

**Dated the \_\_\_\_\_ day of \_\_\_\_\_ 20**

**MAINCO LIMITED**

and

[ \_\_\_\_\_ ]

and

[ \_\_\_\_\_ ]

---

**SUB-DEED OF MUTUAL COVENANT**

**OF**

**SHA TIN TOWN LOT NO.609  
( PHASE 2 OF [ ] )**

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**WOO KWAN LEE & LO  
SOLICITORS & NOTARIES  
ROOM 2801, SUN HUNG KAI CENTRE  
30 HARBOUR ROAD  
WANCHAI  
HONG KONG**

**Ref.: SHK/HFM/CH/B23A  
(21.10.2021)**

**THIS SUB-DEED OF MUTUAL COVENANT** is made the \_\_\_\_\_ day of \_\_\_\_\_

## **SECTION 1: PARTIES AND RECITALS**

### **BETWEEN**

- (1) **MAINCO LIMITED** whose registered office is situate at 45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong (hereinafter called the “**First Owner**” which expression shall where the context so admits include its successors and assigns) of the first part;
- (2) [ \_\_\_\_\_ ] (hereinafter called the “**Phase 2 First Assignee**” which expression shall where the context so admits include his executors, administrators and assigns) of the second part; and
- (3) [ \_\_\_\_\_ ] whose registered office is situate at [ \_\_\_\_\_ ] (hereinafter called the “**DMC Manager**”, as defined in the **Principal Deed** (as hereinafter defined)) of the third part.

### **WHEREAS:-**

- (A) This Sub-Deed of Mutual Covenant is supplemental to the Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No. [ \_\_\_\_\_ ] (the “**Principal Deed**”).
- (B) The **Development** (as defined in the Principal Deed) includes or shall include 2 phases and the construction of Phase 2 (which being the final phase of the Development) has been completed. The First Owner has already obtained the Consent to Assign or Certificate of Compliance and is entitled to assign or otherwise dispose of Undivided Shares together with the right to the exclusive use and occupation of a part or parts of Phase 2 of the Development.
- (C) Immediately prior to the Assignment to the **Phase 2 First Assignee** (hereinafter referred to) the First Owner is the registered owner of and entitled to All Those 282,796 equal undivided 697,616<sup>th</sup> parts or shares of and in the **Lot** (as defined in the Principal Deed) and of and in the Development Together with the sole and exclusive right and privilege to hold use occupy and enjoy the whole of **Phase 2** (as hereinafter defined) subject to and with the benefit of the **Conditions** (as defined in the Principal Deed) and the Principal Deed.
- (D) For the purpose of sale, All Those 282,796 equal undivided 697,616<sup>th</sup> parts or shares referred to in recital (C) are sub-allocated to the various parts of Phase 2 in the manner set out in the Schedule hereto.
- (E) By an Assignment of even date but executed immediately prior to the execution of these presents and made between the First Owner of the one part and the Phase 2 First Assignee of the other part, in consideration therein expressed the First Owner assigned unto the Phase 2 First Assignee All Those [ \_\_\_\_\_ ] equal undivided 697,616<sup>th</sup>

parts or shares of and in the Lot and of and in the Development Together with the sole and exclusive right and privilege to hold use occupy and enjoy All [That/Those] [ ] of Phase 2 subject to and together with the benefit of the Principal Deed and in particular, the easements rights and privileges specified in the Second Schedule to the Principal Deed TO HOLD the same unto the Phase 2 First Assignee absolutely subject to the Conditions and the Principal Deed.

- (F) The parties hereto have agreed to enter into this Sub-Deed in the manner hereinafter appearing.
- (G) The Director of Lands has given its approval to this Sub-Deed in accordance with Special Condition No.(20)(a) of the Conditions.

**NOW THIS SUB-DEED WITNESSETH as follows:-**

### **SECTION 2: DEFINITIONS**

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

**“Car Park Common Areas and Facilities within Phase 2”**

mean and include, in so far as they are within Phase 2, those parts of the Development including but not limited to the Common EV Facilities, driveways, passages, ramps, electrical meter rooms (carpark EV charging), fan rooms and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Spaces, Visitors Parking Spaces, Car Parking Spaces and Motor Cycle Parking Spaces; but EXCLUDING the Development Common Areas and Facilities within Phase 2, Residential Common Areas and Facilities within Phase 2 and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Car Park Common Areas and Facilities within Phase 2. Such Car Park Common Areas and Facilities within Phase 2 (if and where capable of being shown on plans) are for identification purpose shown coloured Yellow on the Sub-DMC Plans (certified as to their accuracy by Authorized Person) and annexed hereto;

**“Development Common Areas and Facilities within Phase 2”**

mean and include, in so far as they are within Phase 2, such parts of the Development which are intended for common use and benefit of the

Development including but not limited to the electrical meter room, electrical room, pipe ducts and such of the drains, channels, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development but EXCLUDING the Residential Common Areas and Facilities within Phase 2, Car Park Common Areas and Facilities within Phase 2 and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities within Phase 2. Such Development Common Areas and Facilities within Phase 2 (if and where capable of being shown on plans) are for identification purpose shown coloured Orange on the Sub-DMC Plans (certified as to their accuracy by Authorized Person) and annexed hereto;

**“Non-enclosed Areas within Phase 2”**

mean the balconies and utility platforms and the covered areas respectively beneath the same forming part of a Residential Unit, which are exempted from the calculation of gross floor area or site coverage or both by the Building Authority and the Director of Lands and are for the purposes of identification only shown coloured Indigo and Pink respectively on the Sub-DMC Plans certified as to their accuracy by the Authorized Person and annexed hereto;

**“Phase 1”**

means Phase 1 of the Development as defined in the Principal Deed and is for the purpose of identification only shown coloured Cross Hatched Black on the Sub-DMC Plans certified as to their accuracy by the Authorized Person and annexed hereto;

**“Phase 2”**

means Phase 2 of the Development as defined in the Principal Deed comprising the whole of King Tower 1 and King Tower 2 (other than those portions within Phase 1), 149 Car Parking Spaces, 2 Motor Cycle Parking Spaces and the Phase 2 Common Areas and Facilities;

**“Phase 2 Common Areas and Facilities”**

mean the Development Common Areas and Facilities within Phase 2, the Residential Common Areas and Facilities within Phase 2 and the Car Park Common Areas and Facilities within Phase 2;

**“Residential Common Areas and Facilities within Phase 2”**

mean and include, in so far as they are within Phase 2 :-

- (a) those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to flat roofs (other than those forming part of an Unit), roofs (other than those forming part of an Unit), upper roofs, lift machine rooms, fan rooms, water meter cabinets, pipe ducts, electrical meter rooms, telecommunication and broadcasting equipment rooms, sub-main switch rooms, hose reels, cable duct, air duct, reinforced concrete cover, refuse storage and material recovery rooms, non-structural prefabricated external walls and such of the passages, common corridors, lift lobbies, fireman’s lift lobbies, entrances, landings, halls, entrance lobbies, air conditioning platforms (if any), structural walls, stairways, potable /flushing water pump rooms, F.S. pump rooms, and such of the lifts, lift shafts, firemen’s lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation within Phase 2;
- (b) the Visitors’ Parking Spaces, which are for the purpose of identification only shown coloured Green and marked “V001”, “V002”, “V005” and “V006” on Drawing No.DMC-PH2-LP-01, “V011”, “V012” and “V013” on Drawing No.DMC-PH2-LP-02 and “V010” on Drawing No.DMC-

PH2-LP-05 of the Sub-DMC Plans certified by the Authorized Person and annexed hereto and that the said parking spaces “V001”, “V006” and “V010” are also designated and form part of the Accessible Parking Spaces;

- (c) the Accessible Parking Spaces, which are for the purpose of identification only shown coloured Green and marked “V001”, “V006” and “V010” on Drawing Nos. DMC-PH2-LP-01 and DMC-PH2-LP-05 of the Sub-DMC Plans certified by the Authorized Person and annexed hereto;
- (d) the Loading and Unloading Spaces, which are for the purpose of identification only shown coloured Green and marked “L03” and “L05” on Drawing No. DMC-PH2-LP-04 of the Sub-DMC Plans certified by the Authorized Person and annexed hereto; and
- (e) the external walls and architectural features (if any) of the Residential Accommodation within Phase 2;

but EXCLUDING the Development Common Areas and Facilities within Phase 2, Car Park Common Areas and Facilities within Phase 2 and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities within Phase 2. Such Residential Common Areas and Facilities within Phase 2 (if and where capable of being shown on plans) are for identification purpose shown coloured Green on the Sub-DMC Plans (certified as to their accuracy by Authorized Person) and annexed hereto;

**“this Sub-Deed”**

means this Sub-Deed of Mutual Covenant;

**“Sub-DMC Plans”**

means the plans annexed to this Sub-Deed.

- (2) Expressions used in this Sub-Deed shall (unless otherwise specifically defined or re-defined herein) have the same meanings defined in the Principal Deed.
- (3) In these presents (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 and vice versa and words importing persons shall include corporations and vice versa.

- (4) References to any ordinance or statutory provisions shall include or mean any statutory amendments, modifications or re-enactments thereof from time to time being in force.

### **SECTION 3: OPERATIVE PART**

#### **1. Grant of rights to the First Owner**

The First Owner shall at all times hereafter, subject to and with the benefit of the Conditions, have the sole and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the Phase 2 First Assignee the whole of Phase 2 together with the appurtenances thereto and the entire rents and profits thereof **SAVE AND EXCEPT** the Phase 2 First Assignee's Unit, the Phase 2 Common Areas and Facilities and such Units which the First Owner had disposed of together with the Undivided Shares allocated thereto and **SUBJECT TO** the rights and privileges granted to Phase 2 First Assignee by the aforesaid Assignment and **SUBJECT TO** the Principal Deed and the provisions of this Sub-Deed.

#### **2. Grant of rights to the Phase 2 First Assignee**

The Phase 2 First Assignee shall at all times hereafter, subject to and with the benefit of the Conditions, the Principal Deed and these presents, have the full and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the First Owner the Phase 2 First Assignee's Unit by the said Assignment together with the appurtenances thereto and the entire rents and profits thereof.

#### **3. Rights of all Owners**

Each Undivided Share allocated to any part of Phase 2 and the full and exclusive right and privilege to hold, use, occupy and enjoy any part of Phase 2 shall be held by the person or persons from time to time entitled thereto subject to and with the benefit of the rights and privileges provided in the Second Schedule to the Principal Deed and the express covenants and provisions therein contained.

#### **4. Owners bound by covenants and restrictions**

The Owner or Owners for the time being of each Undivided Share allocated to any part of Phase 2 shall at all times hereafter be bound by and shall observe and perform the covenants, provisions and restrictions contained in the Principal Deed and in the Third Schedule to the Principal Deed and such Owner shall comply with the House Rules from time to time in force so far as the same are binding on such Owner.

#### **5. Right to assign without reference to other Owners**

Subject to the Conditions, every Owner of Phase 2 shall have the full right and liberty without reference to the other Owners or other persons who may be interested in any other Undivided Share or Shares in any way whatsoever and without the necessity of

making such other Owners or other persons a party to the transaction to sell, assign, mortgage, charge, lease, license or otherwise dispose of or deal with his Undivided Shares together with the exclusive right and privilege to hold, use, occupy and enjoy such part or parts of the Development which may be held therewith PROVIDED THAT any such sale, assignment, mortgage, charge, lease or licence shall be made expressly subject to and with the benefit of the Principal Deed and this Sub-Deed.

6. **Right to exclusive use of balcony, etc not to be dealt with separately from Residential Units**

The right to the exclusive use, occupation and enjoyment of balcony, utility platform, flat roof, roof or garden specifically assigned by the First Owner shall not be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from the Residential Unit within Phase 2 with which such balcony, utility platform, flat roof, roof or garden is held.

7. **Phase 2 Common Areas and Facilities**

- (a) The Phase 2 Common Areas and Facilities shall form part of the Common Areas and Facilities.
- (b) The Development Common Areas and Facilities within Phase 2 shall form part of the Development Common Areas and Facilities.
- (c) The Residential Common Areas and Facilities within Phase 2 shall form part of the Residential Common Areas and Facilities.
- (d) The Car Park Common Areas and Facilities within Phase 2 shall form part of the Car Park Common Areas and Facilities.

8. **Annual budget**

For the avoidance of doubt, upon the execution of this Sub-Deed,

- (a) the first part of the annual budget referred in Clause 15(a) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is required for the proper management of the Development Common Areas and Facilities within Phase 2;
- (b) the first section of the second part of the annual budget referred in Clause 15(b)(i) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is required for the proper management of the Residential Common Areas and Facilities within Phase 2; and
- (c) the second section of the second part of the annual budget referred in Clause 15(b)(ii) of the Principal Deed shall cover as well all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is required for the proper management of the Car Park Common Areas and Facilities with Phase 2.



9. **Application of the Principal Deed**

All the covenants provisions terms stipulations and agreements and in particular the powers of the Manager contained in the Principal Deed shall in so far as the same are not inconsistent with the covenants and provisions herein contained apply and take effect and be binding on the parties hereto as if the same had been specifically set out in these presents in full. No provision in this Sub-Deed shall override, supersede, prejudice or in any way be construed to prejudice the Conditions or the Principal Deed.

10. **Non-enclosed Areas within Phase 2**

All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Non-enclosed Areas shall apply to the Non-enclosed Areas within Phase 2.

11. **Assignment of Phase 2 Common Areas and Facilities**

Upon execution of this Sub-Deed, the First Owner shall assign to and vest in the Manager free of costs or consideration the whole of the Undivided Shares allocated to the Phase 2 Common Areas and Facilities together with the Phase 2 Common Areas and Facilities subject to and with the benefit of the Conditions, the Principal Deed and this Sub-Deed. Such Undivided Shares together with the right to hold, use, occupy and enjoy the Phase 2 Common Areas and Facilities shall be held by the Manager as trustee for the benefit of all the Owners for the time being and in the event the Manager shall resign or be dismissed or wound up or a receiving order made against it and another manager appointed in its stead in accordance with these presents, then the Manager or the liquidator or the receiver (as the case may be) shall assign free of costs or consideration such Undivided Shares to the new manager upon the same trust PROVIDED THAT if an Owners' Corporation is formed under the Building Management Ordinance it may require the Manager for the time being or its liquidator or receiver (as the case may be) to assign such Undivided Shares and transfer the management responsibility to it free of costs or consideration and in which event the Manager shall assign free of costs or consideration the Undivided Shares allocated to the Phase 2 Common Areas and Facilities together with the Phase 2 Common Areas and Facilities and transfer free of costs or consideration the management responsibility to the Owners' Corporation which shall hold such Undivided Shares on trust for the benefit of all the Owners.

12. **Compliance with the Conditions**

No provisions in this Sub-Deed shall conflict with or be in breach of the Conditions and each Owner of Phase 2 (including the First Owner) shall comply with the terms and conditions of the Conditions as one of the Owners for the time being of the Lot, and the Manager shall comply with the terms and conditions of the Conditions so long as it is the manager of the Development.

13. **No prejudice of the Building Management Ordinance**

Nothing contained in this Sub-Deed shall prejudice the operation of the Building Management Ordinance (Cap. 344), any regulations made thereunder and any amending legislation.

14. **Chinese translation**

The First Owner shall at his own cost provide a direct translation in Chinese of this Sub-Deed and deposit a copy of this Sub-Deed and the Chinese translation in the management office within one month from the date hereof for inspection by all Owners free of costs and for taking of copies by the Owners at their expense and upon payment of a reasonable charge. All charges received must be credited to the Special Fund. In the event of any dispute arising out of the interpretation of the Chinese translation and the English version of this Sub-Deed, the English version of this Sub-Deed approved by the Director of Lands shall prevail.

15. **Plans of Phase 2 Common Areas and Facilities**

A copy of plans showing the Phase 2 Common Areas and Facilities (if and where capable of being shown on plans) certified as to their accuracy by the Authorized Person are annexed to this Sub-Deed and shall be kept at the management office and shall be available for inspection by the Owners free of costs and charge during normal office hours.

16. **Sub-Deed binding on executors, etc.**

The covenants and provisions of this Sub-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 Residential Units within Phase 2 and the Phase 2 Common Areas and Facilities and to the Undivided Share or Shares held therewith.

**IN WITNESS** whereof the parties hereto have caused this Sub-Deed to be executed the day and year first above written.

**THE SCHEDULE**  
**Allocation of Undivided Shares**

**No. of Undivided Shares**

**Phase 2**

**(A) Residential Units**

**277,549**

King Tower 1

Undivided Shares for each Flat Flat	A	B	C	SUB-TOTAL
Floor				
6/F	Garden Suite A 2,291 (Notes 3 & 5)	Garden Suite B 2,621 (Notes 3 & 5)	-	4,912
7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F	Flat A 2,155 (Notes 2 & 3)	Flat B 1,660 (Notes 2 & 3)	Flat C 2,482 (Notes 2 & 3)	100,752
26/F	Villa A 2,219 (Notes 1, 2 & 3)	Villa B 2,782 (Notes 1, 2 & 3)	-	5,001
27/F	Penthouse A 2,297 (Notes 2, 3 & 6)	Penthouse B 2,889 (Notes 2, 3 & 6)	-	5,186
<b>TOTAL</b>				<b>115,851</b>

King Tower 2

Undivided Shares for each Flat	Flat	A	B	C	D	E	SUB-TOTAL
Floor							
6/F	Garden Suite A 2,918 (Note 5)	Garden Suite B 3,834 (Notes 1, 3 & 5)	-	-	-	-	6,752
7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 25/F	Flat A 1,881 (Notes 2 & 3)	Flat B 1,675 (Notes 2 & 3)	Flat C 1,740 (Notes 2 & 3)	Flat D 1,740 (Notes 2 & 3)	Flat E 1,872 (Notes 2 & 3)		142,528
26/F	-	Villa B 3,582 (Notes 1, 2 & 3)	-	-	-	-	3,582
27/F	-	Penthouse B 3,835 (Notes 1, 2, 3, 6 & 7)	-	-	-	-	3,835
26/F-27/F (Duplex)	King Mansion 5,001 (Notes 1, 4 & 6)						5,001
<b>TOTAL</b>							161,698

	<u>No. of Undivided Shares</u>
<b>(B) Carpark Units</b>	<b>3,735</b>
Comprising (i) 149 Car Parking Spaces at 25 Undivided Shares each	
(ii) 2 Motor Cycle Parking Spaces at 5 Undivided Shares each	
<b>(C) Phase 2 Common Areas and Facilities</b>	<b>1,512</b>
<b>Total Undivided Shares of Phase 2 of the Development</b>	<b>282,796</b>

Remarks:

- (i) The floor numbering for the Towers in the Development is such that there are no floor numbers 4/F, 13/F, 14/F and 24/F.

Note 1: means including the flat roof(s) adjacent thereto.

Note 2: means including the balcony adjacent thereto.

Note 3: means including the utility platform adjacent thereto.

Note 4: means including the flat roof(s) adjacent thereto (inclusive of a swimming pool).

Note 5: means including the garden(s) adjacent thereto.

Note 6: means including the roof(s) thereof.

Note 7: means including the stairhood thereof.

**The First Owner**

**EXECUTED** as a deed and **SEALED** )  
with the Common Seal of the **First** )  
**Owner** in accordance with the articles of )  
association and **SIGNED** by )  
)  
)  
)  
)  
duly authorised by a board resolution of )  
its directors whose signature(s) is/are )  
verified by:- )

**Phase 2 First Assignee**

[Where the Phase 2 First Assignee is an individual(s)]

**SIGNED, SEALED and DELIVERED** )  
by the **Phase 2 First Assignee** (Holder(s) )  
of [ ] in the presence of:- )  
)

**INTERPRETED** to the Phase 2 First Assignee by:-

[OR where the Phase 2 First Assignee adopts common seal]

**EXECUTED** as a deed and **SEALED** )  
with the Common Seal of the **Phase 2** )  
**First Assignee** in accordance with the )  
articles of association and **SIGNED** by )  
)  
)  
)  
duly authorised by a board resolution of )  
its directors [in the presence of / whose )  
signature(s) is/are verified by]:- )

[OR where the Phase 2 First Assignee does not adopt common seal]

**SIGNED** as a deed by )  
)  
)  
)  
duly authorized for and on behalf of the )  
**Phase 2 First Assignee** in the presence )  
of:- )

**The DMC Manager**

**EXECUTED** as a deed and **SEALED** )  
with the Common Seal of the **DMC** )  
**Manager** in accordance with the articles )  
of association and **SIGNED** by )  
)  
)  
)  
)  
duly authorised by a board resolution of )  
its directors whose signature(s) is/are )  
verified by :- )



RESIDENTIAL DEVELOPMENT AT  
 TO SHEK STREET, SHATIN, N.T., S.T.T.L. NO. 609  
 GROUND FLOOR PLAN  
 DWG NO. : DMC - PH2 - LP - 01

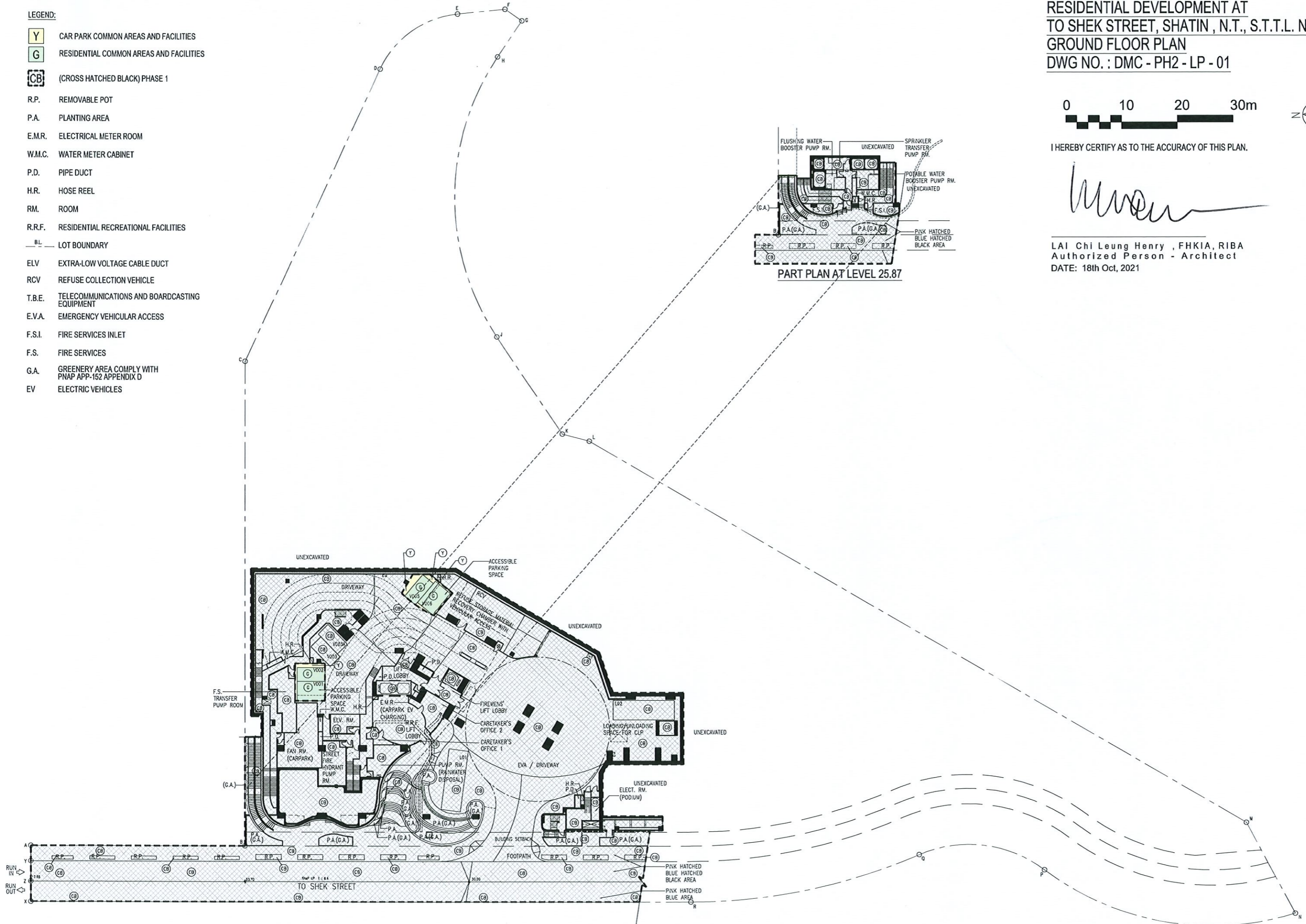
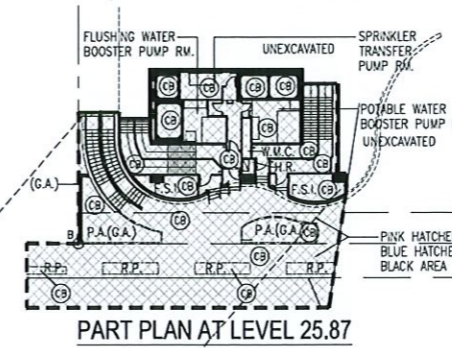
LEGEND:

- Y CAR PARK COMMON AREAS AND FACILITIES
- G RESIDENTIAL COMMON AREAS AND FACILITIES
- CB (CROSS HATCHED BLACK) PHASE 1
- R.P. REMOVABLE POT
- P.A. PLANTING AREA
- E.M.R. ELECTRICAL METER ROOM
- W.M.C. WATER METER CABINET
- P.D. PIPE DUCT
- H.R. HOSE REEL
- RM. ROOM
- R.R.F. RESIDENTIAL RECREATIONAL FACILITIES
- BL LOT BOUNDARY
- ELV EXTRA-LOW VOLTAGE CABLE DUCT
- RCV REFUSE COLLECTION VEHICLE
- T.B.E. TELECOMMUNICATIONS AND BOARDCASTING EQUIPMENT
- E.V.A. EMERGENCY VEHICULAR ACCESS
- F.S.I. FIRE SERVICES INLET
- F.S. FIRE SERVICES
- G.A. GREENERY AREA COMPLY WITH PNP APP-152 APPENDIX D
- EV ELECTRIC VEHICLES



I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN.

LAI Chi Leung Henry, FHKIA, RIBA  
 Authorized Person - Architect  
 DATE: 18th Oct, 2021



RESIDENTIAL DEVELOPMENT AT  
 TO SHEK STREET, SHATIN, N.T., S.T.T.L. NO. 609  
 FIRST FLOOR PLAN  
 DWG NO. : DMC - PH2 - LP - 02

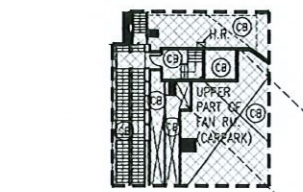
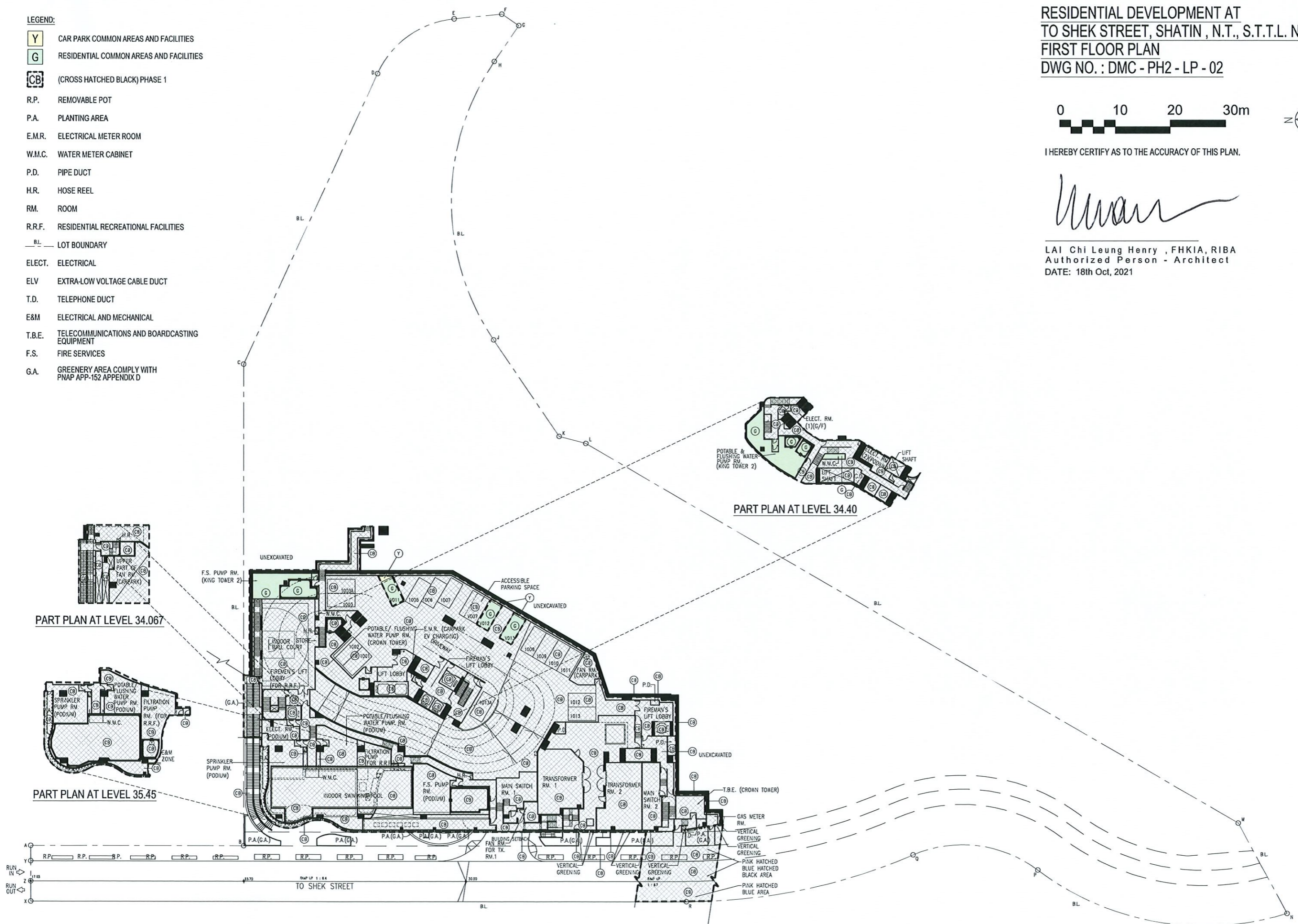
- LEGEND:
- Y CAR PARK COMMON AREAS AND FACILITIES
  - G RESIDENTIAL COMMON AREAS AND FACILITIES
  - CB (CROSS HATCHED BLACK) PHASE 1
  - R.P. REMOVABLE POT
  - P.A. PLANTING AREA
  - E.M.R. ELECTRICAL METER ROOM
  - W.M.C. WATER METER CABINET
  - P.D. PIPE DUCT
  - H.R. HOSE REEL
  - RM. ROOM
  - R.R.F. RESIDENTIAL RECREATIONAL FACILITIES
  - BL LOT BOUNDARY
  - ELECT. ELECTRICAL
  - ELV EXTRA-LOW VOLTAGE CABLE DUCT
  - T.D. TELEPHONE DUCT
  - E&M ELECTRICAL AND MECHANICAL
  - T.B.E. TELECOMMUNICATIONS AND BOARDCASTING EQUIPMENT
  - F.S. FIRE SERVICES
  - G.A. GREENERY AREA COMPLY WITH PNAP APP-152 APPENDIX D



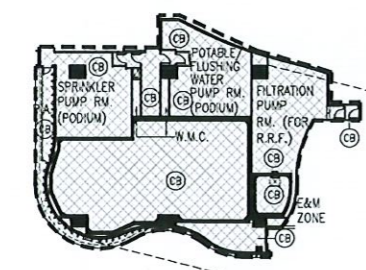
I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN.

*Lai Chi Leung Henry*

LAI Chi Leung Henry, FHKIA, RIBA  
 Authorized Person - Architect  
 DATE: 18th Oct, 2021



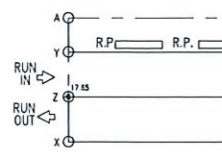
PART PLAN AT LEVEL 34.067



PART PLAN AT LEVEL 35.45



PART PLAN AT LEVEL 34.40



TO SHEK STREET

RESIDENTIAL DEVELOPMENT AT  
TO SHEK STREET, SHATIN, N.T., S.T.T.L. NO. 609  
SECOND FLOOR PLAN  
DWG NO. : DMC - PH2 - LP - 03

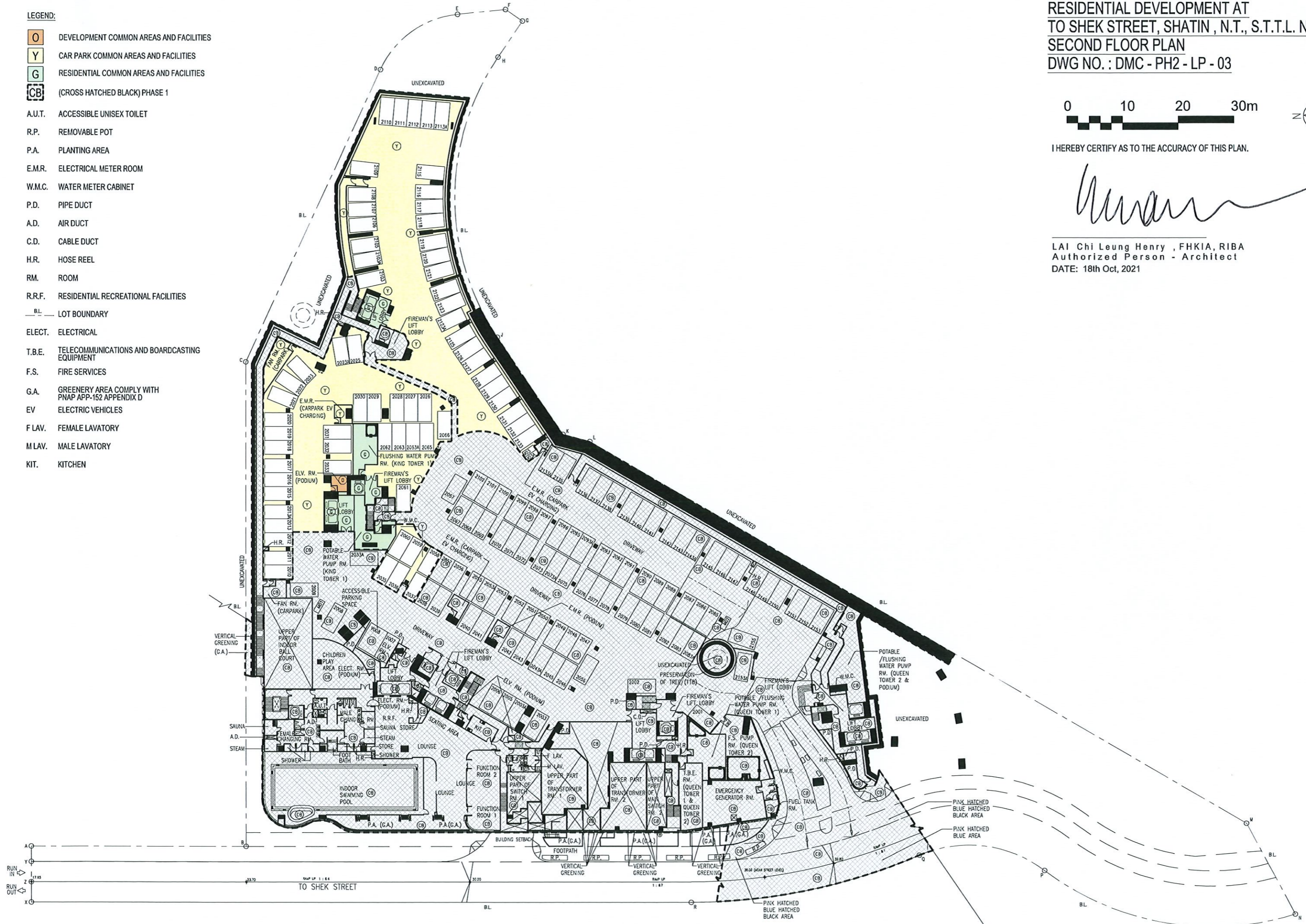
LEGEND:

- O DEVELOPMENT COMMON AREAS AND FACILITIES
- Y CAR PARK COMMON AREAS AND FACILITIES
- G RESIDENTIAL COMMON AREAS AND FACILITIES
- CB (CROSS HATCHED BLACK) PHASE 1
- A.U.T. ACCESSIBLE UNISEX TOILET
- R.P. REMOVABLE POT
- P.A. PLANTING AREA
- E.M.R. ELECTRICAL METER ROOM
- W.M.C. WATER METER CABINET
- P.D. PIPE DUCT
- A.D. AIR DUCT
- C.D. CABLE DUCT
- H.R. HOSE REEL
- RM. ROOM
- R.R.F. RESIDENTIAL RECREATIONAL FACILITIES
- BL. LOT BOUNDARY
- ELECT. ELECTRICAL
- T.B.E. TELECOMMUNICATIONS AND BOARDCASTING EQUIPMENT
- F.S. FIRE SERVICES
- G.A. GREENERY AREA COMPLY WITH PNAP APP-152 APPENDIX D
- EV ELECTRIC VEHICLES
- F LAV. FEMALE LAVATORY
- M LAV. MALE LAVATORY
- KIT. KITCHEN



I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN.

LAI Chi Leung Henry, FHKIA, RIBA  
Authorized Person - Architect  
DATE: 18th Oct, 2021



RESIDENTIAL DEVELOPMENT AT  
 TO SHEK STREET, SHATIN, N.T., S.T.T.L. NO. 609  
 THIRD FLOOR PLAN  
 DWG NO. : DMC - PH2 - LP - 04

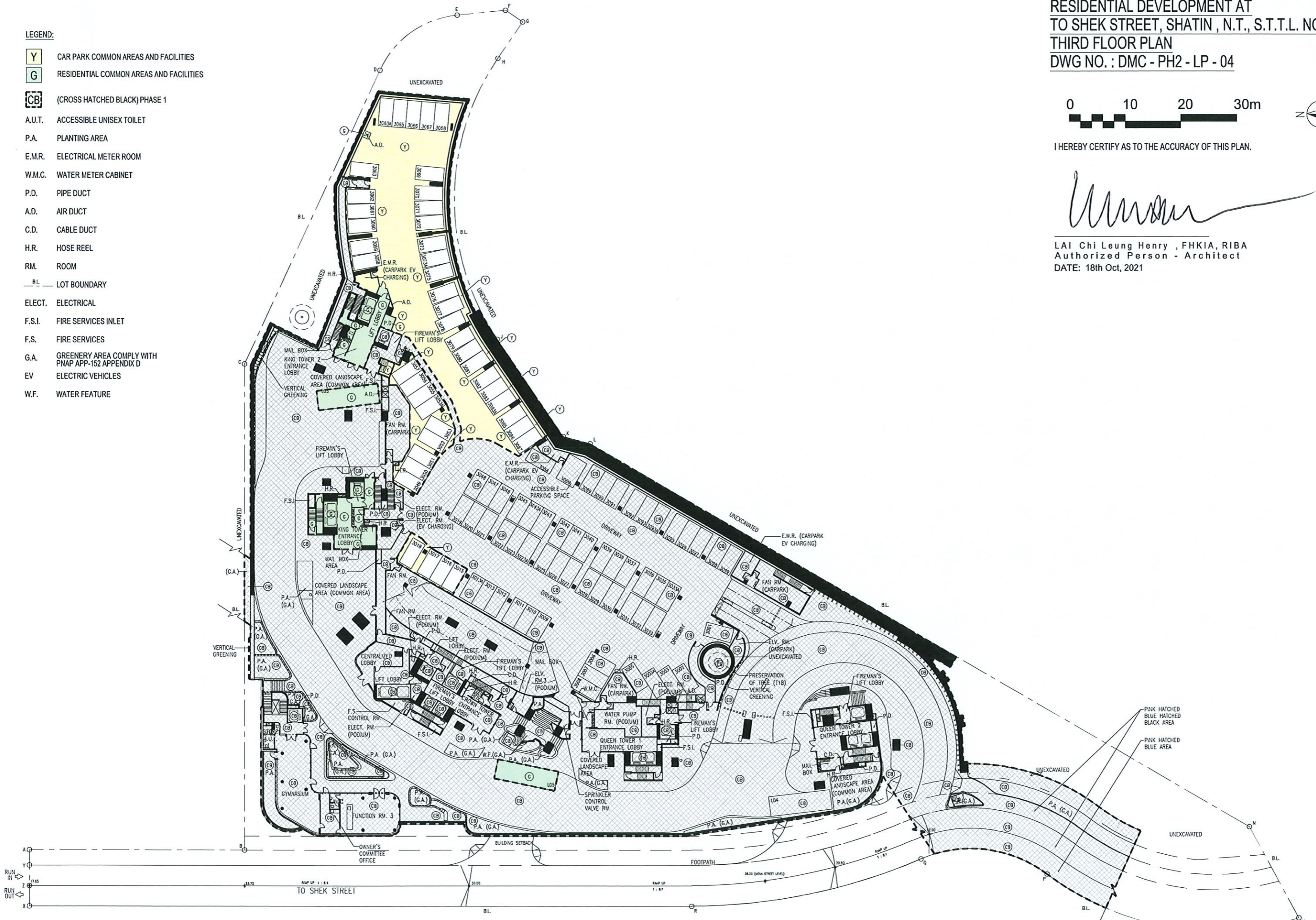
LEGEND:

- Y CAR PARK COMMON AREAS AND FACILITIES
- G RESIDENTIAL COMMON AREAS AND FACILITIES
- CB (CROSS HATCHED BLACK) PHASE 1
- A.U.T. ACCESSIBLE UNISEX TOILET
- P.A. PLANTING AREA
- E.M.R. ELECTRICAL METER ROOM
- W.M.C. WATER METER CABINET
- P.D. PIPE DUCT
- A.D. AIR DUCT
- C.D. CABLE DUCT
- H.R. HOSE REEL
- RM. ROOM
- BL LOT BOUNDARY
- ELECT. ELECTRICAL
- F.S.I. FIRE SERVICES INLET
- F.S. FIRE SERVICES
- G.A. GREENERY AREA COMPLY WITH PNPAP APP-152 APPENDIX D
- EV ELECTRIC VEHICLES
- W.F. WATER FEATURE



I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN.

LAI Chi Leung Henry, FHKIA, RIBA  
 Authorized Person - Architect  
 DATE: 18th Oct, 2021



PAK HATCHED  
 BLUE HATCHED  
 BLACK AREA

PAK HATCHED  
 BLUE AREA

RESIDENTIAL DEVELOPMENT AT  
 TO SHEK STREET, SHATIN, N.T., S.T.T.L. NO. 609  
 FIFTH FLOOR PLAN  
 DWG NO. : DMC - PH2 - LP - 05

LEGEND:

- O DEVELOPMENT COMMON AREAS AND FACILITIES
- Y CAR PARK COMMON AREAS AND FACILITIES
- G RESIDENTIAL COMMON AREAS AND FACILITIES
- CB (CROSS HATCHED BLACK) PHASE 1
- P.A. PLANTING AREA
- E.M.R. ELECTRICAL METER ROOM
- W.M.C. WATER METER CABINET
- P.D. PIPE DUCT
- A.D. AIR DUCT
- H.R. HOSE REEL
- RM. ROOM
- BL. LOT BOUNDARY
- ELECT. ELECTRICAL
- T.B.E. TELECOMMUNICATIONS AND BOARDCASTING EQUIPMENT
- F.S. FIRE SERVICES
- G.A. GREENERY AREA COMPLY WITH PNAP APP-152 APPENDIX D
- EV ELECTRIC VEHICLES



I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN.

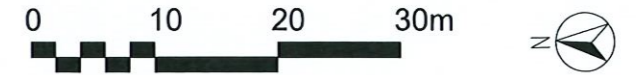
LAI Chi Leung Henry, FHKIA, RIBA  
 Authorized Person - Architect  
 DATE: 18th Oct, 2021



LEGEND:

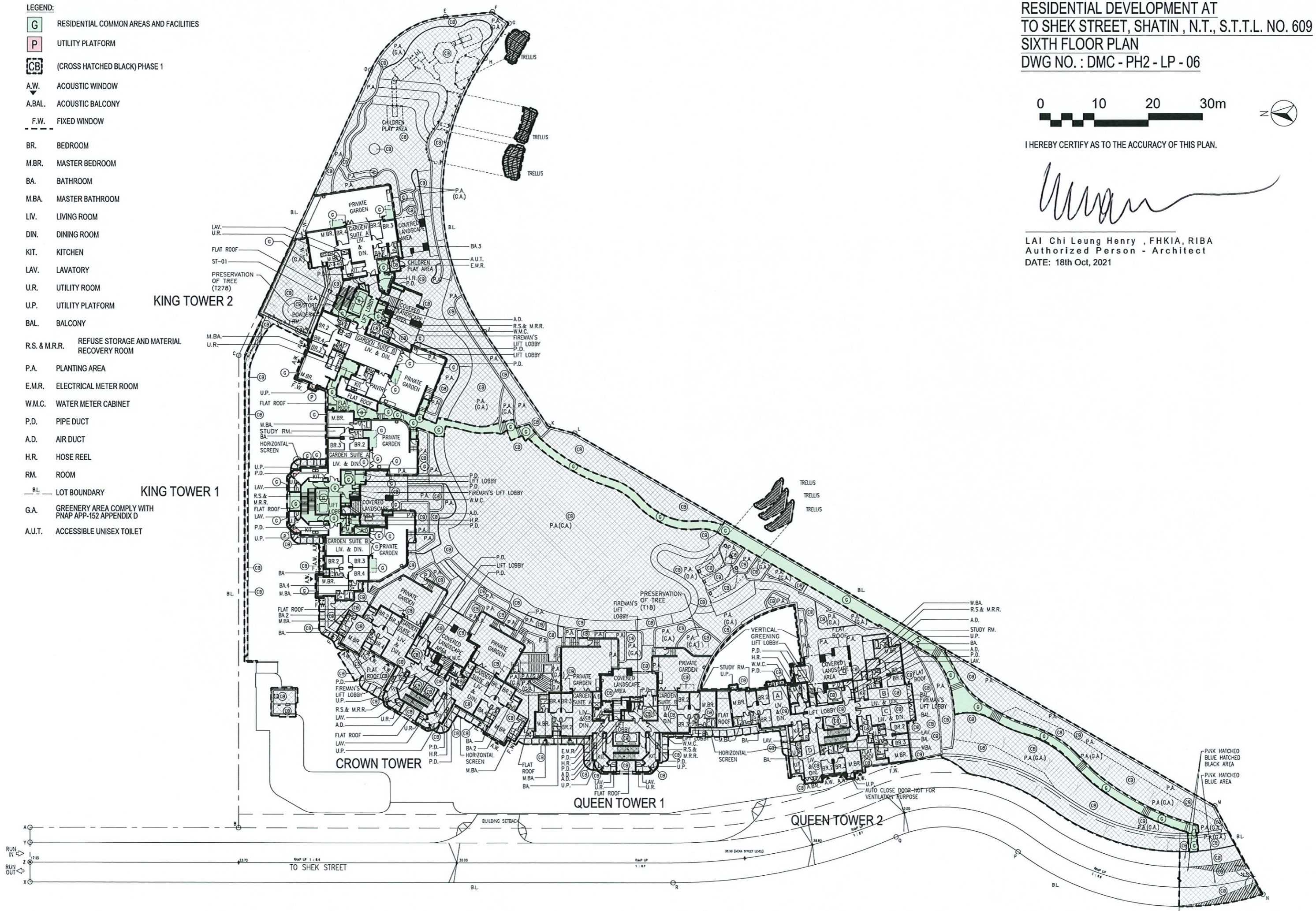
- G RESIDENTIAL COMMON AREAS AND FACILITIES
- P UTILITY PLATFORM
- CB (CROSS HATCHED BLACK) PHASE 1
- A.W. ACOUSTIC WINDOW
- A.BAL. ACOUSTIC BALCONY
- F.W. FIXED WINDOW
- BR. BEDROOM
- M.BR. MASTER BEDROOM
- BA. BATHROOM
- M.BA. MASTER BATHROOM
- LIV. LIVING ROOM
- DIN. DINING ROOM
- KIT. KITCHEN
- LAV. LAVATORY
- U.R. UTILITY ROOM
- U.P. UTILITY PLATFORM
- BAL. BALCONY
- R.S. & M.R.R. REFUSE STORAGE AND MATERIAL RECOVERY ROOM
- P.A. PLANTING AREA
- E.M.R. ELECTRICAL METER ROOM
- W.M.C. WATER METER CABINET
- P.D. PIPE DUCT
- A.D. AIR DUCT
- H.R. HOSE REEL
- RM. ROOM
- BL. LOT BOUNDARY
- G.A. GREENERY AREA COMPLY WITH PNAP APP-152 APPENDIX D
- A.U.T. ACCESSIBLE UNISEX TOILET

RESIDENTIAL DEVELOPMENT AT  
 TO SHEK STREET, SHATIN, N.T., S.T.T.L. NO. 609  
 SIXTH FLOOR PLAN  
 DWG NO. : DMC - PH2 - LP - 06

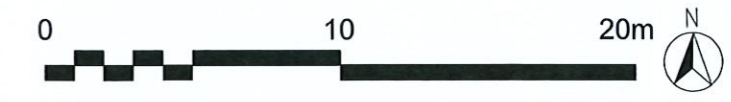


I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN.

LAI Chi Leung Henry, FHKIA, RIBA  
 Authorized Person - Architect  
 DATE: 18th Oct, 2021

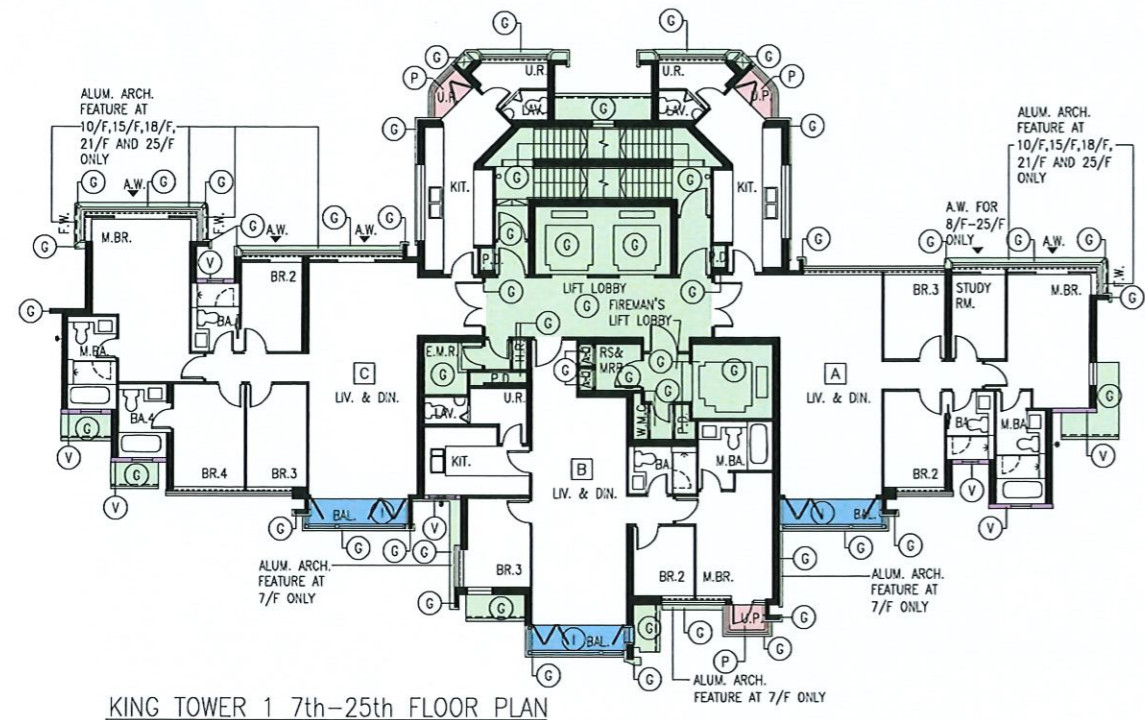


RESIDENTIAL DEVELOPMENT AT  
TO SHEK STREET, SHATIN, N.T., S.T.T.L. NO. 609  
KING TOWER 1 FLOOR PLANS  
DWG NO. : DMC - PH2 - LP - 07

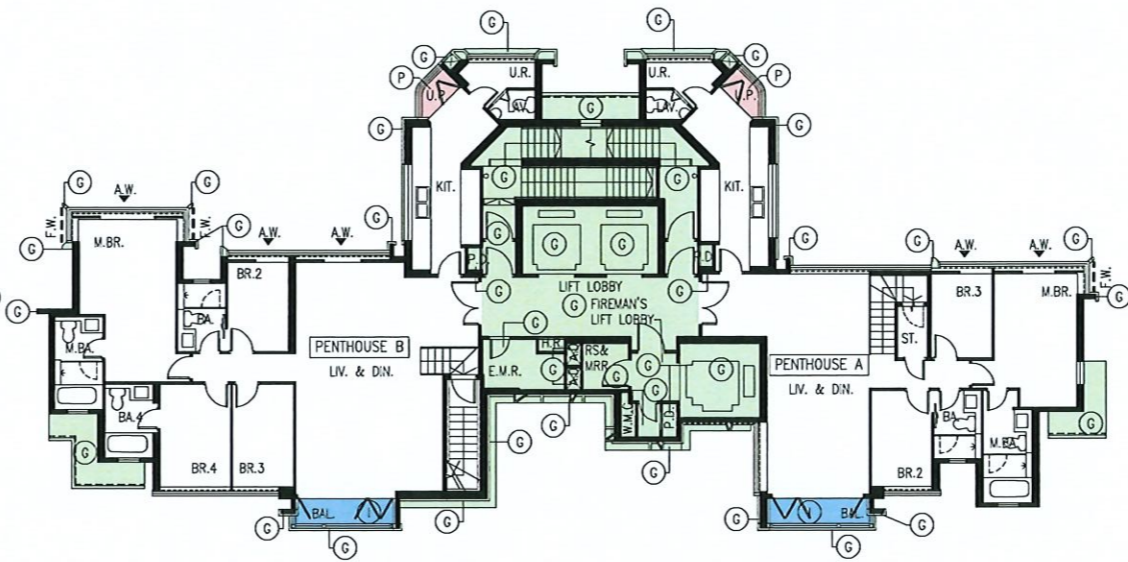


I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN.

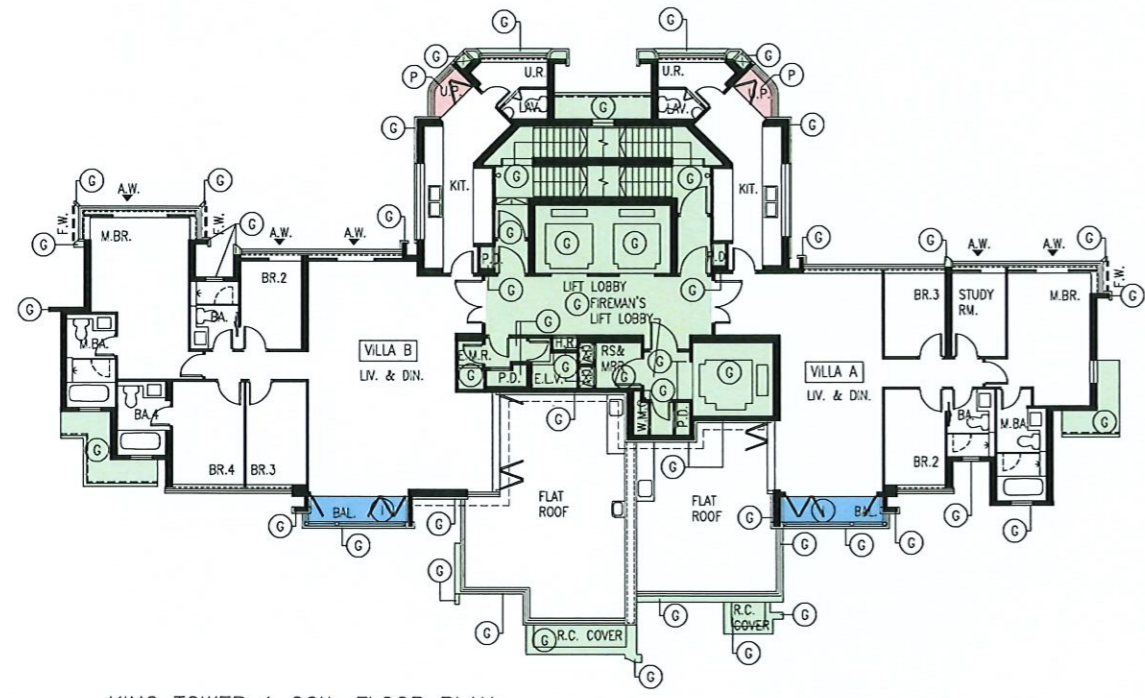
LAI Chi Leung Henry, FHKIA, RIBA  
Authorized Person - Architect  
DATE: 18th Oct, 2021



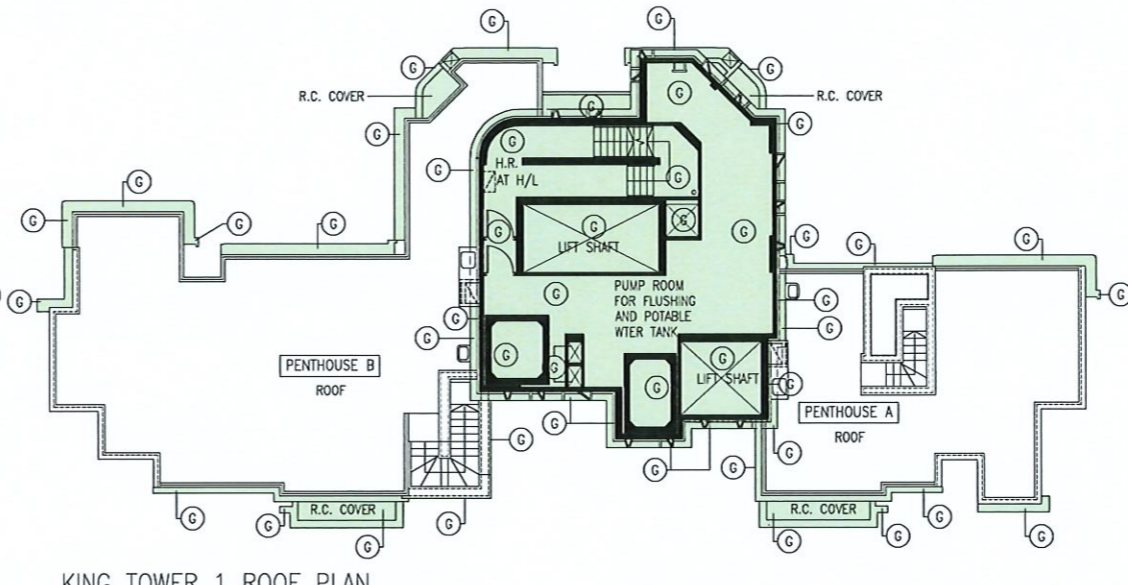
KING TOWER 1 7th-25th FLOOR PLAN



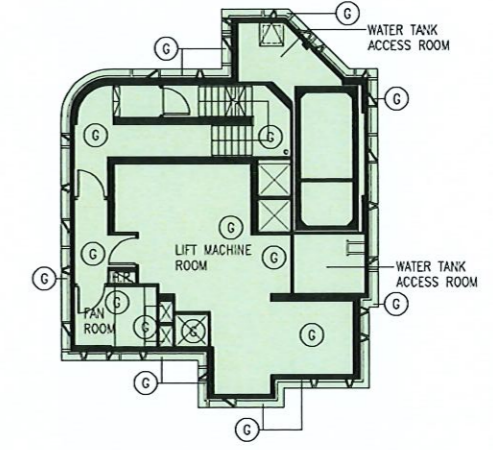
KING TOWER 1 27th FLOOR PLAN



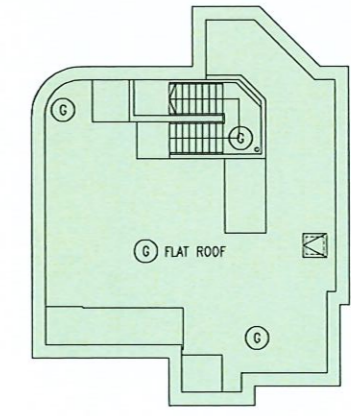
KING TOWER 1 26th FLOOR PLAN



KING TOWER 1 ROOF PLAN



KING TOWER 1 PLANT ROOM PLAN



KING TOWER 1 UPPER ROOF PLAN

LEGEND:

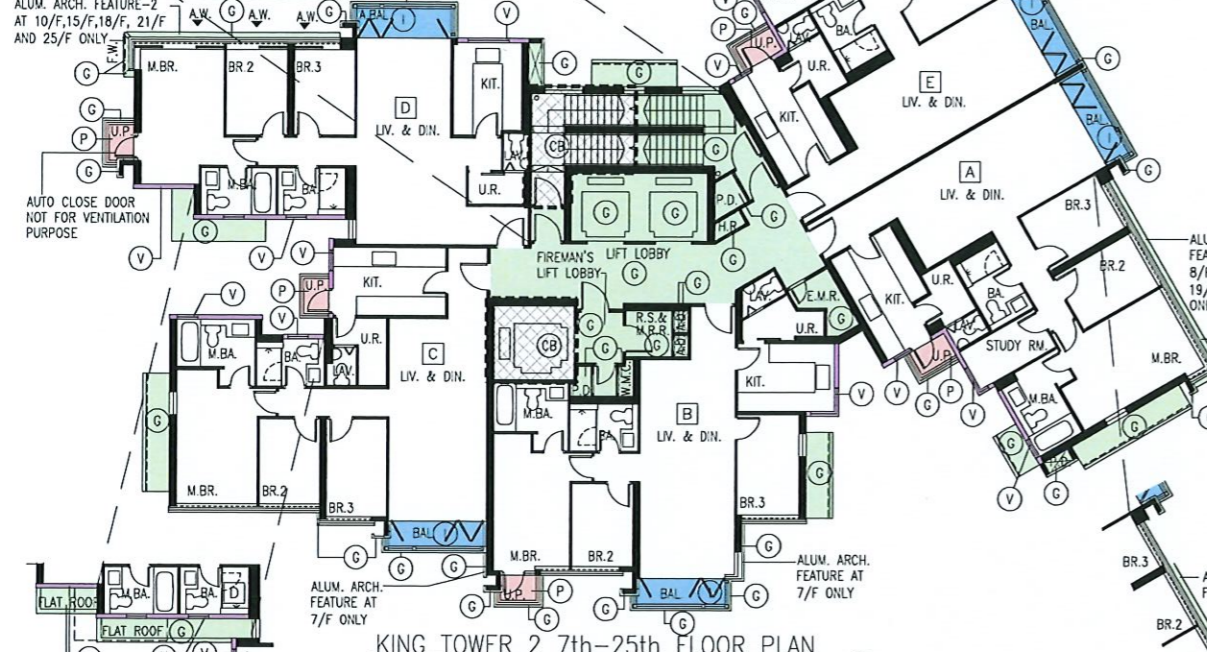
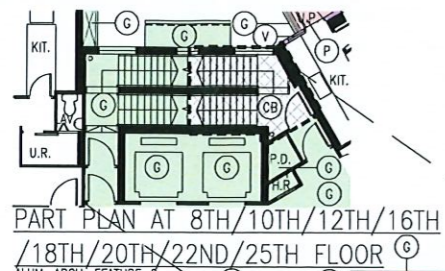
RESIDENTIAL COMMON AREAS AND FACILITIES	A.W. ACOUSTIC WINDOW	BA. BATHROOM	LAV. LAVATORY	E.M.R. ELECTRICAL METER ROOM	H.R. HOSE REEL
BALCONY	A.BAL. ACOUSTIC BALCONY	M.BA. MASTER BATHROOM	U.R. UTILITY ROOM	W.M.C. WATER METER CABINET	RM. ROOM
UTILITY PLATFORM	F.W. FIXED WINDOW	LIV. LIVING ROOM	U.P. UTILITY PLATFORM	P.D. PIPE DUCT	R.C. REINFORCED CONCRETE
NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (RESIDENTIAL COMMON AREAS AND FACILITIES)	BR. BEDROOM	DIN. DINING ROOM	BAL. BALCONY	A.D. AIR DUCT	
	M.BR. MASTER BEDROOM	KIT. KITCHEN	R.S. & M.R.R. REFUSE STORAGE AND MATERIAL RECOVERY ROOM	C.D. CABLE DUCT	

RESIDENTIAL DEVELOPMENT AT  
TO SHEK STREET, SHATIN, N.T., S.T.T.L. NO. 609  
KING TOWER 2 FLOOR PLANS  
DWG NO. : DMC - PH2 - LP - 08

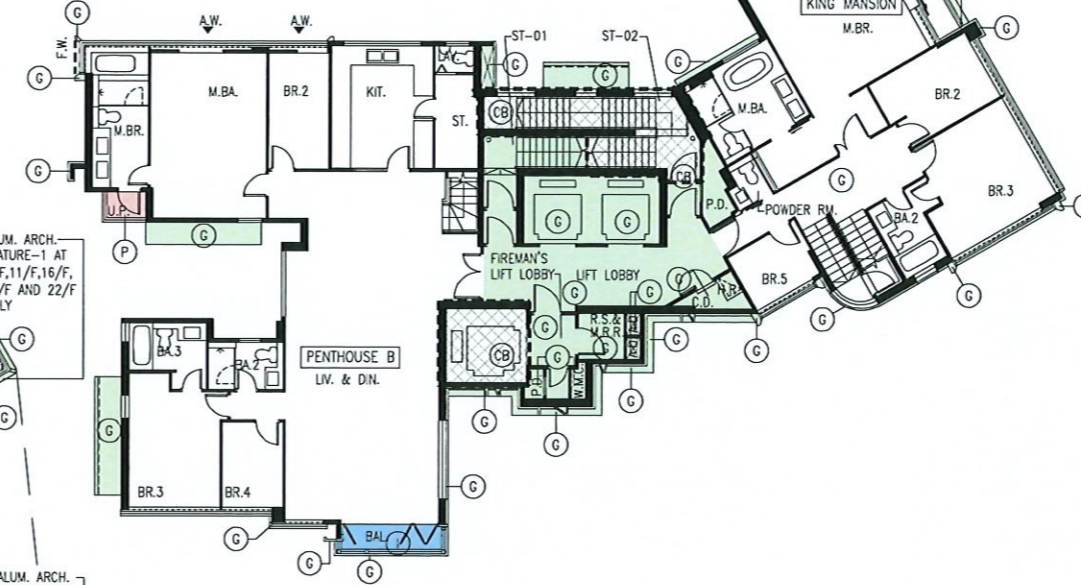


I HEREBY CERTIFY AS TO THE ACCURACY OF THIS PLAN.

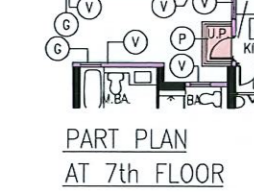
LAI Chi Leung Henry, FHKIA, RIBA  
Authorized Person - Architect  
DATE: 18th Oct, 2021



KING TOWER 2 7th-25th FLOOR PLAN



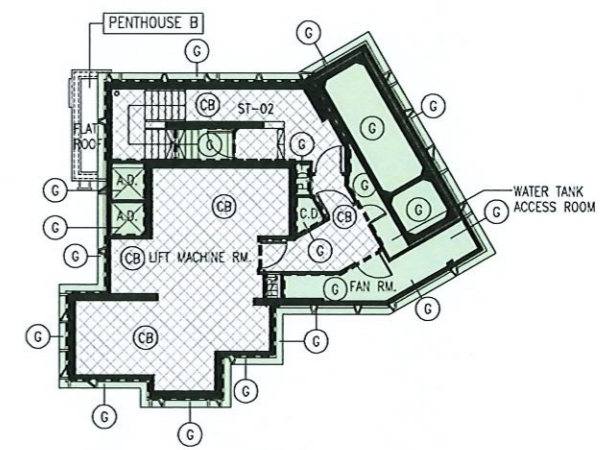
KING TOWER 2 27th FLOOR PLAN



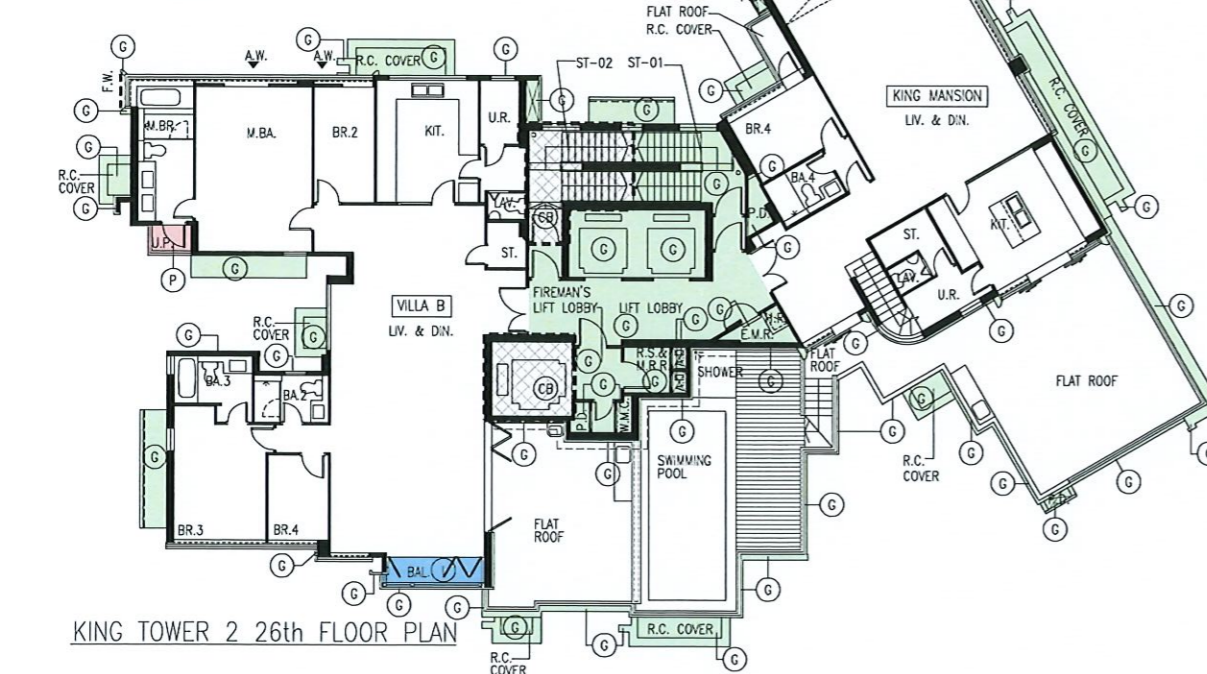
PART PLAN AT 7th FLOOR



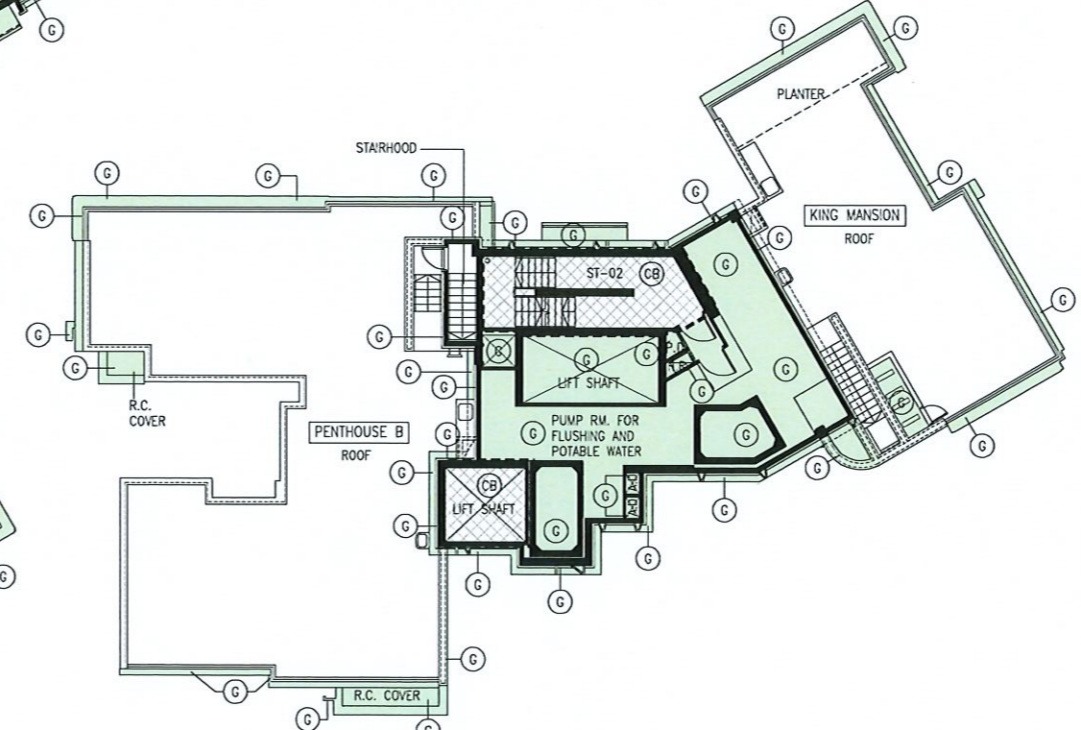
PART PLAN AT 7th FLOOR



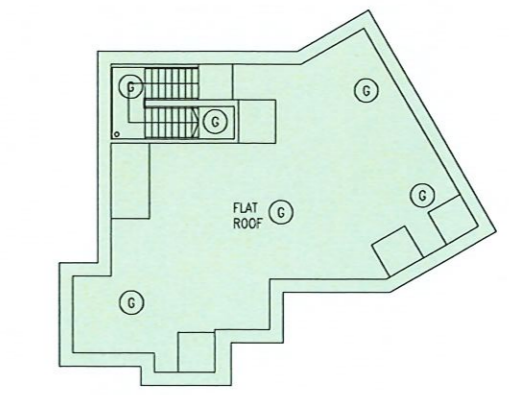
KING TOWER 2 PLANT ROOM PLAN



KING TOWER 2 26th FLOOR PLAN



KING TOWER 2 ROOF PLAN



KING TOWER 2 UPPER ROOF PLAN

LEGEND:

	RESIDENTIAL COMMON AREAS AND FACILITIES		ACOUSTIC WINDOW		BATHROOM		LAVATORY		ELECTRICAL METER ROOM		HOSE REEL
	BALCONY		ACOUSTIC BALCONY		MASTER BATHROOM		UTILITY ROOM		WATER METER CABINET		ROOM
	UTILITY PLATFORM		FIXED WINDOW		LIVING ROOM		UTILITY PLATFORM		PIPE DUCT		REINFORCED CONCRETE
	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (RESIDENTIAL COMMON AREAS AND FACILITIES)		BEDROOM		DINING ROOM		BALCONY		AIR DUCT		
	(CROSS HATCHED BLACK) PHASE 1		MASTER BEDROOM		KITCHEN		REFUSE STORAGE AND MATERIAL RECOVERY ROOM		CABLE DUCT		