

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

**PACIFIC GOOD INVESTMENT LIMITED**

and

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

and

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

---

**SUB-DEED OF MUTUAL COVENANT**

**OF**

**THE REMAINING PORTION OF  
TUEN MUN TOWN LOT NO. 483 AND  
THE EXTENSION THERETO  
(PHASE 1B OF [ \_\_\_\_\_ ])**

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**MAYER | BROWN**  
**好士打**

WKWC/AFK/20655158  
(Approved by LACO on 2.8.2022)

## SECTION 1: PARTIES AND RECITALS

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

### **BETWEEN**

- (1) **PACIFIC GOOD INVESTMENT LIMITED ( 達協投資有限公司 )** whose registered office is situate at [ \_\_\_\_\_ ] (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 1B 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 is supplemental to the Deed of Mutual Covenant and Management Agreement registered in the Land Registry by Memorial No. [ \_\_\_\_\_ ] (the “**Principal Deed**”).
- (B) Immediately prior to the Assignment to the **Phase 1B First Assignee** hereinafter referred to the First Owner is the registered owner of and entitled to All Those 620,941 equal undivided 3,858,000th parts or shares of and in the **Land** (as defined in the Principal Deed) and of and in the **Development** (as defined in the Principal Deed) Together with the sole and exclusive right and privilege to hold use occupy and enjoy the whole of Phase 1B subject to and with the benefit of the **Government Grant** (as defined in the Principal Deed) and the Principal Deed.
- (C) For the purpose of sale, All Those 620,941 equal undivided 3,858,000th parts or shares referred to in recital (B) are sub-allocated to the various parts of Phase 1B in the manner set out in the Schedule hereto.
- (D) 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 1B First Assignee of the other part, in consideration therein expressed the First Owner assigned unto the Phase 1B First Assignee All Those [ \_\_\_\_\_ ] equal undivided 3,858,000th parts or shares of and in the Land and of and in the Development Together with the sole and exclusive rights, privileges and easements to hold use occupy and enjoy All [That/Those] [ \_\_\_\_\_ ] of Phase 1B subject to and together with the benefit of the Principal Deed and in particular, the easements rights and privileges specified in Second Schedule to the Principal Deed TO HOLD the same unto the Phase 1B First Assignee absolutely subject to the Government Grant, the Principal Deed and this Sub-Deed.
- (E) The parties hereto have agreed to enter into this Sub-Deed in the manner hereinafter appearing.
- (F) The Director of Lands has given its approval to this Sub-Deed in accordance with Special Condition No. (20)(a) of the Government Grant.

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

## SECTION 2: DEFINITIONS

- (1) Expressions used in this Sub-Deed shall (unless otherwise specifically defined or re-defined herein) have the meanings defined in the Principal Deed.
- (2) In this Sub-Deed the following expressions shall have the following meanings except where the

context otherwise permits or requires:-

**"Common Areas and Facilities within Phase 1B"**

means collectively the Development Common Areas and Facilities within Phase 1B, the Residential Common Areas and Facilities within Phase 1B, the Residential Carpark Common Areas and Facilities within Phase 1B, the Residential and Residential Carpark Common Areas and Facilities within Phase 1B and all those parts and such of the facilities of Phase 1B designated as common areas and facilities in any Sub-Sub-Deed(s);

**"Development Common Areas and Facilities within Phase 1B"**

means and includes,

- (a) in so far as they are within Phase 1B:-
  - (i) other parts of Phase 1B which are intended for common use and benefit of the Development including but not limited to the Access Road, the external walls (excluding those external walls forming part of the Residential Common Area and Facilities within Phase 1B), the emergency vehicular access, passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, service areas, driveways, roadways and pavements, ramps, sewage pump room, sprinkler pump rooms, management office, store rooms, landscaped areas, water features, planters and such of the drains, channels, water mains, sewers, 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 Land 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;
  - (ii) to the extent not specifically provided in sub-paragraph (i) above, such other parts of Phase 1B :-
    - (A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or
    - (B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance;

which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Light Green on the Sub-Deed Plans; and

- (b) such other areas, apparatus, devices, systems and facilities of and in Phase 1B as may from time to time be designated as the Development Common Areas and Facilities within Phase 1B in accordance with this Sub-Deed or any Sub-Sub-Deed(s) or any other deed(s)

but excluding:-

- (i) the Residential Common Areas and Facilities within Phase 1B, the Residential Carpark Common Areas and Facilities within Phase 1B and the Residential and Residential Carpark Common Areas and Facilities within Phase 1B; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use,

occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

**"Greenery Areas within Phase 1B"**

means the Greenery Areas which are located within Phase 1B which are for identification purpose shown coloured Light Orange for the greenery areas and shown edged by Green Broken Line for the vertical green on the Sub-Deed Plans;

**"Kitchen Wall within Phase 1B"**

means the full height wall having an fire resistance rating of not less than -/30/30 (if any) adjacent to the exit door of a Residential Unit with open kitchen which is respectively shown and coloured Violet on the Sub-Deed Plans;

**"Non-enclosed Areas within Phase 1B"**

means collectively:-

- (a) the balconies of the Residential Units within Phase 1B which are for the purposes of identification only shown coloured Light Indigo on the Sub-Deed Plans and the covered areas underneath the said balconies which are for the purposes of identification only marked "BALCONY ABOVE" on the Sub-Deed Plans; and
- (b) the utility platforms of the Residential Units within Phase 1B which are for the purposes of identification only shown coloured Light Yellow on the Sub-Deed Plans and the covered areas underneath the said utility platforms which are for the purposes of identification only marked "UTILITY PLATFORM ABOVE" on the Sub-Deed Plans;

**"Phase 1B"**

means Phase 1B of the Development as demarcated in the Building Plans comprising Bergen Tower 1, Bergen Tower 2 and Bergen Tower 3, podium floors, 800 Residential Units, 140 Residential Car Parking Spaces, 8 Residential Motor Cycle Parking Spaces and the Common Areas and Facilities within Phase 1B which are for the purpose of identification shown coloured Pink on the phasing plans certified as to their accuracy by the Authorized Person and annexed hereto;

**"Residential and Residential Carpark Common Areas and Facilities within Phase 1B"**

means and includes:-

- (a) in so far as they are within Phase 1B:-
  - (i) all the driveways, passages, corridors, ramps, staircases, permanent artificial lighting at staircases, lifts, lift shafts;
  - (ii) such other areas, apparatus, devices, systems and facilities of and in the Development intended for the common use and benefit of the Owners, occupiers or licensees of the Residential Units, Residential Car Parking Spaces, Residential Motor Cycle Parking Spaces and their bona fide guests, visitors, tenants, servants, agents, licensees or invitees; and
  - (iii) the common parts specified in Schedule 1 to the Building Management Ordinance that are for the common use and benefit of the Owners, occupiers or licensees of the Residential Units, Residential Car Parking Spaces and Residential Motor Cycle Parking Spaces and their bona fide guests, visitors, tenants, servants, agents, licensees or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Orange on the Sub-Deed Plans; and



- (b) such other areas, apparatus, devices, systems and facilities of and in Phase 1B as may from time to time be designated as the Residential and Residential Carpark Common Areas and Facilities within Phase 1B in accordance with this Sub-Deed or any Sub-Sub-Deed(s) or any other deed(s)

but excluding:-

- (i) the Development Common Areas and Facilities within Phase 1B, the Residential Common Areas and Facilities within Phase 1B and the Residential Carpark Common Areas and Facilities within Phase 1B; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

**"Residential Carpark Common Areas and Facilities within Phase 1B"**

means and includes :-

- (a) in so far as they are within Phase 1B :-
  - (i) the Common EV Facilities (in so far as the same are within the Residential Carpark Common Areas and Facilities within Phase 1B), all the driveways, passages, corridors, ramps, staircases, fan room, smoke vents, extra low voltage room, electrical meter rooms, electrical rooms, pipe ducts room and the backup automatic activated emergency lighting system; and
  - (ii) such other areas, apparatus, devices, systems and facilities of and in the Development intended for the common use and benefit of the Owners, occupiers or licensees of the Residential Car Parking Spaces and the Residential Motor Cycle Parking Spaces and their bona fide guests, visitors, tenants, servants, agents, licensees or invitees;
  - (iii) the common parts specified in Schedule 1 to the Building Management Ordinance that are for the common use and benefit of the Owners, occupiers or licensees of the Residential Car Parking Spaces and Residential Motor Cycle Parking Spaces and their bona fide guests, visitors, tenants, servants, agents, licensees or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow on the Sub-Deed Plans,

- (b) such other areas, apparatus, devices, systems and facilities of and in Phase 1B as may from time to time be designated as the Residential Carpark Common Areas and Facilities within Phase 1B in accordance with this Sub-Deed or any Sub-Sub-Deed(s) or any other deed(s)

but excluding:-

- (i) the Development Common Areas and Facilities within Phase 1B, the Residential Common Areas and Facilities within Phase 1B and the Residential and Residential Carpark Common Areas and Facilities within Phase 1B; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

**"Residential Common Areas and Facilities within Phase 1B"**

means and includes :-

- (a) in so far as they are within Phase 1B:-
- (i) the Curtain Wall (excluding all windows forming part of the Residential Units), external walls (excluding those external walls forming part of the Development Common Area and Facilities within Phase 1B but including non-structural prefabricated external walls which are for the purposes of identification only shown edged by Blue Dotted Line on the Sub-Deed Plans), aluminium claddings, architectural fins;
  - (ii) the Accessible Visitor Parking Spaces, the Bicycle Parking Spaces, the Common EV Facilities (in so far as the same are within the Residential Common Areas and Facilities within Phase 1B), the Greenery Areas within Phase 1B, the Recreational Areas and Facilities, the Residential Loading and Unloading Spaces within Phase 1B, the Visitor Parking Spaces, air-conditioning plant rooms (A/C plant room), covered landscape areas, and such of the passages, common corridors and lift lobbies (including wider common corridors and lift lobbies for the purposes of identification only as shown coloured Red Hatched Black on the Sub-Deed Plans annexed hereto), entrances, landings, halls, entrance lobbies, caretaker rooms, store room, mail room, horizontal screens/trellis, covered walkway, covered landscape, caretaker counter, caretaker store, caretaker quarter, counter for watchmen, structural walls, stairways, air handling unit rooms, air conditioning platforms (excluding the supporting frames and anchors of air conditioning units), cast-in anchors, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, satellite master antenna television duct, electrical cabinet, electrical ducts, electrical rooms, electrical meter cabinet, electrical meter rooms (E.M.R.), extra low voltage ducts, emergency generator rooms, fire services & sprinkler pump room, fire services control rooms, fire services transfer pump rooms, fire services water pump room, fire services tank rooms, fireman's lift lobbies, fan rooms, heat pump room, filtration plant rooms, fresh water pump room, flush water pump room, flushing water pump rooms, fresh and flush water pump rooms, pipe ducts (P.D.), potable and flushing water pump rooms, potable and flushing water tank rooms, refuse storage and material recovery rooms, vent ducts, exhaust air ducts, fresh air ducts, sprinkler control valve rooms, sprinkler pump rooms, sprinkler pump and water tank rooms, telecommunication broadcasting equipment rooms, lift machine rooms, maintenance catwalk, telecommunication ducts, variable refrigerant volume rooms, water meter cabinet, store rooms, common flat roofs, roofs and flat roofs not forming parts of Residential Units, meter rooms and meter spaces and roof thereof and such of the lifts, lift shafts, firemen's lifts, 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, 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 the backup automatic activated emergency lighting system;
  - (iii) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation intended for the common use and benefit of the

Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees,

- (iv) the common parts specified in Schedule 1 to the Building Management Ordinance that are for the common use and benefit of the Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Red, Light Orange, edged by Green Broken Line, Red Hatched Black, Red and edged by Violet Dotted Line and Red and edged by Blue Dotted Line on the Sub-Deed Plans; and

- (b) such other areas, apparatus, devices, systems and facilities of and in Phase 1B as may from time to time be designated as the Residential Common Areas and Facilities within Phase 1B in accordance with this Sub-Deed or any Sub-Sub-Deed(s) or any other deed(s)

but excluding:-

- (i) the Development Common Areas and Facilities within Phase 1B, the Residential Carpark Common Areas and Facilities within Phase 1B and the Residential and Residential Carpark Common Areas and Facilities within Phase 1B; and
- (ii) 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;

**"Residential Loading and Unloading Space within Phase 1B"**

means any Residential Loading and Unloading Space which is located within Phase 1B and which is for the purposes of identification only shown coloured Red and edged by Violet Dotted Line on the Sub-Deed Plans;

**"Sub-Deed"**

means this Sub-Deed as amended or varied from time to time pursuant to the provisions of the Government Grant, the Principal Deed and this Sub-Deed;

**"Sub-Deed Plans"**

means the plans certified as to their accuracy by the Authorized Person annexed to this Sub-Deed for identifying various parts of Phase 1B (including without limitation the Common Areas and Facilities within Phase 1B);

**"Sub-Sub-Deed"**

means a Sub-Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of Phase 1B setting forth the rights and obligations of any component part of Phase 1B and "**Sub-Sub-Deeds**" shall be construed accordingly; and

- (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.
- (5) In this Sub-Deed, unless the context requires otherwise, any reference to a Clause or Section or Schedule is a reference to the Clause of or Section of or Schedule to this Sub-Deed.

### SECTION 3: OPERATIVE PART

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

- (a) The First Owner shall at all times hereafter, subject to and with the benefit of the Government Grant, have the sole and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the Phase 1B First Assignee the whole of Phase 1B together with the appurtenances thereto and the entire rents and profits thereof SAVE AND EXCEPT the Phase 1B First Assignee's Unit and the Common Areas and Facilities within Phase 1B and SUBJECT TO the rights and privileges granted to Phase 1B First Assignee by the aforesaid Assignment and SUBJECT TO the Principal Deed and the provisions of this Sub-Deed.
- (b) The First Owner shall at all times hereafter, subject to and with the benefit of the Government Grant, have the right without the necessity of making any Owner entitled to the exclusive use occupation and enjoyment of any part or parts of the Land or the Development within Phase 1B a party thereto to enter into Sub-Sub-Deed(s) in respect of the First Owner's Premises

PROVIDED THAT such Sub-Sub-Deed(s) shall not conflict with the provisions of the Principal Deed and this Sub-Deed nor affect the rights, interests or obligations of the other Owners bound by any other previous Sub-Sub-Deed(s) and shall be subject to the approval of the Director, unless otherwise waived.

#### 2. **Grant of rights to the Phase 1B First Assignee**

The Phase 1B First Assignee shall at all times hereafter, subject to and with the benefit of the Government Grant, 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 1B 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 and the sole and exclusive right and privilege to hold, use, occupy and enjoy any part of Phase 1B 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, and the covenants and provisions contained in this Sub-Deed, 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 1B 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 Government Grant, every Owner of Phase 1B 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 or interest of and in the Land and the Development together with the sole and 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 transaction shall be made expressly subject to and with the benefit of the Principal Deed and this Sub-Deed.

6. **Right to exclusive use not to be dealt with separately from Undivided Shares**

- (a) The sole and exclusive right and privilege to hold, use, occupy and enjoy any part of the Phase 1B 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 balcony, utility platform, stairhood, flat roof or roof 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 1B with which such balcony, utility platform, stairhood, flat roof or roof is held.

7. **Common Areas and Facilities within Phase 1B**

- (a) The Common Areas and Facilities within Phase 1B shall form part of the Common Areas and Facilities.
- (b) The Development Common Areas and Facilities within Phase 1B shall form part of the Development Common Areas and Facilities.
- (c) The Residential Common Areas and Facilities within Phase 1B shall form part of the Residential Common Areas and Facilities.
- (d) The Residential Carpark Common Areas and Facilities within Phase 1B shall form part of the Residential Carpark Common Areas and Facilities.
- (e) The Residential and Residential Carpark Common Areas and Facilities within Phase 1B shall form part of the Residential and Residential Carpark 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 4.6(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 1B;
- (b) the second part of the annual budget referred in Clause 4.6(b) 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 1B;
- (c) the third part of the annual budget referred in Clause 4.6(c) 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 Carpark Common Areas and Facilities within Phase 1B; and
- (d) the fourth part of the annual budget referred in Clause 4.6(d) 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 and Residential Carpark Common Areas and Facilities within Phase 1B.

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 and the obligation to pay management expenses and other payments and deposits shall 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 Principal Deed.

10. **Non-enclosed Areas within Phase 1B**

All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Non-enclosed Areas shall apply mutatis mutandis to the Non-enclosed Areas within Phase 1B.

11. **Kitchen Wall within Phase 1B**

All covenants provisions terms stipulations and agreements contained in the Principal Deed in respect of the Kitchen Wall shall apply mutatis mutandis to the Kitchen Wall within Phase 1B.

12. **Assignment of Common Areas and Facilities within Phase 1B**

(a) Upon execution of this Sub-Deed, the First Owner shall assign to the Manager free of costs or consideration the whole of the Undivided Shares allocated to the Common Areas and Facilities within Phase 1B together with the Common Areas and Facilities within Phase 1B for the general benefits of the Owners subject to and with the benefit of the Government Grant, the Principal Deed and this Sub-Deed.

(b) Such Undivided Shares together with the right to hold, use, occupy and enjoy the Common Areas and Facilities within Phase 1B 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 the Principal Deed and this Sub-Deed, 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 Common Areas and Facilities within Phase 1B together with the Common Areas and Facilities within Phase 1B 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.

13. **Compliance with the Government Grant**

(a) Nothing in this Sub-Deed shall conflict with or be in breach of the conditions of the Government Grant. If any provision contained in this Sub-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 Sub-Deed are binding on all Owners and the benefit and burden thereof are annexed to the Land and the Development and to the Undivided Share(s) in respect thereof.

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 its Chinese translation in the management office of the Development 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 Common Areas and Facilities within Phase 1B**

A set of the Sub-Deed Plans annexed hereto showing the Common Areas and Facilities within Phase 1B (if and where capable of being shown on plans) shall be kept at the management office of the Development for inspection by the Owners during normal office hours free of costs and charge.

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 Units and the Common Areas and Facilities within Phase 1B and to the Undivided Share or Shares held therewith.

17. **Building Management Ordinance**

No provision in this Sub-Deed shall contradict, overrule or fail to comply with the provisions of the Building Management Ordinance (Cap.344) and the Schedules thereto.

18. **Establishment of RCHE or RCHD**

No provision in this Sub-Deed shall operate to prohibit, prevent, hinder or prejudice the establishment or operation of RCHE or RCHD, or the use of the Land or any part thereof or any building or part of any building erected thereon for the purpose of RCHE or RCHD.

19. **Temporary noise abatement and dust protection measures**

The First Owner shall, at its own expense provide temporary noise abatement and dust protection measures within the Development in relation to the Units in Phase 1B so as to minimize the inconvenience caused to the Owners and occupiers of Units in Phase 1B arising from the continuing construction of the uncompleted phase(s) on the Land.

**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**

**Section 1: Summary**

Description	Undivided Shares
Residential Units within Phase 1B	616,401
Residential Car Parking Spaces and Residential Motor Cycle Parking Spaces within Phase 1B	3,540
Common Areas and Facilities within Phase 1B	1,000
Total:	620,941



## Section 2: Schedule of Allocation of Undivided Shares

(a) Residential Units within Phase 1B

### Bergen Tower 1

Floor	Flat				
Garden Floor (2/F)	A1	A2	B	C	D
	1239 ( Note 1 )	1076 ( Note 1 )	771 ( Note 1 )	537 ( Note 1 )	535 ( Note 1 )
	E	F	G	H	J
	872 ( Note 1 )	445 ( Note 1 )	423 ( Note 1 )	816 ( Note 1 )	912 ( Note 1 )
3/F, 5/F – 12/F, 15/F – 22/F (17 storeys)	A1	A2	B	C	D
	1207 ( Note 2 )	1053 ( Note 2 )	762 ( Note 2 )	515 ( Note 3 )	512 ( Note 3 )
	E	F	G	H	J
	860 ( Note 2 )	435 ( Note 3 )	413 ( Note 3 )	777 ( Note 2 )	900 ( Note 2 )
23/F, 25/F – 28/F (5 storeys)	A1	A2	B	C	D
	1206 ( Note 2 )	1051 ( Note 2 )	764 ( Note 2 )	517 ( Note 3 )	512 ( Note 3 )
	E	F	G	H	J
	860 ( Note 2 )	435 ( Note 3 )	413 ( Note 3 )	776 ( Note 2 )	902 ( Note 2 )
Penthouse Floor (29/F)	A1	A2	A3	–	–
	2271 ( Note 8 )	2131 ( Note 5 )	2273 ( Note 7 )	–	–

### Bergen Tower 2

Floor	Flat				
Garden Floor (2/F)	A1	A2	A3	B	C
	1424 ( Note 1 )	1277 ( Note 1 )	1267 ( Note 1 )	767 ( Note 1 )	734 ( Note 1 )
	D	E	F	G	–
	822 ( Note 1 )	724 ( Note 1 )	712 ( Note 1 )	722 ( Note 1 )	–
3/F, 5/F – 12/F, 15/F – 18/F (13 storeys)	A1	A2	A3	B	C
	1396 ( Note 2 )	1245 ( Note 2 )	1227 ( Note 2 )	741 ( Note 2 )	713 ( Note 2 )
	D	E	F	G	–
	801 ( Note 2 )	721 ( Note 2 )	707 ( Note 2 )	697 ( Note 2 )	–
19/F – 23/F (5 storeys)	A1	A2	A3	B	C
	1398 ( Note 2 )	1244 ( Note 2 )	1227 ( Note 2 )	739 ( Note 2 )	714 ( Note 2 )
	D	E	F	G	–
	801 ( Note 2 )	721 ( Note 2 )	707 ( Note 2 )	697 ( Note 2 )	–

Penthouse Floor (25/F)	A1	A2	A3	-	-
	2906 ( Note 4 )	2294 ( Note 4 )	2342 ( Note 8 )	-	-

### Bergen Tower 3

Floor	Flat				
Garden Floor (2/F)	A1	A2	A3	A5	B
	1222 ( Note 1 )	1283 ( Note 1 )	1429 ( Note 1 )	1219 ( Note 1 )	775 ( Note 1 )
	C	D	E	F	G
	531 ( Note 1 )	718 ( Note 1 )	518 ( Note 1 )	525 ( Note 1 )	523 ( Note 1 )
	H	J	K	L	M
	762 ( Note 1 )	731 ( Note 1 )	522 ( Note 1 )	709 ( Note 1 )	537 ( Note 1 )
3/F, 5/F – 12/F, 15/F – 22/F (17 storeys)	A1	A2	B	C	D
	1210 ( Note 2 )	1246 ( Note 2 )	762 ( Note 2 )	516 ( Note 3 )	713 ( Note 3 )
	E	F	G	H	J
	505 ( Note 3 )	508 ( Note 3 )	508 ( Note 3 )	741 ( Note 2 )	723 ( Note 2 )
	K	L	M	N	P
	519 ( Note 3 )	702 ( Note 2 )	527 ( Note 3 )	515 ( Note 3 )	521 ( Note 3 )
	Q	R	-	-	-
	516 ( Note 3 )	697 ( Note 2 )	-	-	-
23/F, 25/F – 28/F (5 storeys)	A1	A2	B	C	D
	1208 ( Note 2 )	1244 ( Note 2 )	764 ( Note 2 )	516 ( Note 3 )	713 ( Note 3 )
	E	F	G	H	J
	505 ( Note 3 )	508 ( Note 3 )	507 ( Note 3 )	741 ( Note 2 )	724 ( Note 2 )
	K	L	M	N	P
	518 ( Note 3 )	703 ( Note 2 )	527 ( Note 3 )	515 ( Note 3 )	521 ( Note 3 )
	Q	R	-	-	-
	516 ( Note 3 )	698 ( Note 2 )	-	-	-
Penthouse Floor (29/F)	A1	A2	A3	A5	-
	2981 ( Note 8 )	2681 ( Note 8 )	2115 ( Note 8 )	2373 ( Note 6 )	-

#### Remarks:

- 4/F, 13/F, 14/F and 24/F are omitted.
- Flat I and Flat O are omitted

#### Notes:

- means including the flat roof(s) adjacent thereto.
- means including the balcony and the utility platform thereof.

3. means including the balcony thereof.
4. means including the balcony and the utility platform thereof, the flat roof(s) adjacent thereto and the roof(s) thereabove.
5. means including the balcony thereof and the roof(s) thereabove.
6. means including the flat roof(s) adjacent thereto and the roof(s) thereabove.
7. means including the balcony and the utility platform thereof, the roof(s) thereabove and the stairhood appertaining thereto.
8. means including the balcony thereof, the flat roof(s) adjacent thereto and the roof(s) thereabove.

(b)	Residential Car Parking Spaces and Residential Motor Cycle Parking Spaces within Phase 1B	
	140 Residential Car Parking Spaces of 25 Undivided Shares each	3,500 Undivided Shares
	8 Residential Motor Cycle Parking Spaces of 5 Undivided Shares each	40 Undivided Shares
(c)	Common Areas and Facilities within Phase 1B	1,000 Undivided Shares
	Total:	<u>620,941 Undivided Shares</u>

**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 1B First Assignee**

[Where the Phase 1B First Assignee is an individual(s)]

**SIGNED, SEALED and DELIVERED** by the )  
**Phase 1B First Assignee** (Holder(s) of )  
[ ] in the presence of:- )  
)

**INTERPRETED** to the Phase 1B First Assignee by:-

[OR where the Phase 1B First Assignee adopts common seal]

**EXECUTED** as a deed and **SEALED** with the )  
Common Seal of the **Phase 1B 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 1B First Assignee does not adopt common seal]

**SIGNED** as a deed by )  
)  
)  
)  
)  
duly authorized for and on behalf of the **Phase 1B** )  
**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 :- )



COLOUR LEGEND

- P PHASE 1B
- GY OTHER PHASE(S)

A	MAY 2022	2ND SUBMISSION
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NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B - PHASING PLAN AT B2/F

SCALE / 比例 1:1200@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-01-1
-   A	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定
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B2/F PLAN  
 SCALE 1 : 1200

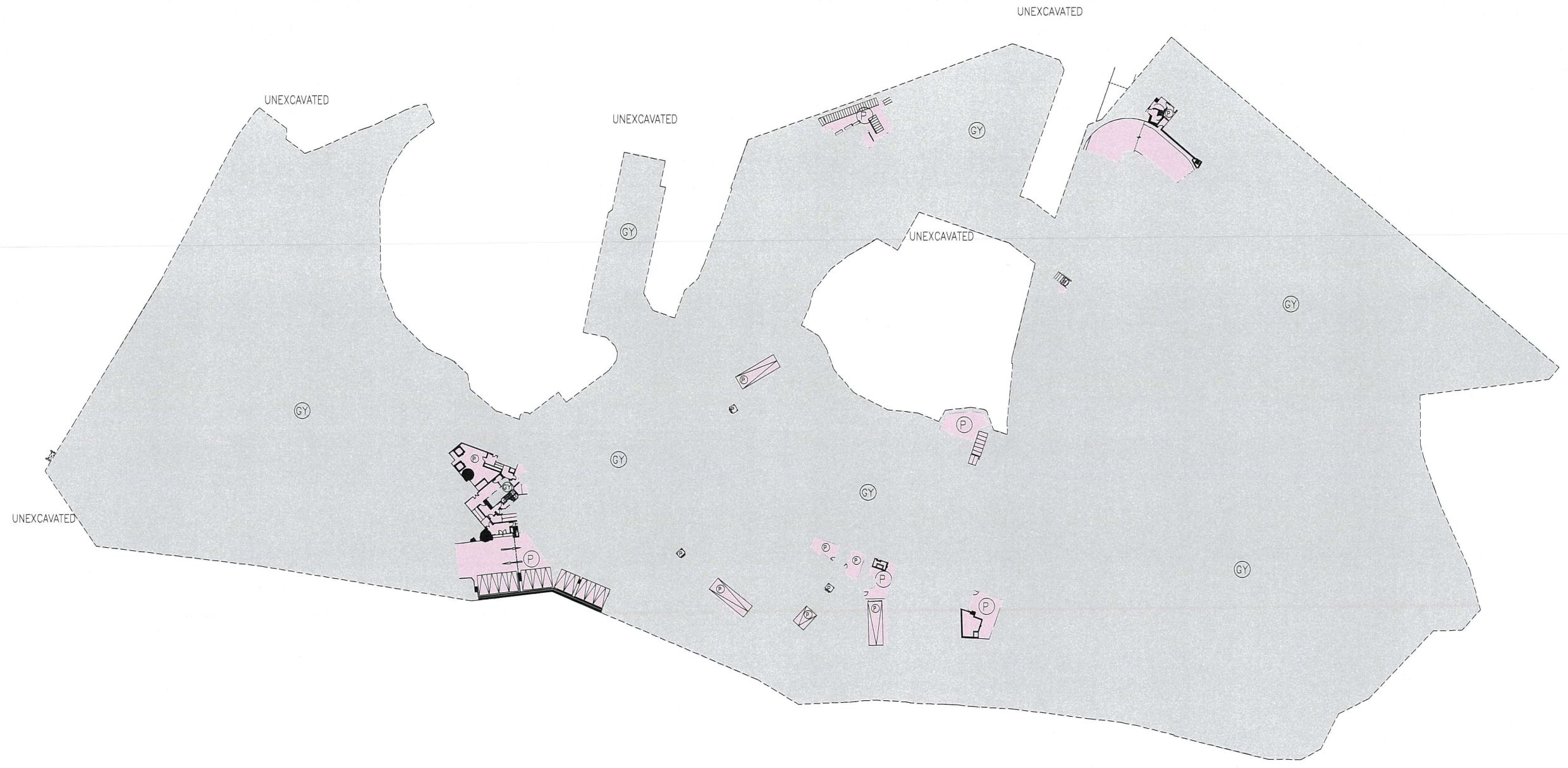
I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

*Chan Wan Ming*

CHAN WAN MING  
 AUTHORIZED PERSON (ARCHITECT)  
 29 JULY 2022

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COLOUR LEGEND

- P PHASE 1B
- GY OTHER PHASE(S)

NUMBER / 號數	DATE / 日期	AMENDMENT / 修訂
A	MAY 2022	2ND SUBMISSION
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 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B - PHASING PLAN AT B1/F

SCALE / 比例 1:1200@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-01-2
-   A	

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B1/F PLAN  
 SCALE 1 : 1200

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CHAN WAN MING  
 AUTHORIZED PERSON (ARCHITECT)  
 29 JULY 2022





G/F PLAN  
SCALE 1 : 1200

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*Chan Wan Ming*

CHAN WAN MING  
AUTHORIZED PERSON (ARCHITECT)  
29 JULY 2022

COLOUR LEGEND

- P PHASE 1B
- GY OTHER PHASE(S)

NUMBER / 號數	DATE / 日期	AMENDMENT / 修訂
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION



PROJECT / 工程項目  
PROPOSED DEVELOPMENT  
AT AREA 54, SIU HONG, TUEN MUN  
N.T. - T.M.T.L.483 R.P. & THE  
EXTENSION THERETO

DRAWING / 圖名  
PHASE 1B - PHASING PLAN AT G/F

SCALE / 比例 1:1200@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-01-3
-   A	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定
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1/F PLAN  
SCALE 1 : 1200

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CHAN WAN MING  
AUTHORIZED PERSON (ARCHITECT)

29 JULY 2022

COLOUR LEGEND

- P PHASE 1B
- GY OTHER PHASE(S)

A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 編號	DATE / 日期	REVISION / 修訂

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PROJECT / 工程項目  
PROPOSED DEVELOPMENT  
AT AREA 54, SIU HONG, TUEN MUN  
N.T. - T.M.T.L.483 R.P. & THE  
EXTENSION THERETO

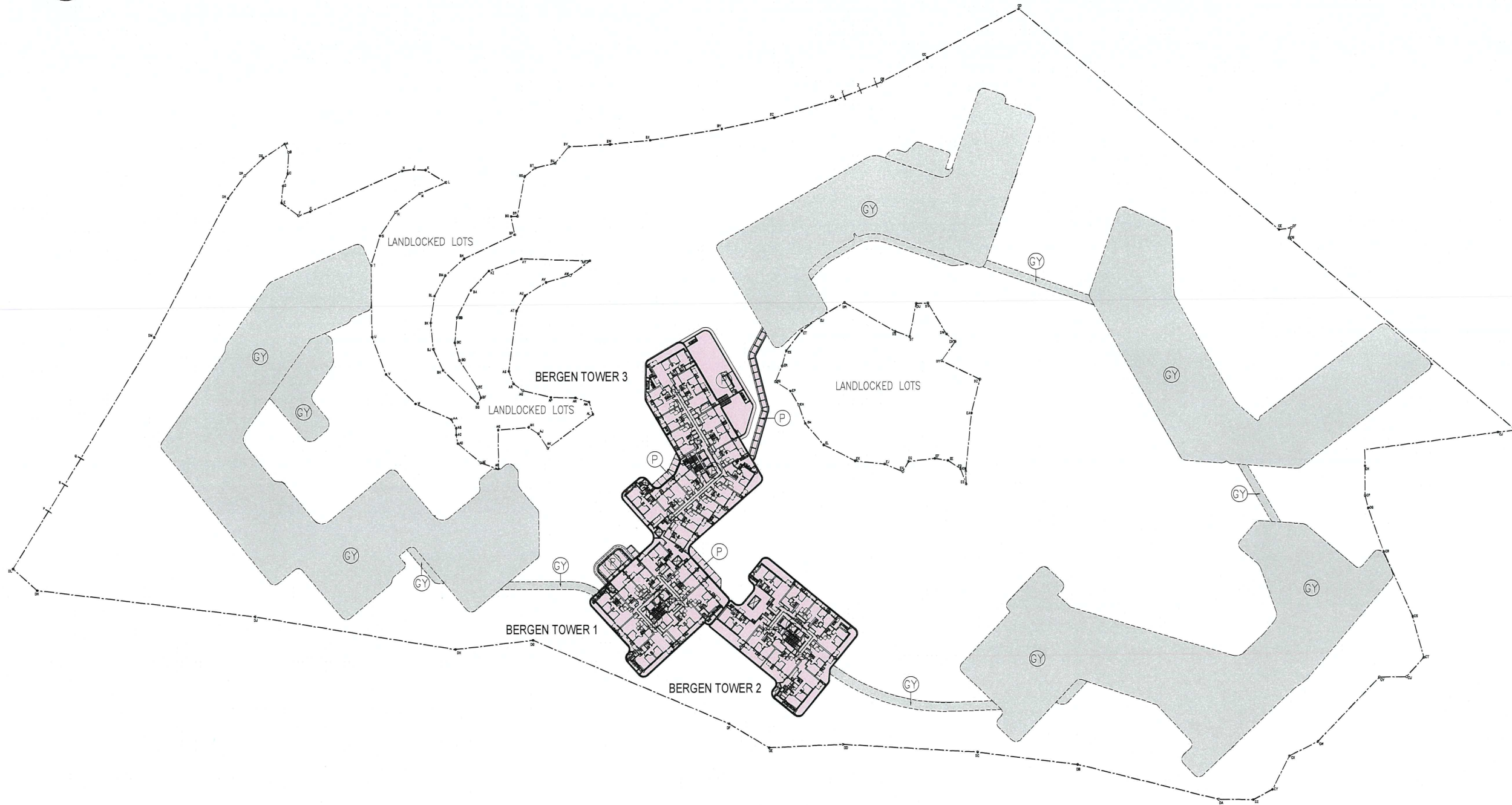
DRAWING / 圖名  
PHASE 1B - PHASING PLAN AT 1/F

SCALE / 比例 1:1200@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-01-4

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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TYPICAL FLOOR PLAN

SCALE 1 : 1200

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CHAN WAN MING  
 AUTHORIZED PERSON (ARCHITECT)

29 JULY 2022

COLOUR LEGEND

- P PHASE 1B
- GY OTHER PHASE(S)

A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
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PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

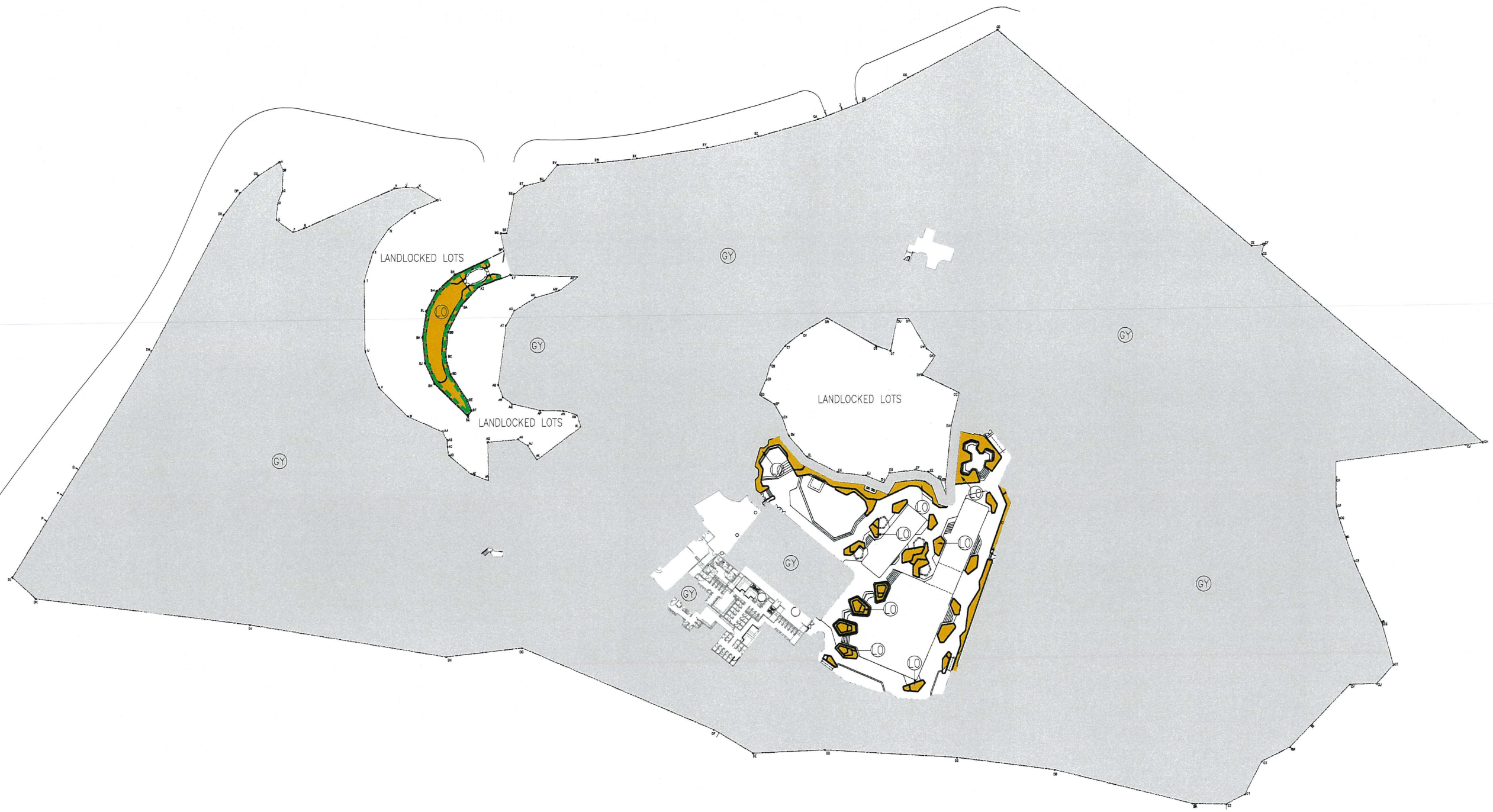
DRAWING / 圖名  
 PHASE 1B - PHASING PLAN AT TYPICAL FLOOR

SCALE / 比例 1:1200@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-01-5

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- LEGEND:**
- LO GREENERY AREAS WITHIN PHASE 1B (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B) (1018.816 m<sup>2</sup>)
  - GY OTHER PHASE(S)
  - G VERTICAL GREEN (GREEN BROKEN LINE)

B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 編號	DATE / 日期	REVISION / 修訂

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PROJECT / 工程項目  
 PROPOSED DEVELOPMENT AT AREA 54, SIU HONG, TUEN MUN N.T. - T.M.T.L.483 R.P. & THE EXTENSION THERETO

DRAWING / 圖名  
 GREENERY AREA AT G/F (PHASE 1B)

SCALE / 比例 1:1500@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-02
-   A   B	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定
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GREENERY PLAN AT G/F  
 SCALE 1 : 1200

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 29 JULY 2022

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  - GY OTHER PHASE(S)

B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂



PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 GREENERY AREA AT 1/F (PHASE 1B)

SCALE / 比例 1:1200@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-03
-   A   B	

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GREENERY PLAN AT 1/F  
 SCALE 1 : 1200

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CHAN WAN MING  
 AUTHORIZED PERSON (ARCHITECT)  
 29 JULY 2022





**COLOUR LEGEND**

- Y RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- LG DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- O RESIDENTIAL AND RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- GY OTHER PHASE(S)

A	MAY 2022						2ND SUBMISSION
-	DEC 2021						1ST SUBMISSION
NUMBER / 號數	DATE / 日期						AMENDMENT / 修訂

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 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B - B2/F PLAN

SCALE / 比例 1:1200@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-04
-   A	

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**B2/F PLAN**  
 SCALE 1 : 1200

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**CHAN WAN MING**  
**AUTHORIZED PERSON (ARCHITECT)**  
 29 JULY 2022





**COLOUR LEGEND**

- Y RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- LG DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- O RESIDENTIAL AND RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- VDL RESIDENTIAL LOADING AND UNLOADING SPACE WITHIN PHASE 1B (VIOLET DOTTED LINE)
- GY OTHER PHASE(S)

B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 號	DATE / 日期	AMENDMENT / 更改

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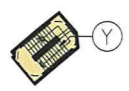
PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B - B1/F PLAN

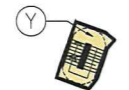
SCALE / 比例	JOB NUMBER / 工程編號
1:1200@A3	4518
DATE / 日期	DRAWING NUMBER / 圖號
AUG 2021	DMC-1B-05
-   A   B	

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UPPER PART OF STAIRCASE B-ST-4



UPPER PART OF STAIRCASE B-ST-11

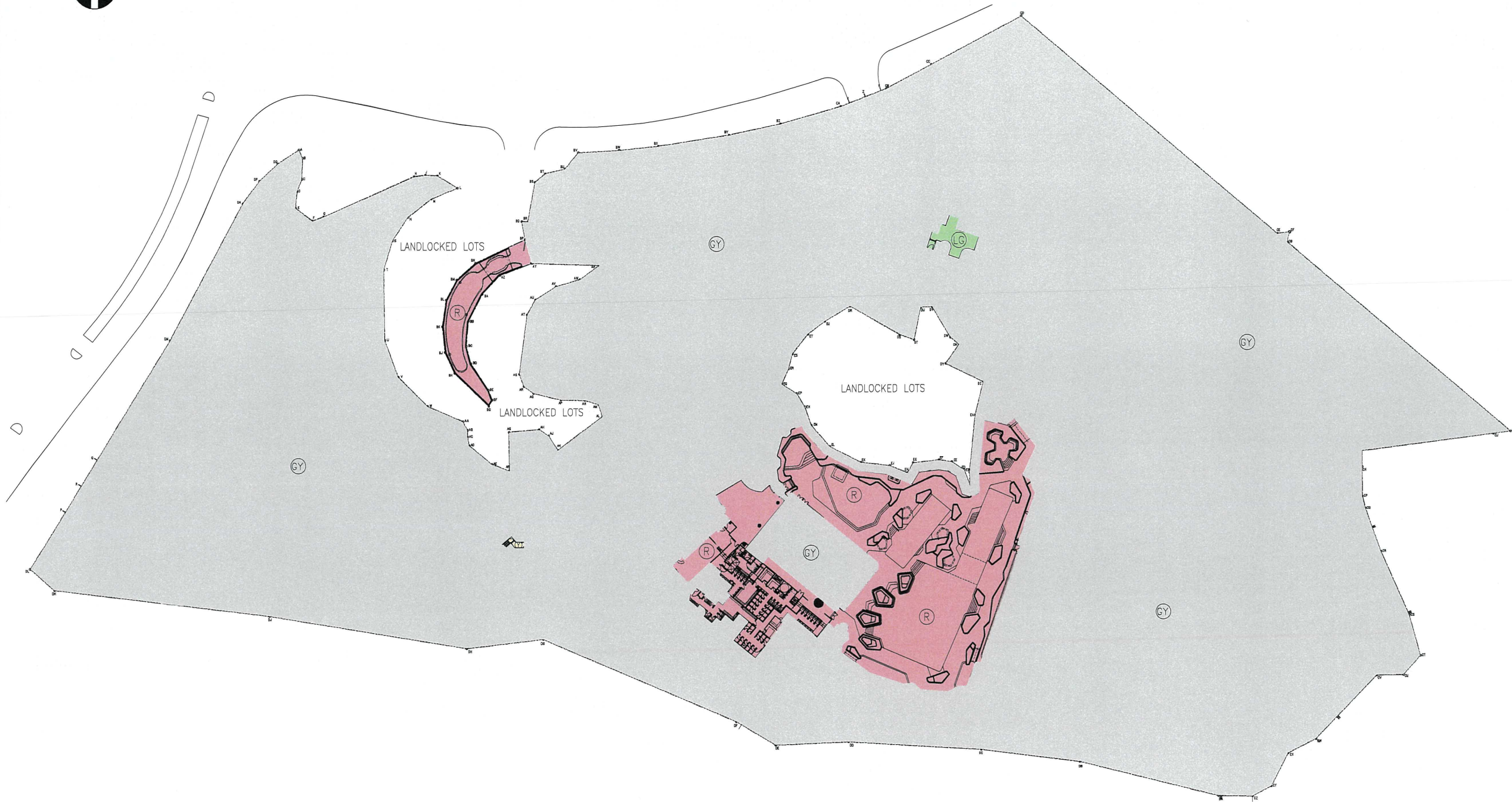
**B1/F PLAN**  
 SCALE 1 : 1200

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*Chan Wan Ming*

**CHAN WAN MING**  
**AUTHORIZED PERSON (ARCHITECT)**  
 29 JULY 2022





COLOUR LEGEND

- (R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- (LG) DEVELOPMENT COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- (GY) OTHER PHASE(S)

A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B - G/F PLAN

SCALE / 比例	JOB NUMBER / 工程編號
1:1200@A3	4518
DATE / 日期	DRAWING NUMBER / 圖號
AUG 2021	DMC-1B-06
-   A	

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 29 JULY 2022

G/F PLAN  
 SCALE 1 : 1200

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**COLOUR LEGEND**

- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- O RESIDENTIAL AND RESIDENTIAL CARPARK COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- GY OTHER PHASE(S)

1/F PLAN  
SCALE 1 : 1200

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AUTHORIZED PERSON (ARCHITECT)  
29 JULY 2022

A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂



PROJECT / 工程項目  
PROPOSED DEVELOPMENT  
AT AREA 54, SIU HONG, TUEN MUN  
N.T. - T.M.T.L.483 R.P. & THE  
EXTENSION THERETO

DRAWING / 圖名  
PHASE 1B - 1/F PLAN

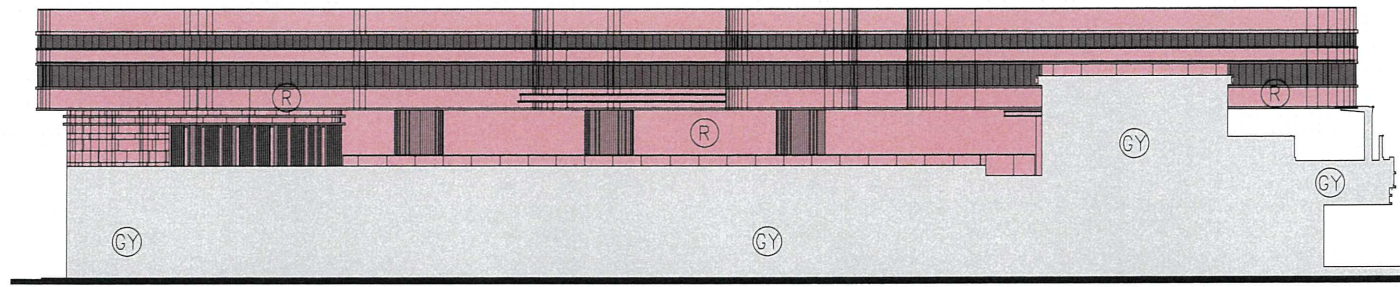
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DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-07

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

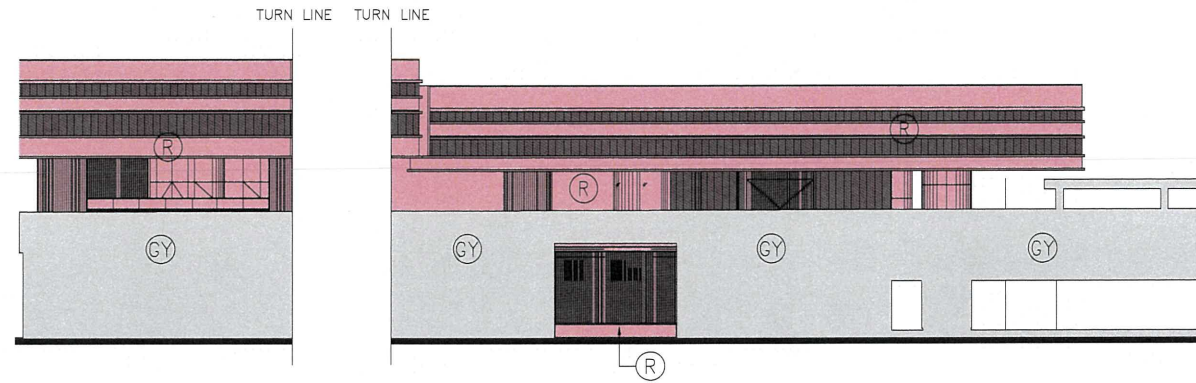
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BERGEN TOWER PODIUM ELEVATION

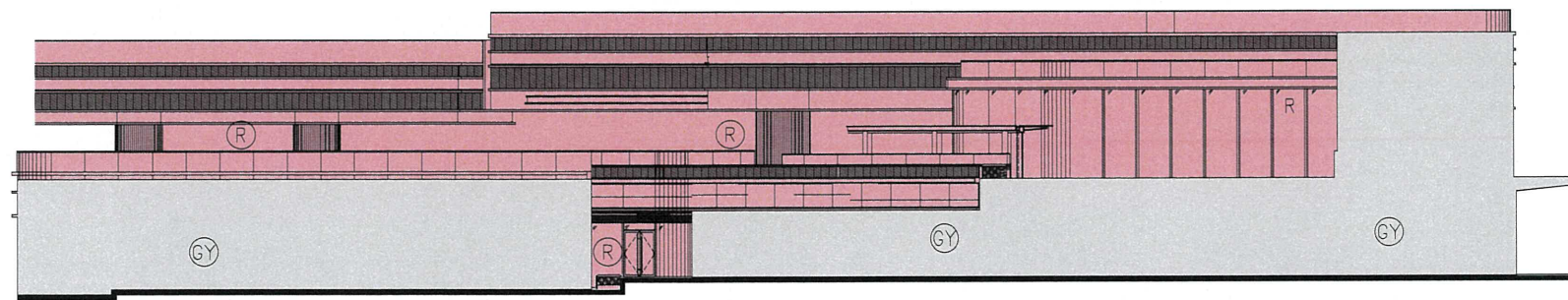


A ELEVATION

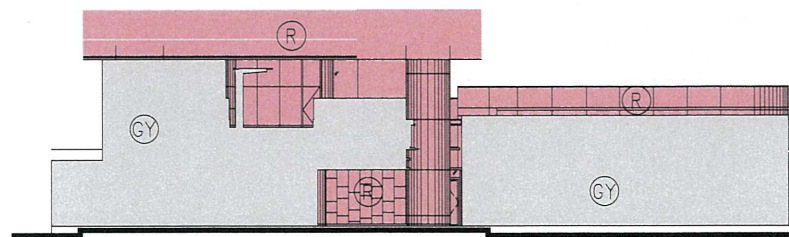


C ELEVATION

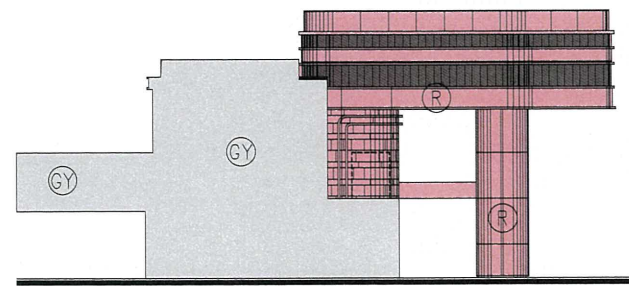
D ELEVATION



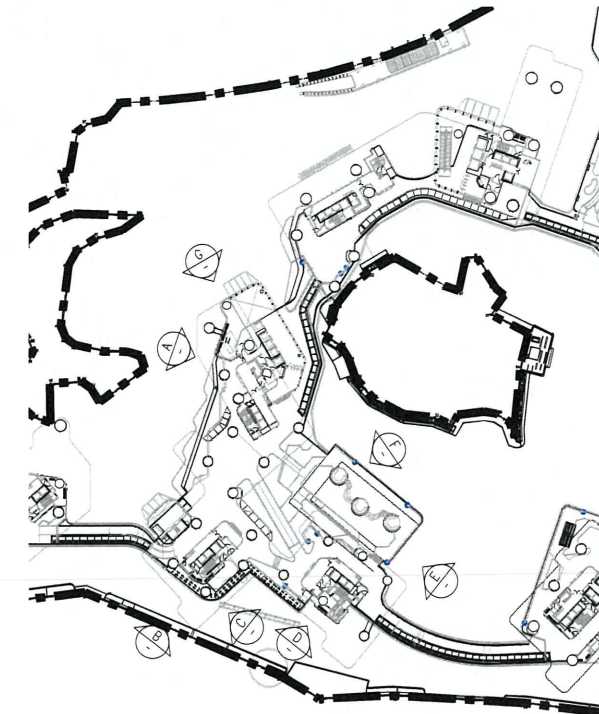
F ELEVATION



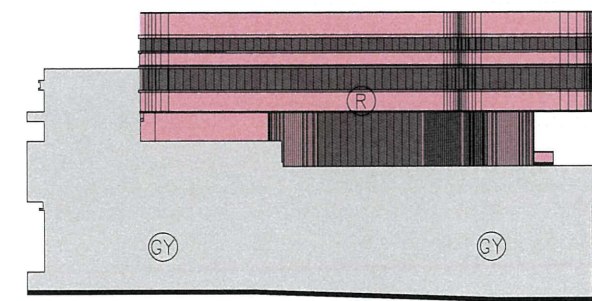
E ELEVATION



G ELEVATION



KEY PLAN AT 1/F



B ELEVATION

COLOUR LEGEND

- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- GY OTHER PHASE(S)

A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 號數	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PODIUM ELEVATION

SCALE / 比例  
 1:400 A3

JOB NUMBER / 工程編號  
 4518

DATE / 日期  
 AUG 2021

DRAWING NUMBER / 圖號  
 DMC-1B-09

DESIGNED / 設計  
 CHECKED / 審核  
 APPROVED / 審定

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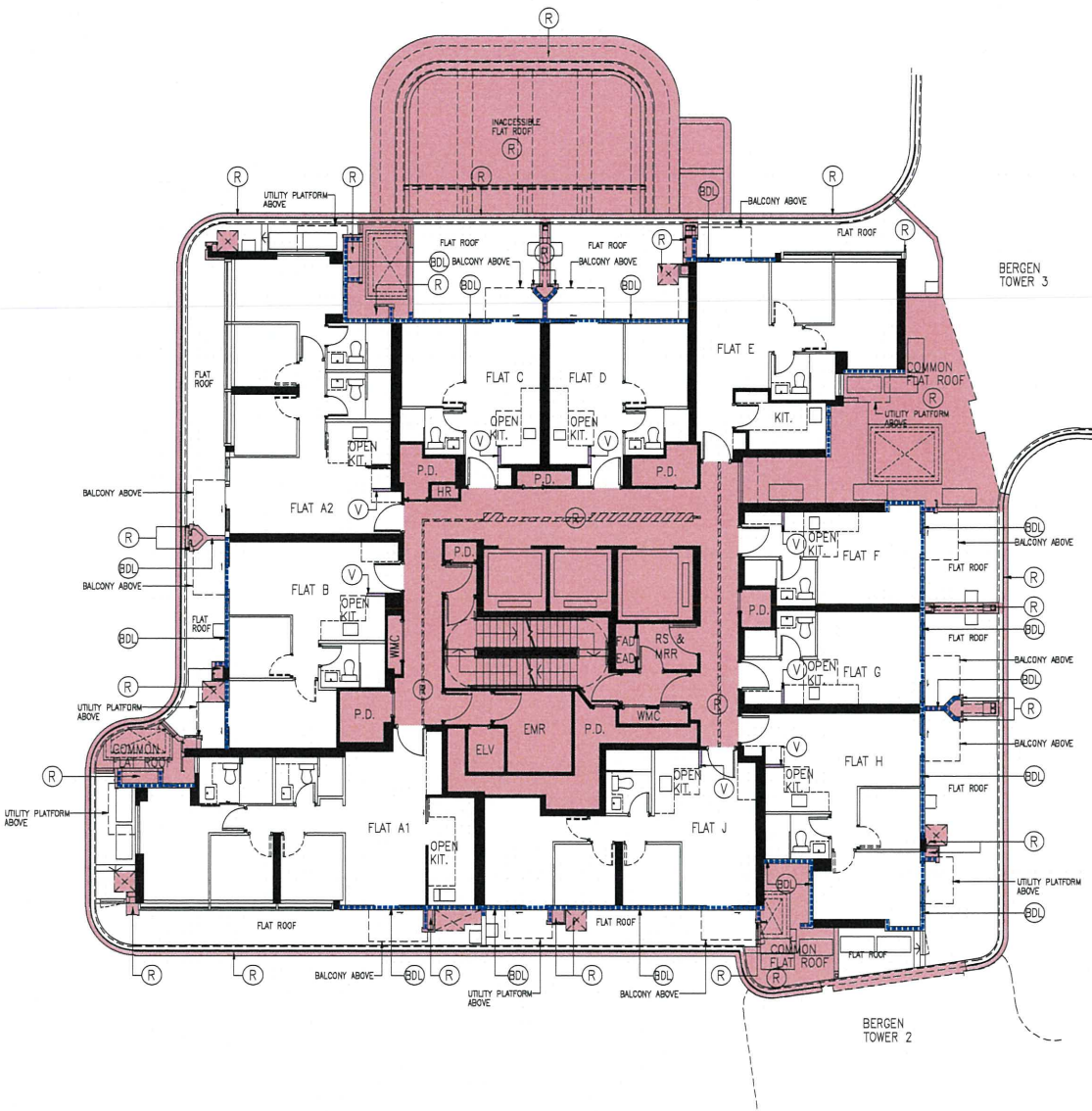
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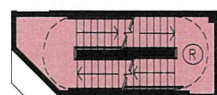


COLOUR LEGEND

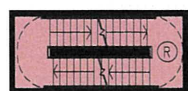
- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- V KITCHEN WALL WITHIN PHASE 1B
- LI BALCONY
- LY UTILITY PLATFORM
- BDL NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (BLUE DOTTED LINE)



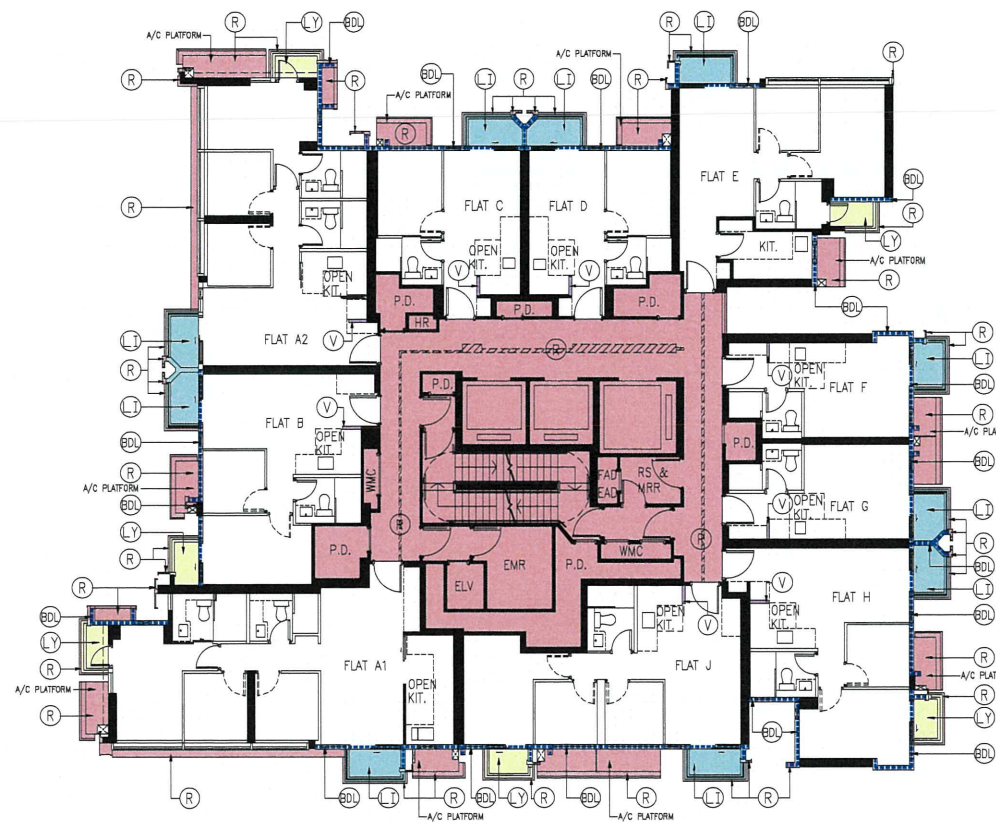
BERGEN TOWER 1 – GARDEN FLOOR PLAN (2/F)



PART PLAN OF STAIRCASE  
B1-ST-1 & 2 AT  
UPPER PART OF 1/F



PART PLAN OF STAIRCASE  
B1-ST-1 & 2 AT  
TRANSFER PLATE LEVEL



BERGEN TOWER 1 – TYPICAL FLOOR PLAN (3/F TO 22/F)  
(4/F, 13/F & 14/F OMITTED)

C	JUL 2022	4TH SUBMISSION
B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 號	DATE / 日期	AMENDMENT / 修訂



PROJECT / 工程項目  
PROPOSED DEVELOPMENT  
AT AREA 54, SIU HONG, TUEN MUN  
N.T. – T.M.T.L.483 R.P. & THE  
EXTENSION THERETO

DRAWING / 圖名  
PHASE 1B – BERGEN TOWER 1  
2/F PLAN & TYPICAL FLOOR PLAN  
(3/F TO 22/F)

SCALE / 比例 1:250@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-T01

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

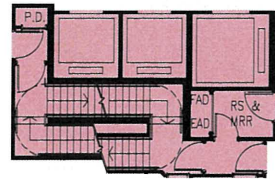
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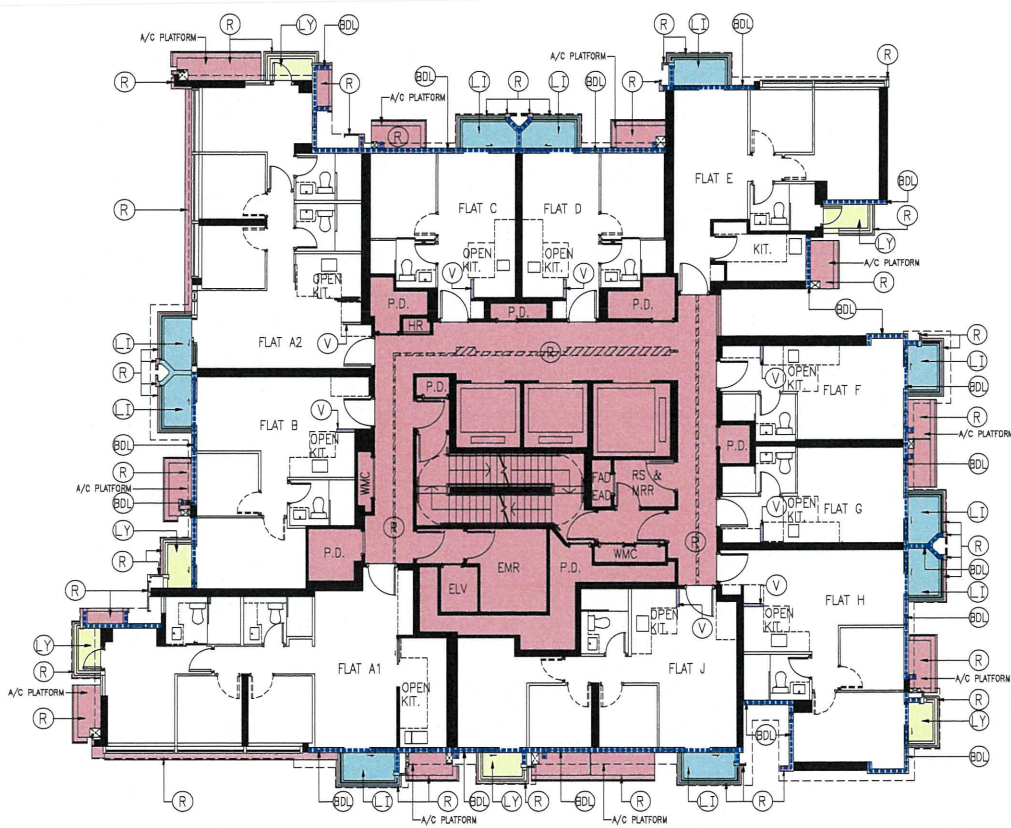
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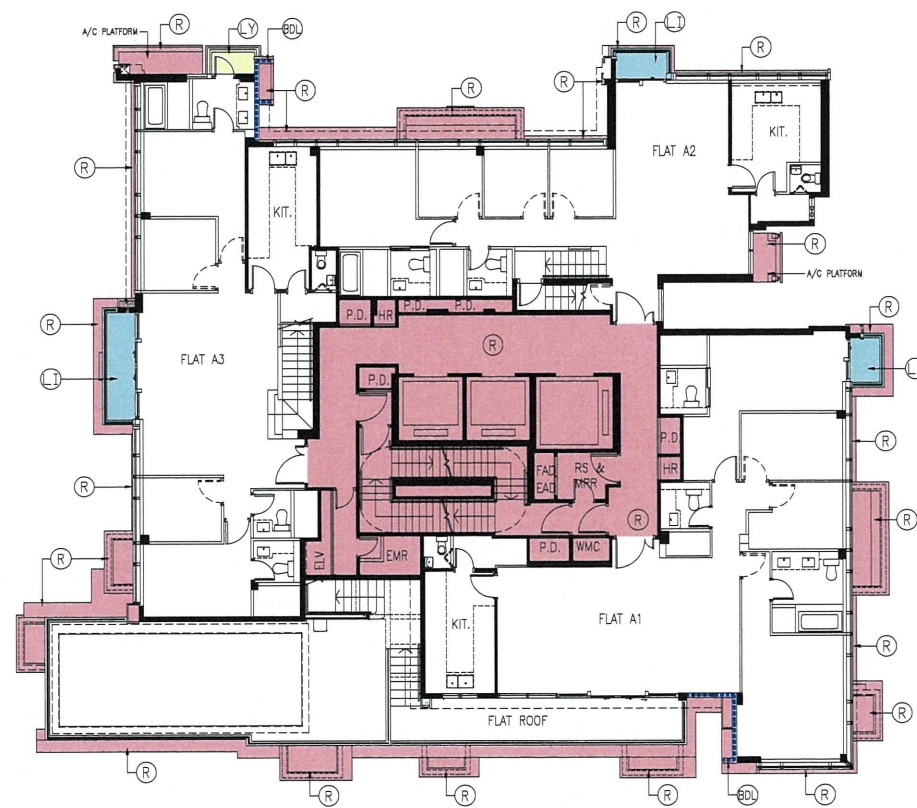




PART PLAN OF 28/F



BERGEN TOWER 1 – TYPICAL FLOOR PLAN (23/F TO 28/F)  
(24/F OMITTED)



BERGEN TOWER 1 – PENTHOUSE FLOOR (29/F)

COLOUR LEGEND

- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- V KITCHEN WALL WITHIN PHASE 1B
- LI BALCONY
- LY UTILITY PLATFORM
- BDL NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (BLUE DOTTED LINE)

C	JUL 2022	4TH SUBMISSION
B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 編號	DATE / 日期	REVISION / 修訂



PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. – T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B – BERGEN TOWER 1  
 TYPICAL FLOOR PLAN (23/F TO 28/F) &  
 29/F PLAN

SCALE / 比例 1:250@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-T02

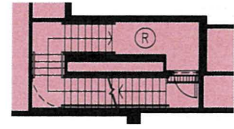
DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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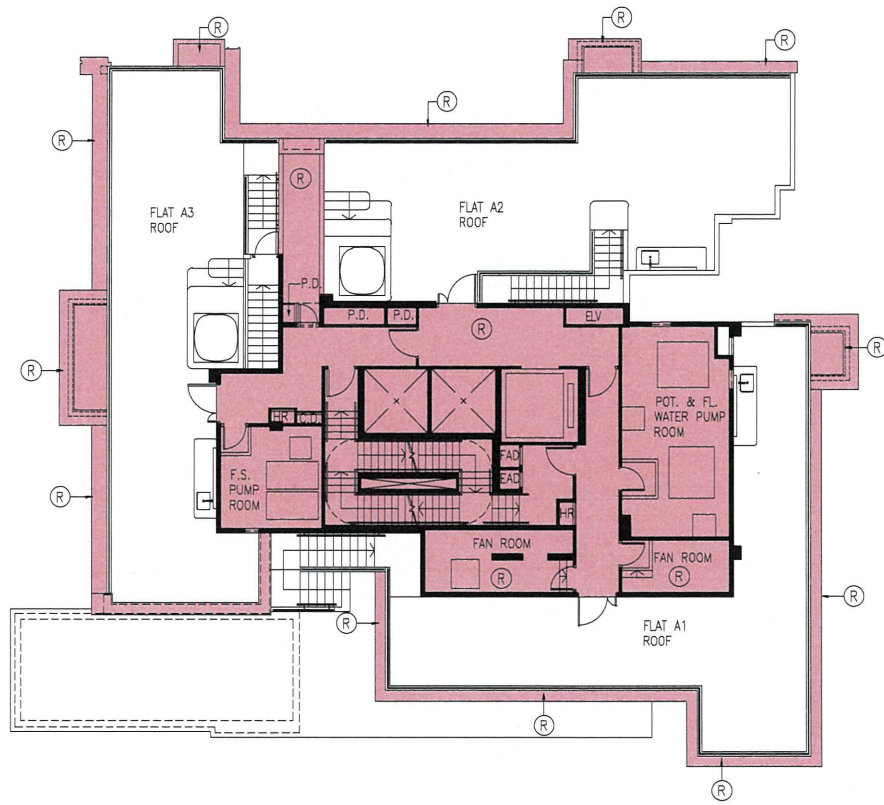
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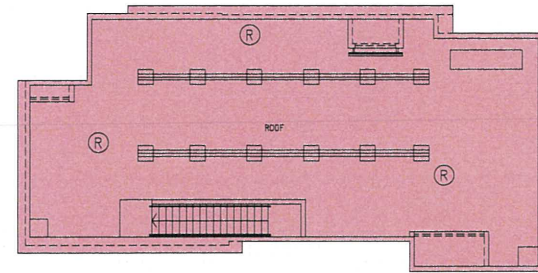
CHAN WAN MING  
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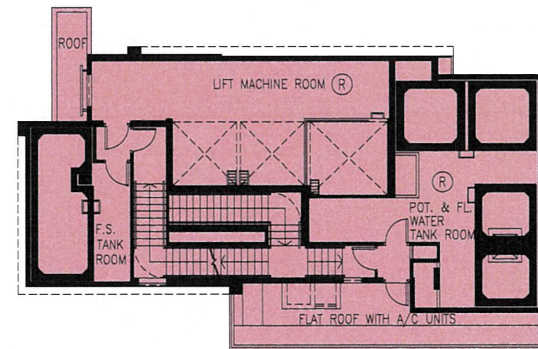
PART PLAN OF STAIRCASE



BERGEN TOWER 1 - ROOF FLOOR PLAN



TOP ROOF FLOOR PLAN



UPPER ROOF FLOOR PLAN

COLOUR LEGEND

(R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B

C	JUL 2022	4TH SUBMISSION
B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 號數	DATE / 日期	AMENDMENT / 冊次



PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B - BERGEN TOWER 1  
 ROOF, UPER ROOF & TOP ROOF PLAN

SCALE / 比例 1:2500A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-T03
-   A   B   C	

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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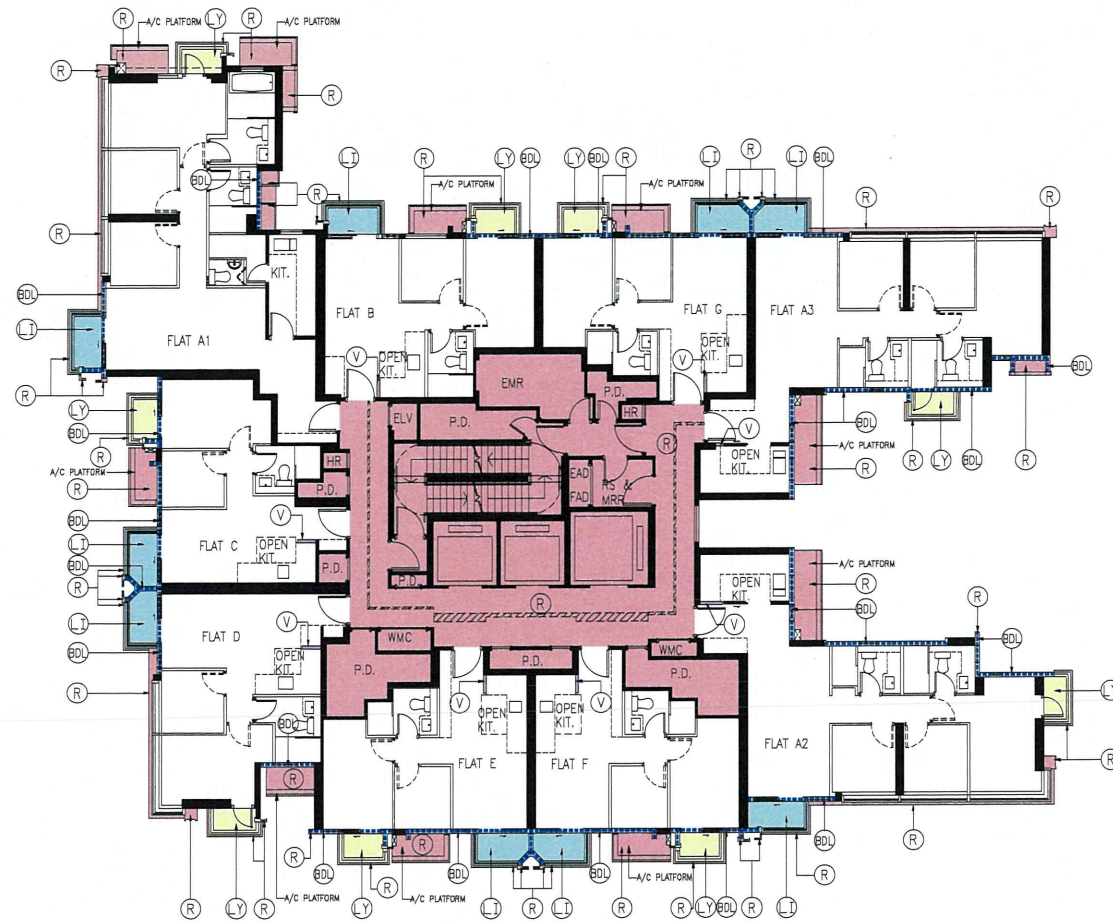
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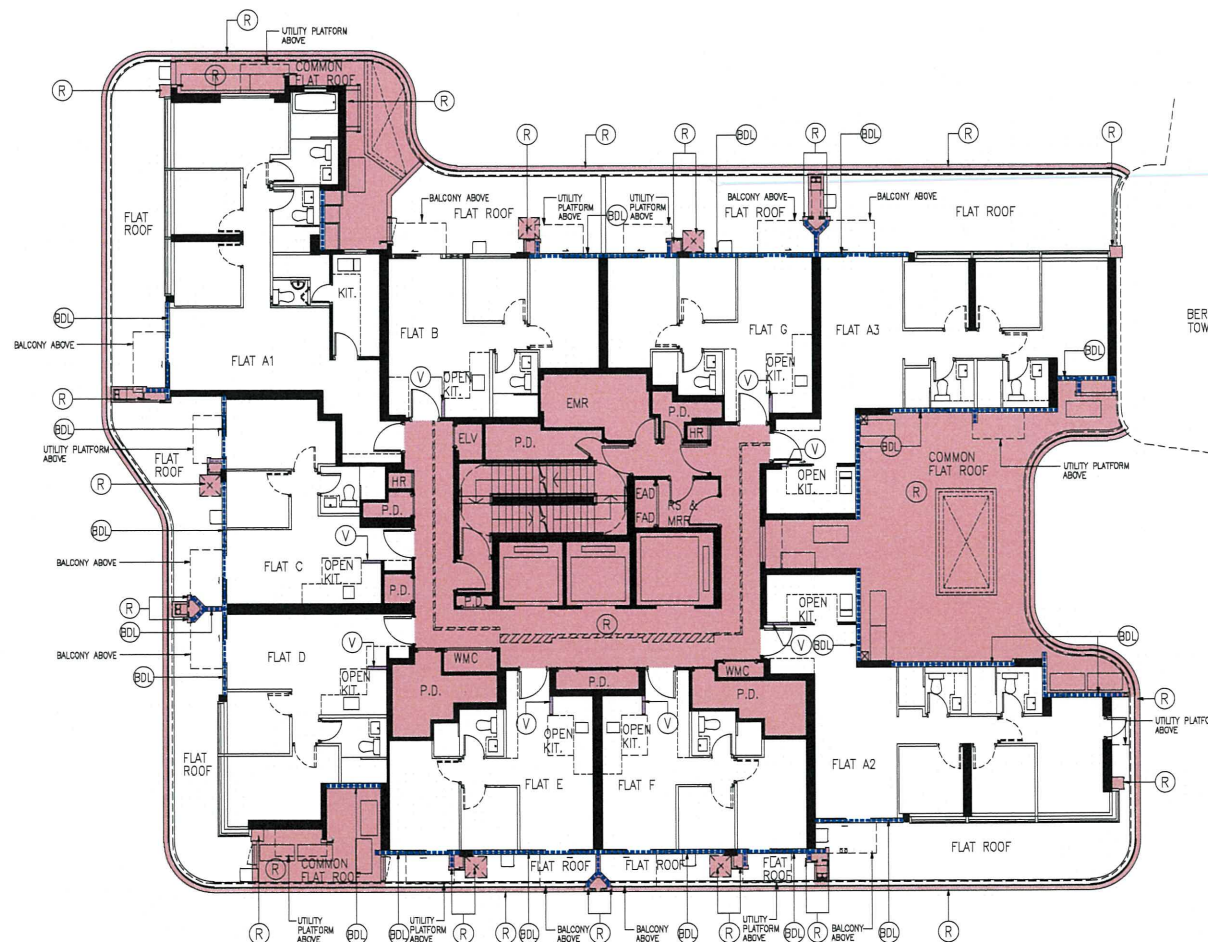
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BERGEN TOWER 2 - TYPICAL FLOOR PLAN (3/F TO 18/F)  
(4/F, 13/F & 14/F OMITTED)

PART PLAN OF STAIRCASE  
B2-ST-1 & 2 AT  
TRANSFER PLATE LEVEL



BERGEN TOWER 2 - GARDEN FLOOR (2/F)

- COLOUR LEGEND**
- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
  - V KITCHEN WALL WITHIN PHASE 1B
  - LI BALCONY
  - LY UTILITY PLATFORM
  - BDL NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (BLUE DOTTED LINE)

C	JUL 2022	4TH SUBMISSION
B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 號	DATE / 日期	AMENDMENT / 修訂



PROJECT / 工程項目  
PROPOSED DEVELOPMENT  
AT AREA 54, SIU HONG, TUEN MUN  
N.T. - T.M.T.L.483 R.P. & THE  
EXTENSION THERETO

DRAWING / 圖名  
PHASE 1B - BERGEN TOWER 2  
2/F PLAN & TYPICAL FLOOR PLAN  
(3/F TO 18/F)

SCALE / 比例	JOB NUMBER / 工程編號
1:250@A3	4518
DATE / 日期	DRAWING NUMBER / 圖號
AUG 2021	DMC-1B-T04

DESIGNED / 設計 | CHECKED / 審核 | APPROVED / 審定

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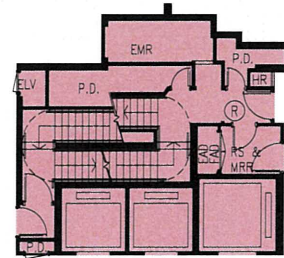
*Chan Wan Ming*

CHAN WAN MING  
AUTHORIZED PERSON (ARCHITECT)

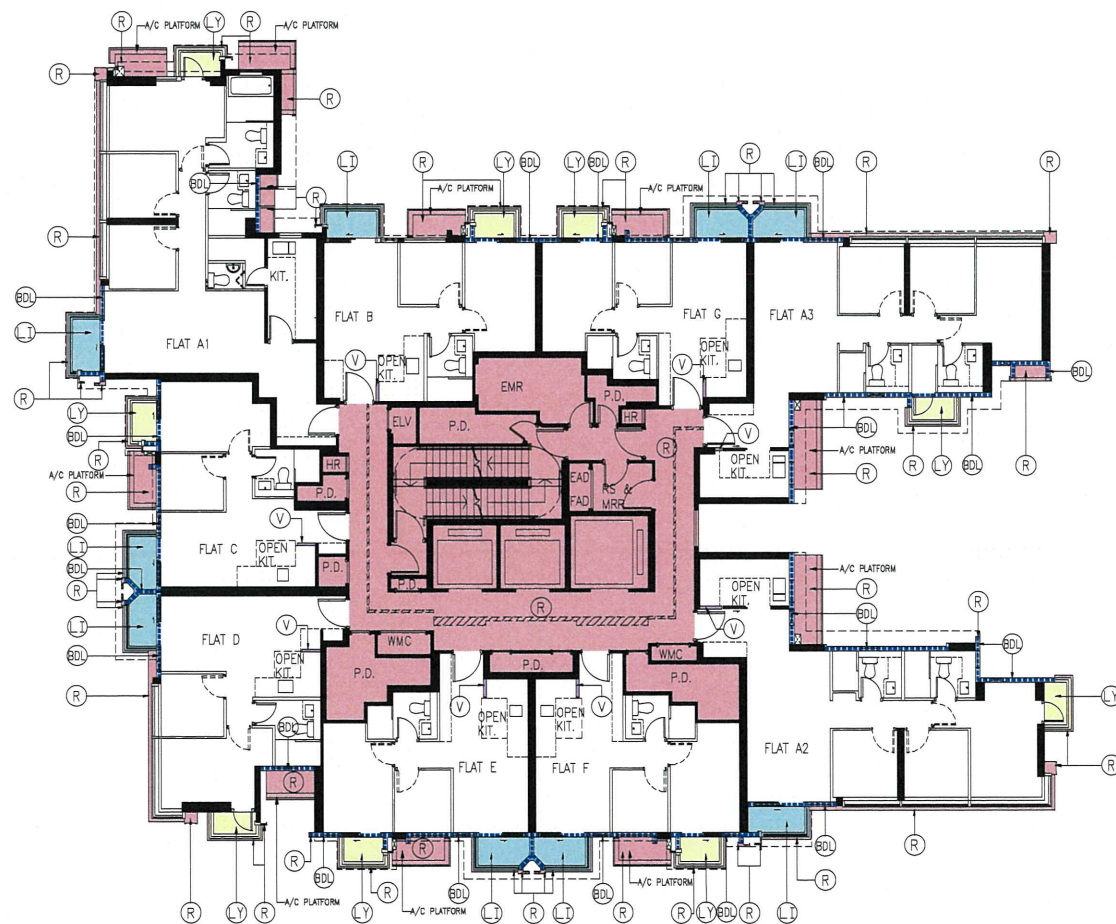
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PART PLAN OF 23/F



BERGEN TOWER 2 - TYPICAL FLOOR PLAN (19/F TO 23/F)

COLOUR LEGEND

- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- V KITCHEN WALL WITHIN PHASE 1B
- LI BALCONY
- LY UTILITY PLATFORM
- BDL NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (BLUE DOTTED LINE)

C	JUL 2022	4TH SUBMISSION
B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂



PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B - BERGEN TOWER 2  
 TYPICAL FLOOR PLAN (19/F TO 23/F)

SCALE / 比例 1:250@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-T05

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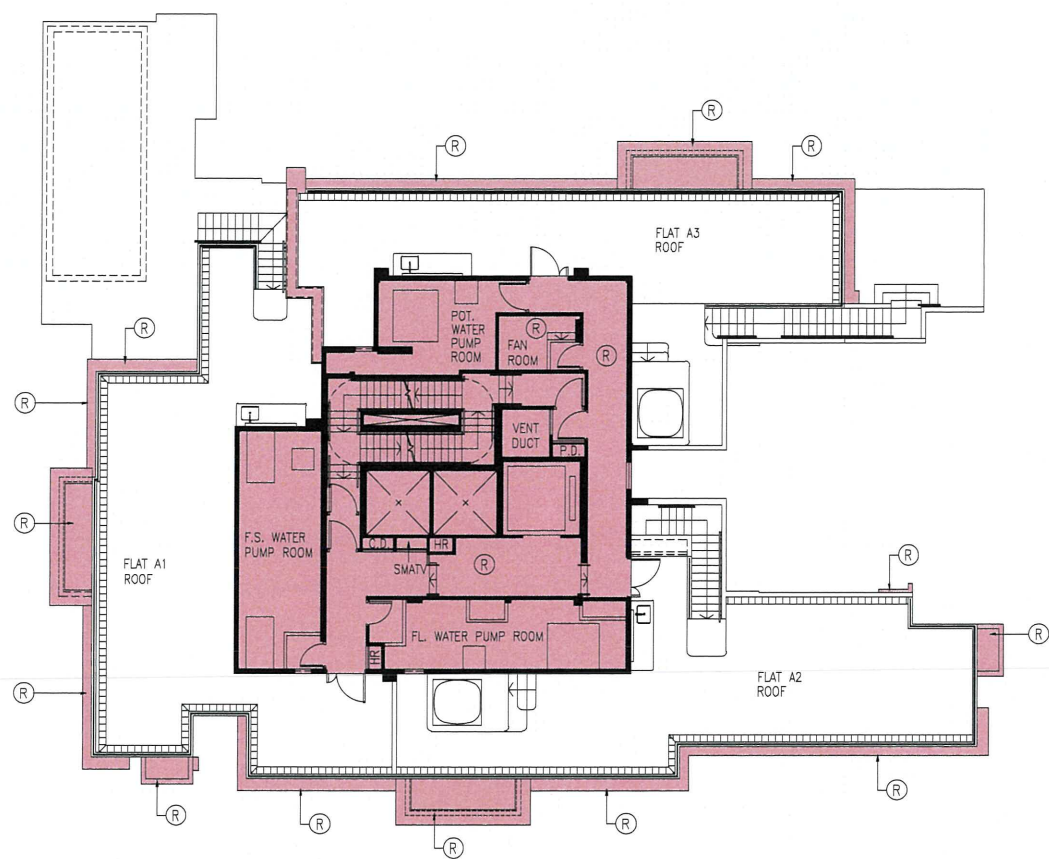
*Chan Wan Ming*

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 AUTHORIZED PERSON (ARCHITECT)

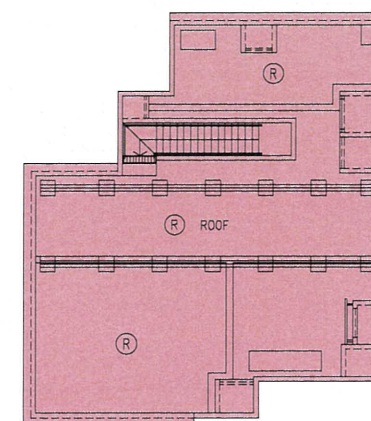
29 JULY 2022

COLOUR LEGEND

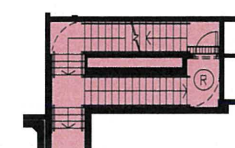
- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- LI BALCONY
- LY UTILITY PLATFORM



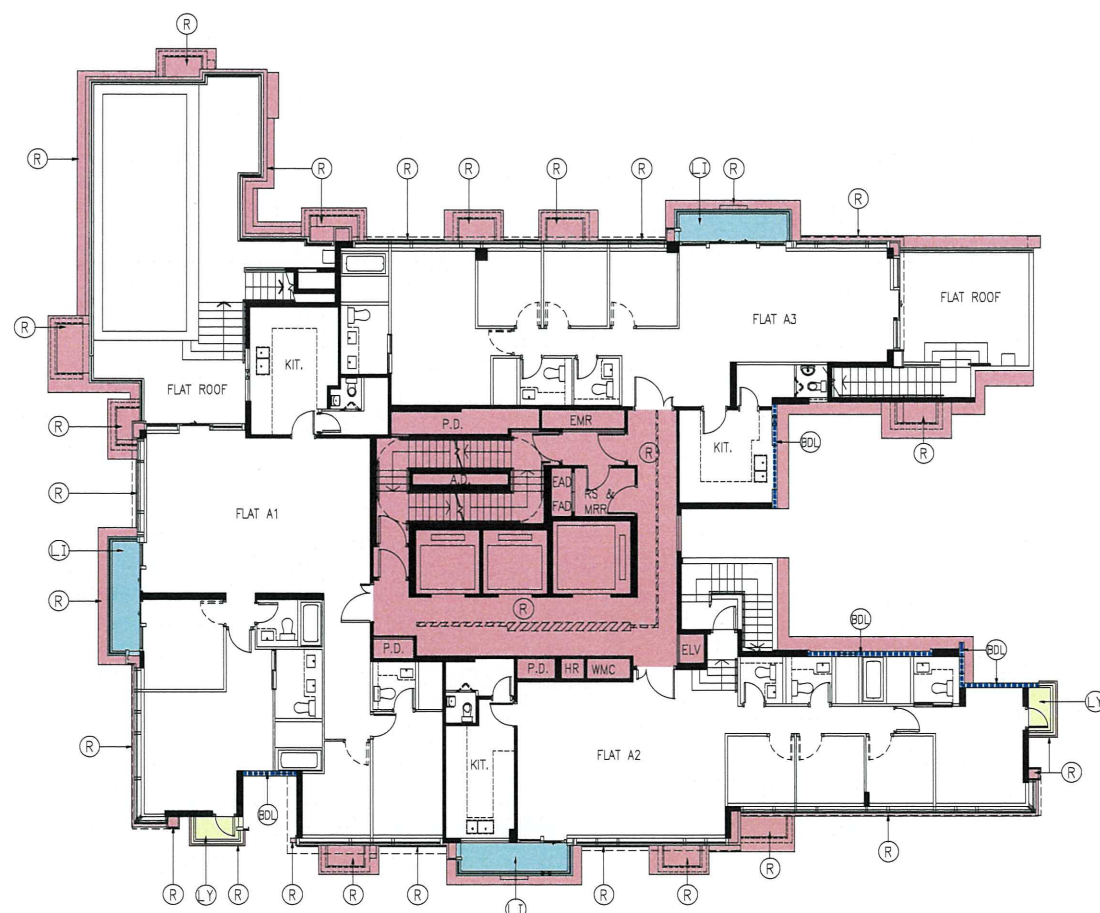
BERGEN TOWER 2 - ROOF FLOOR PLAN



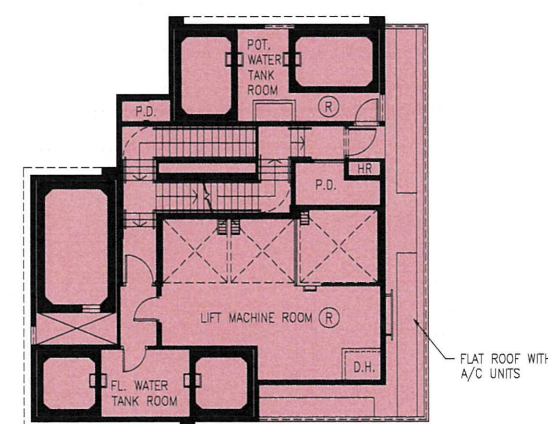
TOP ROOF FLOOR PLAN



PART PLAN OF STAIRCASE



BERGEN TOWER 2 - 25/F



UPPER ROOF FLOOR PLAN

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AUTHORIZED PERSON (ARCHITECT)

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B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION

NUMBER / 號	DATE / 日期	AMENDMENT / 修訂
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PROJECT / 工程項目  
PROPOSED DEVELOPMENT  
AT AREA 54, SIU HONG, TUEN MUN  
N.T. - T.M.T.L.483 R.P. & THE  
EXTENSION THERETO

DRAWING / 圖名  
PHASE 1B - BERGEN TOWER 2  
25/F PLAN, ROOF, UPPER ROOF  
& TOP ROOF PLAN

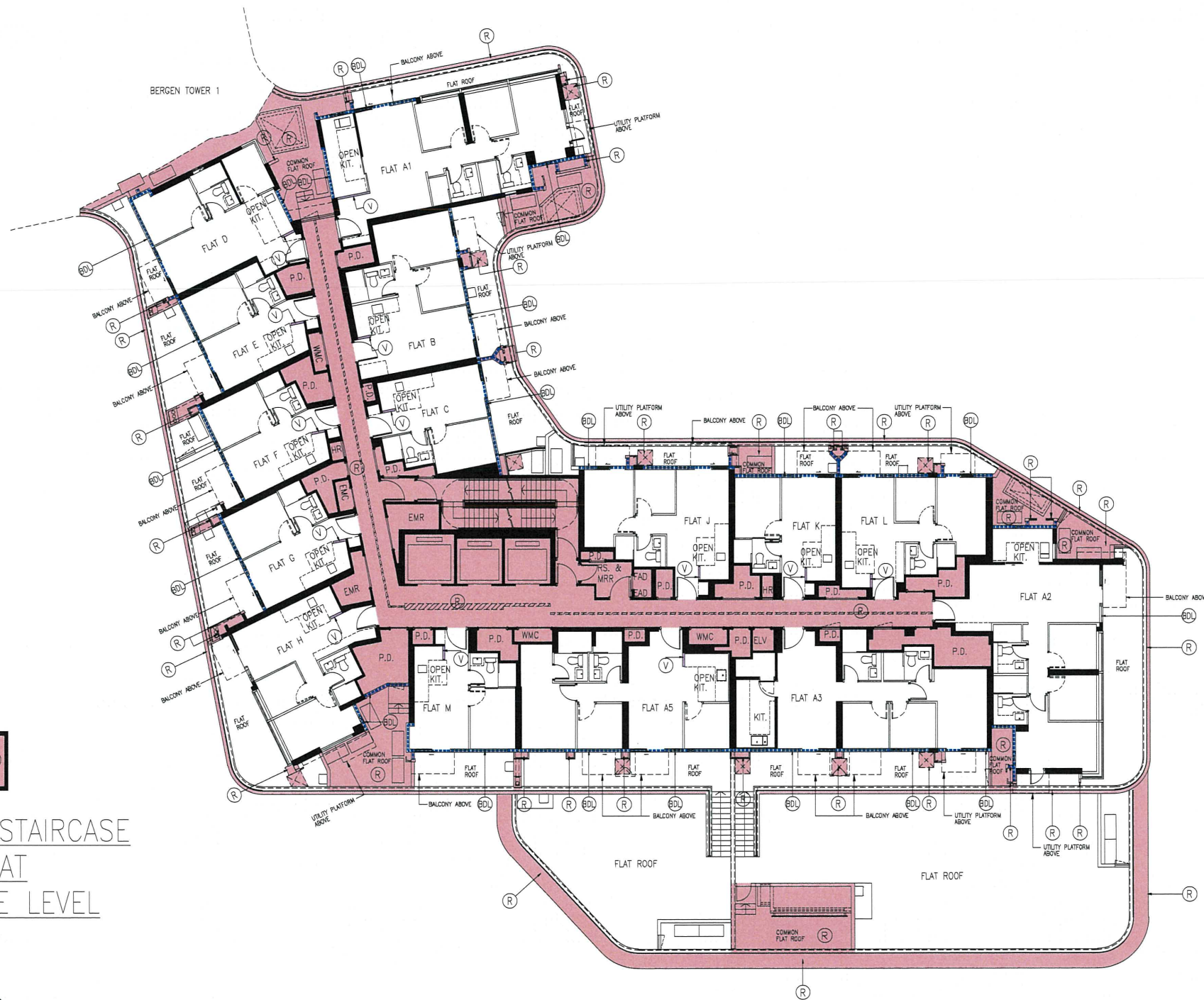
SCALE / 比例 1:250@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-T06

-	A	B	C			
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DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定
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- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- V KITCHEN WALL WITHIN PHASE 1B
- LI BALCONY
- LY UTILITY PLATFORM
- BDL NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (BLUE DOTTED LINE)

C	JUL 2022	4TH SUBMISSION
B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂



PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B - BERGEN TOWER 3  
 2/F PLAN

SCALE / 比例  
 1:250@A3

DATE / 日期  
 AUG 2021

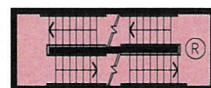
JOB NUMBER / 工程編號  
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DRAWING NUMBER / 圖號  
 DMC-1B-T07

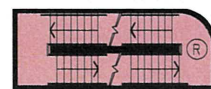
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PART PLAN OF STAIRCASE  
 B3-ST-1 & 2 AT  
 TRANSFER PLATE LEVEL



PART PLAN OF STAIRCASE  
 B3-ST-1 & 2 AT  
 UPPER PART OF 1/F



BERGEN TOWER 3 - GARDEN FLOOR (2/F PLAN)

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

CHAN WAN MING  
 AUTHORIZED PERSON (ARCHITECT)

29 JULY 2022





BERGEN TOWER 3 – TYPICAL FLOOR PLAN (3/F TO 22/F)  
(4/F, 13/F & 14/F OMITTED)

COLOUR LEGEND

- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- WIDER COMMON CORRIDORS AND LIFT LOBBIES (RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B)
- V KITCHEN WALL WITHIN PHASE 1B
- LI BALCONY
- LY UTILITY PLATFORM
- BDL NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (BLUE DOTTED LINE)

C	JUL 2022	4TH SUBMISSION
B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 號次	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED DEVELOPMENT  
AT AREA 54, SIU HONG, TUEN MUN  
N.T. – T.M.T.L.483 R.P. & THE  
EXTENSION THERETO

DRAWING / 圖名  
PHASE 1B – BERGEN TOWER 3  
TYPICAL FLOOR PLAN (3/F TO 22/F)

SCALE / 比例 1:250@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-T08
-   A   B   C	

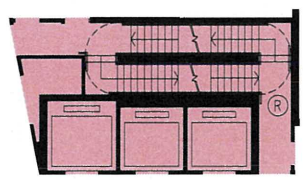
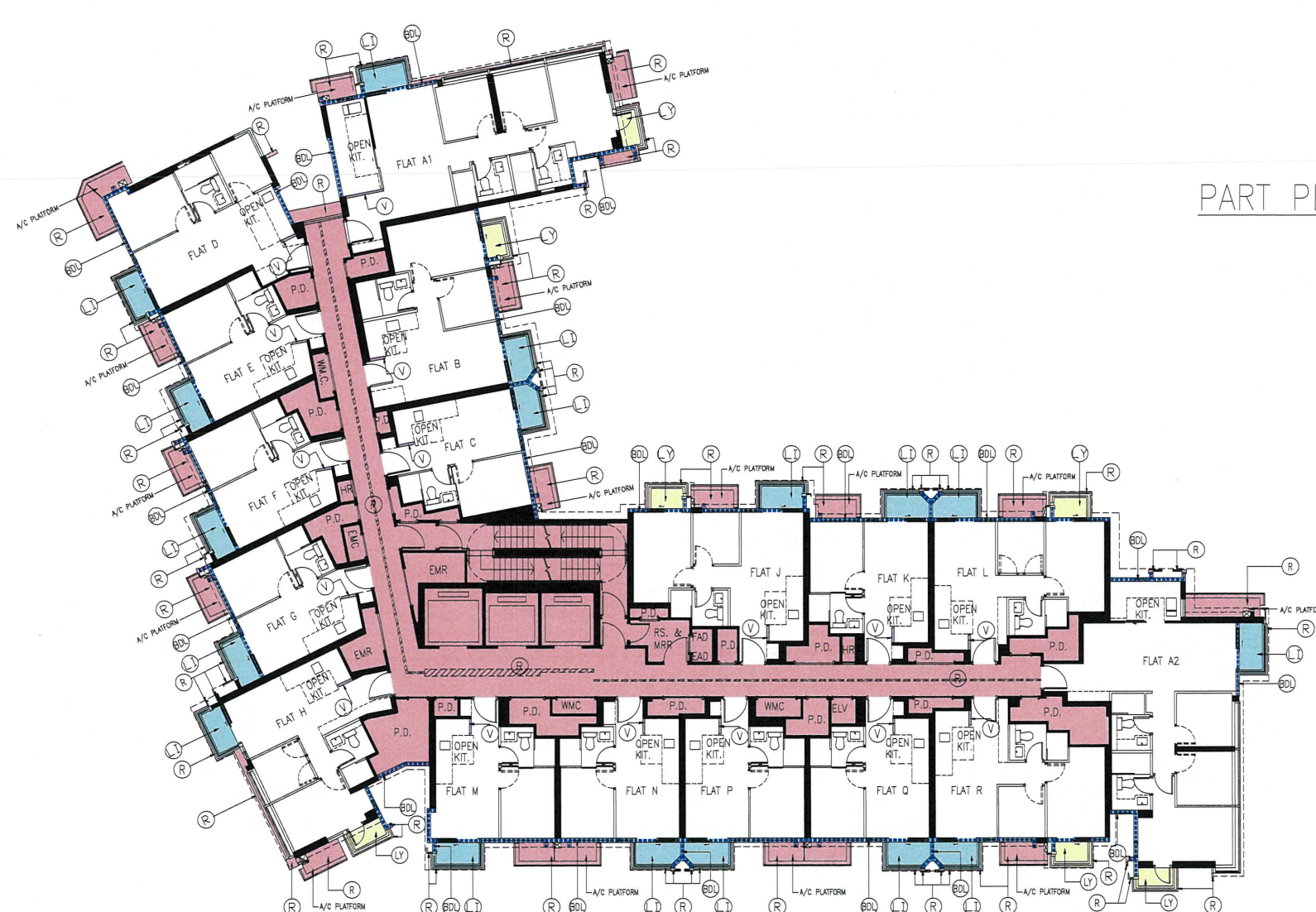
DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定
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PART PLAN OF STAIRCASE AT 28/F

BERGEN TOWER 3 – TYPICAL FLOOR PLAN (23/F TO 28/F)  
(24/F OMITTED)

**COLOUR LEGEND**

- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- V KITCHEN WALL WITHIN PHASE 1B
- LI BALCONY
- LY UTILITY PLATFORM
- BDL NON-STRUCTURAL PREFABRICATED EXTERNAL WALL (BLUE DOTTED LINE)

C	JUL 2022	4TH SUBMISSION
B	JUL 2022	3RD SUBMISSION
A	MAY 2022	2ND SUBMISSION
-	DEC 2021	1ST SUBMISSION
NUMBER / 號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. – T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B – BERGEN TOWER 3  
 TYPICAL FLOOR PLAN (23/F TO 28/F)

SCALE / 比例	JOB NUMBER / 工程編號
1:250@A3	4518
DATE / 日期	DRAWING NUMBER / 圖號
AUG 2021	DMC-1B-T09
-   A   B   C	

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BERGEN TOWER 3 – PENTHOUSE FLOOR (29/F PLAN)

COLOUR LEGEND

- R RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B
- LI BALCONY

C	JUL 2022	4TH SUBMISSION
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PROJECT / 工程項目  
 PROPOSED DEVELOPMENT  
 AT AREA 54, SIU HONG, TUEN MUN  
 N.T. - T.M.T.L.483 R.P. & THE  
 EXTENSION THERETO

DRAWING / 圖名  
 PHASE 1B – BERGEN TOWER 3  
 29/F PLAN

SCALE / 比例 1:250@A3	JOB NUMBER / 工程編號 4518
DATE / 日期 AUG 2021	DRAWING NUMBER / 圖號 DMC-1B-T10
-   A   B   C	

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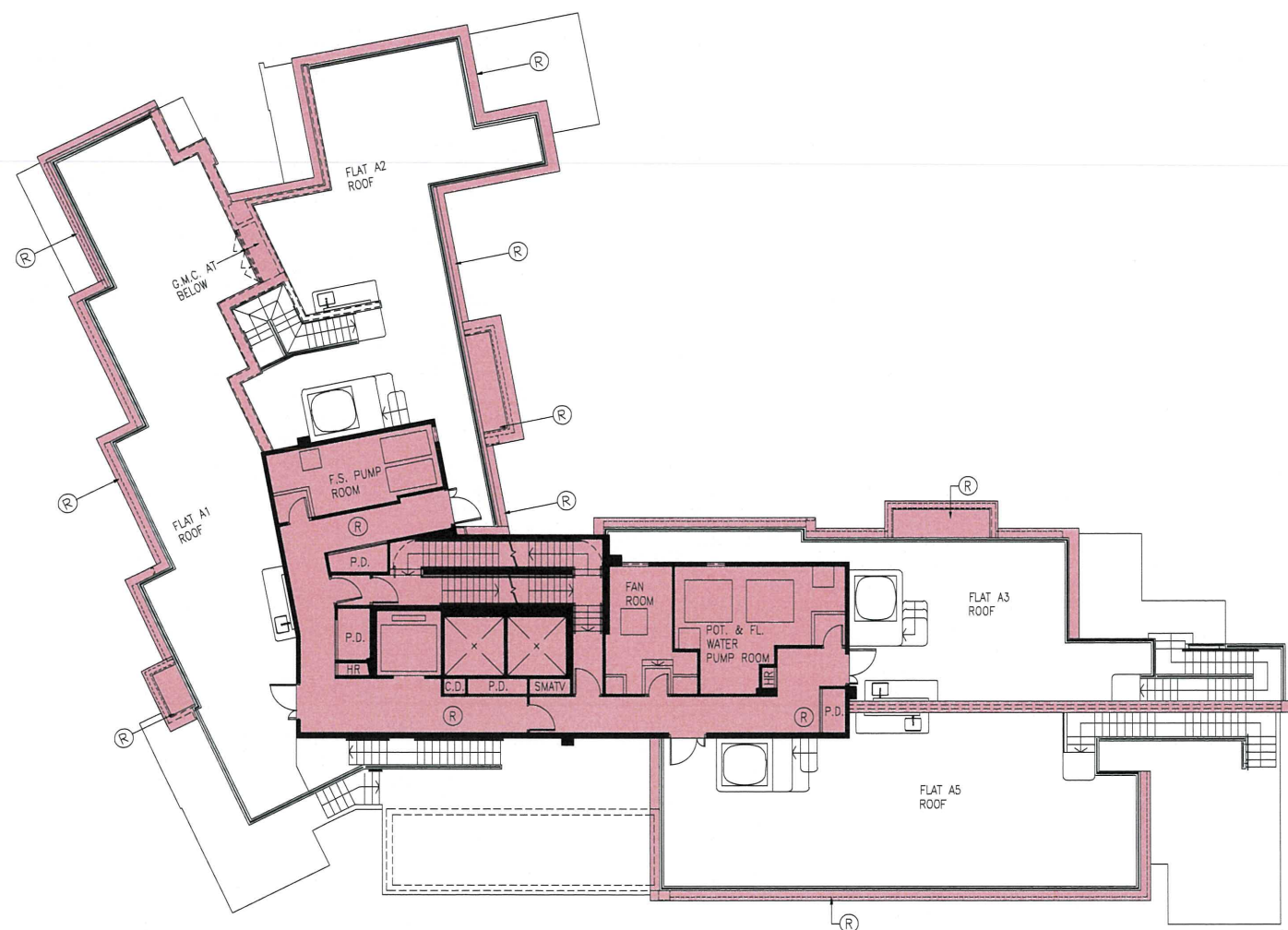
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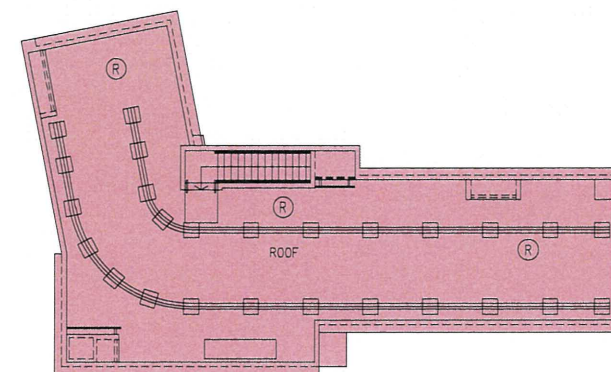
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COLOUR LEGEND

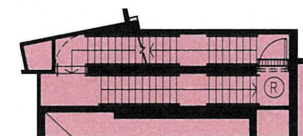
(R) RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 1B



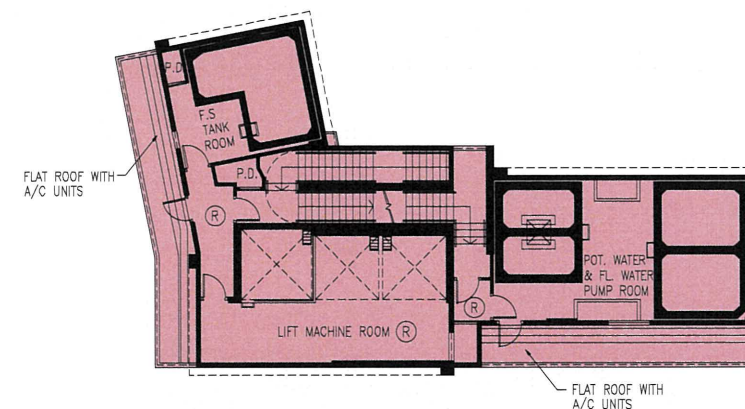
BERGEN TOWER 3 - ROOF PLAN



TOP ROOF PLAN



PART PLAN OF STAIRCASE



UPPER ROOF PLAN

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29 JULY 2022

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PROJECT / 工程項目  
PROPOSED DEVELOPMENT  
AT AREA 54, SIU HONG, TUEN MUN  
N.T. - T.M.T.L.483 R.P. & THE  
EXTENSION THERETO

DRAWING / 圖名  
PHASE 1B - BERGEN TOWER 3  
ROOF, UPPER ROOF & TOP ROOF PLAN

SCALE / 比例  
1:250@A3

JOB NUMBER / 工程編號  
4518

DATE / 日期  
AUG 2021

DRAWING NUMBER / 圖號  
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