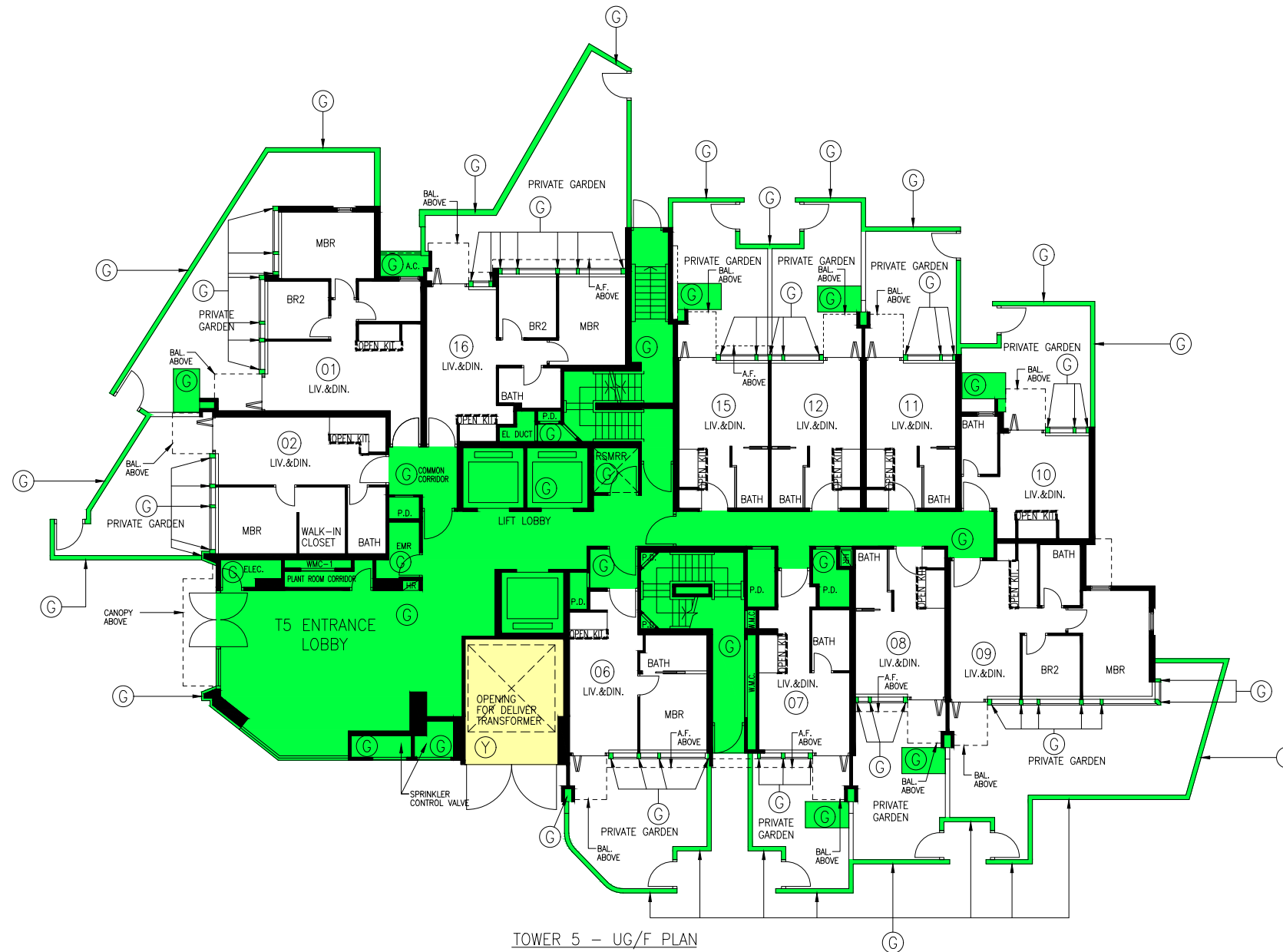
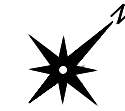
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL
NO. 547 CASTLE PEAK ROAD -
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 3
ROOF PLAN

DATE: 06/2018 SCALE: 1:200

JOB NO. DRAWING NO. REV. NO.
31900 DMC-21 06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 5 - UG/F PLAN

LEGEND :

- Y ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- AREA OF OPEN KITCHEN

NOISE MITIGATION MEASURES :

- A.FIN ACOUSTIC FIN
- A.C. A/C PLATFORM
- BAL. BALCONY
- A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect - Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
18/F, 14 Taijiao Wan Road, Taijiao Shing, Hong Kong
T 262-2889 2888 F 262-2519 1788 www.wongtung.com

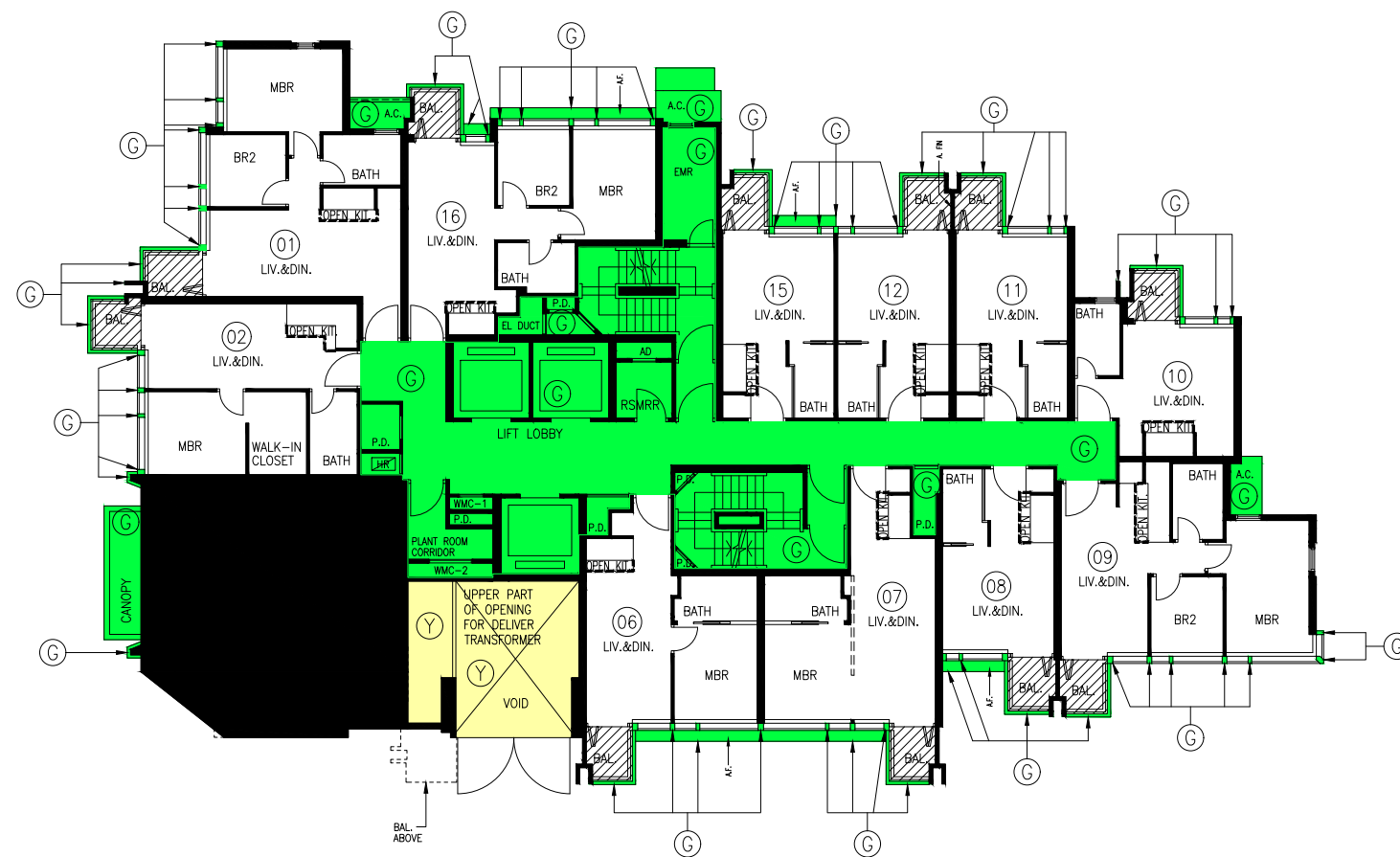
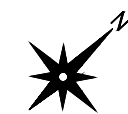
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 5
UG/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-22	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 5 - 1/F PLAN

- LEGEND :
- Y ESTATE COMMON AREAS
 - G RESIDENTIAL COMMON AREAS
 - / BALCONY
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :
- A.FIN ACOUSTIC FIN
 - A.C. A/G PLATFORM
 - BAL. BALCONY
 - A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
18/F, 14 Taijiao Wan Road, Taijiao Shing, Hong Kong
T 262-2889 2888 F 262-2519 1788 www.wongtung.com

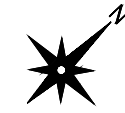
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 5
1/F PLAN

DATE: 04/2018 SCALE: 1:200

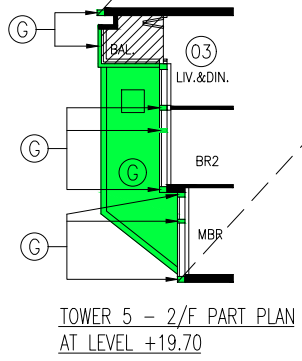
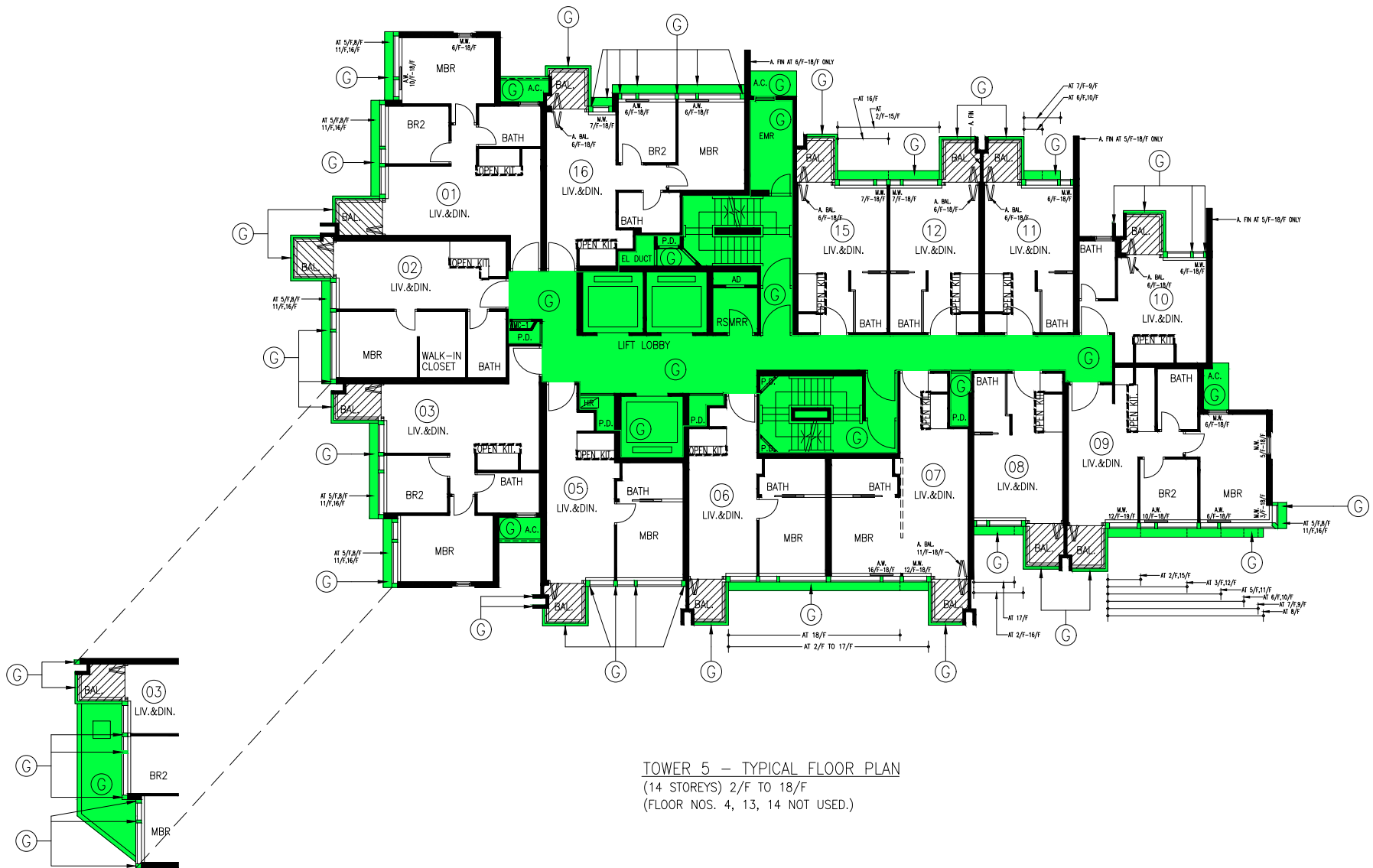
JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-23	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



- LEGEND :
- G RESIDENTIAL COMMON AREAS
 - / BALCONY
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - A.BAL. ACOUSTIC BALCONY
 - A. FIN ACOUSTIC FIN
 - A.C. A/C PLATFORM
 - BAL. BALCONY



TOWER 5 - TYPICAL FLOOR PLAN
 (14 STOREYS) 2/F TO 18/F
 (FLOOR NOS. 4, 13, 14 NOT USED.)

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
 Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
 ARCHITECTS & PLANNERS
 18/F, 14 Talson Way, Tsim Sha Tsui, Hong Kong
 T 282-2828 FAX 282-2513 www.wongtung.com

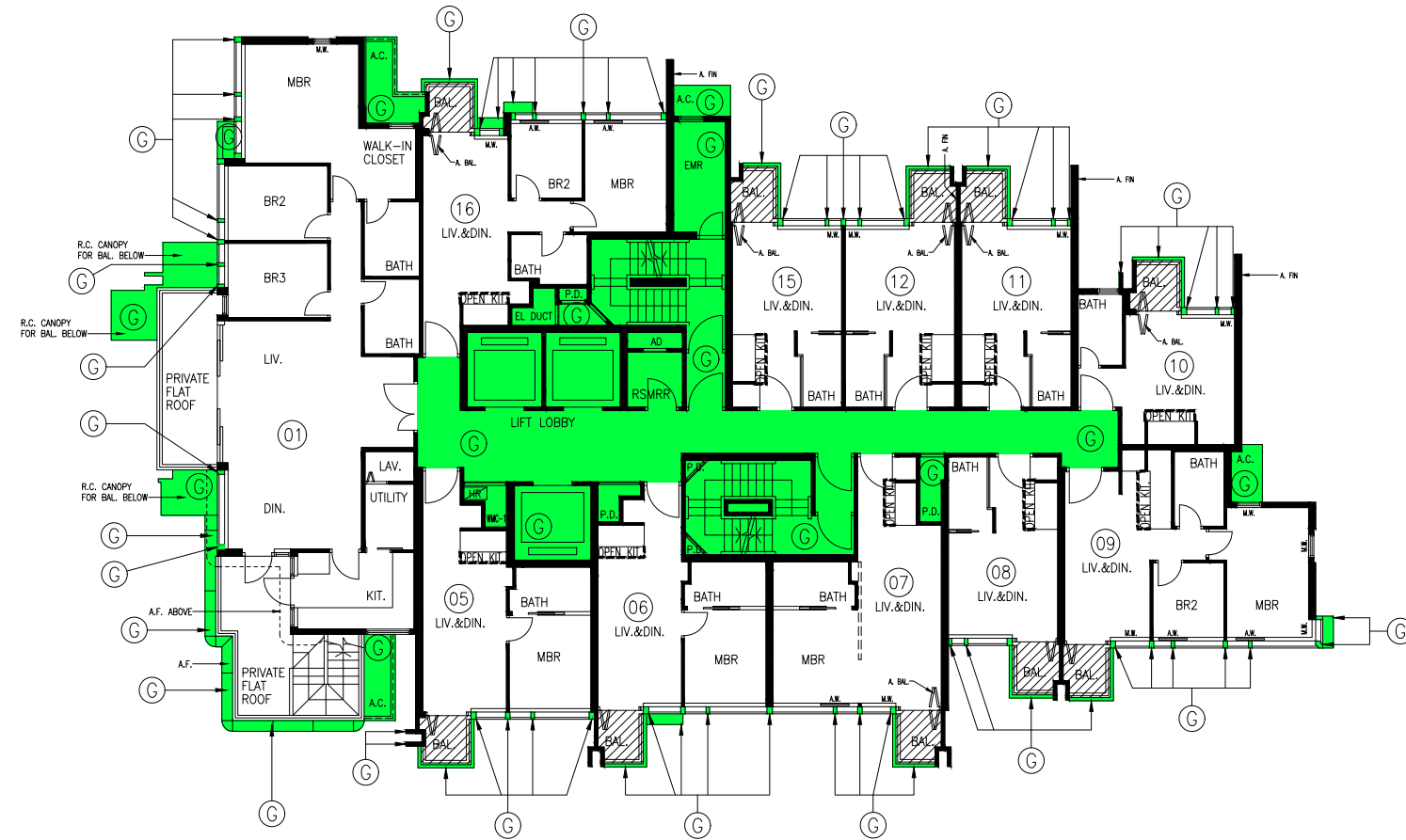
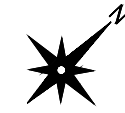
PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
 DMC TOWER 5
 2-18/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-24	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



TOWER 5 - 19/F PLAN

- LEGEND :
- G RESIDENTIAL COMMON AREAS
 - BALCONY
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - A.BAL. ACOUSTIC BALCONY
 - A.FIN ACOUSTIC FIN
- A.C. A/C PLATFORM
 BAL. BALCONY
 A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
 Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
 ARCHITECTS & PLANNERS
 18/F, 14 Talson Win Road, Talson Shing, Hong Kong
 T 852-2519-8888 F 852-2519-1288 www.wongtung.com

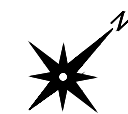
PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
 DMC TOWER 5
 19/F PLAN

DATE: 04/2018 SCALE: 1:200

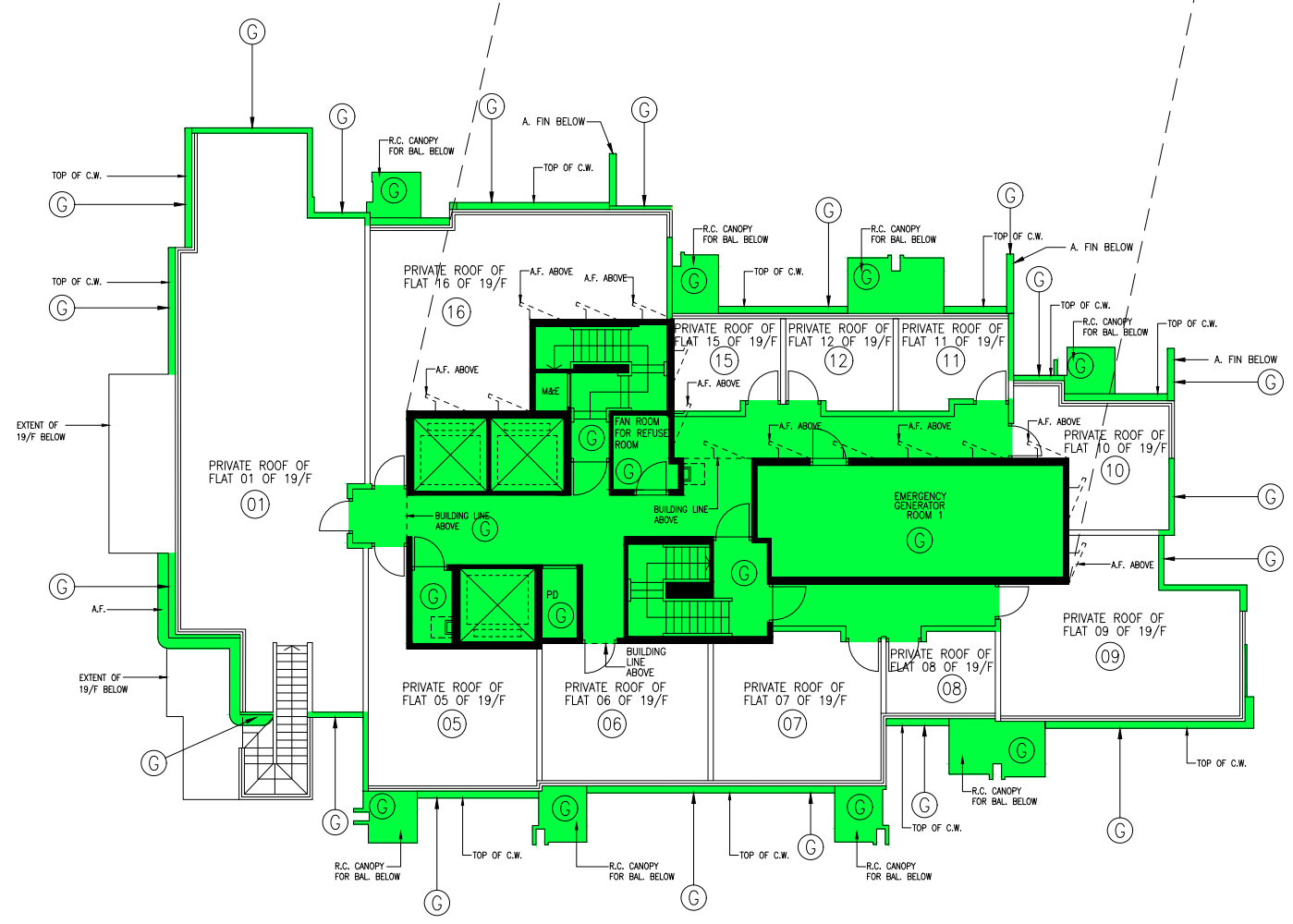
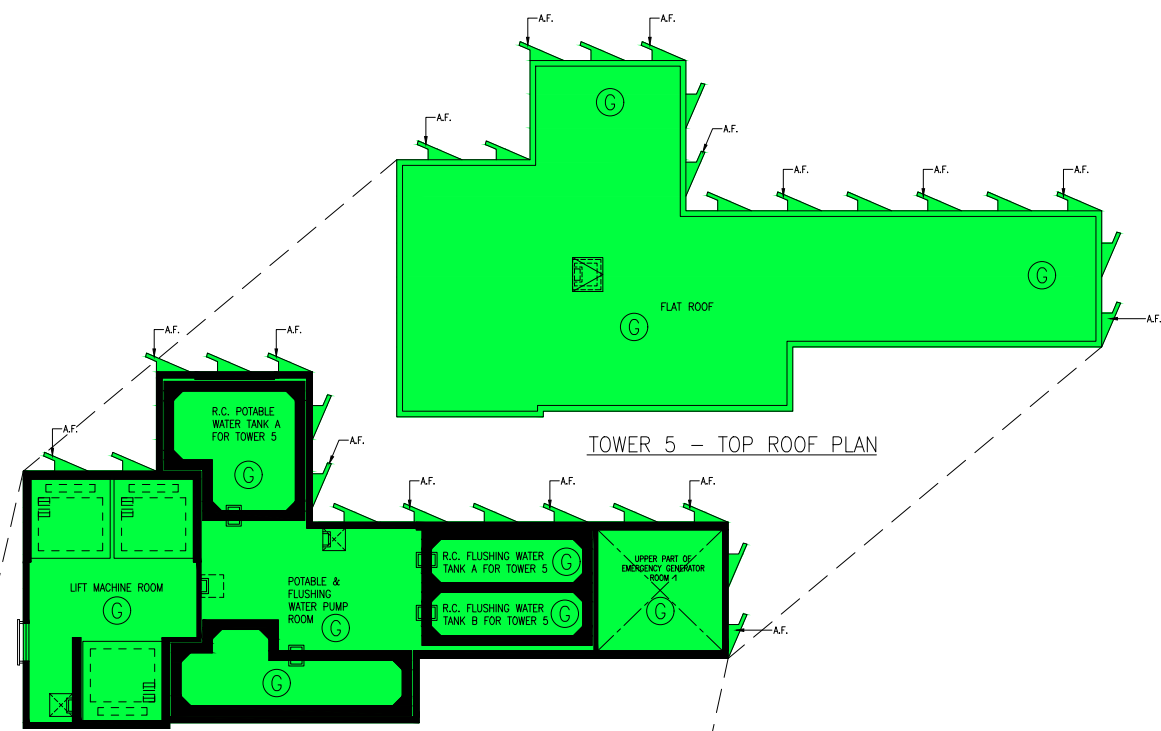
JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-25	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



LEGEND :
 (G) RESIDENTIAL COMMON AREAS

NOISE MITIGATION MEASURES :
 A. FIN ACOUSTIC FIN
 BAL. BALCONY
 C.W. CURTAIN WALL
 A.F. ARCHITECTURAL FEATURE



YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
 Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
 ARCHITECTS & PLANNERS
 18/F, 14 Talson Wan Road, Talson Shing, Hong Kong
 T 282-2828 FAX 282-2513 www.wongtung.com

PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL
 NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
 DMC TOWER 5 ROOF PLAN

DATE: 06/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-26	06

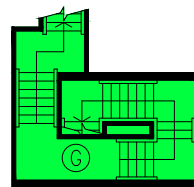
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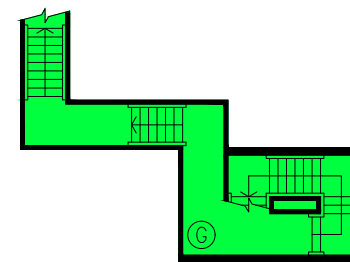
- LEGEND :
- G RESIDENTIAL COMMON AREAS
 - AREA OF OPEN KITCHEN
 - A.C. A/C PLATFORM
 - BAL. BALCONY



TOWER 6 - 2/F PLAN



STAIRCASE PART PLAN
AT LEVEL 21.00



STAIRCASE PART PLAN
AT LEVEL 21.00

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE
COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
10/F, 14 Taitoo Wan Road, Taitoo Shing, Hong Kong
T 282-2828 8888 F 282-2513 1288 www.wongtung.com

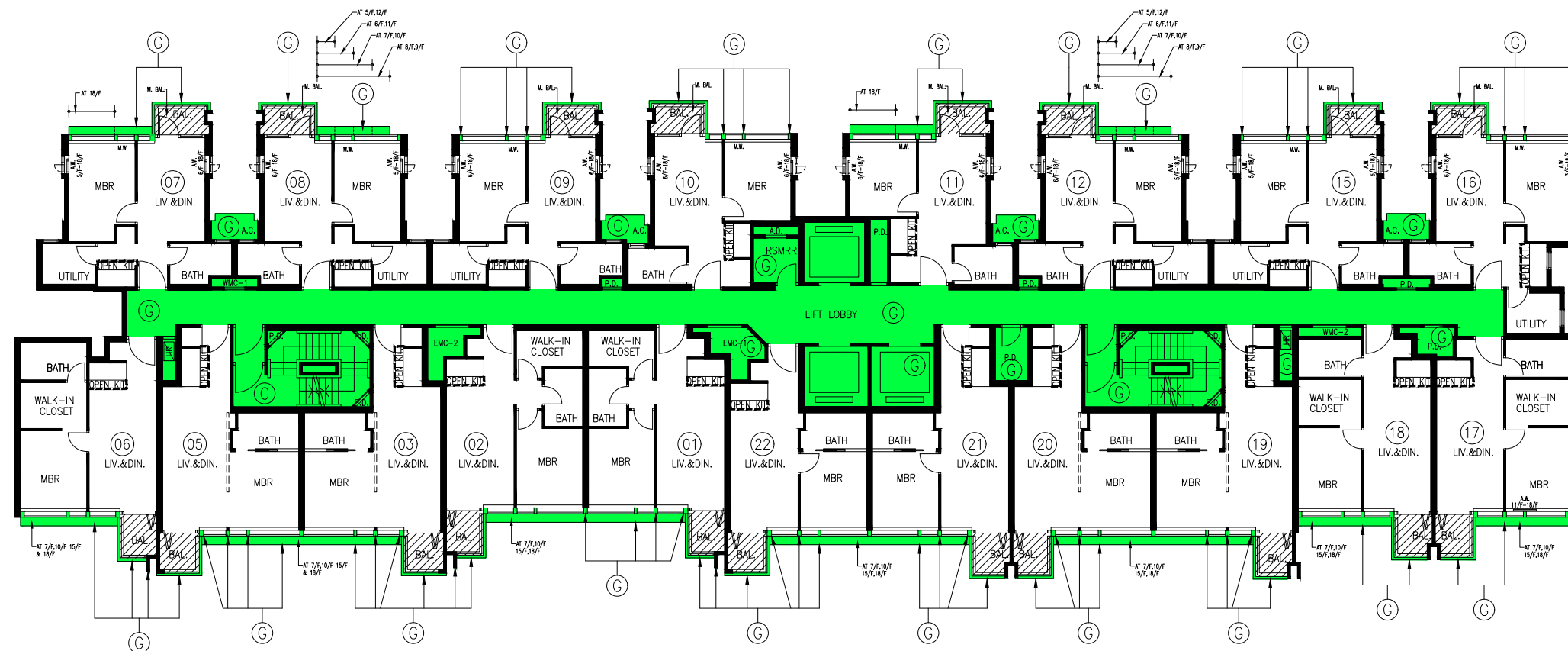
PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT AT TUEN MUN
TOWN LOT 547
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 6
2/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-27	06

INDICATIVE FOR
IDENTIFICATION
PURPOSE ONLY



TOWER 6 – TYPICAL FLOOR PLAN
 (13 STOREYS) 3/F TO 18/F
 (FLOOR NOS. 4, 13, 14 NOT USED.)

- LEGEND :
- RESIDENTIAL COMMON AREAS
 - BALCONY
 - AREA OF OPEN KITCHEN
- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - M.W. MAINTENANCE WINDOW
 - M.BAL. MAINTENANCE BALCONY
 - A.C. A/C PLATFORM
 - BAL. BALCONY

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
 ARCHITECTS & PLANNERS
 18/F, 14 Talson Way Road, Talson Square, Hong Kong
 T 852-2559 8888 F 852-2519 1788 www.wongtung.com

PROJECT:
 PROPOSED RESIDENTIAL
 DEVELOPMENT AT TUN MUN
 TOWN LOT 547
 CASTLE PEAK BAY, AREA 48,
 TUN MUN, NEW TERRITORIES

TITLE:
 DMC TOWER 6
 3-18/F PLAN

DATE: 04/2018 SCALE: 1:200

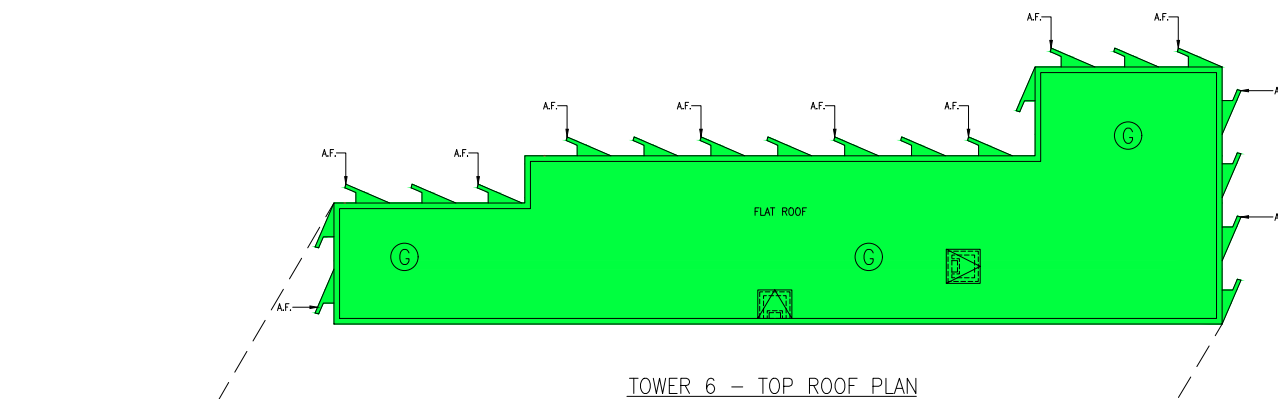
JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-28	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY

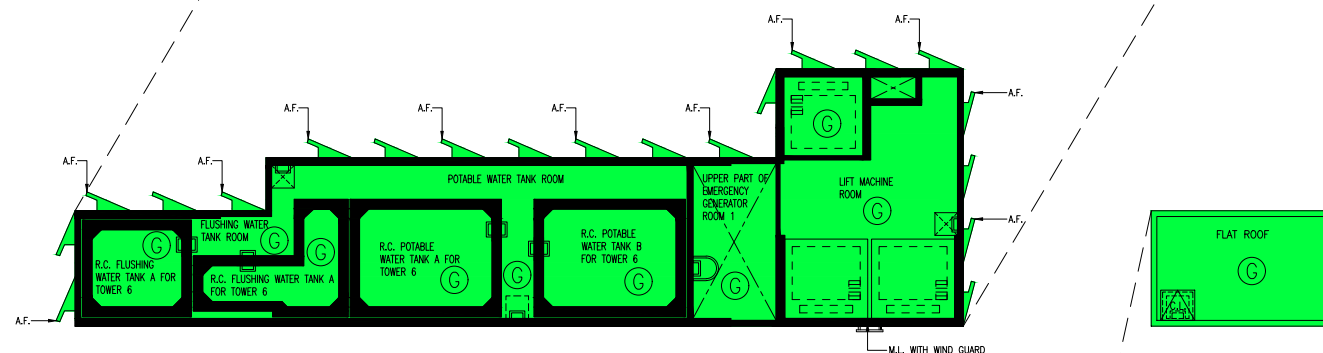


LEGEND :
 RESIDENTIAL COMMON AREAS

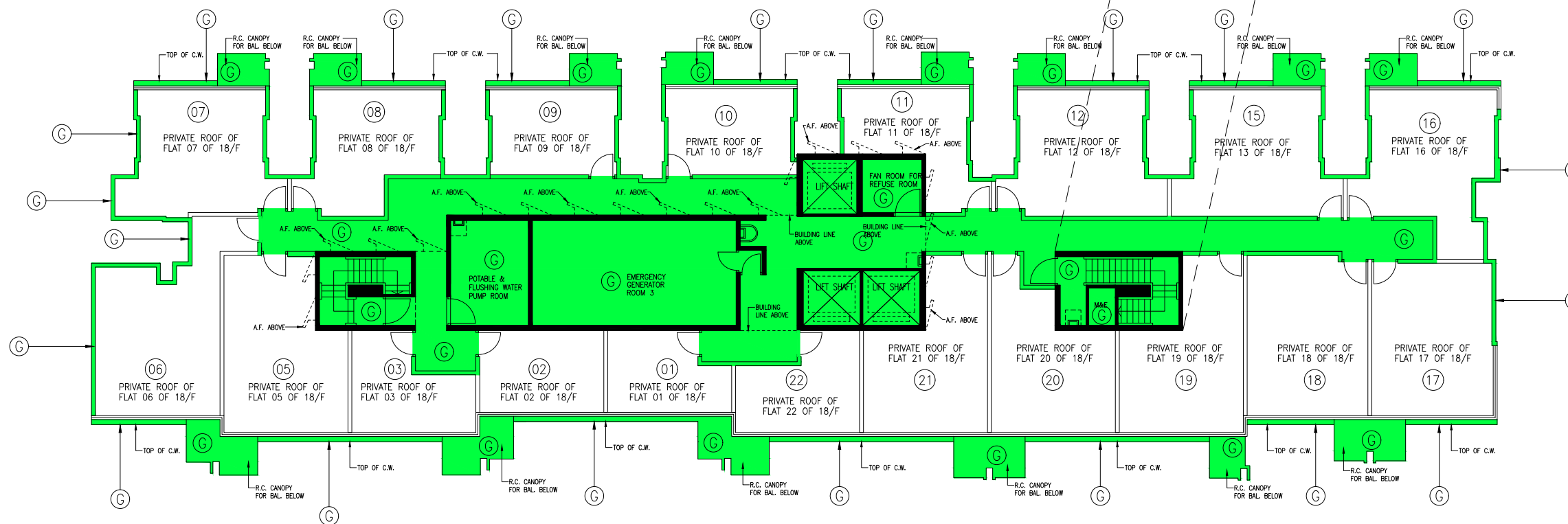
BAL. BALCONY
 C.W. CURTAIN WALL
 A.F. ARCHITECTURAL FEATURE



TOWER 6 - TOP ROOF PLAN



TOWER 6 - UPPER ROOF PLAN



TOWER 6 - ROOF PLAN

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



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 ARCHITECTS & PLANNERS
 18/F, 14 Talson Wan Road, Talson Shing, Hong Kong
 T 262-2888 2888 F 262-2513 1288 www.wongtung.com

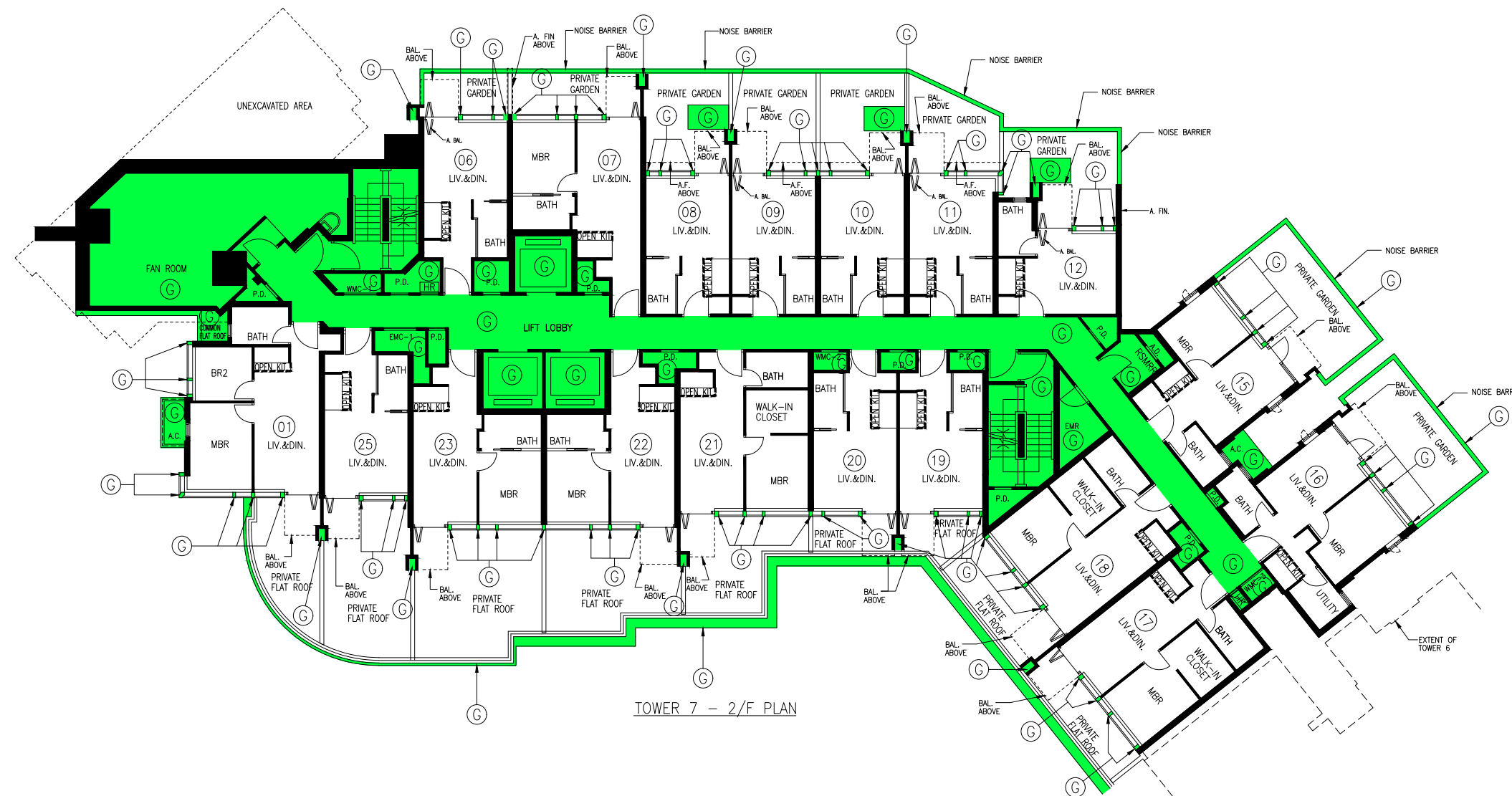
PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TUEN MUN TOWN LOT 547 CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
 DMC TOWER 6 ROOF PLAN

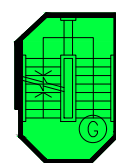
DATE: 06/2018 SCALE: 1:200

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY

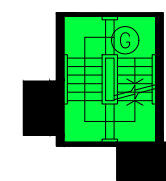
JOB NO. 31900	DRAWING NO. DMC-29	REV. NO. 06
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TOWER 7 - 2/F PLAN



STAIRCASE PART PLAN
AT LEVEL 20.40



STAIRCASE PART PLAN
AT LEVEL 20.25

LEGEND :

- G RESIDENTIAL COMMON AREAS
- AREA OF OPEN KITCHEN

NOISE MITIGATION MEASURES :

- A. FIN ACOUSTIC FIN
- NOISE BARRIER
- A.BAL. ACOUSTIC BALCONY
- A.C. A/C PLATFORM
- BAL. BALCONY
- A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE
COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
10/F, 14 Talson Way, Tsim Sha Tsui, Hong Kong
T 282-2828 FAX 282-2513-1288 www.wongtung.com

PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT AT TUEN MUN
TOWN LOT 547
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 7
2/F PLAN

DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-30	06

INDICATIVE FOR
IDENTIFICATION
PURPOSE ONLY



TOWER 7 - 3/F PLAN

- LEGEND :
- G RESIDENTIAL COMMON AREAS
 - BALCONY
 - AREA OF OPEN KITCHEN

- NOISE MITIGATION MEASURES :
- M.W. MAINTENANCE WINDOW
 - M.BAL. MAINTENANCE BALCONY
 - A. FIN. ACOUSTIC FIN
 - A. BAL. ACOUSTIC BALCONY
 - NOISE BARRIER
- A.C. A/C PLATFORM
 BAL. BALCONY
 A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



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 ARCHITECTS & PLANNERS
 18/F, 14 Talson Way Road, Talson Shing, Hong Kong
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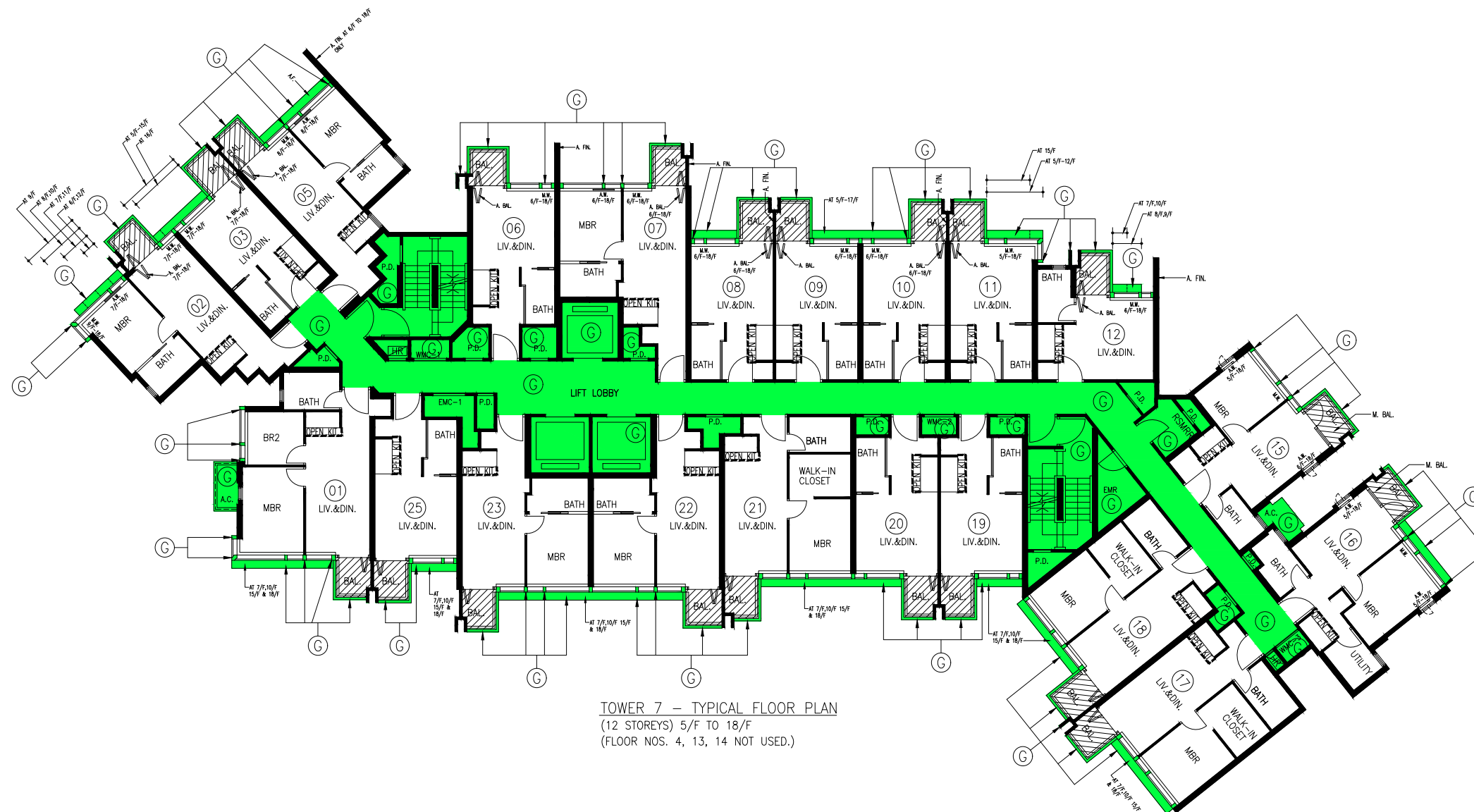
PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TUEN MUN TOWN LOT 547, CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
 DMC TOWER 7
 3/F PLAN

DATE: 04/2018 SCALE: 1:200

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-31	06



TOWER 7 – TYPICAL FLOOR PLAN
(12 STOREYS) 5/F TO 18/F
(FLOOR NOS. 4, 13, 14 NOT USED.)

- LEGEND :
- G RESIDENTIAL COMMON AREAS
 - BALCONY
 - AREA OF OPEN KITCHEN
- NOISE MITIGATION MEASURES :
- A.W. ACOUSTIC WINDOW
 - A.BAL ACOUSTIC BALCONY
 - M.W. MAINTENANCE WINDOW
 - M.BAL MAINTENANCE BALCONY
 - A. FIN ACOUSTIC FIN
- A.C. A/C PLATFORM
BAL. BALCONY
A.F. ARCHITECTURAL FEATURE

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



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ARCHITECTS & PLANNERS
18/F, 14 Talson Win Road, Talson Square, Hong Kong
T 282-2828 FAX 282-2513-1788 www.wongtung.com

PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT AT TUEN MUN
TOWN LOT 547
CASTLE PEAK BAY, AREA 48,
TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 7
5 - 18/F PLAN

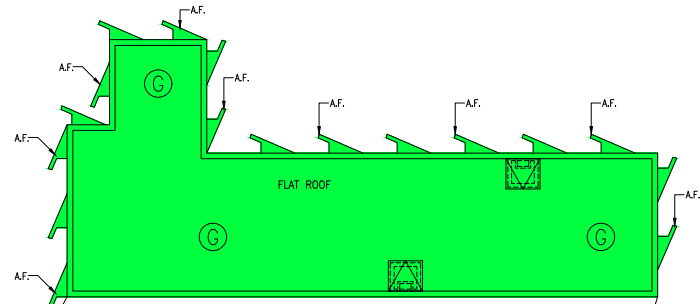
DATE: 04/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-32	06

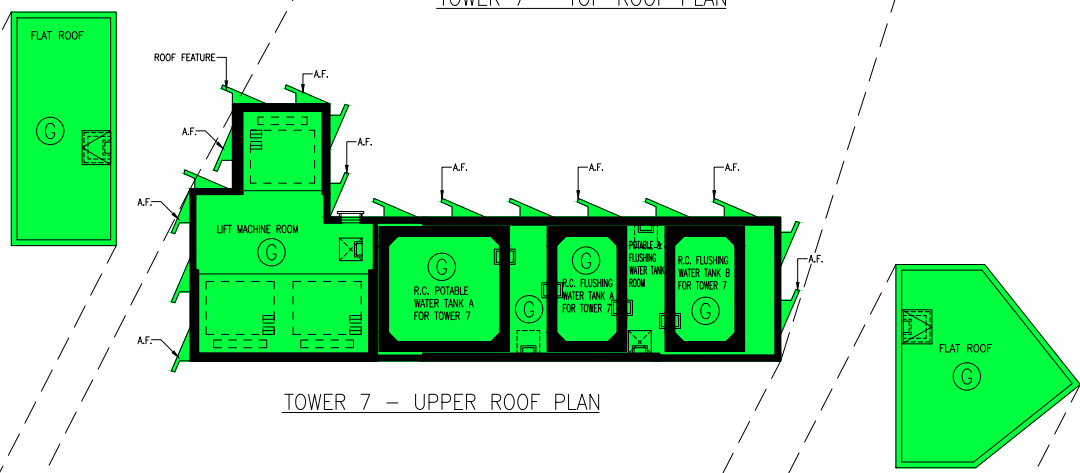
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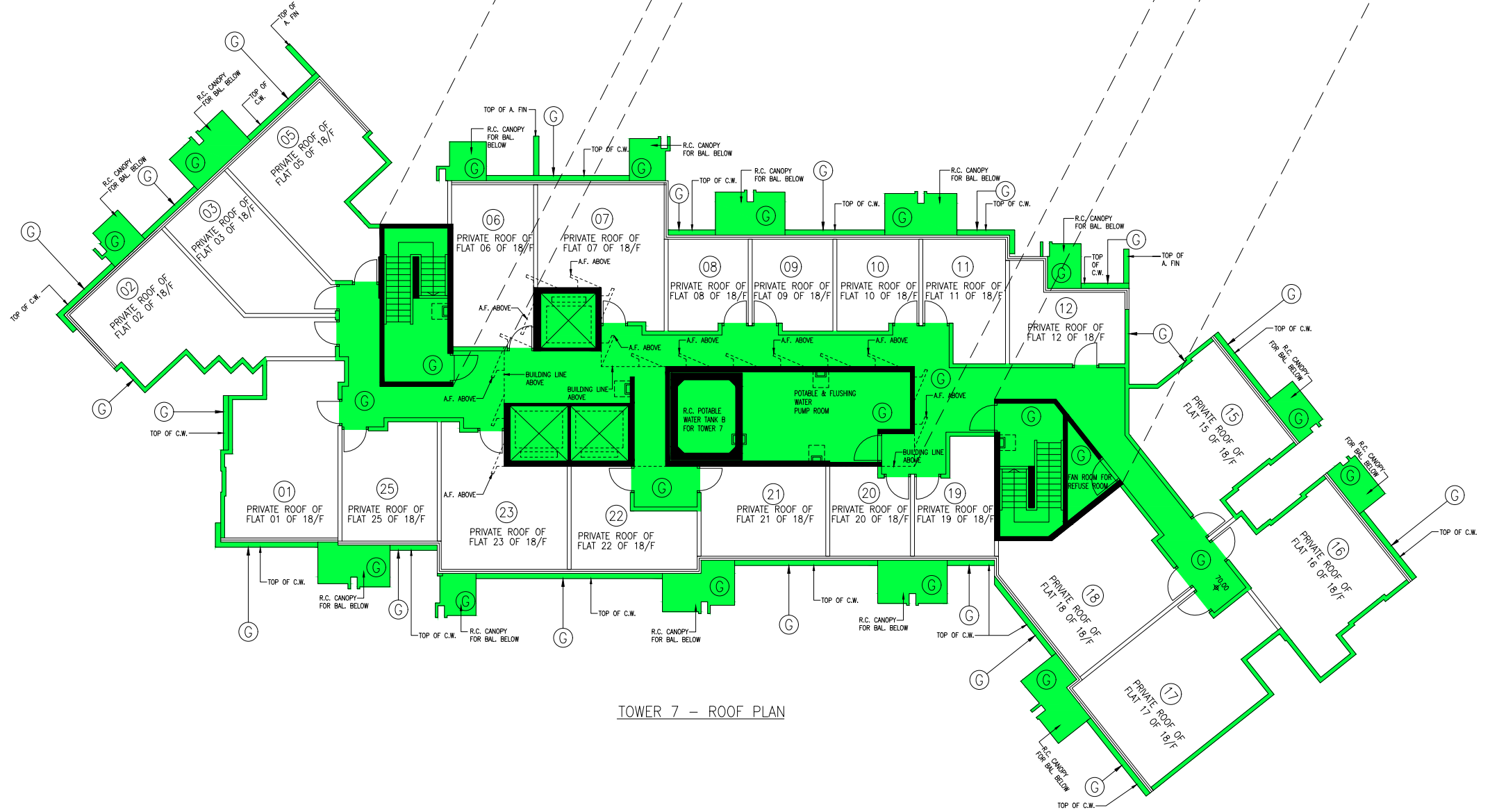
- LEGEND :
- G RESIDENTIAL COMMON AREAS
 - BAL. BALCONY
 - C.W. CURTAIN WALL
 - A.F. ARCHITECTURAL FEATURE



TOWER 7 - TOP ROOF PLAN



TOWER 7 - UPPER ROOF PLAN



TOWER 7 - ROOF PLAN

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN
Date : 18 June 2020



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ARCHITECTS & PLANNERS
18/F, 14 Talson Way Road, Talson Square, Hong Kong
T 282-2828 2828 F 282-2513 1788 www.wongtung.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TUEN MUN TOWN LOT 547 CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
DMC TOWER 7 ROOF PLAN

DATE: 06/2018 SCALE: 1:200

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-33	06

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



- LEGEND :
- G GREENERY AREA
 - GREENERY AREA - COVERED LANDSCAPE AREAS
 - GREENERY AREA - VERTICAL GREENING
 - VG GREENERY AREA - VERTICAL GREENING

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect . Authorized Person

I HEREBY CERTIFY THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN

Date : 18 June 2020



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 18/F, 14 Talson Win Road, Talson Wing, Hong Kong
 T 852-2609-8888 F 852-2519-1788 www.wongtung.com

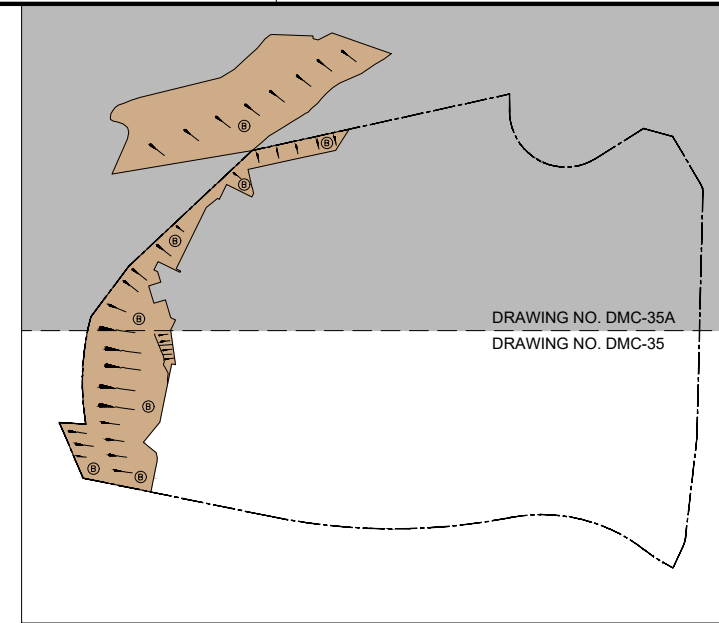
PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL NO. 547 CASTLE PEAK ROAD - CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
 GREENERY PLAN

DATE: 04/2018	SCALE: 1:500
JOB NO. 31900	DRAWING NO. DMC-34
	REV. NO. 06



TOTAL AREA OF GREENERY AREA = G + VG = 3095.400 m²

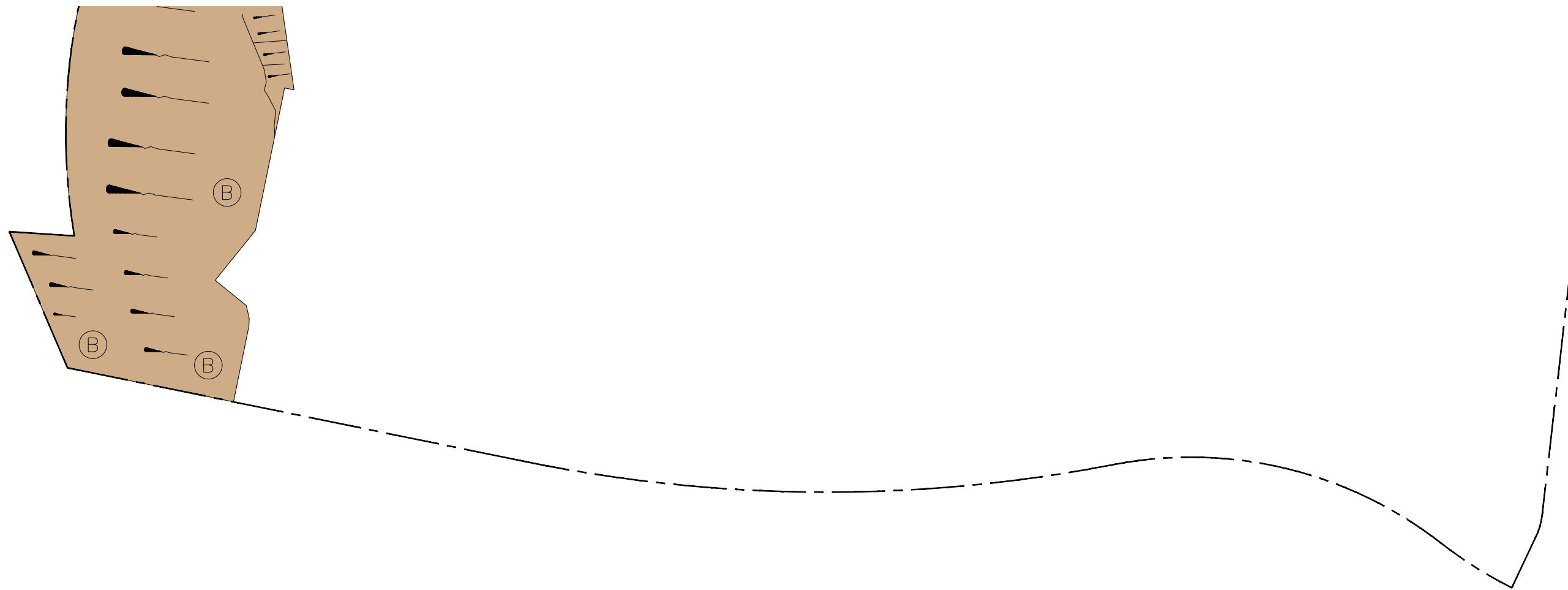
INDICATIVE FOR IDENTIFICATION PURPOSE ONLY



KEY PLAN SCALE 1:2000

LEGEND :

-  SLOPES AND RETAINING WALLS
-  SITE BOUNDARY LINE



SCALE 1:500

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect, Authorized Person

I HEREBY CERTIFY:
i) THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN, AND
ii) THAT THIS PLAN INCLUDES ALL THE SLOPES AND RETAINING WALLS.
Date : 18 June 2020



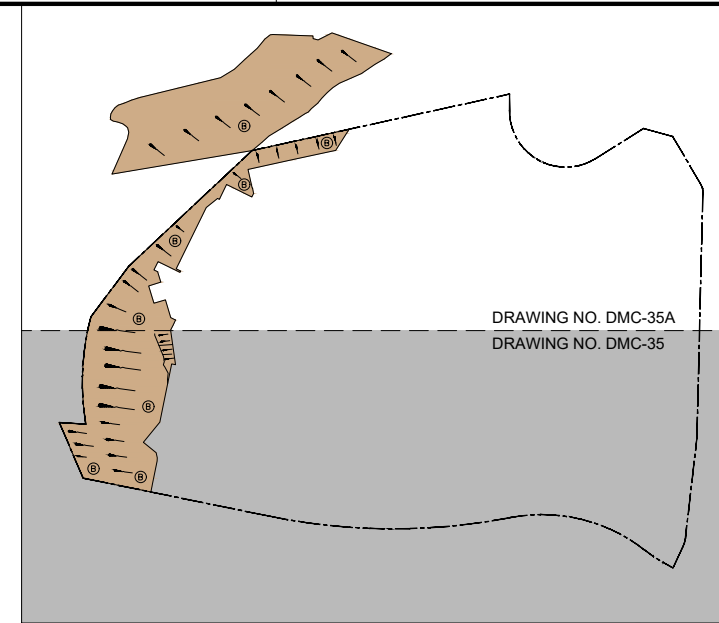
WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
18/F, 14 Talson Win Road, Talson Shing, Hong Kong
T 852-2629-8888 F 852-2519-1788 www.wongtung.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL
NO. 547 CASTLE PEAK ROAD – CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
SLOPES AND RETAINING WALLS PLAN – 1



DATE: 04/2018 SCALE: 1:500

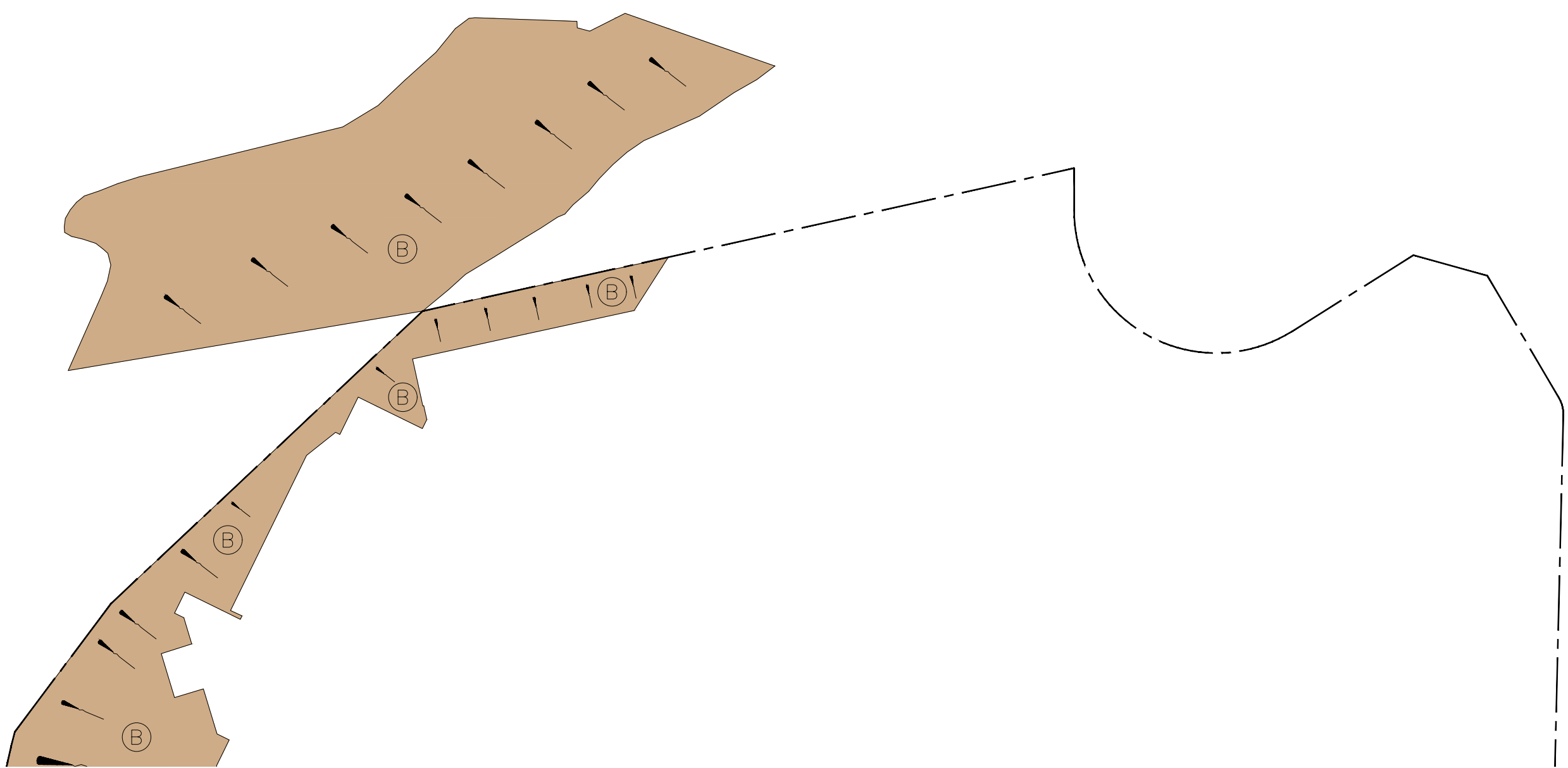
JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-35	06



DRAWING NO. DMC-35A
DRAWING NO. DMC-35

KEY PLAN SCALE 1:2000

LEGEND :
 SLOPES AND RETAINING WALLS
 SITE BOUNDARY LINE



SCALE 1:500

INDICATIVE FOR IDENTIFICATION PURPOSE ONLY

YUEN CHEUK YIU, HKIA, RIBA
Registered Architect, Authorized Person

I HEREBY CERTIFY:
 i) THE ACCURACY OF THE COMMON AREAS SHOWN ON THIS PLAN, AND
 ii) THAT THIS PLAN INCLUDES ALL THE SLOPES AND RETAINING WALLS.
 Date : 18 June 2020



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS
 18/F, 14 Talson Win Road, Talson Wing, Hong Kong
 T 852-2629-8888 F 852-2519-1288 www.wongtung.com

PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT AT TMTL
 NO. 547 CASTLE PEAK ROAD – CASTLE PEAK BAY, AREA 48, TUEN MUN, NEW TERRITORIES

TITLE:
 SLOPES AND RETAINING WALLS PLAN – 2

DATE: 04/2018 SCALE: 1:500

JOB NO.	DRAWING NO.	REV. NO.
31900	DMC-35A	06



LEGEND :
 - - - - - SITE BOUNDARY LINE

YUEN CHEUK YIU, HKIA, RIBA
 Registered Architect . Authorized Person
 I HEREBY CERTIFY THE ACCURACY OF THE
 COMMON AREAS SHOWN ON THIS PLAN
 Date : 18 June 2020

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 ARCHITECTS & PLANNERS
 18/F, 14 Talson Win Road, Talson Shing, Hong Kong
 T 852-2609-8888 F 852-2519-1788 www.wongtung.com

PROJECT:
 PROPOSED RESIDENTIAL
 DEVELOPMENT AT TMTL
 NO. 547 CASTLE PEAK ROAD -
 CASTLE PEAK BAY, AREA 48,
 Tuen Mun, New Territories

TITLE:
 FUTURE ARRANGEMENT
 OF DEVELOPMENT ACCESS

DATE: 04/2018	SCALE: 1:500
JOB NO. 31900	DRAWING NO. DMC-36
	REV. NO. 06

INDICATIVE FOR
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 PURPOSE ONLY