

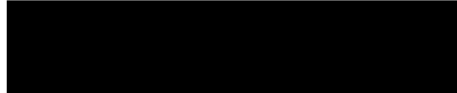
Dated 31st October 2019

MTR CORPORATION LIMITED

香港鐵路有限公司

as the Registered Owner

and



and

MTR CORPORATION LIMITED

香港鐵路有限公司

as the Manager

SUB-DEED OF MUTUAL COVENANT

and

MANAGEMENT AGREEMENT

in respect of

the development erected on

**Site O of The Remaining Portion of Tseung Kwan O Town Lot No.70
Tseung Kwan O**

Deacons

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SUB-DEED OF MUTUAL COVENANT

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SECTION A

PARTIES AND RECITALS

Date THIS DEED is made the 31st day of October 2019.

Parties

BETWEEN

(1) **MTR CORPORATION LIMITED** 香港鐵路有限公司 whose registered office is at MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong ("MTR" which expression shall where the context so admits include its successors and assigns) and any reference to MTR in this Deed shall be construed as reference to MTR in its capacity as the registered owner of the Units in Phase IV of the Development (except the First Assigned Premises) but not further or otherwise;

(2)

[REDACTED] Wings at Sea, Phase IVA of LOHAS Park, Tseung Kwan O, New Territories, Hong Kong (the "Purchaser" which expression shall where the context so admits include its successors and assigns); and

(3) **MTR CORPORATION LIMITED** 香港鐵路有限公司 whose registered office is at MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong (the "Manager" which expression shall where the context so admits include its successors).

Recitals

WHEREAS :-

Supplemental

1. This Deed is supplemental to the Principal Deed relating to the Development.

Development

2. Phase IV of the Development has been constructed on Site O (as defined in the Government Grant) of the Land.

Allocation of Shares

3. For the purpose of distribution and sale, 1,357,428 equal undivided 41,992,406th Shares in the Land have been allocated to Phase IV in the manner set out in Part I of the First Schedule hereto.

Assignment

4. By an Assignment bearing even date herewith executed immediately prior to this Deed and made between MTR of the one part

and the Purchaser of the other part, the First Assigned Premises was assigned to the Purchaser by MTR.

Purpose of Deed

5. The parties hereto have agreed to enter into this Deed for the purposes of :-

- (a) defining and regulating the rights, interests and obligations of themselves and all subsequent Owners in respect of Phase IV of the Development;
- (b) making specific provisions for the management of Phase IV;
- (c) appointing MTR Corporation Limited as the Manager to exercise the powers and perform the duties on its part for the periods and on the terms and conditions herein contained; and
- (d) identifying those parts of Phase IV in Phase IVA which will form part of the Common Areas and the Common Services and Facilities under the Principal Deed.

Approval

6. The Director has given his approval to this Deed in accordance with the Government Grant.

OPERATIVE PARTS

NOW THIS DEED WITNESSETH that the parties hereto have agreed and **DO HEREBY COVENANT** with each other as follows to the intent that this Deed shall enure to the benefit of and shall bind each of them and their respective successors in title and persons deriving title under or through them or any of them and all persons who may hereafter during the Term become an Owner.

SECTION B

DEFINITIONS

1. Terms (other than those set out in Clause 2 hereof) defined in the Principal Deed shall have the same meaning when used in this Deed.
2. In this Deed the following words and expressions shall have the meanings ascribed to them except where the context otherwise requires :

"Approved Plans"	means the building plans for Phase IV of the Development approved by the Building Authority and/or the Director as from time to time amended, modified or substituted;
"Common EV Facilities"	means all such facilities installed or to be installed within the Phase IV Car Park Common Areas for the common use and benefit of the Owners of the Phase IV Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles licensed under the Road Traffic Ordinance Chapter 374 of the Laws of Hong Kong Special Administrative Region parking at any of the Phase IV Car Parking Spaces; such facilities shall not serve any of the Phase IV Car Parking Spaces exclusively or belong to any of the Owners of the Phase IV Car Parking Spaces and shall include but not limited to such wires, cables, ducts, trunking, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;
"Deed"	means this Deed as amended or varied from time to time;
"EV Facilities for Visitors' Car Parking Spaces"	means all such facilities installed or to be installed within the Phase IV Car Park Common Areas for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance Chapter 374 of the Laws of Hong Kong Special Administrative Region parking at the Visitors' Car Parking Spaces and such facilities shall

include but not limited to such wires, cables, ducts, trunking, electric meters, base box, socket outlet, locks, covers and other security and/or protective devices, charging station, payment device, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

**"Fire Safety
Management
Plan"**

means the fire safety management plan and measures relating to the Phase IV Residential Units with open kitchen design required to be implemented by the Buildings Department and the Fire Services Department and any addition or variation thereto from time to time in accordance with the then relevant requirement of the Buildings Department, the Fire Services Department and any other relevant Government authority;

**"First Assigned
Premises"**

means [REDACTED] of Phase IV of the Non-Station Development;

"Management Units"

means the Management Units attributable to the Phase IV Car Parking Spaces and the Phase IV Residential Units as set out in Part II of the First Schedule hereto and as further set out in the Sub-Sub-Deed of Mutual Covenant in respect of Phase IVB;

**"Non-Common EV
Facilities"**

means all such facilities installed or to be installed within the Phase IV Car Park for serving any of the Phase IV Car Parking Spaces exclusively for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance Chapter 374 of the Laws of Hong Kong Special Administrative Region parking at such Phase IV Car Parking Spaces; such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meter, base box, socket outlets, locks, covers and such other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

**"Non-Station
Development Common
Areas within Phase IV"**

means those parts of the Non-Station Development Common Areas (as defined in the Principal Deed) situated within Phase IV which are intended for use by Owners of the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to the box culvert running within Phase IV and Non-Station Development Common Areas within Phase IV for identification

purpose only are shown on the plans annexed hereto and thereon coloured Orange;

**"Non-Station
Development Common
Services and Facilities
within Phase IV"**

means those services and facilities forming parts of the Non-Station Development Common Services and Facilities (as defined in the Principal Deed) in, on or under Phase IV and which serve the Non-Station Development and not for the sole benefit of any Owner or Owners of a particular Phase including, but not limited to, fire services, plumbing and drainage water pipes, electrical cables, security system and other ancillary facilities installed in the Non-Station Development Common Areas within Phase IV;

"Phase IV"

means that part of the Non-Station Development constructed on the part of the Land shown and marked Site O on Plan D annexed to the Government Grant and referred to therein as Site O comprising Phase IVA and Phase IVB, which consist of four residential tower blocks, recreational facilities, car parking spaces and common areas and facilities;

"Phase IVA"

means part of Phase IV consisting of (inter alia) the Phase IV Residential Units within Tower 1 (1A & 1B) and Tower 2 (2A & 2B) of the Phase IV Residential Development, the Phase IV Car Park, the Phase IV Recreational Areas and Facilities, part of the Phase IV Residential Common Areas and part of the Phase IV Residential Common Services and Facilities, the Phase IV Common Areas and the Phase IV Common Services and Facilities, the Non-Station Development Common Areas within Phase IV and the Non-Station Development Common Services and Facilities within Phase IV constructed in accordance with the Approved Plans and in respect of which consent to assign has been issued by the Director;

"Phase IVB"

means part of Phase IV consisting of (inter alia) the Phase IV Residential Units within Tower 3 (3A & 3B) and Tower 5 (5A & 5B) of the Phase IV Residential Development, part of the Phase IV Residential Common Areas and part of the Phase IV Residential Common Services and Facilities being constructed or to be constructed in accordance with the Approved Plans;

"Phase IV Balcony"

means each of the Balconies forming part of a Phase IV Residential Unit; and as regards those Phase IV Residential Units within Phase IVA with

Phase IV Balcony, such Phase IV Residential Units are specified in Part I of the Sixth Schedule;

"Phase IV Car Park"

means that part of the Car Park within Phase IV indicated on the Approved Plans for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the Owners or occupiers of the Residential Development or the parking of motor cycles to be used by the Owners or occupiers of the Residential Development or their visitors or invitees or the parking of pedal-cycles to be used by the Owners or occupiers of the Phase IV Residential Development or their visitors or invitees;

**"Phase IV Car Park
Common Areas"**

means the whole of the Phase IV Car Park (except those Phase IV Car Parking Spaces and pedal-cycle parking spaces shown and delineated on the car park layout plan approved by the Building Authority), intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Car Park including, but not limited to, the Visitors' Car Parking Spaces, parking space for disabled persons designated as Visitors' Car Parking Spaces, entrances, ramps, driveways, parapet walls, screen walls of Phase IV Car Park Common Areas, plant rooms, fan rooms, E.M.R. rooms and Phase IV Car Park Common Areas for identification purpose only are shown on the plans annexed hereto and thereon coloured Green;

**"Phase IV Car Park
Common Services and
Facilities"**

means those services and facilities in on or under Phase IV and which serve the Phase IV Car Park as a whole including, but not limited to, the Common EV Facilities, the EV Facilities for Visitors' Car Parking Spaces, plant and machinery, electrical installations fittings and equipment, barriers, collection booths and water supply apparatus but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase IV, the Phase IV Common Services and Facilities and the Phase IV Residential Common Services and Facilities;

**"Phase IV Car Parking
Space"**

means a Unit situate in the Phase IV Car Park for the purpose of parking of motor vehicle licensed under the Road Traffic Ordinance and belonging to an Owner or occupier of the Residential Development or parking of motor cycle to be used by an Owner or occupier of the Residential Development or such Owner's or occupier's visitors or invitees;

**"Phase IV Common
Areas"**

means those parts of Phase IV which are intended for use by the Owners of more than one constituent parts of Phase IV, namely the Phase IV Car Park and the Phase IV Residential Development and not for the sole benefit of the Owners of only one constituent part including, but not limited to, the Phase IV Covered Pedestrian Walkway, the Phase IV Noise Mitigation Measures, the pedestrian way on the Ground Floor, driveways, footpaths, pedestrian link to Site N, green roof of pedestrian link to Site N; covered landscaped areas; greenery areas; entrances, lobbies, counters, inaccessible void, lift pits, roof, canopy, staircases, ramps, landings, corridors and passages; emergency vehicular access areas, drop off areas, street fire hydrant pump room, master meter room, gas meter room, smoke seal lobbies, local T.B.E. room, water meter cabinets, emergency generator room, pump rooms, transformer rooms, switch rooms, F.S. control room, fuel tank rooms, E.M.R. rooms, pipe ducts, guard houses, plant and equipment rooms and store rooms on or in Phase IV; the smoke vents; the horizontal screens; cavity walls on B1 Floor and B2 Floor and access panels to such cavity walls; external walls below 1st Floor of the buildings erected within Phase IV (including the parapet wall); the foundations and structure of the buildings erected on Phase IV; the corbel structure of the Phase IV Covered Pedestrian Walkway; the management office(s) and any other space on or in Phase IV used for office of watchmen or caretakers or other staff employed on or in or for Phase IV; and all other common parts within Phase IV not used for the sole benefit of the Owners of any one constituent part of Phase IV only. The Phase IV Common Areas are for identification purpose only as shown on the plans annexed hereto and thereon coloured Yellow, Yellow Dashed Black and Yellow Stippled Black;

**"Phase IV Common
Services and Facilities"**

means those services and facilities constructed or to be constructed in on or under Phase IV and which serve more than one constituent parts of Phase IV, namely the Phase IV Car Park and the Phase IV Residential Development including, but not limited to, sewers, gutters, drains, watercourses, water features, wells, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, associated facilities for provision of electricity services to Phase IV, fittings, equipment and apparatus; communal aerial, satellite and cable reception, distribution and associated equipment; fire protection and fire fighting systems, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts and escalators; air-conditioners and fans;

architectural features and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of Phase IV as part of the amenities thereof and not for the sole benefit of any one constituent part of Phase IV only;

**"Phase IV Covered
Pedestrian Walkway"**

means the covered pedestrian walkway constructed in Phase IV pursuant to Special Condition No. (53)(b)(iv) of the Government Grant and the location of such covered pedestrian walkway within Phase IVA approved under the Approved Plans as at the date of this Deed is for identification purpose only shown on the plans annexed hereto;

"Phase IV House Rules"

means the House Rules set out in the Fourth Schedule hereto as varied or modified by the Manager from time to time in accordance with Clause 2 of Section G;

**"Phase IV Noise
Mitigation Measures"**

means all or any noise mitigation measures approved by the Director of Environmental Protection and provided within Phase IV, namely, the noise barrier on the Second Floor, and any subsequent amendments thereto (if any) approved by the Director of Environmental Protection;

**"Phase IV Owners
Sub-Committee"**

means the Owners Sub-Committee elected in accordance with the provisions of Section F of this Deed;

**"Phase IV Recreational
Areas and Facilities"**

means the covered landscape and play areas, the swimming pool, the swimming pool filtration room for recreational facilities, the club house and facilities, the gardens and grounds within Phase IV and any other recreational facilities erected within Phase IV pursuant to the provisions of Special Condition (52)(a)(i) and (iii) of the Government Grant which now are or may at any time during the Term be provided only for the benefit of the residents and occupiers of the Phase IV Residential Development and their bona fide visitors all of which shall form part of the Private Recreational Facilities and the Local Open Space (as the case may be) under the Principal Deed;

**"Phase IV Residential
Common Areas"**

means those parts of the Phase IV Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development including, but not limited to, entrances, lobbies, lift lobbies, common flat roofs, staircases, landings, planters, view decks, corridors and passages, ramps, loading and unloading bays required to be provided pursuant to Special Condition

(16)(b)(i)(xiv)(VI) of the Government Grant, lift shafts, transfer plates, refuge floors, fireman's lift lobbies, sprinkler & drencher control valve room, switch rooms, transformer rooms, pump rooms, water tanks, air-conditioning platforms, aluminium grilles, fan rooms, T.B.E. rooms, E.M.R., E.L.V rooms, W.M.C., filtration plant rooms, emergency generator rooms, fuel tank rooms, plant and equipment rooms, pipe ducts, pipe duct rooms, architectural features, aluminium cladding, lift pit, fence walls, parapets, canopy top of balconies and utility platforms, skylights, maintenances accesses, lift machine rooms, top roofs, roofs, green roofs, inaccessible flat roofs, indoor sitting area, outdoor sitting area, covered landscaped areas, landscape podium, refuse storage and material recovery chambers and refuse collection vehicle parking spaces, office accommodation and any other space for watchmen and caretakers, all external walls of 1st Floor and above of the buildings erected within Phase IV (including any prefabricated external walls), the greenery areas located at Ground Floor, First Floor and Second Floor, the Phase IV Recreational Areas and Facilities, the pedal-cycle parking spaces in the Phase IV Car Park and all other common parts within the Phase IV Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development. The Phase IV Residential Common Areas within Phase IVA are for identification purpose only as shown on the plans annexed hereto and thereon coloured Indigo, Indigo Dashed Black, Indigo Stippled Black, Indigo Crossed Black and Indigo Zigzag-Hatched Black and the Phase IV Residential Common Areas within Phase IVB shall be identified on plans to be annexed to the Sub-Sub-Deed of Mutual Covenant to be executed in respect of Phase IVB ;

**"Phase IV Residential
Common Services
and Facilities"**

means those services and facilities in on or under Phase IV of the Non-Station Development and which serve more than one Phase IV Residential Unit including but not limited to, emergency lighting system at escape staircases, ducting, pipes, cables, wiring, air-cool chillers, water pumps, gondolas, plant and machinery, electrical installations, associated facilities for provision of electricity services to Phase IV Residential Development, fittings, equipment and apparatus and lifts but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase IV, the Phase IV Common Services and Facilities and the Phase IV Car Park Common Services and Facilities;

"Phase IV Residential Development"

means that part of the Residential Development comprising four residential tower blocks in Phase IV of the Non-Station Development as indicated on the Approved Plans for residential use;

"Phase IV Residential Unit"

means a Unit situate in the Phase IV Residential Development; for the avoidance of doubt it is expressly provided and declared that a Phase IV Residential Unit (a) shall, as regards a Phase IV Residential Unit on the 2nd Floor with flat roof, include (i) the enclosing glass balustrade, (ii) the enclosing fence wall (together with the glass panel thereabove, if any) which separates the flat roof of the Phase IV Residential Unit from the adjoining common flat roof and (iii) up to the mid-point of the party fence wall (together with the glass panel thereabove, if any) which separates the flat roof of the Phase IV Residential Unit from the flat roof of the adjoining Phase IV Residential Unit, as the case may be; but (b) shall exclude all structural columns (if any) within the Phase IV Residential Unit and structural columns (if any) appertaining to the Phase IV Residential Unit;

"Phase IV Utility Platform"

means each of the utility platforms forming part of a Phase IV Residential Unit; and as regards those Phase IV Residential Units within Phase IVA with Phase IV Utility Platforms, such Phase IV Residential Units are specified in Part II of the Sixth Schedule;

"Principal Deed"

means the Principal Deed of Mutual Covenant and Management Agreement dated 16th June 2009 and registered in the Land Registry by Memorial No.09062303030203 affecting the Land;

"Tower"

means a residential tower block constructed as part of the Phase IV Residential Development;

"Visitors' Car Parking Space"

means a parking space in the Phase IV Car Park designated for parking of motor vehicles belonging to the visitors or invitees of the Owners or occupiers of the Phase IV Residential Development;

"Works and Installations"

means all the major works and installations in Phase IV requiring regular maintenance on a recurrent basis including but not limited to those works and installations as set out in the Fifth Schedule hereto.

SECTION C

RIGHTS OF OWNERS

Rights attaching to each Share

1. Each Share allocated to Phase IV of the Development shall during the residue of the Term and any renewal thereof subject to the covenants and terms contained in the Government Grant, the Principal Deed and this Deed be held by the person or persons from time to time entitled thereto together with :

- (a) the full and exclusive right and privilege to hold, use and occupy the Unit designated opposite to it in the First Schedule hereto or the First Schedule to the subsequent Sub-Sub-Deed of Mutual Covenant in respect of Phase IVB (as the case may be); and
- (b) if and for so long as an Owner shall (where required) punctually make payment of the Management Charges at the time and in the manner provided in the Principal Deed and subject to the Phase IV House Rules the benefit, insofar as applicable, of the easements, rights and privileges set out in Part I of the Second Schedule hereto;

but subject to the exceptions and reservations set out in Part II of the Second Schedule hereto.

Rights of MTR

2. (a) MTR shall during the residue of the Term and any renewal hereof subject to the covenants and terms contained in the Government Grant, the Principal Deed, this Deed and the subsequent Sub-Sub-Deed of Mutual Covenant in respect of Phase IVB referred to in sub-clause (b) below have the full and exclusive right and privilege to hold, use, occupy and enjoy the whole of Phase IV Together with the appurtenances thereto save only the First Assigned Premises.

(b) MTR shall have the right in respect of Phase IVB to enter into a Sub-Sub-Deed of Mutual Covenant, in the event of multi-ownership of Phase IVB, for the purposes of (inter alia) identifying the Common Areas and the Common Services and Facilities in Phase IVB and allocating Shares thereto, allocating Shares and Management Units to the Unit(s) in Phase IVB and further defining the rights and obligations of the Owners in Phase IVB subject to the prior written approval of the Director to the terms of such Sub-Sub-Deed of Mutual Covenant.

Rights of Purchaser

3. The Purchaser shall during the residue of the Term and any renewal thereof subject to the covenants and terms contained in the Government Grant, the Principal Deed and this Deed have the full and exclusive right and privilege to hold, use, occupy and enjoy the First Assigned Premises Together with the appurtenances thereto.

Disposal Restrictions

4. (a) The right to the exclusive use, occupation and enjoyment of any Phase IV Residential Unit or Phase IV Car Parking Space or any part thereof shall not be sold, assigned, mortgaged, charged, leased (other than for a term of less than twelve years), licensed or otherwise disposed of separately from the Share with which the same is held.

(b) Phase IV Car Parking Spaces shall not be used for any purpose other than for the purposes of parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the Owners or occupiers of the Residential Development or parking of motor cycles to be used by the Owners or occupiers of the Residential Development or their visitors or invitees.

SECTION D

OBLIGATIONS OF OWNERS

Owners to comply

1. The Owners of Units in Phase IV and the Manager shall at all times hereafter so long as they remain as Owners of any Shares in Phase IV or the Manager (as the case may be) comply with and shall observe and perform the covenants, provisions, restrictions and prohibitions contained in :

- (a) the Government Grant;
- (b) the Principal Deed; and
- (c) this Deed.

Owners to observe restrictive covenants

2. The Owners of a Unit in the Phase IV Residential Development and the Phase IV Car Park shall at all times hereafter be bound by and shall observe and perform the covenants, restrictions and prohibitions set out in the Third Schedule hereto insofar as the same are applicable to them.

Management Charges

3. Each Owner of a Unit in Phase IV shall upon demand pay to the Manager the Management Charges in respect of any Unit owned by him, calculated in accordance with the provisions of Section J of the Principal Deed.

Assignment of Common Areas and Common Services and Facilities

4. MTR shall upon execution of this Deed assign the whole of the Shares in the Phase IV Common Areas and Phase IV Common Services and Facilities, the Phase IV Car Park Common Areas and Phase IV Car Park Common Services and Facilities, the Phase IV Residential Common Areas within Phase IVA and Phase IV Residential Common Services and Facilities within Phase IVA and the Non-Station Development Common Areas within Phase IV and Non-Station Development Common Services and Facilities within Phase IV together with the Phase IV Common Areas and Phase IV Common Services and Facilities, the Phase IV Car Park Common Areas and Phase IV Car Park Common Services and Facilities, the Phase IV Residential Common Areas within Phase IVA and Phase IV Residential Common Services and Facilities within Phase IVA and the Non-Station Development Common Areas within Phase IV and Non-Station Development Common Services and Facilities within Phase IV to the Manager free of costs or consideration to be held by the Manager as trustee for all the Owners and the Manager must assign the said Shares together with the said areas free of costs or consideration to his successor

as manager on termination of his appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

**Phase IV Residential
Units with open kitchen
design**

5. (a) Each Owner of Phase IV Residential Units with open kitchen design shall in such manner at his sole expense repair maintain and keep in good repair and condition the fire fighting and protection installations including but not limited to fire rated resistant wall, smoke detector, fire alarm, sprinkler systems, sprinkler heads, automatic fire detection devices and when necessary replace any part or parts thereof which require replacement to the satisfaction of the relevant Government department(s). The Owner and residents of any Phase IV Residential Unit with open kitchen shall comply with the following fire safety provisions to the satisfaction of the relevant Government department(s) and the Manager :

- (i) Smoke detectors provided inside the relevant Phase IV Residential Units and at the common lobby outside such Phase IV Residential Units shall not be removed or obstructed;
- (ii) Sprinkler head provided in the open kitchen area shall not be removed or obstructed;
- (iii) The full height wall having a fire resistance rating of not less than -/30/30 adjacent to the exit door of the relevant Phase IV Residential Units shall not be removed;
- (iv) Self-closing devices of main entrance door of the relevant Phase IV Residential Units shall not be removed;
- (v) The fire service installation referred to in subparagraphs 5(a)(i) and 5(a)(ii) above shall be subject to annual check conducted by the fire service installation contractor registered with the Fire Services Department appointed by the Manager (“RFSIC”); and
- (vi) the Owners and residents of the relevant Phase IV Residential Units shall allow access for the

RFSIC to carry out annual check and maintenance of the fire safety provisions in the Phase IV Residential Units and the maintenance certificates will be submitted by the RFSIC to the Fire Services Department.

(b) The Owner of any Phase IV Residential Unit with open kitchen design shall at his own costs and expenses observe and comply with the Fire Safety Management Plan and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan and shall ensure his tenants and other occupiers of his Phase IV Residential Unit to observe and comply with the same.

(c) The Manager shall have the power to implement and/or monitor proper implementation of the Fire Safety Management Plan by Owners whose Phase IV Residential Units contain approved open kitchen design in accordance with the Fire Safety Management Plan and to enter into the relevant Phase IV Residential Units to implement the Fire Safety Management Plan and/or to take such measures and precautions as may be required to prevent any breach by any Owners in respect of fire safety management in Phase IV Residential Units.

(d) Within one month of the date of this Deed, the First Owner shall deposit a full copy of the Fire Safety Management Plan in the management office in Phase IV for inspection by all Owners of Phase IV free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund for Phase IV.

**Phase IV Noise
Mitigation Measures**

6. All Owners of Phase IV Residential Units shall observe and comply with all Ordinances, by-laws and Government regulations of the Hong Kong Special Administrative Region and guidelines and directions as may be issued by any Government authorities or the Manager from time to time in relation to use or maintenance or operation of the Phase IV Noise Mitigation Measures and no Owners shall do or permit any act or thing to be done which may in any way damage or affect the Phase IV Noise Mitigation Measures.

**Ownership and
maintenance of Non-
Common EV Facilities**

7. (a) Each Owner of the Phase IV Car Parking Space shall at his own cost and expense be responsible for the operation, maintenance, inspection, security, repair, replacement and renewal of the Non-Common EV Facilities serving his Phase IV Car Parking Space exclusively and the ownership of all such facilities shall belong to him. Each Owner of the Phase IV Car Parking Space shall indemnify the Owners or occupiers of other Units for his failure to observe and comply with the provisions of this Clause.

(b) Without prejudice to the generality of sub-clause (a) above, if any Owner of Phase IV Car Parking Space shall fail to repair or maintain the Non-Common EV Facilities serving his Phase IV Car Parking Space exclusively in accordance with sub-clause (a) above and it has caused damage or, in the reasonable opinion of the Manager, danger to the other part of Phase IV or the Owners or occupiers of the other Units, the Manager shall have the right and power, but not obliged, to carry out such repairs or maintenance works to the relevant Non-Common EV Facilities and make good all damage (if any) caused by the Owner's failure to repair or maintain as the Manager shall in its absolute discretion see fit and all the costs and expenses incurred by the Manager in connection therewith shall be recoverable from the Owner of the relevant Phase IV Car Parking Space as a debt.

(c) The appearance and standards of all replaced Non-Common EV Facilities installed by an Owner of Phase IV Car Parking Space shall be consistent and compatible with the appearance and standards of the original Non-Common EV Facilities installed for his Phase IV Car Parking Space.

**Compliance with
Ordinances, etc. in
respect of Non- Common
EV Facilities**

8. Each Owner of Phase IV Car Parking Space shall at his own costs and expense at all times:-

(a) observe and comply with all Ordinances, by-laws and Government regulations of the Hong Kong Special Administrative Region and guidelines and directions as may be issued by the Environment Bureau or the Electrical and Mechanical Services Department or all other Government authorities from time to time and all the Building Rules and Phase IV House Rules (if any) as may be made and all such directions (if any) as may be given by the Manager from time to time in relation to the installation, use, operation, maintenance, repair and/or replacement of the

Non-Common EV Facilities or any part thereof serving his Phase IV Car Parking Space exclusively including but not limited to any works to be carried out thereat and control of the consistent appearance of the Non-Common EV Facilities;

(b) take good care and such precautions as may be necessary in the use or operation of the Non-Common EV Facilities or any part thereof serving his Phase IV Car Parking Space exclusively so as to avoid any loss, damage, nuisance or annoyance to Owners or occupiers of the other Units; and

(c) indemnify the Owners or occupiers of the other Units for his failure to observe or comply with the provisions of this Clause.

**Compliance with
Ordinances, etc. in
respect of EV Facilities
for Visitors' Car
Parking Spaces**

9. The Owners of Phase IV Residential Units shall ensure that the bona fide guests, visitors and invitees of the residents of the Phase IV Residential Units shall at all times:-

(a) observe and comply with all Ordinances, by-laws and Government regulations of the Hong Kong Special Administrative Region and guidelines and directions as may be issued by the Environment Bureau or the Electrical and Mechanical Services Department or any Government authorities from time to time and all the Building Rules (if any) as may be made and all such directions (if any) as may be given by the Manager from time to time in relation to the use or operation of EV Facilities for Visitors' Car Parking Spaces;

(b) take good care and such precautions as may be necessary in the use of the EV Facilities for Visitors' Car Parking Spaces or any part thereof so as to avoid any loss, damage, nuisance or annoyance to Owners or occupiers of the other Units; and

(c) shall indemnify the Owners or occupiers of the other Units for their failure to observe or comply with the provisions of this Clause.

SECTION E

MEETINGS OF THE OWNERS OF PHASE IV

Meetings of the Owners

1. From time to time as occasion may require there shall be meetings of the Owners of Phase IV to discuss and decide matters concerning Phase IV as hereinafter mentioned and in regard to such meetings the provisions of this Section shall apply. The procedure at a meeting of the Owners of Phase IV shall be as is determined by the Owners of Phase IV.

Annual Meeting

2. (a) The Manager shall convene a meeting of the Owners of Phase IV the first such meeting is to be convened within nine months of the date of this Deed.

(b) One such meeting, to be known as the Annual Meeting, shall be held as soon as practicable after the end of each financial year (as defined by Clause 3 of Section J of the Principal Deed) for the purposes of receiving the Manager's report and an income and expenditure account and balance sheet for the previous financial year in respect of Phase IV, and transacting any other business of which due notice is given in the notice convening the meeting.

Convening of Meeting

3. A meeting of Owners of Phase IV may be convened by:

- (a) the Phase IV Owners Sub-Committee;
- (b) the Manager; or
- (c) an Owner of Phase IV appointed to convene such a meeting by the Owners of Phase IV of not less than 5% of the Shares attributable to Phase IV in aggregate.

Notice

4. The person convening the meeting of the Owners of Phase IV shall, at least 14 days before the date of the meeting, give notice of the meeting to each Owner of Phase IV. The notice of meeting shall specify the date, time and place of the meeting and the resolutions (if any) that are to be proposed at the meeting. The notice of meeting may be given:

- (a) by delivering it personally to the Owners;
- (b) by sending it by post to the Owner at his last known address; or
- (c) by leaving it at the Owner's Unit or depositing it in the letter box for that Unit.

Provided that if the matter or matters to be discussed may in the opinion of MTR as the Owner of the Station Complex affect or have an impact on the Station Complex and/or be ancillary or pertaining thereto, notice of meeting shall also be served on MTR as aforesaid and MTR shall be entitled to attend the meeting.

Quorum

5. (a) No business shall be transacted at any meeting unless a quorum is present when the meeting proceeds to business.

(b) 10% of the Owners of Phase IV present in person or by proxy shall be a quorum at any meeting. For the purpose of this sub-clause, the reference to "10% of the Owners of Phase IV" shall be construed as a reference to 10% of the number of persons who are Owners of Phase IV without regard to their ownership of any particular percentage of the total number of Shares into which Phase IV is divided and not be construed as the Owners of 10% of the Shares in Phase IV in aggregate.

Chairman

6. A meeting of the Owners of Phase IV shall be presided over by the Chairman of the Phase IV Owners Sub-Committee or if the meeting is convened under Clause 3(b) or 3(c) of this Section, the person convening the meeting.

Minutes

7. The Chairman shall cause the Manager to keep a record of the persons present at the meeting and the proceedings thereof.

Voting

8. (a) At a meeting of Owners of Phase IV
- (i) an Owner shall have one vote in respect of each Share he owns;
 - (ii) an Owner may cast a vote personally or by proxy;
 - (iii) where 2 or more persons are the co-Owners of a Share, the vote in respect of the Share may be cast:
 - (I) by a proxy jointly appointed by the co-Owners;
 - (II) by a person appointed by the co-Owners from amongst themselves; or
 - (III) if no appointment is made under Clauses 8(a)(iii)(I) or 8(a)(iii)(II) of this Section, either by one of the co-

Owners personally or by a proxy
appointed by one of the co-Owners;

- (iv) where 2 or more persons are the co-Owners of a Share and more than one of the co-Owners seek to cast a vote in respect of the Share, only the vote that is cast, whether personally or by proxy, by the co-Owner whose name, in order of priority, stands highest in relation to that Share in the register kept at the Land Registry shall be treated as valid;
- (v) if there is an equality of votes the person presiding over the meeting shall have in addition to a deliberative vote, a casting vote.

(b) An instrument appointing a proxy shall be in the form set out in Form 1 in Schedule 1A of the Building Management Ordinance, and

- (i) shall be signed by the Owner; or
- (ii) if the Owner is a body corporate, shall, notwithstanding anything to the contrary in its constitution, be impressed with the seal or chop of the body corporate and signed by a person authorized by the body corporate in that behalf.

(c) The instrument appointing a proxy shall be lodged with the Chairman of the Phase IV Owners Sub-Committee or, if the meeting is convened under Clauses 3(b) or 3(c) of this Section, the person convening the meeting at least 48 hours before the time for the holding of the meeting.

(d) A proxy appointed by an Owner to attend and vote on behalf of the Owner shall, for the purposes of the meeting, be treated as being the Owner present at the meeting.

(e) For the avoidance of doubt, there shall not be any votes attaching to Shares allocated to the Phase IV Common Areas and Phase IV Common Services and Facilities, the Phase IV Residential Common Areas and Phase IV Residential Common Services and Facilities, the Phase IV Car Park Common Areas and Phase IV Car Park Common Services and Facilities and the Non-Station Development Common Areas within Phase IV and Non-Station Development Common Services and Facilities within

Phase IV nor shall such Shares be taken into account for the purpose of counting a quorum of any meeting, and the Manager shall not be entitled to vote as trustee of the relevant Owners of the Shares allocated thereto at any meeting of the Owners of Phase IV.

**Resolutions binding on
Owners**

9. (a) Any resolution on any matter concerning Phase IV, save only those matters referred to in Clause 11 of this Section, passed at a duly convened meeting by a majority vote of the Owners of Phase IV present in person or by proxy and voting shall be binding on all the Owners of Phase IV PROVIDED that:-

- (i) the notice convening the meeting shall have been duly given and shall have specified the intention to propose a resolution concerning such matter;
- (ii) no resolution purporting to be passed at any such meeting concerning any matter not mentioned in such notice shall be valid;
- (iii) no resolution shall be valid to the extent that it purports to alter or amend the provisions of this Deed or the subsequent Sub-Sub-Deed of Mutual Covenant in respect of Phase IVB or is inconsistent therewith save as herein specifically provided;
- (iv) no resolution shall be valid to the extent that it is in conflict with or contrary to any order ruling or judgment of the Hong Kong courts or any mandatory provision of any statute; and
- (v) any resolution on matters or issues which in the reasonable opinion of MTR as the Owner of the Station Complex may affect or have an impact on the Station Complex and/or be ancillary or pertaining thereto, shall be subject to the agreement of MTR as the Owner of the Station Complex.

(b) A resolution may be passed as to the manner in which the powers and duties hereby conferred on the Manager are to be exercised or carried out but no such resolution shall invalidate any prior act of the Manager which would have been valid had that resolution not been passed.

Accidental omission of notice

10. The accidental omission to give notice as aforesaid to any Owner shall not invalidate the proceedings at any meeting and any resolution passed thereat.

Resolutions requiring special majority

11. Notwithstanding the provisions of Clause 9 of this Section, no resolution in respect of the matters referred to in Section D of the Principal Deed shall be valid unless passed by the majorities specified therein.

Audit of annual accounts

12. Prior to the formation of the Owners Corporation, the Owners of Phase IV at a meeting of the Owners of Phase IV convened under this Deed shall have the power to require the annual accounts of Phase IV to be audited by an independent auditor of their choice.

SECTION F

PHASE IV OWNERS SUB-COMMITTEE

Number of members

1. (a) The Phase IV Owners Sub-Committee shall consist of 5 members.

(b) The members of the Phase IV Owners Sub-Committee shall be made up of :

- (i) 4 members as representatives of the Phase IV Residential Development; and
- (ii) 1 member(s) as representative(s) of the Phase IV Car Park.

Quorum

2. (a) A quorum for meetings of the Phase IV Owners Sub-Committee shall be at least 3 members.

(b) Provided a quorum exists, the Phase IV Owners Sub-Committee shall be entitled to act and continue to act notwithstanding that the number of its members falls below 5 or that for any reason less than 5 members are elected in the manner herein provided.

Eligibility for appointment

3. The following persons shall be eligible for appointment to the Phase IV Owners Sub-Committee :-

(a) Any Owner (including any one of two or more co-Owners) of a Unit in Phase IV.

(b) The duly authorised representative (provided that such authorisation shall be in writing addressed to the Phase IV Owners Sub-Committee and may be revoked at any time on notice in writing given to the Phase IV Owners Sub-Committee), in his place, of any Owner of a Unit in Phase IV, being:

- (i) the representative of an Owner which is a body corporate;
- (ii) the husband, wife, or adult family member of an Owner provided such husband, wife or adult

- family member resides in or occupies such Owner's Unit; or
- (iii) the occupying tenant of that Unit.

Election of members

4. (a) The Manager shall convene a meeting of the Owners of Phase IV comprising :-

- (i) each Tower in the Phase IV Residential Development; and
- (ii) the Phase IV Car Park;

the first such meeting to be convened within nine months of the date of this Deed (and to call further and subsequent meetings if required), which meeting and each subsequent Annual Meeting (as referred to in sub-clause (b) below) must appoint the members of the Phase IV Owners Sub-Committee and the Chairman and Secretary of the Phase IV Owners Sub-Committee.

(b) One such meeting, to be known as the Annual Meeting, shall be held as soon as practicable after the end of each financial year (as defined by Clause 3 of Section J of the Principal Deed) for the purposes of receiving the Manager's report and an income and expenditure account and balance sheet for the previous financial years in respect of Phase IV, and transacting any other business of which due notice is given in the notice convening the meeting.

(c) Subject to sub-clause (d) below, at the first meeting and at each subsequent Annual Meeting :

- (i) the Owners of each Tower in the Phase IV Residential Development shall elect 1 representative of that Tower to the Phase IV Owners Sub-Committee;
- (ii) the Owners of the Phase IV Car Park shall elect 1 representative to the Phase IV Owners Sub-Committee.

(d) The Owners of the Towers in Phase IVB shall not be entitled to elect or send their representatives to the Phase IV Owners Sub-Committee unless and until after the issuance of the relevant Occupation Permit covering Phase IVB.

Officers

5. (a) The Officers of the Phase IV Owners Sub-Committee shall comprise :-

- (i) A Chairman;
- (ii) A Secretary;
- (iii) Such other officers (if any) as the Phase IV Owners Sub-Committee may from time to time elect.

(b) All casual vacancies in the Officers shall be filled by election or appointment by the members of the Phase IV Owners Sub-Committee from among them as they may from time to time determine.

(c) A meeting of the Phase IV Owners Sub-Committee shall be presided over by:

- (i) the Chairman; or
- (ii) in the absence of the Chairman a member of the Phase IV Owners Sub-Committee appointed as chairman for that meeting.

Tenure of office

6. (a) Members of the Phase IV Owners Sub-Committee shall hold office until the Annual Meeting of Owners of Phase IV next following their appointment or election provided that if the office of the retiring members or any of them is not filled, or if in any year no Annual Meeting is held, such members or member shall continue in office until the next Annual Meeting.

(b) Retiring members of the Phase IV Owners Sub-Committees shall be eligible for re-election or re-appointment as appropriate.

(c) A member of the Phase IV Owners Sub-Committee shall nevertheless cease to hold office if :

- (i) he resigns by notice in writing to the Phase IV Owners Sub-Committee;
- (ii) he ceases to be eligible;
- (iii) his authority is revoked by the Owners he represents;

- (iv) he, or the Owner(s) he represents, becomes bankrupt or insolvent or is convicted of a criminal offence other than a summary offence not involving dishonesty;
- (v) he becomes incapacitated by physical or mental illness;
- (vi) he, or the Owner(s) he represents, has defaulted in paying his contribution towards the Management Charges for more than one month;
- (vii) he, or the Owner(s) he represents, fails to observe and perform the provisions of the Principal Deed or this Deed.

(d) Any one or more members of the Phase IV Owners Sub-Committee may be removed from office by a resolution of the Owners of Units of the part of Phase IV which he represents at an Extraordinary Meeting convened for the purpose by the Manager, the Phase IV Owners Sub-Committee or by Owners of Units in Phase IV entitled to attend and vote at any such meeting who in the aggregate have vested in them not less than 20% of the Shares attributable to the part of Phase IV which the member represents and at any such Meeting, new members of the Phase IV Owners Sub-Committee may be appointed in the place of those removed from office.

Votes of members

7. Members of the Phase IV Owners Sub-Committee shall be entitled to one vote each at Phase IV Owners Sub-Committee meetings and resolutions shall be passed by a simple majority of those present in person or by proxy and voting. In the case of equality of voting the Chairman shall have a second or casting vote. Proxies shall be in writing and shall be deposited with the Chairman of the meeting prior to the commencement of the meeting.

Power to make rules

8. The Phase IV Owners Sub-Committee shall have full power to determine where, when and how often it shall meet and to make rules and bye-laws regulating the conduct and procedure of its meetings and the performance of its duties and obligations provided that no such regulation or bye-law shall be contrary to or inconsistent with the provisions of this Deed, the subsequent Sub-Sub-Deed of Mutual Covenant in respect of Phase IVB or the Principal Deed.

Manager to be invited

9. The Phase IV Owners Sub-Committee shall invite the Manager to any meeting called by giving the Manager at least seven (7) days' notice in writing of the date, time and place of the meeting and the matters to be discussed.

Power to call meeting

10. The Chairman, any two members of the Phase IV Owners Sub-Committee or the Manager may at any time convene a meeting of the Phase IV Owners Sub-Committee provided that the person or persons convening the meeting shall, at least 7 days before the date of meeting, give to each member of the Phase IV Owners Sub-Committee notice of the date, time and place of the meeting and the resolutions (if any) that are to be proposed at the meeting. The notice of a meeting may be given:

- (a) by delivering it personally to the member;
- (b) by sending it by post to the member at his last known address;
- (c) by leaving the notice at the member's Unit or depositing the notice in the letter box for that Unit.

SECTION G

PHASE IV HOUSE RULES

Phase IV House Rules first in force

1. The Phase IV House Rules set out in the Fourth Schedule hereto shall be deemed to have come into force on the date of this Deed in respect of Phase IV and shall remain in force until revoked or amended as hereinafter provided.

Making and Amendment of Phase IV House Rules

2. The Manager shall have power from time to time to make, revoke and amend the Phase IV House Rules regulating the use, occupation, maintenance and environmental control of Phase IV and the conduct of persons occupying, visiting or using the same and the Phase IV House Rules shall not be inconsistent with or contravene the provisions of the Principal Deed, this Deed, the subsequent Sub-Sub-Deed of Mutual Covenant in respect of Phase IVB, the Building Management Ordinance or the Government Grant Provided That if the Phase IV Owners Sub-Committee is in existence, the Phase IV House Rules shall only be made, revoked or amended by the Manager with the prior approval of the Phase IV Owners Sub-Committee.

Phase IV House Rules to be posted on notice boards

3. Copies of the Phase IV House Rules from time to time in force shall be posted on the public notice boards in Phase IV.

SECTION H

INTERPRETATION AND MISCELLANEOUS

**Marginal notes,
headings and index**

1. The marginal notes, headings and index are intended for guidance only and do not form part of this Deed nor shall any of the provisions of this Deed be construed or interpreted by reference thereto or in any way affected or limited thereby.

Plurals and genders

2. In this Deed (if the context so permits or requires) words importing the singular number only shall include the plural number and vice versa, words importing the masculine gender only shall include the feminine gender and neuter gender and words importing persons shall include corporations.

Service of notices

3. (a) All notices or demands required to be served hereunder shall be sufficiently served if addressed to the party intended to receive the same and sent by prepaid post to or left at the Unit of which the party to be served is the Owner notwithstanding that such party shall not personally occupy such Unit Provided That where notice is to be given to an Owner who is a mortgagee, such notice shall be served on the mortgagee, if a Company, at its last known place of business or, if an individual at his last known residence in Hong Kong.

(b) All notices required to be given to the Manager under this Deed shall be properly served if sent by prepaid post to or left at their registered office or the management office in Phase IV of the Development or such other address as may be notified by the Manager from time to time.

(c) All notices required to be given to the Phase IV Owners Sub-Committee shall be properly served if sent by prepaid post to or left with the Chairman or Secretary of the Phase IV Owners Sub-Committee at his usual residential address.

(d) All non-resident Owners shall provide the Manager with an address within Hong Kong for service of process and notices to be given pursuant to this Deed.

**Covenants to run with
the Land**

4. The mutual covenants herein contained are intended to be annexed to and shall run with the Land and each and every Share therein

and shall be enforceable by and against the Owner for the time being of any such Share both as to the benefit and burden of such covenants, and any Ordinance or other statutory enactment for the time being in force concerning the enforcement of mutual covenants relating to land or buildings shall apply to this Deed.

Chinese Translation

5. Within one month of the date of this Deed, MTR shall at its own cost cause a direct translation in Chinese of this Deed to be made and deposit a copy of this Deed and the Chinese translation in the management office in Phase IV for inspection by all Owners of Phase IV free of charge and for taking copies at their expense and upon payment of reasonable copying charges. All charges received shall be credited to the Special Fund for Phase IV. In the event of a dispute as to the effect of the Chinese translation and the English document, the English version approved by the Director is to prevail.

Building Management Ordinance

6. (a) Nothing in this Deed shall prejudice or in any way be construed or constructed so as to prejudice or exclude the operation of the provisions of the Building Management Ordinance and the Schedules thereto.

(b) MTR shall deposit a copy of Schedules 7 and 8 to the Building Management Ordinance (English and Chinese versions) in the management office in Phase IV for reference by all the Owners of Phase IV free of costs and for taking copies at their own expense and upon payment of a reasonable charge, which shall be credited to the Special Fund for Phase IV.

Works and Installations

7. (a) MTR shall compile for the reference of the Owners of Phase IV and the Manager a maintenance manual for the Works and Installations ("**the Works Manual**") setting out the following details :

- (i) As-built record plans of the building and services installations together with the necessary technical information (such as specifications of materials and design standard) for maintenance of all facilities and equipment;
- (ii) All warranties and guarantees provided by contractors (together with the names of the companies providing the warranty and the

- contact telephone numbers) in respect of all facilities and equipment;
- (iii) Recommended maintenance strategy and procedures;
 - (iv) A list of items of the Works and Installations requiring routine maintenance;
 - (v) Recommended frequency of routine maintenance inspection;
 - (vi) Checklist and typical inspection record sheets for routine maintenance inspection; and
 - (vii) Recommended maintenance cycle of the Works and Installations.

(b) MTR shall deposit a full copy of the Works Manual in the management office in Phase IV within one month of the date of this Deed for inspection by all Owners of Phase IV free of charge and taking copies at their own expense and on payment of a reasonable charge which shall be credited to the Special Fund for Phase IV.

(c) The Owners of Phase IV shall at their own expense inspect, maintain and carry out all necessary works for the maintenance of Phase IV and their own Units including the Works and Installations.

(d) All costs incidental to the preparation of the schedule for the Works and Installations and the Works Manual shall be borne by MTR.

(e) The Owners of Phase IV may, by a resolution of Owners at an Owners' meeting of Phase IV convened under this Deed, decide on any necessary revisions to be made to the schedule for the Works and Installations and the Works Manual from time to time as they shall deem fit, in which event the Manager shall procure from a qualified professional or consultant the revised schedule for the Works and Installations and the revised Works Manual within such time as may be prescribed by the Owners of Phase IV in an Owners' meeting of Phase IV convened under this Deed. All costs incidental to the preparation of the revised schedule for the Works and Installations and the revised Works Manual shall be paid out of the Special Fund for Phase IV.

(f) The Manager shall deposit the revised Works Manual in the management office in Phase IV within one month from the date of its

preparation for inspection by all Owners of Phase IV free of charge and taking copies at their own expense and on payment of a reasonable charge which shall be credited to the Special Fund for Phase IV.

**External drainage pipes
concealed by
architectural features**

8. The Manager shall provide a suitable CCTV imaging device and trained personnel to operate the device or to engage a service provider for conducting inspection of the external drainage pipes concealed by architectural features by a suitable CCTV imaging device and shall conduct regular inspection of the external drainage pipes concealed by architectural features at such specified interval as proposed by an authorized person to alert any early signs of water leakage and pipe joints/pipe brackets conditions.

THE FIRST SCHEDULE

PART I

ALLOCATION OF SHARES

Phase IV Residential Development within Phase IVA:

	<u>No. of Shares allocated to each Tower</u>	
Tower 1 (1A & 1B)	256,706	
Tower 2 (2A & 2B)	251,957	508,663

Phase IV Car Park :

(i)	Phase IV Car Parking Spaces for motor vehicles (432 in total x 125 Shares each)	54,000
(ii)	Phase IV Car Parking Spaces for motor vehicles of disabled persons (3 in total x 175 Shares each)	525
(iii)	Phase IV Car Parking Spaces for motor cycles (46 in total x 24 Shares each)	1,104

Phase IV Common Areas and Phase IV Common Services and Facilities: 31,436

Phase IV Car Park Common Areas and Phase IV Car Park Common Services and Facilities : 49,527

Phase IV Residential Common Areas within Phase IVA and Phase IV Residential Common Services and Facilities within Phase IVA: 142,342

Non-Station Development Common Areas within Phase IV and Non-Station Development Common Services and Facilities within Phase IV : 2,193

Phase IVB 567,638

Total Shares : 1,357,428

Note:

There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F in Tower 1 (1A & 1B) and Tower 2 (2A & 2B). 29/F in each of Tower 1 (1A & 1B) and Tower 2 (2A & 2B) are the refuge floors.

Allocation of Shares to each Phase IV Residential Unit within Phase IVA

TOWER 1 (1A)

	FLAT					
	A	B	C	D	E	F
53/F	1,159	990	303			
52/F	1,013	832	304			
51/F	1,013	639	438	304		
50/F	1,013	639	438	304		
49/F	1,013	641	438	304		
48/F	999	699	438	304		
47/F	760	562	610	414	444	306
46/F	760	562	610	414	444	306
45/F	760	562	610	414	444	306
43/F	760	562	610	414	444	306
42/F	760	562	610	414	444	306
41/F	760	562	610	414	444	306
40/F	760	562	610	414	444	306
39/F	760	562	610	414	444	306
38/F	760	562	610	414	444	306
37/F	760	562	610	414	444	306
36/F	760	562	610	414	444	306
35/F	760	562	610	414	444	306
33/F	760	562	610	414	444	306
32/F	760	562	610	414	444	306
31/F	760	562	610	414	444	306
30/F	760	562	610	414	444	
29/F REFUGE FLOOR						
28/F	760	562	610	414	444	306
27/F	760	562	610	414	444	306
26/F	760	562	610	414	444	306
25/F	760	562	610	414	444	306
23/F	760	562	610	414	444	306
22/F	760	562	610	414	444	306
21/F	760	562	610	414	444	306
20/F	760	562	610	414	444	306
19/F	760	562	610	414	444	306
18/F	760	562	610	414	444	306
17/F	760	562	610	414	444	306
16/F	760	562	610	414	444	306
15/F	760	562	610	414	444	306
12/F	760	562	610	414	444	306
11/F	760	562	610	414	444	306
10/F	760	562	610	414	444	306
9/F	760	562	610	414	444	306
8/F	760	562	610	414	444	306
7/F	760	562	610	414	444	306
6/F	760	562	610	414	444	306
5/F	760	562	610	414	444	306
3/F	760	562	610	414	444	306
2/F	758	561	605	409	442	311

TOWER 1 (1B)

	FLAT					
	A	B	C	D	E	F
53/F	1,088	767	304			
52/F	940	734	304			
51/F	940	591	435	304		
50/F	940	591	435	304		
49/F	940	591	435	304		
48/F	931	605	429	304		
47/F	630	559	439	422	444	306
46/F	630	559	437	422	444	306
45/F	630	559	437	422	444	306
43/F	630	559	437	422	444	306
42/F	630	559	437	422	444	306
41/F	630	559	437	422	444	306
40/F	630	559	437	422	444	306
39/F	630	559	437	422	444	306
38/F	630	559	437	422	444	306
37/F	630	559	437	422	444	306
36/F	630	559	437	422	444	306
35/F	630	559	437	422	444	306
33/F	630	559	437	422	444	306
32/F	630	559	437	422	444	306
31/F	630	559	437	422	444	306
30/F	630	559	437	422	444	
29/F REFUGE FLOOR						
28/F	629	561	437	422	443	306
27/F	629	561	437	422	443	306
26/F	629	561	437	422	443	306
25/F	629	561	437	422	443	306
23/F	629	561	437	422	443	306
22/F	629	561	437	422	443	306
21/F	629	561	437	422	443	306
20/F	629	561	437	422	443	306
19/F	629	561	437	422	443	306
18/F	629	561	437	422	443	306
17/F	629	561	437	422	443	306
16/F	629	561	437	422	443	306
15/F	629	561	437	422	443	306
12/F	629	561	437	422	443	306
11/F	629	561	437	422	443	306
10/F	629	561	437	422	443	306
9/F	629	561	437	422	443	306
8/F	629	561	437	422	443	306
7/F	629	561	437	422	443	306
6/F	629	561	437	422	443	306
5/F	629	561	437	422	443	306
3/F	629	561	437	422	443	306
2/F	638	558	449	419	442	311

TOWER 2 (2A)

	FLAT					
	A	B	C	D	E	F
55/F	1,107	767	304			
53/F	957	734	304			
52/F	957	591	435	304		
51/F	948	605	429	304		
50/F	630	557	439	422	444	306
49/F	630	557	437	422	444	306
48/F	630	557	437	422	444	306
47/F	630	557	437	422	444	306
46/F	630	557	437	422	444	306
45/F	630	557	437	422	444	306
43/F	630	557	437	422	444	306
42/F	630	557	437	422	444	306
41/F	630	557	437	422	444	306
40/F	630	557	437	422	444	306
39/F	630	557	437	422	444	306
38/F	630	557	437	422	444	306
37/F	630	557	437	422	444	306
36/F	630	557	437	422	444	306
35/F	630	557	437	422	444	306
33/F	630	557	437	422	444	306
32/F	630	557	437	422	444	306
31/F	630	557	437	422	444	306
30/F	630	557	437	422	444	
29/F REFUGE FLOOR						
28/F	629	558	437	422	443	306
27/F	629	558	437	422	443	306
26/F	629	558	437	422	443	306
25/F	629	558	437	422	443	306
23/F	629	558	437	422	443	306
22/F	629	558	437	422	443	306
21/F	629	558	437	422	443	306
20/F	629	558	437	422	443	306
19/F	629	558	437	422	443	306
18/F	629	558	437	422	443	306
17/F	629	558	437	422	443	306
16/F	629	558	437	422	443	306
15/F	629	558	437	422	443	306
12/F	629	558	437	422	443	306
11/F	629	558	437	422	443	306
10/F	629	558	437	422	443	306
9/F	629	558	437	422	443	306
8/F	629	558	437	422	443	306
7/F	629	558	437	422	443	306
6/F	629	558	437	422	443	306
5/F	629	558	437	422	443	306
3/F	629	558	437	422	443	306
2/F	638	557	449	419	442	311

TOWER 2 (2B)

	FLAT					
	A	B	C	D	E	F
55/F	1,101	767	304			
53/F	964	734	304			
52/F	964	591	435	304		
51/F	955	605	429	304		
50/F	630	561	439	422	444	306
49/F	630	561	437	422	444	306
48/F	630	561	437	422	444	306
47/F	630	561	437	422	444	306
46/F	630	561	437	422	444	306
45/F	630	561	437	422	444	306
43/F	630	561	437	422	444	306
42/F	630	561	437	422	444	306
41/F	630	561	437	422	444	306
40/F	630	561	437	422	444	306
39/F	630	561	437	422	444	306
38/F	630	561	437	422	444	306
37/F	630	561	437	422	444	306
36/F	630	561	437	422	444	306
35/F	630	561	437	422	444	306
33/F	630	561	437	422	444	306
32/F	630	561	437	422	444	306
31/F	630	561	437	422	444	306
30/F	630	561	437	422	444	
29/F REFUGE FLOOR						
28/F	629	563	437	422	443	306
27/F	629	563	437	422	443	306
26/F	629	563	437	422	443	306
25/F	629	563	437	422	443	306
23/F	629	563	437	422	443	306
22/F	629	563	437	422	443	306
21/F	629	563	437	422	443	306
20/F	629	563	437	422	443	306
19/F	629	563	437	422	443	306
18/F	629	563	437	422	443	306
17/F	629	563	437	422	443	306
16/F	629	563	437	422	443	306
15/F	629	563	437	422	443	306
12/F	629	563	437	422	443	306
11/F	629	563	437	422	443	306
10/F	629	563	437	422	443	306
9/F	629	563	437	422	443	306
8/F	629	563	437	422	443	306
7/F	629	563	437	422	443	306
6/F	629	563	437	422	443	306
5/F	629	563	437	422	443	306
3/F	629	563	437	422	443	306
2/F	638	562	451	424	442	311

THE FIRST SCHEDULE

PART II

ALLOCATION OF MANAGEMENT UNITS

Phase IV Residential Development within Phase IVA:

	No. of Management Units allocated to each Tower	
Tower 1 (1A & 1B)	256,706	
Tower 2 (2A & 2B)	251,957	508,663

Phase IV Car Park :

(i)	Phase IV Car Parking Spaces for motor vehicles (432 in total x 125 Management Units each)	54,000
(ii)	Phase IV Car Parking Spaces for motor vehicles of disabled persons (3 in total x 175 Management Units each)	525
(iii)	Phase IV Car Parking Spaces for motor cycles (46 in total x 24 Management Units each)	1,104

Phase IV Common Areas and Phase IV Common Services and Facilities: 0

Phase IV Car Park Common Areas and Phase IV Car Park Common Services and Facilities : 0

Phase IV Residential Common Areas within Phase IVA and Phase IV Residential Common Services and Facilities within Phase IVA: 0

Non-Station Development Common Areas within Phase IV and Non-Station Development Common Services and Facilities within Phase IV : 0

Total Management Units of Phase IVA: 564,292

Note:

There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F in Tower 1 (1A & 1B) and Tower 2 (2A & 2B).
29/F in each of Tower 1 (1A & 1B) and Tower 2 (2A & 2B) are the refuge floors.

Allocation of Management Units to each Phase IV Residential Unit within Phase IVA

TOWER 1 (1A)

	FLAT					
	A	B	C	D	E	F
53/F	1,159	990	303			
52/F	1,013	832	304			
51/F	1,013	639	438	304		
50/F	1,013	639	438	304		
49/F	1,013	641	438	304		
48/F	999	699	438	304		
47/F	760	562	610	414	444	306
46/F	760	562	610	414	444	306
45/F	760	562	610	414	444	306
43/F	760	562	610	414	444	306
42/F	760	562	610	414	444	306
41/F	760	562	610	414	444	306
40/F	760	562	610	414	444	306
39/F	760	562	610	414	444	306
38/F	760	562	610	414	444	306
37/F	760	562	610	414	444	306
36/F	760	562	610	414	444	306
35/F	760	562	610	414	444	306
33/F	760	562	610	414	444	306
32/F	760	562	610	414	444	306
31/F	760	562	610	414	444	306
30/F	760	562	610	414	444	
29/F REFUGE FLOOR						
28/F	760	562	610	414	444	306
27/F	760	562	610	414	444	306
26/F	760	562	610	414	444	306
25/F	760	562	610	414	444	306
23/F	760	562	610	414	444	306
22/F	760	562	610	414	444	306
21/F	760	562	610	414	444	306
20/F	760	562	610	414	444	306
19/F	760	562	610	414	444	306
18/F	760	562	610	414	444	306
17/F	760	562	610	414	444	306
16/F	760	562	610	414	444	306
15/F	760	562	610	414	444	306
12/F	760	562	610	414	444	306
11/F	760	562	610	414	444	306
10/F	760	562	610	414	444	306
9/F	760	562	610	414	444	306
8/F	760	562	610	414	444	306
7/F	760	562	610	414	444	306
6/F	760	562	610	414	444	306
5/F	760	562	610	414	444	306
3/F	760	562	610	414	444	306
2/F	758	561	605	409	442	311

TOWER 1 (1B)

	FLAT					
	A	B	C	D	E	F
53/F	1,088	767	304			
52/F	940	734	304			
51/F	940	591	435	304		
50/F	940	591	435	304		
49/F	940	591	435	304		
48/F	931	605	429	304		
47/F	630	559	439	422	444	306
46/F	630	559	437	422	444	306
45/F	630	559	437	422	444	306
43/F	630	559	437	422	444	306
42/F	630	559	437	422	444	306
41/F	630	559	437	422	444	306
40/F	630	559	437	422	444	306
39/F	630	559	437	422	444	306
38/F	630	559	437	422	444	306
37/F	630	559	437	422	444	306
36/F	630	559	437	422	444	306
35/F	630	559	437	422	444	306
33/F	630	559	437	422	444	306
32/F	630	559	437	422	444	306
31/F	630	559	437	422	444	306
30/F	630	559	437	422	444	
29/F REFUGE FLOOR						
28/F	629	561	437	422	443	306
27/F	629	561	437	422	443	306
26/F	629	561	437	422	443	306
25/F	629	561	437	422	443	306
23/F	629	561	437	422	443	306
22/F	629	561	437	422	443	306
21/F	629	561	437	422	443	306
20/F	629	561	437	422	443	306
19/F	629	561	437	422	443	306
18/F	629	561	437	422	443	306
17/F	629	561	437	422	443	306
16/F	629	561	437	422	443	306
15/F	629	561	437	422	443	306
12/F	629	561	437	422	443	306
11/F	629	561	437	422	443	306
10/F	629	561	437	422	443	306
9/F	629	561	437	422	443	306
8/F	629	561	437	422	443	306
7/F	629	561	437	422	443	306
6/F	629	561	437	422	443	306
5/F	629	561	437	422	443	306
3/F	629	561	437	422	443	306
2/F	638	558	449	419	442	311

TOWER 2 (2A)

	FLAT					
	A	B	C	D	E	F
55/F	1,107	767	304			
53/F	957	734	304			
52/F	957	591	435	304		
51/F	948	605	429	304		
50/F	630	557	439	422	444	306
49/F	630	557	437	422	444	306
48/F	630	557	437	422	444	306
47/F	630	557	437	422	444	306
46/F	630	557	437	422	444	306
45/F	630	557	437	422	444	306
43/F	630	557	437	422	444	306
42/F	630	557	437	422	444	306
41/F	630	557	437	422	444	306
40/F	630	557	437	422	444	306
39/F	630	557	437	422	444	306
38/F	630	557	437	422	444	306
37/F	630	557	437	422	444	306
36/F	630	557	437	422	444	306
35/F	630	557	437	422	444	306
33/F	630	557	437	422	444	306
32/F	630	557	437	422	444	306
31/F	630	557	437	422	444	306
30/F	630	557	437	422	444	
29/F REFUGE FLOOR						
28/F	629	558	437	422	443	306
27/F	629	558	437	422	443	306
26/F	629	558	437	422	443	306
25/F	629	558	437	422	443	306
23/F	629	558	437	422	443	306
22/F	629	558	437	422	443	306
21/F	629	558	437	422	443	306
20/F	629	558	437	422	443	306
19/F	629	558	437	422	443	306
18/F	629	558	437	422	443	306
17/F	629	558	437	422	443	306
16/F	629	558	437	422	443	306
15/F	629	558	437	422	443	306
12/F	629	558	437	422	443	306
11/F	629	558	437	422	443	306
10/F	629	558	437	422	443	306
9/F	629	558	437	422	443	306
8/F	629	558	437	422	443	306
7/F	629	558	437	422	443	306
6/F	629	558	437	422	443	306
5/F	629	558	437	422	443	306
3/F	629	558	437	422	443	306
2/F	638	557	449	419	442	311

TOWER 2 (2B)

	FLAT					
	A	B	C	D	E	F
55/F	1,101	767	304			
53/F	964	734	304			
52/F	964	591	435	304		
51/F	955	605	429	304		
50/F	630	561	439	422	444	306
49/F	630	561	437	422	444	306
48/F	630	561	437	422	444	306
47/F	630	561	437	422	444	306
46/F	630	561	437	422	444	306
45/F	630	561	437	422	444	306
43/F	630	561	437	422	444	306
42/F	630	561	437	422	444	306
41/F	630	561	437	422	444	306
40/F	630	561	437	422	444	306
39/F	630	561	437	422	444	306
38/F	630	561	437	422	444	306
37/F	630	561	437	422	444	306
36/F	630	561	437	422	444	306
35/F	630	561	437	422	444	306
33/F	630	561	437	422	444	306
32/F	630	561	437	422	444	306
31/F	630	561	437	422	444	306
30/F	630	561	437	422	444	
29/F REFUGE FLOOR						
28/F	629	563	437	422	443	306
27/F	629	563	437	422	443	306
26/F	629	563	437	422	443	306
25/F	629	563	437	422	443	306
23/F	629	563	437	422	443	306
22/F	629	563	437	422	443	306
21/F	629	563	437	422	443	306
20/F	629	563	437	422	443	306
19/F	629	563	437	422	443	306
18/F	629	563	437	422	443	306
17/F	629	563	437	422	443	306
16/F	629	563	437	422	443	306
15/F	629	563	437	422	443	306
12/F	629	563	437	422	443	306
11/F	629	563	437	422	443	306
10/F	629	563	437	422	443	306
9/F	629	563	437	422	443	306
8/F	629	563	437	422	443	306
7/F	629	563	437	422	443	306
6/F	629	563	437	422	443	306
5/F	629	563	437	422	443	306
3/F	629	563	437	422	443	306
2/F	638	562	451	424	442	311

THE SECOND SCHEDULE

PART I

EASEMENTS

Right to pass

1. Full right and liberty for the Owner for the time being, his servants, agents, licensees, tenants and lawful occupants :

- (a) of a Phase IV Residential Unit to go, pass and repass over and along and upon the Phase IV Common Areas and the Phase IV Residential Common Areas in common with all others having the like right;
- (b) of a Phase IV Car Parking Space to go, pass and repass over and along and upon the Phase IV Common Areas and the Phase IV Car Park Common Areas in common with all others having the like right;

for all purposes connected with the proper use and enjoyment of his Unit.

Rights relating to Visitors'
Car Parking Spaces

2. Full right and liberty for the Owner for the time being of a Phase IV Residential Unit, his servants, agents, licensees, tenants and lawful occupants to go, pass and repass over and along and upon the Phase IV Car Park Common Areas and to use the Phase IV Car Park Common Services and Facilities in common with all others having the like right for the purposes of access and egress to and from and use of the Visitors' Car Parking Spaces in the Phase IV Car Park.

Rights of Owners of the
Phase IV Car Parking
Spaces

3. Subject to the provisions of Clauses 7 and 8 of Section D of this Deed and to the management expenses for the Common EV Facilities to be borne by the Owners of Phase IV Car Parking Spaces, the full right and liberty (Subject Always to the rights of the Manager and MTR) for the Owner of a Phase IV Car Parking Space for the time being at his own cost and expense to install, maintain, repair and replace an electric meter and such associated facilities within the electric meter room of the Phase IV Car Park Common Areas and to lay and/or maintain, repair and replace such cables, base box, socket outlets, protective and security devices within the Phase IV Car Park Common Areas at such locations and in such manner to be approved by the Manager for the purposes of or in connection with the proper use and enjoyment and operation of the Non-Common EV Facilities serving his Phase IV Car Parking Space exclusively.

Rights relating to Phase
IV Covered Pedestrian
Walkway

4. Subject to the terms of the Government Grant, the right for all members of the public to go, pass and repass over and along and upon the

Phase IV Covered Pedestrian Walkway 24 hours a day free of charge without any interruption.

Rights relating to
pedestrian link to Site N

5. Subject to the terms of the Government Grant, the right for all members of the public to go, pass and repass over and along and upon the pedestrian link to Site N 24 hours a day free of charge without any interruption.

THE SECOND SCHEDULE

PART II

EXCEPTIONS AND RESERVATIONS

Rights of other
Owners

1. Easements, rights and privileges set out in Part II of the Second Schedule of the Principal Deed.

THE THIRD SCHEDULE

RESTRICTIONS AND PROHIBITIONS

- | | |
|---|---|
| Not to partition | 1. Not to partition any Phase IV Residential Unit or Phase IV Car Parking Space. |
| User | 2. (a) Not to use or permit or suffer to be used any Phase IV Residential Unit for any purpose whatsoever other than as a private dwelling.

(b) Not to use or permit or suffer to be used any Phase IV Car Parking Space other than for the parking of one private motor vehicle or one private motor cycle (as the case may be). |
| Not to make alterations or additions | 3. (a) Other than in exceptional circumstances and subject to the prior written consent of the Manager, not to make any structural alterations or additions or paint the outside of the Phase IV Residential Units, alter the exterior window glass, alter or remove the railings or balustrades on any Phase IV Utility Platform or Phase IV Balcony, or generally do anything that might alter or affect the external appearance of the Phase IV Residential Units.

(b) Not to make any structural alteration which will interfere with or affect the rights of the other Owners. |
| Phase IV Balconies and Phase IV Utility Platforms | 4. (a) Not to cause, permit, suffer or allow any Phase IV Balcony and the covered area underneath such Phase IV Balcony or any Phase IV Utility Platform and the covered area underneath such Phase IV Utility Platform to be enclosed above the safe parapet height by any material of whatsoever kind or nature other than as approved under the Approved Plans, and to keep and maintain any Phase IV Balcony or Phase IV Utility Platform in the design and layout as provided under the Approved Plans.

(b) Not to erect, affix or place or cause or permit or suffer or allow to be erected, affixed or placed any structure or partition of any material whether of a permanent or temporary nature on any Phase IV Balcony or Phase IV Utility Platform or any part thereof. |
| Not to hang washing | 5. Not to use or permit or suffer to be used any portion of any Unit or the roofs or flat-roofs (if any) held and enjoyed therewith, other than the place provided therein specifically therefor, for the washing or drying of clothes or any similar purpose or in any way which may alter the external appearance of the buildings or cause damage, nuisance, annoyance or |

inconvenience to the other Owners and occupiers of the Land and the Development.

Not to exhibit
signs

6. Not to exhibit in or upon any Phase IV Residential Unit any name, writing, drawing, signboard, plate, advertisement or placard of any kind.

Not to misuse
lavatories

7. Not to use or permit or suffer to be used any water closet or other water apparatus on or in the Land and the Development (including those within the Phase IV Residential Units) for any purpose other than that for which they are intended and not to throw or permit or suffer to be thrown into any W.C. pan, urinal, basin, sink or other lavatory fitting any foreign or deleterious substance of any kind and to pay the Manager on demand the cost of any breakage, blockage or damage resulting from a breach of this provision. The cost of clearing any blockage and/or making good any breakage or damage resulting from their misuse will be charged to the person responsible or to the Owner of the Unit in which the problem originated.

Not to obstruct
Common Areas

8. (a) Not to use or cause or permit or suffer the use of any of the Phase IV Residential Common Areas, the Phase IV Car Park Common Areas, the Phase IV Common Areas or the Non-Station Development Common Areas within Phase IV for the purpose of drying laundry (except in the places specifically provided therefor) or hanging or placing or storing any article or thing thereon or therein and not to permit servants (or the children of any servant) or any other person to use the same for loitering or eating.

(b) Not to encumber or obstruct or permit or suffer to be encumbered or obstructed with any boxes, dustbins, packaging goods, rubbish, chattels or other obstruction of any kind or nature any of the Phase IV Residential Common Areas, the Phase IV Car Park Common Areas, the Phase IV Common Areas or the Non-Station Development Common Areas within Phase IV and the Manager shall be entitled without notice and at the Owner's expense to remove and dispose of as they see fit any such material aforesaid and the Manager shall not thereby incur any liability to the Owner or any other person whomsoever and each and every Owner hereby agrees to keep the Manager indemnified against all losses, claims, damages or expenses of and against the Manager in respect thereof.

No erection of
metal grilles
and shutters

9. No Owner shall permit or suffer to be erected, affixed, installed or attached in or on or at the window or windows or door or doors or entrance or entrances of any Phase IV Residential Unit any metal grille or shutter or gate which shall in any way contravene the regulations of the Fire Services Ordinance (Cap.95) or other competent authority concerned from time to time in force and/or which may in any way impede the free and uninterrupted passage over, through and along any of the Phase IV

Residential Common Areas or the Phase IV Residential Common Services and Facilities and the design of any metal grille or shutter or gate shall, prior to the installation thereof, first be submitted to the Manager for his approval in writing and the subsequent installation shall follow strictly the approved design and any conditions that may be imposed.

Not to obstruct
driveways

10. Not to park in, obstruct or otherwise use or permit or suffer any servant, agent, visitor or licensee to park in, obstruct or otherwise use those areas of the Land and the Development allocated to the parking, movement or access of vehicles or designated as loading and unloading areas otherwise than in accordance with the Phase IV House Rules from time to time made pursuant to Section G of this Deed or the Building Rules made pursuant to Section K of the Principal Deed.

Visitors' Car Parking
Spaces

11. The Visitors' Car Parking Spaces in the Phase IV Car Park, which form parts of the Phase IV Car Park Common Areas, shall be used only for the parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the visitors or invitees of the Owners or occupiers of the Phase IV Residential Development.

Parking space for disabled
persons

12. (a) The parking space for disabled persons in the Phase IV Car Park, which is designated as Visitors' Car Parking Space, shall be used only for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

(b) The parking space for disabled persons in the Phase IV Car Park shall be used only for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the residents of the Phase IV Residential Development and their bona fide guests, visitors and invitees.

Loading and unloading
bays

13. The loading and unloading bays on the Ground Floor of the buildings erected on Phase IV, which form parts of the Phase IV Residential Common Areas, shall be used only for the purpose of loading and unloading by the Owners or residents of the Phase IV Residential Development.

Pedal-cycle parking
spaces

14. The pedal-cycle parking spaces in the Phase IV Car Park, which form parts of the Phase IV Residential Common Areas, shall be used only for the parking of pedal-cycles belonging to the Owners, occupiers, visitors or invitees of the Owners or occupiers of the Phase IV Residential Development.

No demolition or
alteration of partition
walls and/or floor/roof
slabs

15. (a) Without prejudice to Clause 19(a) of Section E of the Principal Deed and Clause 3 of this Schedule, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase IV Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase IV Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase IV Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

(b) The Manager shall deposit in the management office of Phase IV the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase IV free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase IV.

THE FOURTH SCHEDULE

PHASE IV HOUSE RULES

1.
 - (a) The purpose of Phase IV House Rules is to help maintain and preserve Phase IV of the Non-Station Development as a high quality residential estate. They are for the benefit of all Owners of Phase IV and residents and occupiers, on whom (together with their tenants, licensees, guests, servants and agents) they are binding.
 - (b) The Phase IV House Rules are supplementary to the Principal Deed, this Deed and the subsequent Sub-Sub-Deed of Mutual Covenant in respect of Phase IVB, the terms of which will prevail in the event of any conflict.
 - (c) The Manager is empowered to enforce the Phase IV House Rules and, from time to time as necessary, to amend or revoke them or make new rules in accordance with Section G of this Deed.
2.
 - (a) The movement and parking of vehicles within Phase IV is under the control of the Manager and all drivers must comply with directions given by the staff of the Manager.
 - (b) The speed limit on Phase IV is 20 kph.
3.
 - (a) No vehicle of any description, whether belonging to a resident or otherwise, may park anywhere on Phase IV other than in one of the proper parking spaces provided for that purpose.
 - (b) Each resident may park his car(s) in his Phase IV Car Parking Space(s) and must not use the Phase IV Car Parking Space of any other resident without his prior consent.
 - (c) Each Phase IV Car Parking Space may be used only for the parking of one private car or one motor cycle (as the case may be); the carrying out of repairs and the storage of anything whatsoever is strictly prohibited.
 - (d) No lorries, commercial or goods vehicles may be parked in any Phase IV Car Parking Space (other than light vans or taxis belonging to an Owner or occupier of the Residential Development), except that delivery vehicles and such like visiting Phase IV on legitimate business may, as directed by the Manager, use spaces which are reserved for that purpose.
 - (e) Any vehicle parked in contravention of the above rules, may be impounded or removed by the Manager without prior warning. The Manager may also, without liability to its owner, remove and dispose of any derelict vehicle which is an eyesore or otherwise causing nuisance to the residents, (notwithstanding that it has been left in a designated parking space). All cost and charges incurred or levied by the Manager shall be recoverable from the owner of the vehicle impounded or removed.
4. The following matters require the prior written consent of the Manager, which must not be unreasonably withheld and may be granted subject to conditions as the Manager deems fit, and work must not commence unless and until such consent has been obtained. The Manager must not charge any fee other than a

reasonable administrative fee for issuing such consent and all fee received shall be credited to the Special Fund for Phase IV :-

- (a) the installation of air-conditioners and any similar or related plant or equipment, subject to the Manager's right to require such subsequent modifications (or complete removal) as they may deem necessary including, without limitation, the taking of measures to avoid condensation dripping on the premises below;
 - (b) the installation and/or use of window guard.
5. No washing may be hung on or anything projected from or out of any roof, balcony or window of the Phase IV Residential Units or any other buildings on Phase IV.
6. Each resident is required to keep his Unit in a good state of preservation and cleanliness and is responsible for ensuring that no dirt, garbage, waste or other matter is dropped, swept or thrown outside onto the Common Areas, or the premises of any other resident.
7. Garbage and refuse from each Unit shall be removed and handled in such manner as the Manager may direct.
8. Residents must not play or operate any musical instrument, radio, television, recording equipment or such like, or cause or permit or suffer any noise to emanate from their Units to the disturbance or annoyance of other residents.
9. The Phase IV Residential Units are to be used for residential purposes only and must not be used for or in connection with any business or for gambling or any illegal or immoral purpose.
10. Notwithstanding Clause 1(x) in the Third Schedule of the Principal Deed, no Owners or residents shall bring or keep in any Unit any dogs, cats, pets, live poultry or other animals which may be the subject of reasonable complaint from the other Owners or residents Provided That this provision shall not apply to guide dogs required for blind persons.
11. The Manager is empowered to make, revoke and amend the Fitting Out Rules relating to the carrying out of work to any Unit and bye-laws and regulations governing the use and enjoyment of the swimming pool and all other recreational facilities.
12. Residents are not permitted to utilise any employee of the Manager or any of the staff of Phase IV for their own private business or purposes.
13. Any consent or approval under Phase IV House Rules given by the Manager may be revoked at any time Provided That such consent or approval shall not be revoked unreasonably.
14. Any queries or complaints in regard to any matter concerning Phase IV should be made to the Manager, preferably in writing.

THE FIFTH SCHEDULE

WORKS AND INSTALLATIONS

1. structural elements;
2. external wall finishes and roofing materials;
3. fire safety elements;
4. plumbing system;
5. drainage system;
6. fire services installations and equipment;
7. electrical wiring system;
8. lift installations;
9. gas supply system;
10. window installations;
11. ventilation system; and
12. gondolas.

THE SIXTH SCHEDULE

PART I

PHASE IV RESIDENTIAL UNITS WITHIN PHASE IVA WITH
PHASE IV BALCONIES

<u>Tower</u>	<u>Floor</u>	<u>Unit which has a Phase IV Balcony</u>
Tower 1 (1A)	3/F – 28/F 30/F 31/F – 47/F 48/F 49/F – 51/F 52/F 53/F	All Units Flats A, B, C, D & E All Units Flats C & D Flats A, B, C & D Flats A & C Flats A, B & C
Tower 1 (1B)	3/F – 28/F 30/F 31/F – 47/F 48/F 49/F – 51/F 52/F – 53/F	All Units Flats A, B, C, D & E All Units Flats B, C & D Flats A, B, C & D Flats A, B & C
Tower 2 (2A)	3/F – 28/F 30/F 31/F – 50/F 51/F 52/F 53/F – 55/F	All Units Flats A, B, C, D & E All Units Flats B, C & D Flats A, B, C & D Flats A, B & C
Tower 2 (2B)	3/F – 28/F 30/F 31/F – 50/F 51/F 52/F 53/F – 55/F	All Units Flats A, B, C, D & E All Units Flats B, C & D Flats A, B, C & D Flats A, B & C

Note:

There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F in Tower 1 (1A & 1B) and Tower 2 (2A & 2B).
29/F in each of Tower 1 (1A & 1B) and Tower 2 (2A & 2B) are the refuge floors.

PART II

PHASE IV RESIDENTIAL UNITS WITHIN PHASE IVA WITH PHASE IV UTILITY PLATFORMS

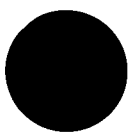
<u>Tower</u>	<u>Floor</u>	<u>Unit which has a Phase IV Utility Platform</u>
Tower 1 (1A)	3/F – 28/F 30/F 31/F – 47/F 48/F 49/F – 51/F 52/F – 53/F	Flats A, B, C, D & E Flats A, B, C, D & E Flats A, B, C, D & E Flats B & C Flats A, B & C Flats A & B
Tower 1 (1B)	3/F – 28/F 30/F 31/F – 47/F 48/F 49/F – 51/F 52/F – 53/F	Flats A, B, C, D & E Flats A, B, C, D & E Flats A, B, C, D & E Flats A & B Flats A, B & C Flats A & B
Tower 2 (2A)	3/F – 28/F 30/F 31/F – 50/F 51/F 52/F 53/F – 55/F	Flats A, B, C, D & E Flats A, B, C, D & E Flats A, B, C, D & E Flats A & B Flats A, B & C Flats A & B
Tower 2 (2B)	3/F – 28/F 30/F 31/F – 50/F 51/F 52/F 53/F – 55/F	Flats A, B, C, D & E Flats A, B, C, D & E Flats A, B, C, D & E Flats A & B Flats A, B & C Flats A & B

Note:

There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F in Tower 1 (1A & 1B) and Tower 2 (2A & 2B).
29/F in each of Tower 1 (1A & 1B) and Tower 2 (2A & 2B) are the refuge floors.

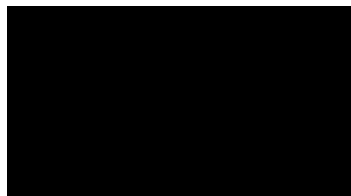
SIGNED SEALED and DELIVERED)
by **Li Sau Lin Linda**)

the lawful attorney of MTR Corporation Limited in)
its capacity as Registered Owner of the Units in)
Phase IV of the Development (except the First)
Assigned Premises) whose signature is verified by :)


Wong Koon Ming

Solicitor, Hong Kong SAR
Deacons

SIGNED SEALED and DELIVERED)
by the Purchaser in the presence of:)


Wong Koon Ming

Solicitor, Hong Kong SAR
Deacons

INTERPRETED to the Purchaser by:


Wong Koon Ming

Solicitor, Hong Kong SAR
Deacons

SIGNED SEALED and DELIVERED)

by **Li Sau Lin Linda)**

the lawful attorney of MTR Corporation Limited in)

its capacity as Manager whose signature is verified)

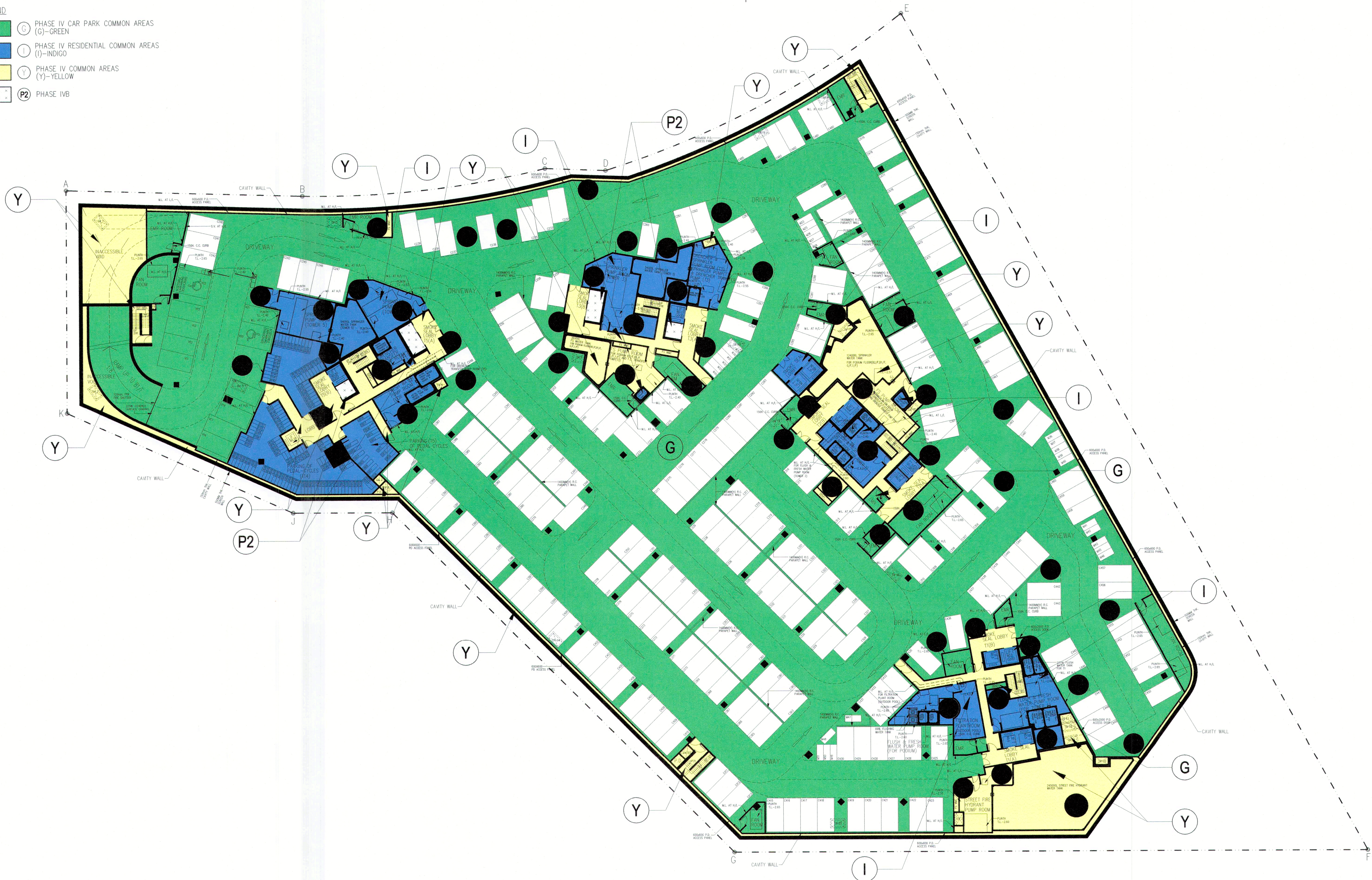
by :)



Wong Koon Ming

**Solicitor, Hong Kong SAR
Deacons**

- LEGEND
- ⑥ PHASE IV CAR PARK COMMON AREAS (G)-GREEN
 - ① PHASE IV RESIDENTIAL COMMON AREAS (I)-INDIGO
 - ② PHASE IV COMMON AREAS (Y)-YELLOW
 - ② PHASE IVB



Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 1st SUBMISSION	S20	JHYROK	CSC	19/02/2016
B	DMC 2nd SUBMISSION	S20	JHYROK	CSC	26/02/2016
C	DMC 3rd SUBMISSION	S20	JHYROK	CSC	03/03/2016
D	DMC 4th SUBMISSION	S20	JHYROK	CSC	09/03/2016
E	DMC 5th SUBMISSION	S20	JHYROK	CSC	20/03/2016
F	DMC 6th SUBMISSION	S20	JHYROK	CSC	21/03/2017
G	DMC 7th SUBMISSION	S20	JHYROK	CSC	23/03/2017
H	DMC 8th SUBMISSION	S20	JHYROK	CSC	16/03/2017
I	DMC 9th SUBMISSION	S20	JHYROK	CSC	23/03/2017

Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 1st SUBMISSION	IHD	JHYROK	VMC	17/02/2016
B	DMC 2nd SUBMISSION	IHD	JHYROK	VMC	26/02/2016
C	DMC 3rd SUBMISSION	IHD	JHYROK	VMC	03/03/2016
D	DMC 4th SUBMISSION	IHD	JHYROK	VMC	09/03/2016
E	DMC 5th SUBMISSION	IHD	JHYROK	VMC	20/03/2016
F	DMC 6th SUBMISSION	IHD	JHYROK	VMC	21/03/2017
G	DMC 7th SUBMISSION	IHD	JHYROK	VMC	23/03/2017
H	DMC 8th SUBMISSION	IHD	JHYROK	VMC	16/03/2017
I	DMC 9th SUBMISSION	IHD	JHYROK	VMC	23/03/2017

Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 1st SUBMISSION	IHD	JHYROK	VMC	17/02/2016
B	DMC 2nd SUBMISSION	IHD	JHYROK	VMC	26/02/2016
C	DMC 3rd SUBMISSION	IHD	JHYROK	VMC	03/03/2016
D	DMC 4th SUBMISSION	IHD	JHYROK	VMC	09/03/2016
E	DMC 5th SUBMISSION	IHD	JHYROK	VMC	20/03/2016
F	DMC 6th SUBMISSION	IHD	JHYROK	VMC	21/03/2017
G	DMC 7th SUBMISSION	IHD	JHYROK	VMC	23/03/2017
H	DMC 8th SUBMISSION	IHD	JHYROK	VMC	16/03/2017
I	DMC 9th SUBMISSION	IHD	JHYROK	VMC	23/03/2017

Check all measurements on site
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B.D. Ref.
F.S.D. Ref.
E.L.O. Ref.
Drawn: HKO Date: 02/02/2016
Checked: JHYROK Date: 02/02/2016
Approved: CSC Date: 02/02/2016
Code File No.: U:\Studio_0\Proj_Data\2014\14070NT\DMC\CURRENT\4th_Submission

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL. NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

Drawing Title
B2/F PLAN

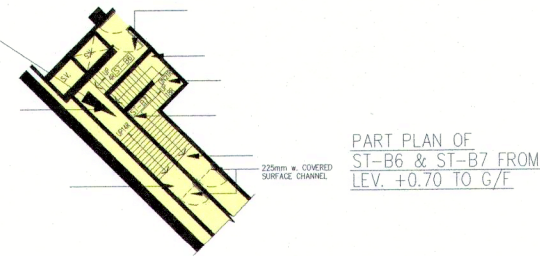
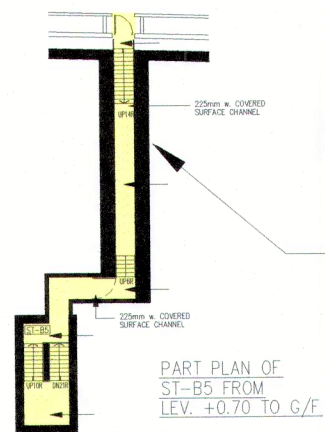
Project No.: 14070NT
Scale: 1:200 (A0)
Issue Date: 17/05/2019
Drawing No.: A/DMC/01

AP's Signature
I hereby certify the accuracy of this plan.
CHEUNG Man-Ching, Anthony
Authorised Person (Justified)

Drawing Purpose

LEGEND

- (G) PHASE IV CAR PARK COMMON AREAS (G)-GREEN
- (I) PHASE IV RESIDENTIAL COMMON AREAS (I)-INDIGO
- (Y) PHASE IV COMMON AREAS (Y)-YELLOW
- (O) NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE IV (O)-ORANGE
- (P2) PHASE IVB



Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 1st SUBMISSION	SD	JHYRCK	CSC	16/02/2016
2	DMC 2nd SUBMISSION	SD	JHYRCK	CSC	26/04/2016
3	DMC 3rd SUBMISSION	SD	JHYRCK	CSC	09/06/2016
4	DMC 4th SUBMISSION	SD	JHYRCK	CSC	16/07/2016
5	DMC 5th SUBMISSION	SD	JHYRCK	CSC	09/09/2016
6	DMC 6th SUBMISSION	SD	JHYRCK	CSC	20/12/2016
7	DMC 7th SUBMISSION	SD	JHYRCK	CSC	21/03/2017
8	DMC 8th SUBMISSION	SD	JHYRCK	CSC	23/05/2017
9	DMC 9th SUBMISSION	SD	JHYRCK	CSC	16/08/2017
10	DMC 10th SUBMISSION	SD	JHYRCK	CSC	06/07/2017

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 11th SUBMISSION	SD	JHYRCK	CSC	25/03/2017
2	DMC 12th SUBMISSION	SD	JHYRCK	CSC	17/05/2019

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 13th SUBMISSION	SD	JHYRCK	CSC	25/03/2017
2	DMC 14th SUBMISSION	SD	JHYRCK	CSC	17/05/2019

Check all measurements on site. Do not scale off drawings. This drawing is to be used in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref. F.S.D. Ref. G.L.G. Ref. Drawn: HKO Date: 02/02/2016 Checked: JHYRCK Date: 02/02/2016 Approved: CSC Date: 02/02/2016

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title: PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

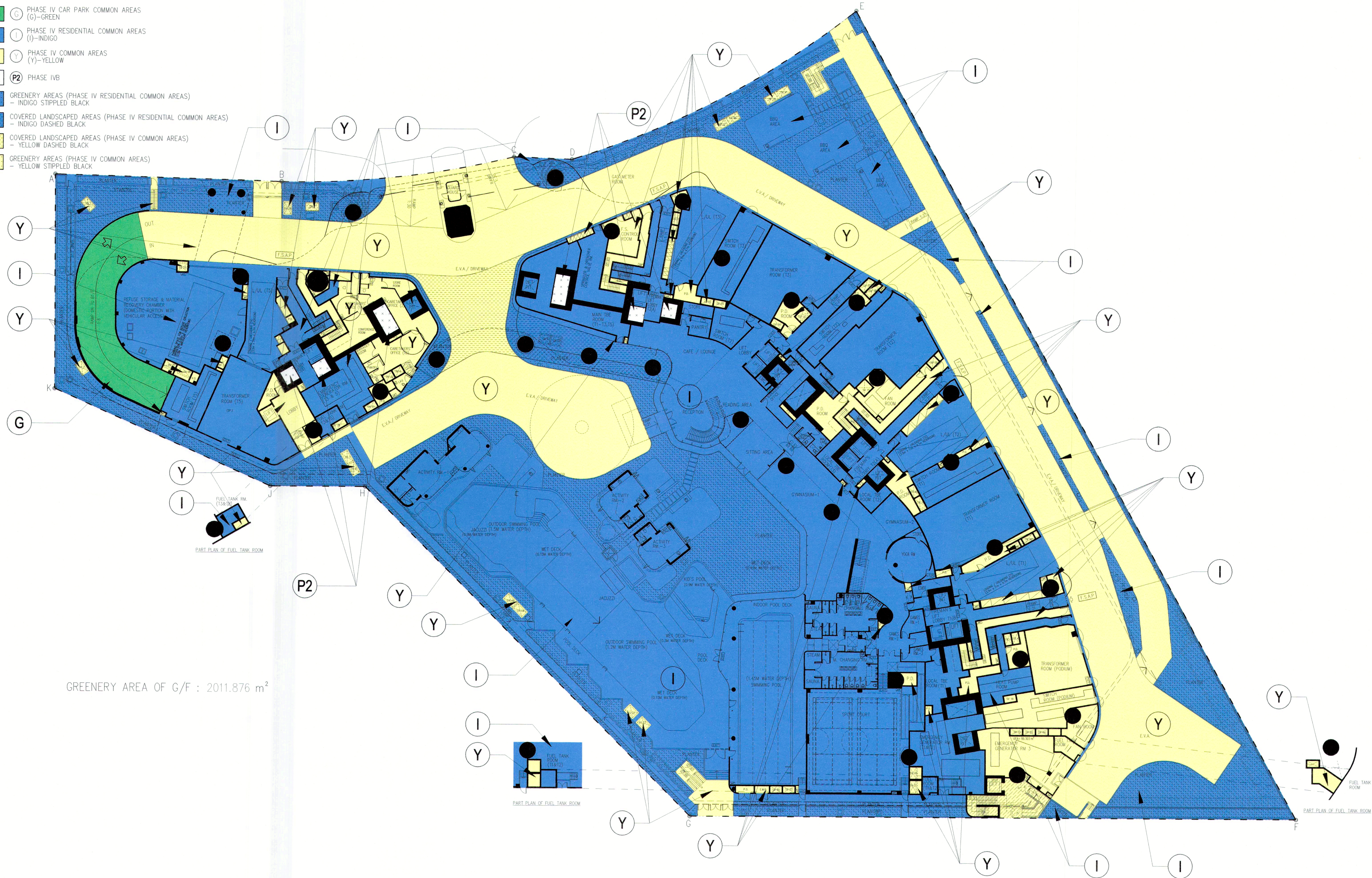
Drawing Title: B1/F PLAN
Project No: 14070NT
Scale: 1:200
Issue Date: 17/05/2019
Drawing No: A/DMC/02

AP's Signature: [Signature]
I hereby certify the accuracy of this plan.

Drawing Purpose

LEGEND

- (G) PHASE IV CAR PARK COMMON AREAS (G)-GREEN
- (I) PHASE IV RESIDENTIAL COMMON AREAS (I)-INDIGO
- (Y) PHASE IV COMMON AREAS (Y)-YELLOW
- (P2) PHASE IVB
- GREENERY AREAS (PHASE IV RESIDENTIAL COMMON AREAS) - INDIGO STIPPLED BLACK
- COVERED LANDSCAPED AREAS (PHASE IV RESIDENTIAL COMMON AREAS) - INDIGO DASHED BLACK
- COVERED LANDSCAPED AREAS (PHASE IV COMMON AREAS) - YELLOW DASHED BLACK
- GREENERY AREAS (PHASE IV COMMON AREAS) - YELLOW STIPPLED BLACK



GREENERY AREA OF G/F : 2011.876 m²

Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 1st SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	18/02/2016
B	DMC 2nd SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	26/02/2016
C	DMC 3rd SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	03/03/2016
D	DMC 4th SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	09/03/2016
E	DMC 5th SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	20/03/2016
F	DMC 6th SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	21/03/2017
G	DMC 7th SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	23/03/2017
H	DMC 8th SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	19/06/2017
I	DMC 9th SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	06/07/2017
J	DMC 10th SUBMISSION	I.S.D.	J.H.Y.	C.S.C.	26/09/2017

Rev.	Description	Drawn	Checked	Approved	Date
K	DMC 12th SUBMISSION	H.N.D.	J.H.Y.	C.S.C.	17/02/2019

Rev.	Description	Drawn	Checked	Approved	Date
L					
M					
N					
O					
P					
Q					
R					
S					
T					
U					
V					
W					
X					
Y					
Z					

Check all measurements on site.
Do not scale off drawings.
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R.D. Ref. -
F.S.D. Ref. -
S.L.G. Ref. -
Drawn: H.K.O. Date: 02/02/2016
Checked: J.H.Y. Date: 02/02/2016
Approved: C.S.C. Date: 02/02/2016
Cust. File No. U:\Study\07\Proj\Date\2014\140701NT\DMC\020621\10th_Submission

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL. NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

Drawing Title
G/F PLAN
Project No. 140701NT
Scale 1:2000
Issue Date 17/05/2019
Drawing No. A / DMC / 03

AP's Signature
I hereby certify the accuracy of this plan.

CHEUNG Man-Ching, Architect
Authorized Person (Architect)

Drawing Purpose

LEGEND

- (I) PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
- (Y) PHASE IV COMMON AREAS
(Y)-YELLOW
- (P2) PHASE IVB
- GREENERY AREAS (PHASE IV RESIDENTIAL COMMON AREAS)
- INDIGO STIPPLED BLACK
- COVERED LANDSCAPED AREAS (PHASE IV RESIDENTIAL COMMON AREAS)
- INDIGO DASHED BLACK
- COVERED LANDSCAPED AREAS (PHASE IV COMMON AREAS)
- YELLOW DASHED BLACK



GREENERY AREA OF 1/F : 490.861 m²

Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 1st SUBMISSION	S20	JHYROK	CSC	10/03/2016
B	DMC 2nd SUBMISSION	S20	JHYROK	CSC	09/04/2016
C	DMC 3rd SUBMISSION	S20	JHYROK	CSC	03/05/2016
D	DMC 4th SUBMISSION	S20	JHYROK	CSC	16/07/2016
E	DMC 5th SUBMISSION	S20	JHYROK	CSC	08/08/2016
F	DMC 6th SUBMISSION	S20	JHYROK	CSC	20/12/2016
G	DMC 7th SUBMISSION	S20	JHYROK	CSC	21/01/2017
H	DMC 8th SUBMISSION	S20	JHYROK	CSC	23/03/2017
I	DMC 9th SUBMISSION	S20	JHYROK	CSC	16/08/2017
J	DMC 10th SUBMISSION	S20	JHYROK	CSC	06/07/2017

Rev.	Description	Drawn	Checked	Approved	Date
K	DMC 11th SUBMISSION	S20	JHYROK	CSC	25/08/2017
L	DMC 12th SUBMISSION	S20	JHYROK	ML	17/02/2018

Rev.	Description	Drawn	Checked	Approved	Date

Check all measurements on site.
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B.D. Ref.	-
F.S.D. Ref.	-
B.L.G. Ref.	-
Drawn	HKO
Checked	JHYROK
Approved	CSC
Date	02/02/2016
Date	02/02/2016
Date	02/02/2016
Code File No.	U:\Study_20\Phy_2014\140701\DMC\CURRENT\1st_Submission

RONALD LU & PARTNERS
呂元祥建築師事務所

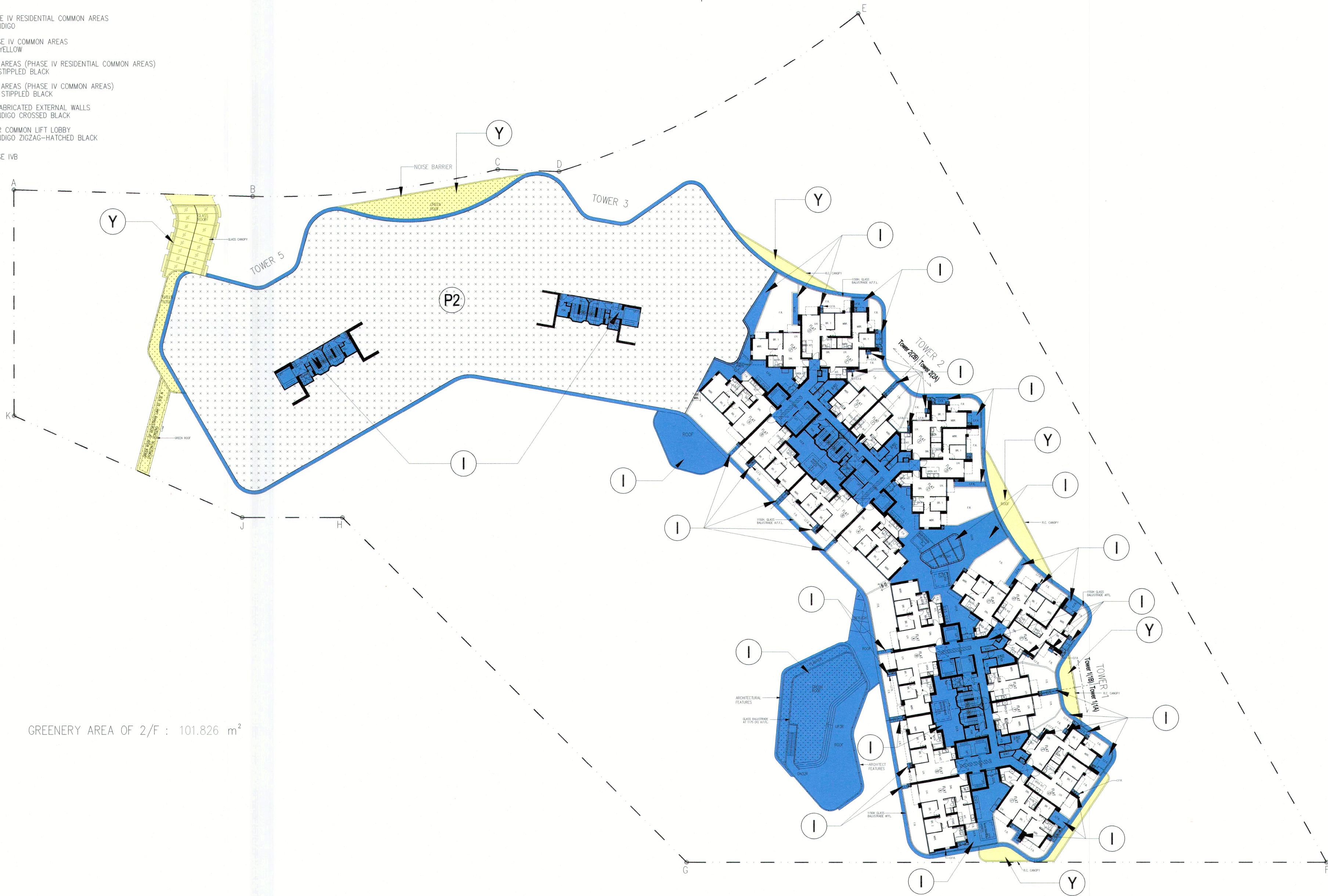
Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL. NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

Drawing Title
1/F PLAN
Project No. 140701NT
Scale 1:200 (A0)
Issue Date 17/05/2018
Drawing No. A/DMC/04

AP's Signature
I hereby verify the accuracy of this plan.
CHEUNG Man-Ching, Architect

Drawing Purpose

- LEGEND
- ① PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
 - ② PHASE IV COMMON AREAS
(Y)-YELLOW
 - GREENERY AREAS (PHASE IV RESIDENTIAL COMMON AREAS)
- INDIGO STIPPLED BLACK
 - GREENERY AREAS (PHASE IV COMMON AREAS)
- YELLOW STIPPLED BLACK
 - ③ PREFABRICATED EXTERNAL WALLS
(I)-INDIGO CROSSED BLACK
 - ④ WIDER COMMON LIFT LOBBY
(I)-INDIGO ZIGZAG-HATCHED BLACK
 - ⑤ PHASE IVB



GREENERY AREA OF 2/F : 101.826 m²

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 1st SUBMISSION	S20	JHYROK	CSC	16/02/2016
2	DMC 2nd SUBMISSION	S20	JHYROK	CSC	26/04/2016
3	DMC 3rd SUBMISSION	S20	JHYROK	CSC	09/06/2016
4	DMC 4th SUBMISSION	S20	JHYROK	CSC	06/09/2016
5	DMC 5th SUBMISSION	S20	JHYROK	CSC	20/12/2016
6	DMC 6th SUBMISSION	S20	JHYROK	CSC	21/03/2017
7	DMC 7th SUBMISSION	S20	JHYROK	CSC	22/05/2017
8	DMC 8th SUBMISSION	S20	JHYROK	CSC	16/06/2017
9	DMC 9th SUBMISSION	S20	JHYROK	CSC	06/07/2017
10	DMC 10th SUBMISSION	S20	JHYROK	CSC	29/09/2017

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 10th SUBMISSION	HKO	JHYROK	VNL	17/05/2019
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Rev.	Description	Drawn	Checked	Approved	Date
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B.D. Ref. -
F.S.D. Ref. -
B.L.O. Ref. -
Drawn: HKO Date: 02/02/2016
Checked: JHYROK Date: 02/02/2016
Approved: CSC Date: 02/02/2016
Cust File No. U:\Studio\Projects\2014\1407\NT\DMC\CURRENT\4th_Submission







呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL
DEVELOPMENT AT
TSEUNG KWAN O,
TKOTL NO. 70 RP
AREA 86, SITE O
(PHASE IVA OF LOHAS PARK)

Drawing Title
2/F PLAN
Project No. 1407ONT
Scale 1:2000 Issue Date 17/05/2019
Drawing No. A/DMC/05

AP's Signature
I hereby certify the accuracy
of this plan.
CHEUNG Man-Ching, Anthony
Authorized Person (Architect)

Drawing Purpose

	(I) PHASE IV RESIDENTIAL COMMON AREAS (I)-INDIGO
	(Y) PHASE IV COMMON AREAS (Y)-YELLOW
	(I) PREFABRICATED EXTERNAL WALLS (I)-INDIGO CROSSED BLACK
	(I) WIDER COMMON LIFT LOBBY (I)-INDIGO ZIGZAG-HATCHED BLACK

1. THERE WILL NEITHER TOWER "E" NOR 47', 10/27, 14/27, 24/27, 34/27 & 44/27 & 54/27 FOR ALL DOMESTIC TOWNS IN THE NOMENCLATURE SYSTEM FOR NON-INDUSTRIAL BUILDINGS AND FLOORS

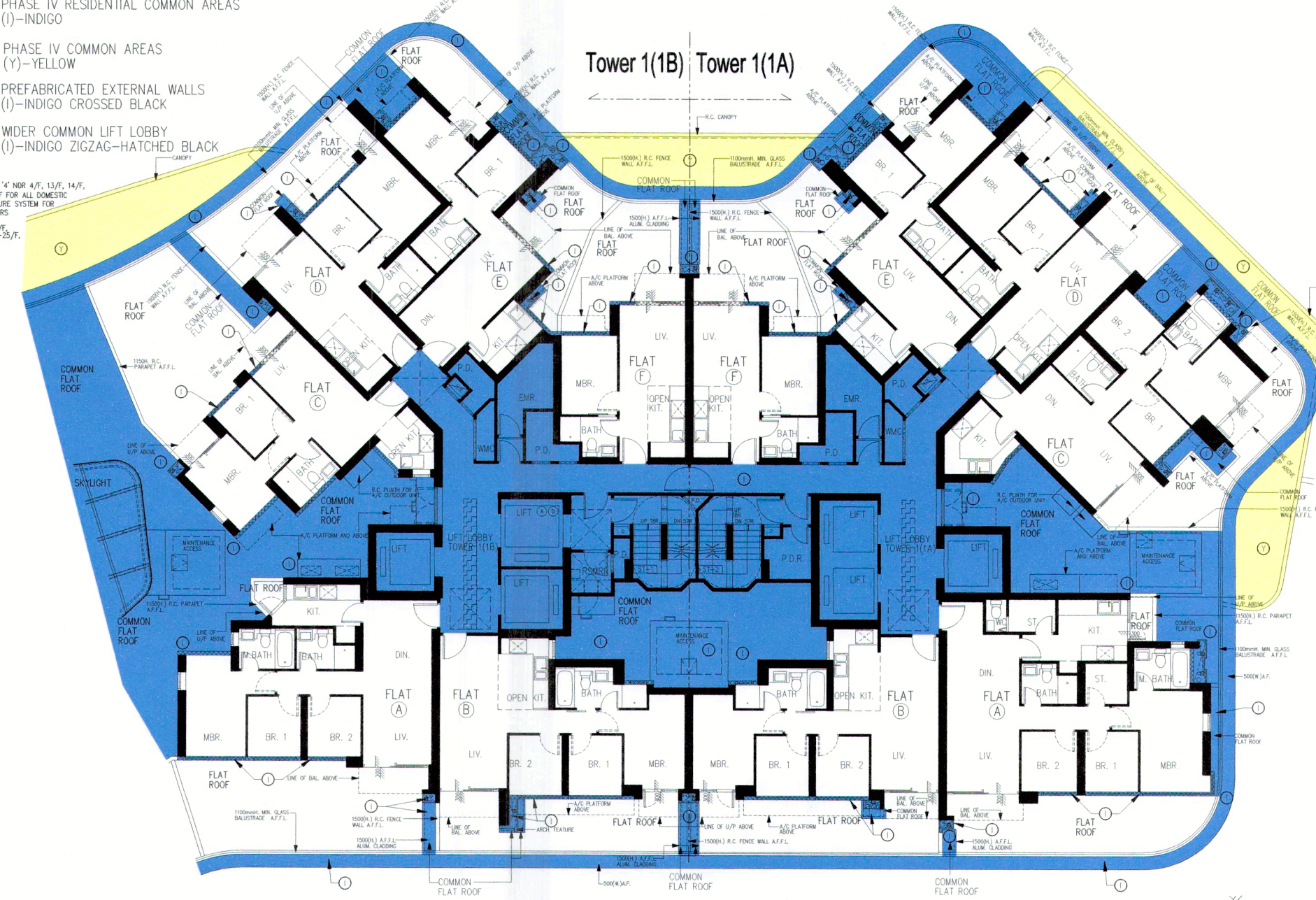
(i) ARCH. FEATURE AT 7/7, 10/7-10/27, 11/7-16/7, 17/7-20/27, 21/7-25/7, 26/7-REFUGIO, 27/7-30/7, 31/7-35/7, 36/7-39/7, 40/7, 41/7-43/7, 44/7

(ii) ARCH. FEATURE AT 7/7, 10/7, 11/7, 16/7, 17/7, 20/7, 21/7, 25/7, 26/7, 27/7, 28/7, 29/7, 30/7, 33/7, 35/7, 38/7, 39/7, 42/7, 43/7, 44/7

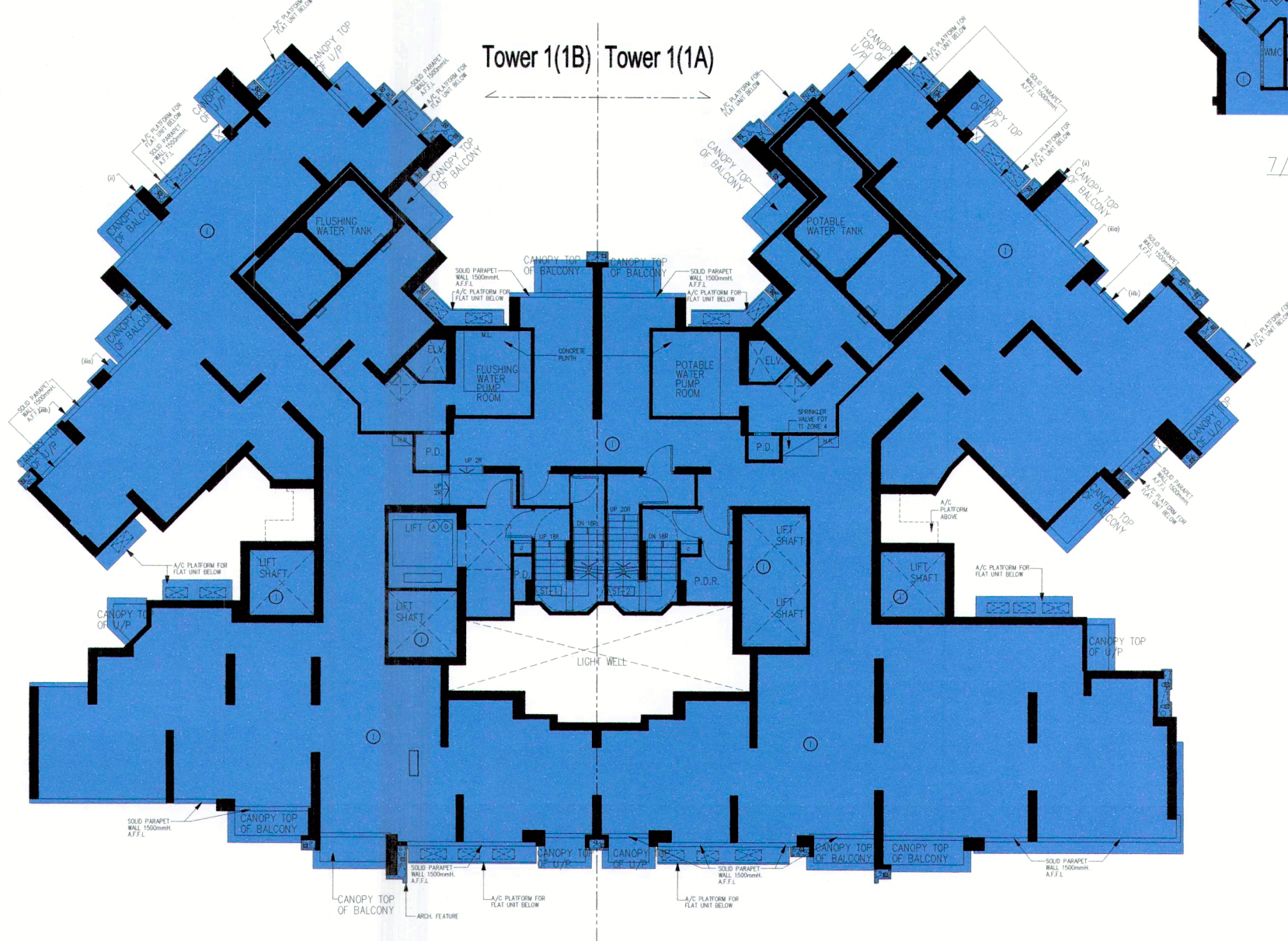
(iii) ALUM. GLAZING AT 7/7, 10/7, 11/7, 16/7, 17/7, 20/7, 21/7, 25/7, 26/7, 28/7, 29/7, 30/7, 33/7, 35/7, 38/7, 39/7, 42/7, 43/7, 44/7

(iv) ARCH. FEATURE AT 5/7, 7/7, 10/7, 16/7, 20/7, 32/7, 33/7, 35/7, 38/7, 39/7, 42/7, 43/7, 44/7

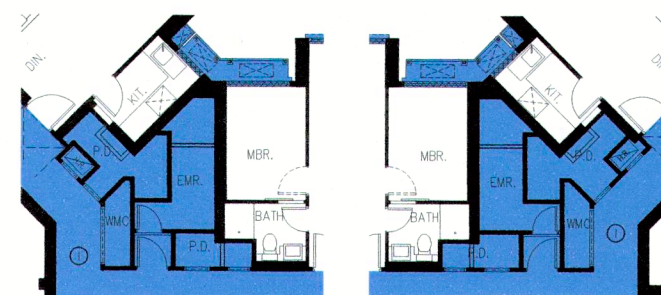
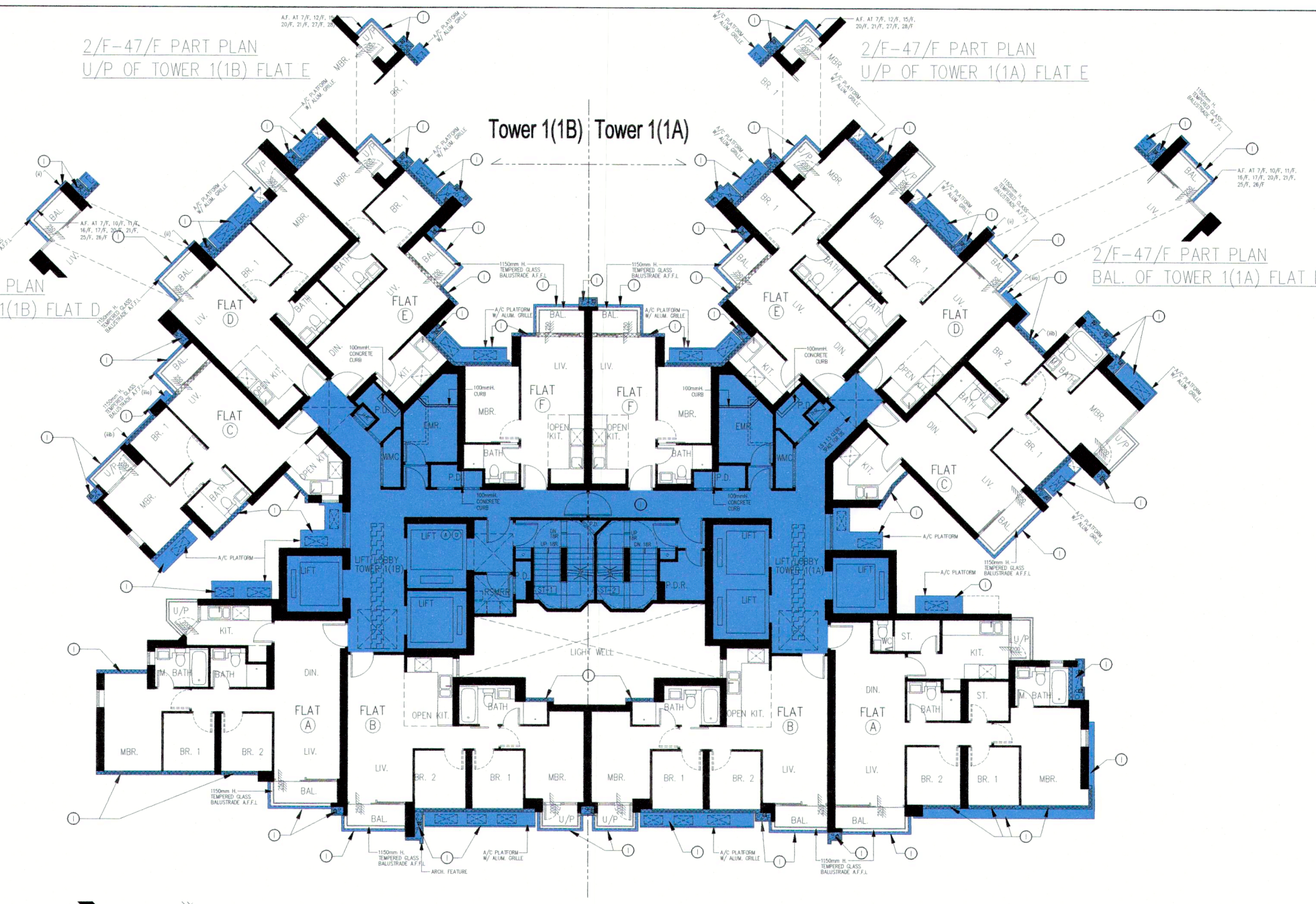
COMO
FLAM



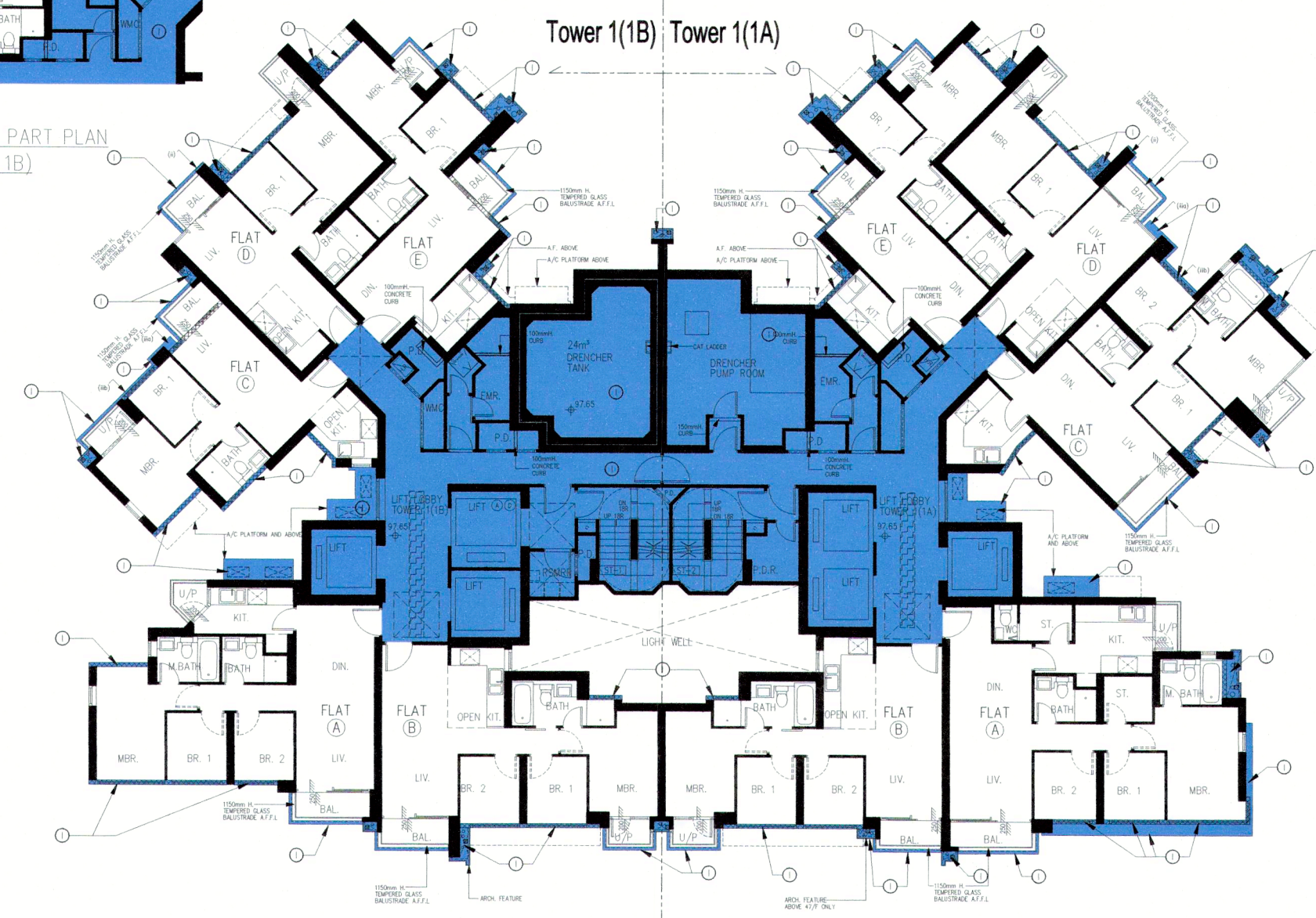
2/F PLAN - TOWER 1(1A & 1B)



29/F REFUGE FLOOR PLAN – TOWER 1(1A & 1B)



7/F & 21/F EMR LAYOUT PART PLAN
- TOWER 1(1A & 1B)



30/F PLAN - TOWER 1(1A & 1B)

[illegible]

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and any discrepancies are to
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B.D. Ref.	-
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	HKO Date 02/02/2016
Checked	JHY/ROK Date 02/02/2016
Approved	CSC Date 02/02/2016
Conf. File No.	4-3-6-9-2016-02-02-01



Project Title
PROPOSED RESIDENTIAL
DEVELOPMENT AT
TSEUNG KWAN O,
TKOTL. NO. 70 RP
AREA 86, SITE O
(PHASE IVA OF LOHAS PARK)

Drawing Title	
2/F - 30/F FLOOR PLAN FOR TOWER 1	
Project No.	14070NT
Scale	1:100 (A0) Issue
Revision No.	

AP's Signature
I hereby certify the accuracy
of this plan



CHEUNG Man-Ching, Author
Academician, Chairman, C&E

Drawing Purpose

LEGEND

- ① PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
- ① PREFABRICATED EXTERNAL WALLS
(I)-INDIGO CROSSED BLACK
- ① WIDER COMMON LIFT LOBBY
(I)-INDIGO ZIGZAG-HATCHED BLACK

NOTES

1. THERE WILL BE NEITHER TOWER 1A NOR 1B. 15/F, 16/F, 24/F, 25/F & 44/F & 45/F FOR ALL DOMESTIC TOWERS IN THE HOMECOMING SYSTEM FOR HANDLING TOWERS & FLOORS.
2. ARCH. FEATURE AT 7/F, 20/F, 21/F, 22/F, 23/F, 24/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 34/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F, 42/F, 43/F, 44/F, 45/F.
3. ARCH. CLADDING AT 7/F, 20/F, 21/F, 22/F, 23/F, 24/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 34/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F, 42/F, 43/F, 44/F, 45/F.
4. ARCH. FEATURE AT 5/F, 10/F, 11/F, 12/F, 13/F, 14/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 24/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 34/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F, 42/F, 43/F, 44/F, 45/F.

2/F-47/F PART PLAN
U/P OF TOWER 1(B) FLAT E

2/F-47/F PART PLAN
U/P OF TOWER 1(A) FLAT E

2/F-47/F PART PLAN
BAL. OF TOWER 1(A) FLAT D

Tower 1(B) Tower 1(A)

47/F PLAN - TOWER 1(A & 1B)

31/F - 46/F PLAN - TOWER 1(A & 1B)

33/F EMR LAYOUT PART PLAN -
TOWER 1(A & 1B)

Tower 1(B) Tower 1(A)

49/F PLAN - TOWER 1(A & 1B)

48/F PLAN - TOWER 1(A & 1B)

Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 1st SUBMISSION	SD	JHYROK	CSC	10/03/2016	K	DMC 12th SUBMISSION	HKO	JHYROK	VML	17/05/2019						
B	DMC 2nd SUBMISSION	SD	JHYROK	CSC	10/03/2016												
C	DMC 3rd SUBMISSION	SD	JHYROK	CSC	10/03/2016												
D	DMC 4th SUBMISSION	SD	JHYROK	CSC	10/03/2016												
E	DMC 5th SUBMISSION	SD	JHYROK	CSC	21/03/2017												
F	DMC 6th SUBMISSION	SD	JHYROK	CSC	22/03/2017												
G	DMC 7th SUBMISSION	SD	JHYROK	CSC	10/03/2017												
H	DMC 8th SUBMISSION	SD	JHYROK	CSC	06/07/2017												
I	DMC 9th SUBMISSION	SD	JHYROK	CSC	25/09/2017												

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B.D. Ref. -
F.S.D. Ref. -
B.L.G. Ref. -
Drawn: HKO Date: 02/02/2016
Checked: JHYROK Date: 02/02/2016
Approved: CSC Date: 02/02/2016
Cof File No. U:\Study\DV\Proj_Data\2014\14070NT\DMC\CURRENT\4th_Submission

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL. NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

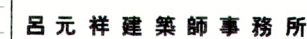
Drawing Title
31F - 49F FLOOR PLAN FOR TOWER 1
Scale: 1:100 (A0)
Drawing No. A/DMC/07

AP's Signature
Cheung Kwai-Ching, Architect
Authorised Person (Architect)

Drawing Purpose



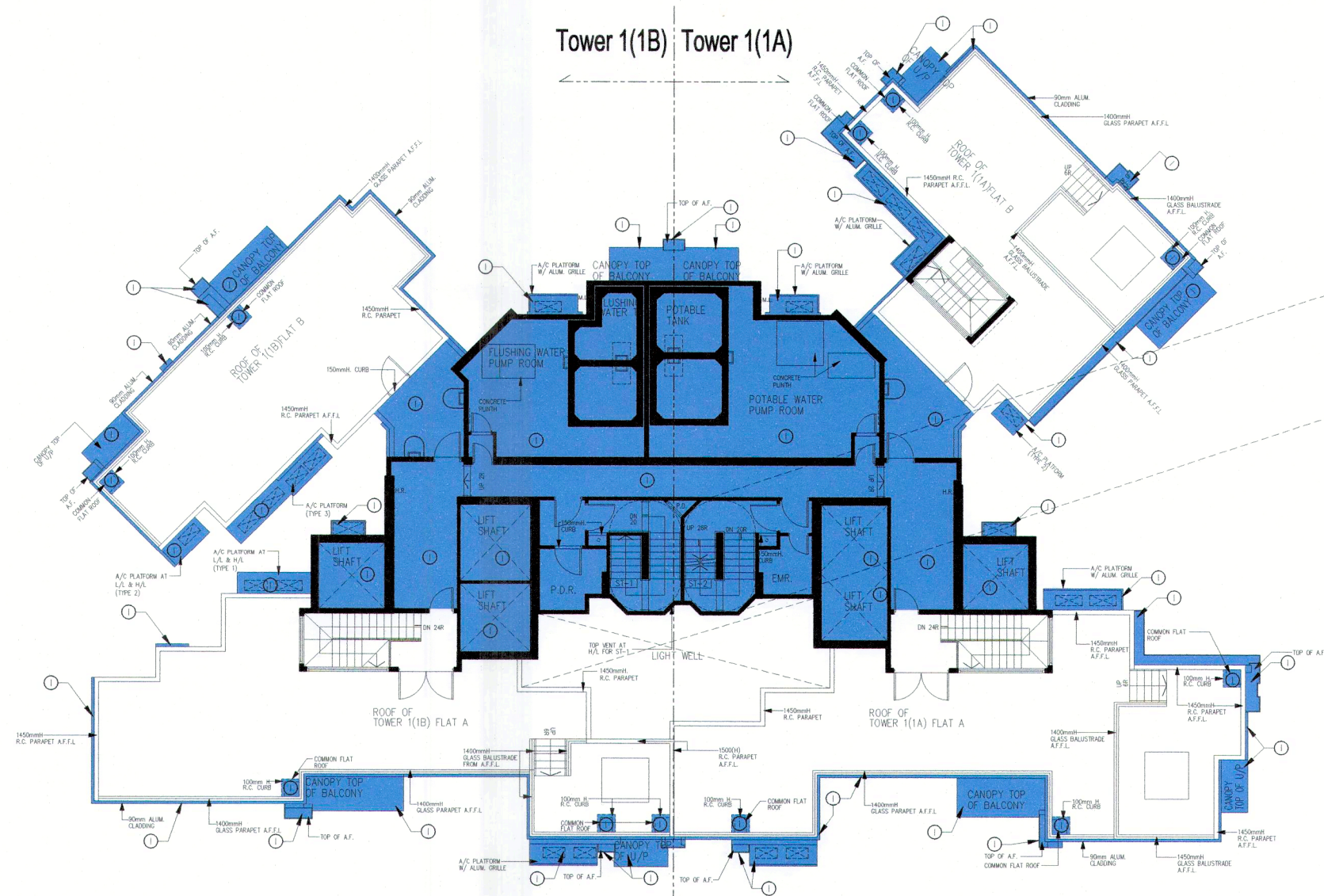
B.D. Ref.	-	
F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	HKO	Date 02/02/2016
Checked	JHY/ROK	Date 02/02/2016
Approved	CSC	Date 02/02/2016
Cad File No.	U:\Studio_O\Proj_Data\2014\14070NT\04	
	CURRENT\4th_Submission	



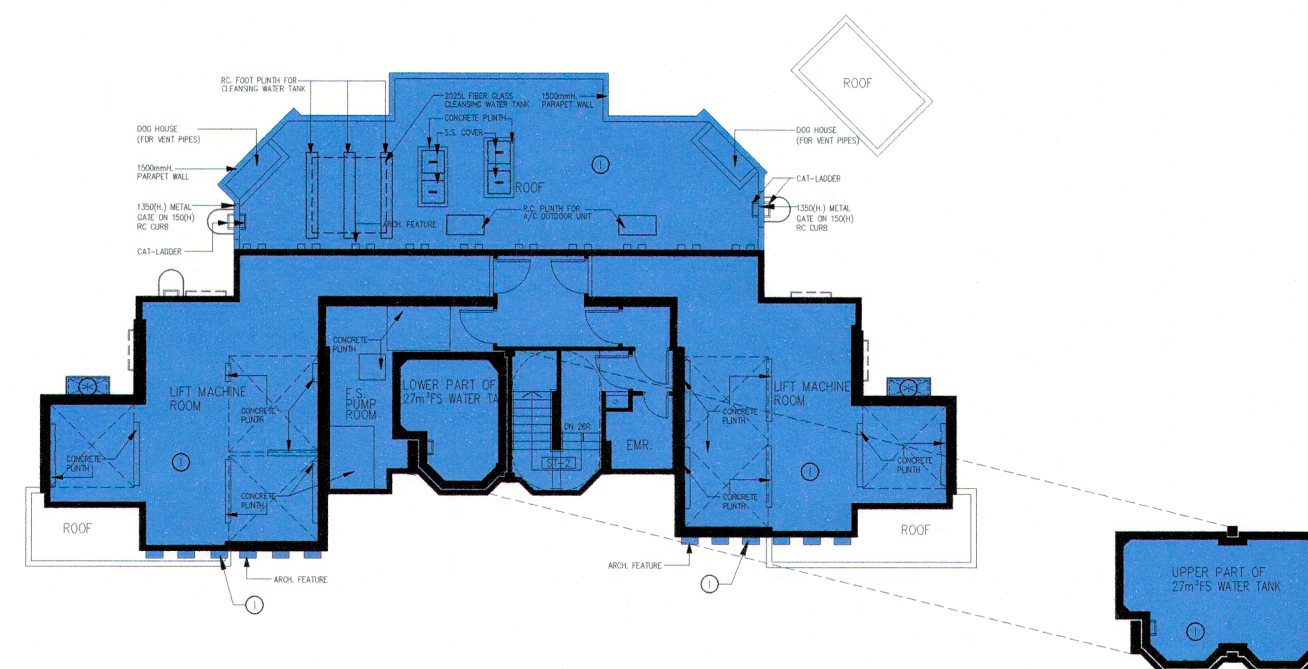
| Drawing Purpose

PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO

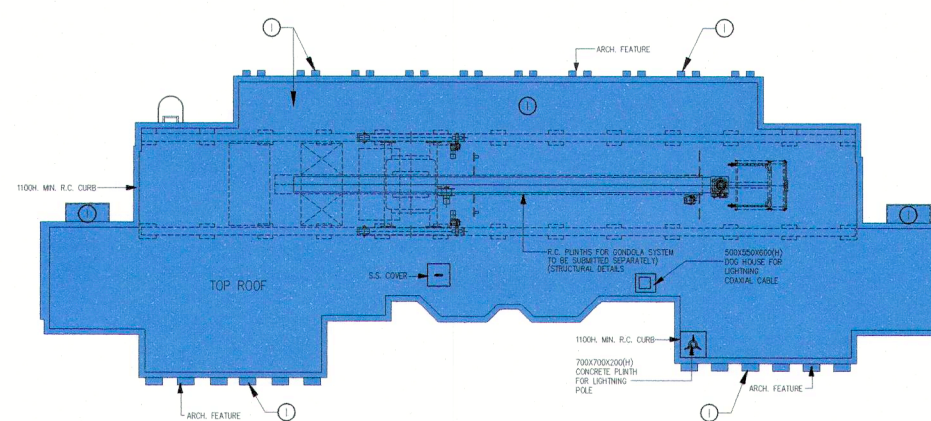
1. THERE WILL NEITHER TOWER '4' NOR 4/F, 13/F, 14/F, 24/F, 34/F & 44/F & 54/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS



R/F PLAN - TOWER 1(1A & 1B)



UPPER ROOF PLAN - TOWER 1(1A & 1B)



TOP ROOF PLAN - TOWER 1(1A & 1B)

Rev.	Description	Drawn	Checked	Approved	Date
-	1 DMC 1st SUBMISSION	SAD	J HAYKOP	CSC	10/03/2016
A	1 DMC 2nd SUBMISSION	SAD	J HAYKOP	CSC	10/04/2016
B	1 DMC 3rd SUBMISSION	SAD	J HAYKOP	CSC	10/04/2016
C	1 DMC 5th SUBMISSION	SAD	J HAYKOP	CSC	10/05/2016
D	1 DMC 6th SUBMISSION	SAD	J HAYKOP	CSC	10/12/2016
E	1 DMC 7th SUBMISSION	SAD	J HAYKOP	CSC	11/03/2017
F	1 DMC 8th SUBMISSION	SAD	J HAYKOP	CSC	12/05/2017
G	1 DMC 9th SUBMISSION	SAD	J HAYKOP	CSC	10/06/2017
H	1 DMC 10th SUBMISSION	SAD	J HAYKOP	CSC	10/07/2017
J	1 DMC 11th SUBMISSION	SAD	J HAYKOP	CSC	10/08/2017

Rev.	Description	Drawn	Checked	Approved	Date
K	DAC 12th SUBMISSION	HWO	JHCOO	MLL	178502019
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F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	HKO	Date 02/02/2016
Checked	JHY/ROK	Date 02/02/2016
Approved	CSC	Date 02/02/2016
Cad File No.	U:\Studio_0\Proj_Data\2014\14070NT\DMC CURRENT\14h_Submission	



**RONALD LU
& PARTNERS**

呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL
DEVELOPMENT AT
TSEUNG KWAN O,
TKOTL. NO. 70 RP
AREA 86, SITE O
(PHASE IVA OF LOHAS PARK)





Drawing Title	
R/F - TOP ROOF FLOOR PLAN FOR TOWER 1	
Project No.	14070NT
Scale	1:10(P&O)
Issue Date	17/05/2019
Drawing No.	A / DMC / 09

AP's Signature
I hereby certify the accuracy
of this plan



CHEUNG Man-Ching, Author
Authorized Person (Arbitrator)

Drawing Purpose

 (I) PHASE IV RESIDENTIAL COMMON AREAS (I)-INDIGO
 (Y) PHASE IV COMMON AREAS (Y)-YELLOW
 (I) PREFABRICATED EXTERNAL WALLS (I)-INDIGO CROSSED BLACK
 (I) WIDER COMMON LIFT LOBBY (I)-INDIGO ZIGZAG-HATCHED BLACK

THERE WILL REMAIN TOWER "A" NOW 4'8", 13'7", 14'7",
 24'7", 34'7" & 44'7" FOR ALL DOMESTIC
 TOWERS & THE WASTEWATER SYSTEM FOR
 NUMBERING TOWERS & FLOODS

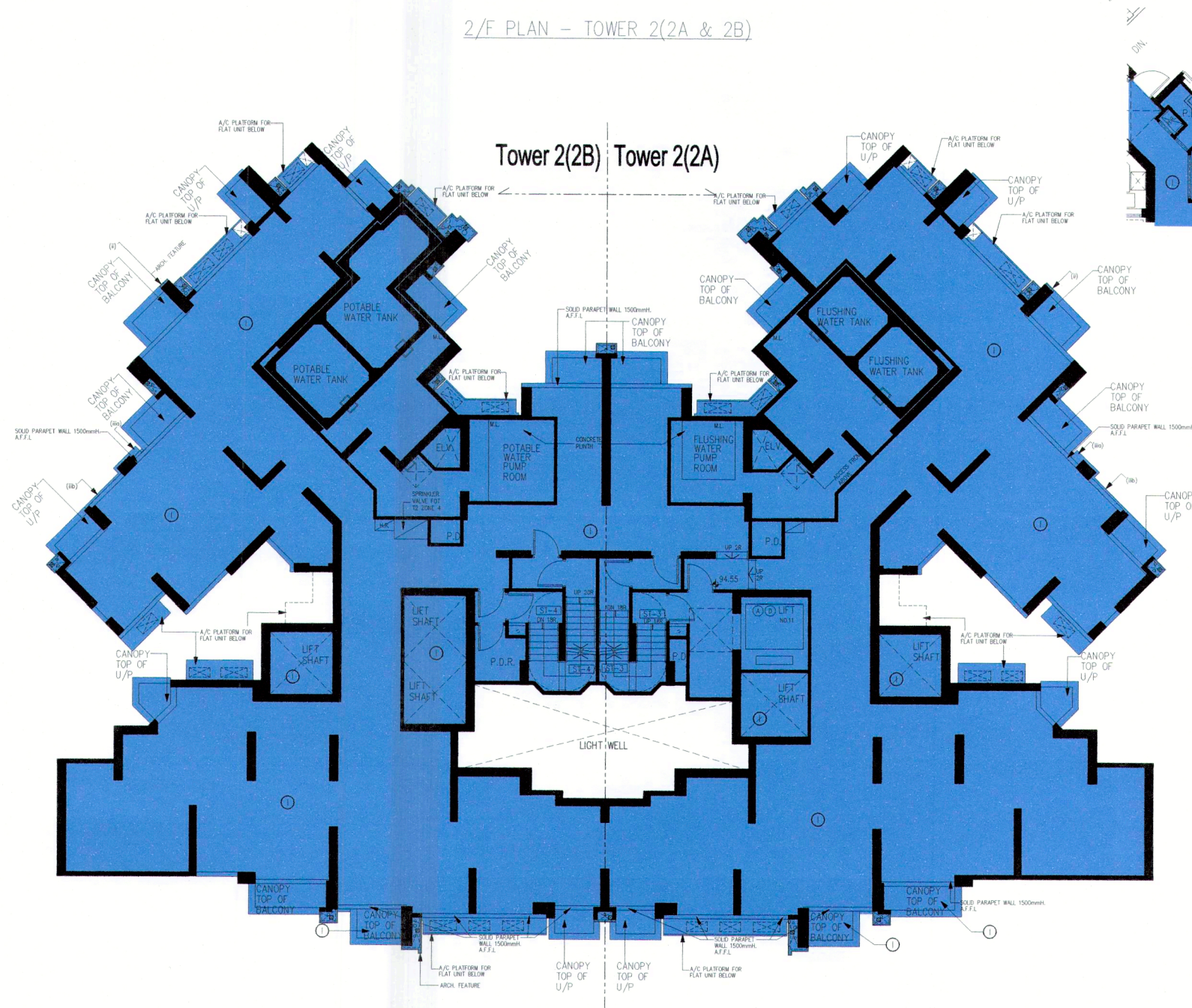
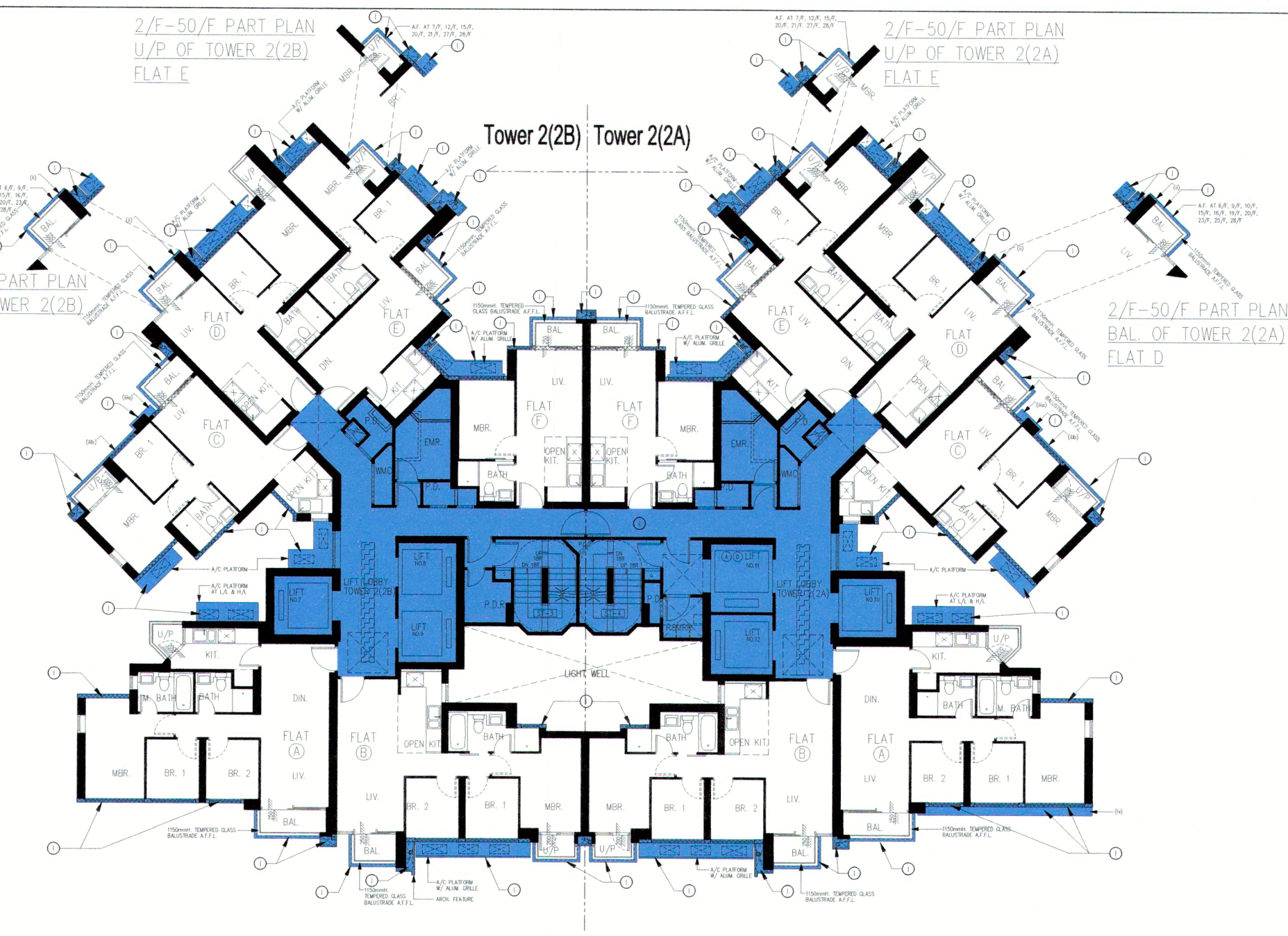
(C) ARCH. FEATURES AT 6'8" OFF
 10'8" 15'8" 19'8" 20'8" 21'8"
 22'8" 23'8" 24'8" 25'8" 26'8"
 27'8" 28'8" 29'8" 30'8" 31'8"
 32'8" 33'8" 34'8" 35'8" 36'8"
 37'8" 38'8" 39'8" 40'8" 41'8"
 42'8" 44'8" 47'8" 50'8"

(D) MAIN CLADDING AT 6'8" OFF
 10'8" 15'8" 19'8" 20'8" 21'8"
 22'8" 23'8" 24'8" 25'8" 26'8"
 27'8" 28'8" 29'8" 30'8" 31'8"
 32'8" 33'8" 34'8" 35'8" 36'8"
 37'8" 38'8" 39'8" 40'8" 41'8"
 42'8" 44'8" 47'8" 50'8"

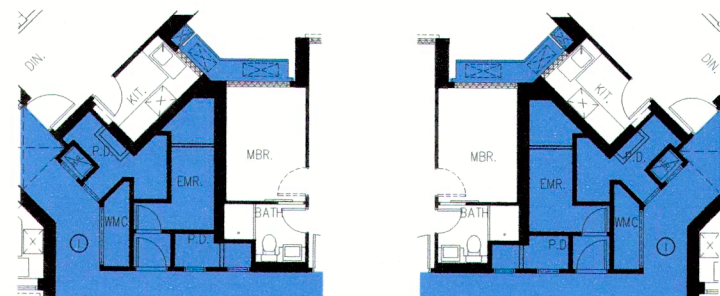
(E) ARCH. FEATURE AT 5'8",
 10'8" 15'8" 20'8" 21'8",
 22'8" 41'8"



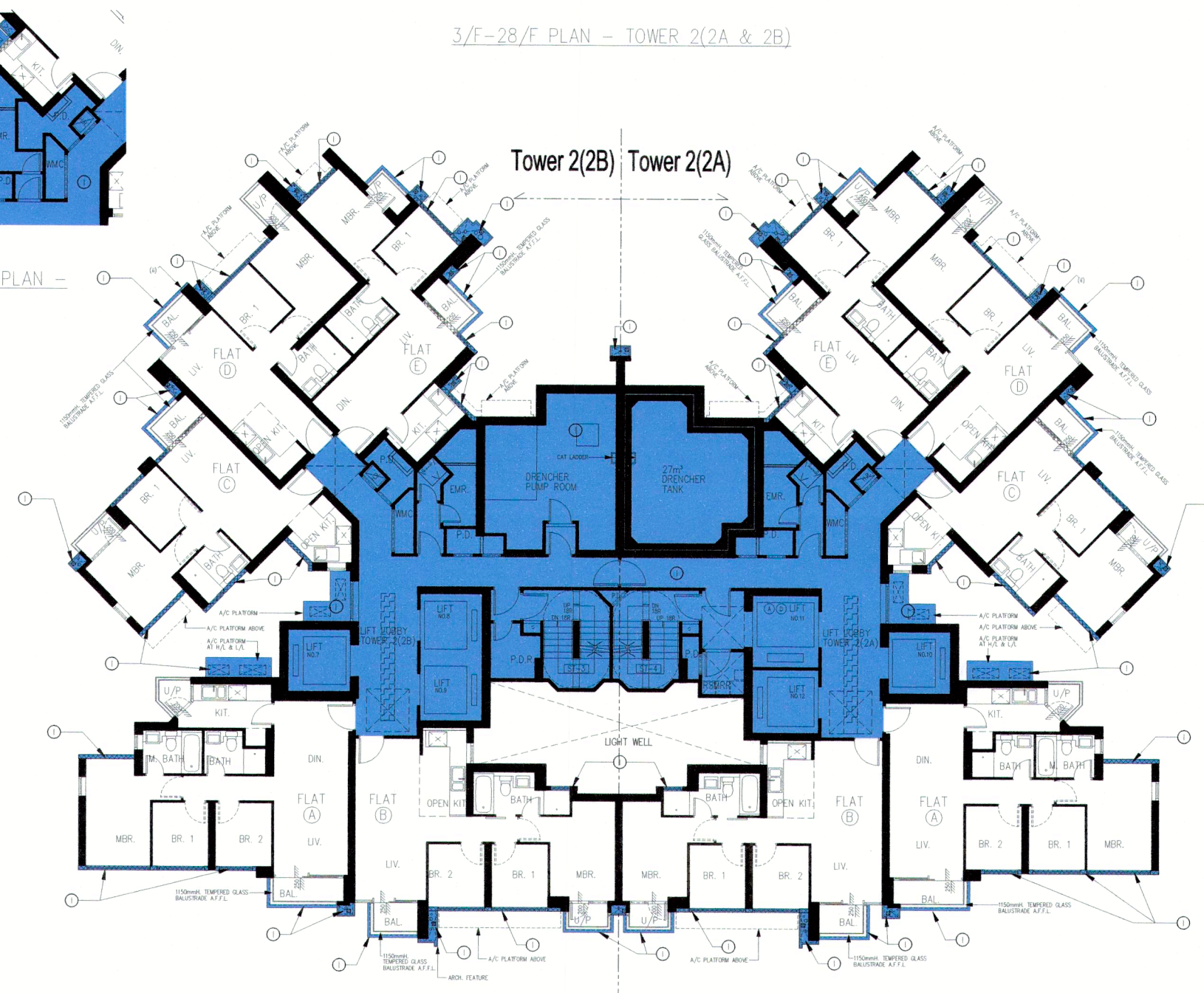
2/F PLAN - TOWER 2(2A & 2B)



29/F REFUGE FLOOR PLAN - TOWER 2(2A & 2B)



7/F & 22/F EMR LAYOUT PART PLAN -
TOWER 2(2A & 2B)



Rev.	Description	Drawn	Checked	Approved	Date
A	1 CMC 1st SUBMISSION	S20	J.HYRCK	CSC	10/03/2016
B	1 CMC 2nd SUBMISSION	S20	J.HYRCK	CSC	26/04/2016
C	1 CMC 3rd SUBMISSION	S20	J.HYRCK	CSC	03/06/2016
D	1 CMC 5th SUBMISSION	S20	J.HYRCK	CSC	08/06/2016
C	1 CMC 6th SUBMISSION	S20	J.HYRCK	CSC	29/12/2016
E	1 CMC 7th SUBMISSION	S20	J.HYRCK	CSC	21/03/2017
F	1 CMC 8th SUBMISSION	S20	J.HYRCK	CSC	23/05/2017
G	1 CMC 9th SUBMISSION	S20	J.HYRCK	CSC	18/06/2017
H	1 CMC 10th SUBMISSION	S20	J.HYRCK	CSC	06/07/2017
J	1 CMC 11th SUBMISSION	S20	J.HYRCK	CSC	25/09/2017

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Rev.	Description	Drawn	Checked	Approved	Date
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B.O. Ref.	-	
F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	HKO	Date 02/02/2016
Checked	JHY/ROK	Date 02/02/2016
Approved	CSC	Date 02/02/2016



**RONALD LU
& PARTNERS**

呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL
DEVELOPMENT AT
TSEUNG KWAN O,
TKOTL. NO. 70 RP
AREA 86, SITE O
(PHASE IVA OF LOHAS PARK)

Drawing Title
2/F - 30/F FLOOR PLAN
FOR TOWER 2

Project No.	14070NT		
Scale	1:100 (A0)	Issue Date	17/05/2019

AP's Signature

I hereby certify the accuracy of this plan

CHEUNG Wan-Ching, Architect

Drawing Purpose

LEGEND

- PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
- PREFABRICATED EXTERNAL WALLS
(I)-INDIGO CROSSED BLACK
- WIDER COMMON LIFT LOBBY
(I)-INDIGO ZIGZAG-HATCHED BLACK

NOTES

- THERE WILL BE NEITHER TOWER 4 NOR 4/F, 13/F, 14/F, 24/F, 34/F & 44/F & 54/F FOR ALL DOMESTIC TOWERS IN THE Nomenclature SYSTEM FOR NUMBERING TOWERS & FLOORS.
- ARCH. FEATURE AT 10/F, 15/F, 16/F, 19/F, 20/F, 23/F, 25/F, 26/F, 28/F, 32/F, 33/F, 37/F, 38/F, 41/F, 42/F, 46/F, 47/F, 50/F.
- ARCH. FEATURE AT 6/F, 9/F, 10/F, 15/F, 16/F, 19/F, 20/F, 23/F, 25/F, 26/F, 28/F, 32/F, 33/F, 37/F, 38/F, 41/F, 42/F, 46/F, 47/F, 50/F.
- ALUM. CLADDING AT 6/F, 9/F, 10/F, 15/F, 16/F, 19/F, 20/F, 23/F, 25/F, 26/F, 28/F, 32/F, 33/F, 37/F, 38/F, 41/F, 42/F, 46/F, 47/F, 50/F.
- ARCH. FEATURE AT 5/F, 17/F, 18/F, 22/F, 35/F, 36/F, 40/F.

2/F-50/F PART PLAN
U/P OF TOWER 2(2B)
FLAT E

2/F-50/F PART PLAN
U/P OF TOWER 2(2A)
FLAT E

Tower 2(2B) Tower 2(2A)

2/F-50/F PART PLAN
BAL. OF TOWER 2(2A)
FLAT D

Tower 2(2B) Tower 2(2A)

50/F PLAN - TOWER 2(2A & 2B)

31/F - 49/F PLAN - TOWER 2(2A & 2B)

35/F EMR LAYOUT PART PLAN -
TOWER 2(2A & 2B)

Tower 2(2B) Tower 2(2A)

Tower 2(2B) Tower 2(2A)

52/F PLAN - TOWER 2(2A & 2B)

51/F PLAN - TOWER 2(2A & 2B)

Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 1st SUBMISSION	130	JHYROK	CSC	16/02/2016	K	DMC 2nd SUBMISSION	130	JHYROK	CSC	17/02/2016
B	DMC 2nd SUBMISSION	130	JHYROK	CSC	16/02/2016						
C	DMC 3rd SUBMISSION	130	JHYROK	CSC	09/02/2016						
D	DMC 4th SUBMISSION	130	JHYROK	CSC	09/02/2016						
E	DMC 5th SUBMISSION	130	JHYROK	CSC	20/02/2016						
F	DMC 6th SUBMISSION	130	JHYROK	CSC	21/02/2017						
G	DMC 7th SUBMISSION	130	JHYROK	CSC	23/02/2017						
H	DMC 8th SUBMISSION	130	JHYROK	CSC	16/02/2017						
I	DMC 9th SUBMISSION	130	JHYROK	CSC	16/02/2017						
J	DMC 10th SUBMISSION	130	JHYROK	CSC	25/02/2017						

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B.O. Ref. -
F.S.D. Ref. -
G.L.S. Ref. -
Drawn: HKO Date: 02/02/2016
Checked: JHYROK Date: 02/02/2016
Approved: CSC Date: 02/02/2016
Cod File No. U:\Studio\2\Proj\Draw\2014\1407001\DMC\CURRENT\10th_Submission

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL. NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

Drawing Title
31/F - 52/F FLOOR PLAN FOR TOWER 2
Project No. 1407001
Scale 1:100 (A0)
Issue Date 17/02/2016
Drawing No. A/DMC/11

AP's Signature
I hereby certify the accuracy of this plan.
CHEUNG Man-Ching, Architect
Authorised Person (Architect)

Drawing Purpose

1. THERE WILL NEITHER TOWER "A" NOR "4" AT 13.71, 14/7, 24/7, 34/7 & 44/7 & 54/7 FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS

(i) **ALUM. FEATURE AT 6/9**
6/9, 10/9, 11/9, 12/9, 15/9, 16/9, 17/9, 19/9, 20/9, 21/9, 25/9, 26/9, 28/9, 30/9, 31/9, 32/9, 33/9, 35/9, 37/9, 38/9, 41/9, 42/9, 46/9, 47/9, 50/9

(ii) **ALUM. FEATURE AT 6/11/9**
10/11, 15/11, 16/11, 17/11, 19/11, 20/11, 21/11, 25/11, 26/11, 28/11, 30/11, 31/11, 32/11, 33/11, 35/11, 37/11, 38/11, 41/11, 42/11, 46/11, 47/11, 50/11

(iii) **ALUM. CLADDING AT 6/9, 9/9**
10/9, 11/9, 12/9, 15/9, 16/9, 17/9, 19/9, 20/9, 21/9, 25/9, 26/9, 28/9, 30/9, 31/9, 32/9, 33/9, 35/9, 37/9, 38/9, 41/9, 42/9, 46/9, 47/9, 50/9

(iv) **ALUM. FEATURE AT 5/7**
7/7, 11/7, 19/7, 26/7, 32/7, 39/7, 46/7



B.D. Ref.	-	
F.S.D. Ref.	-	
D.I.O. Ref.	-	
Drawn	HKO	Date 02/02/2016
Checked	JHY/ROK	Date 02/02/2016
Approved	CSC	Date 02/02/2016
Cad File No.	U:\Studio_0\Proj_Data\2014\14070NT\PMC	

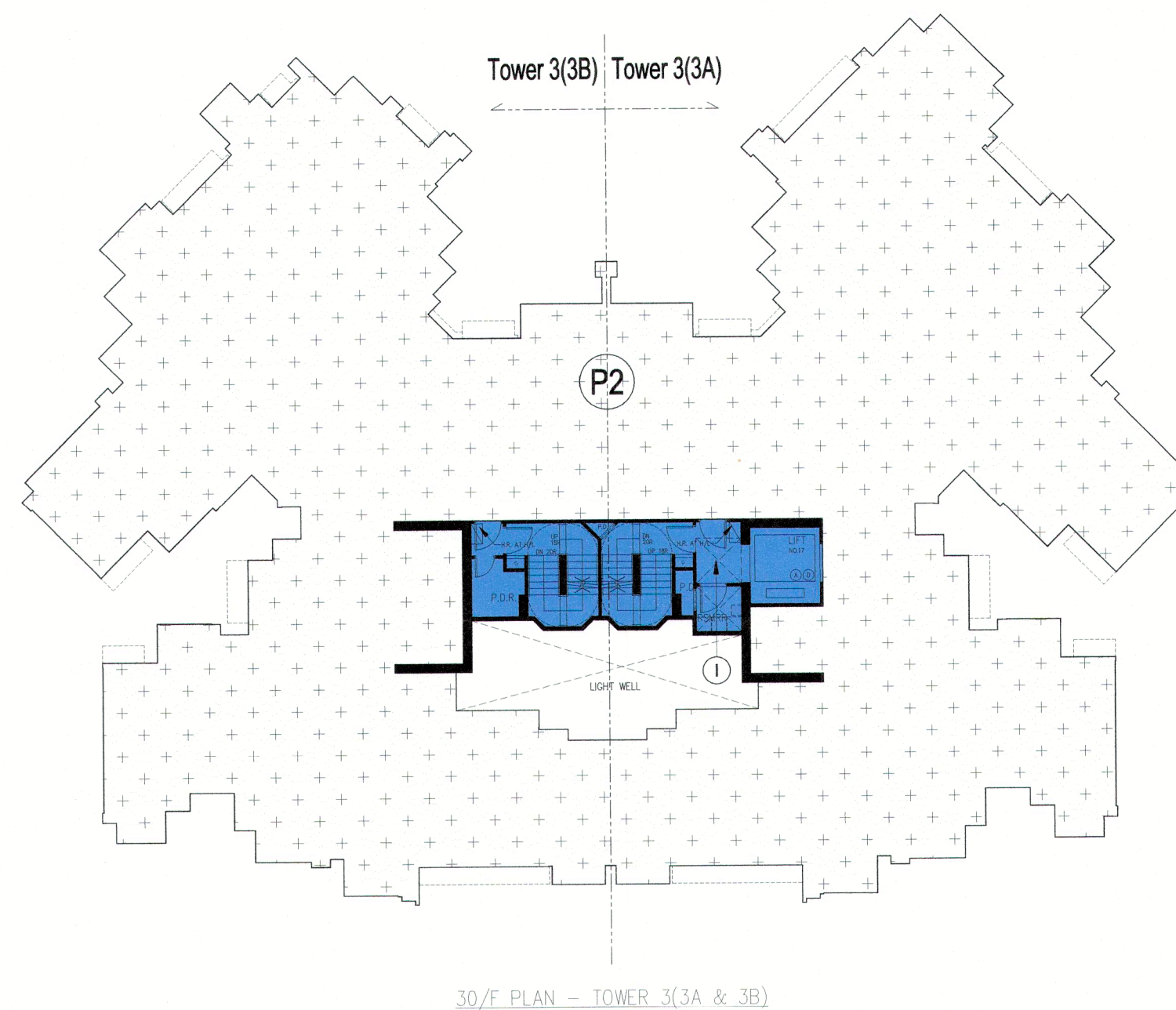
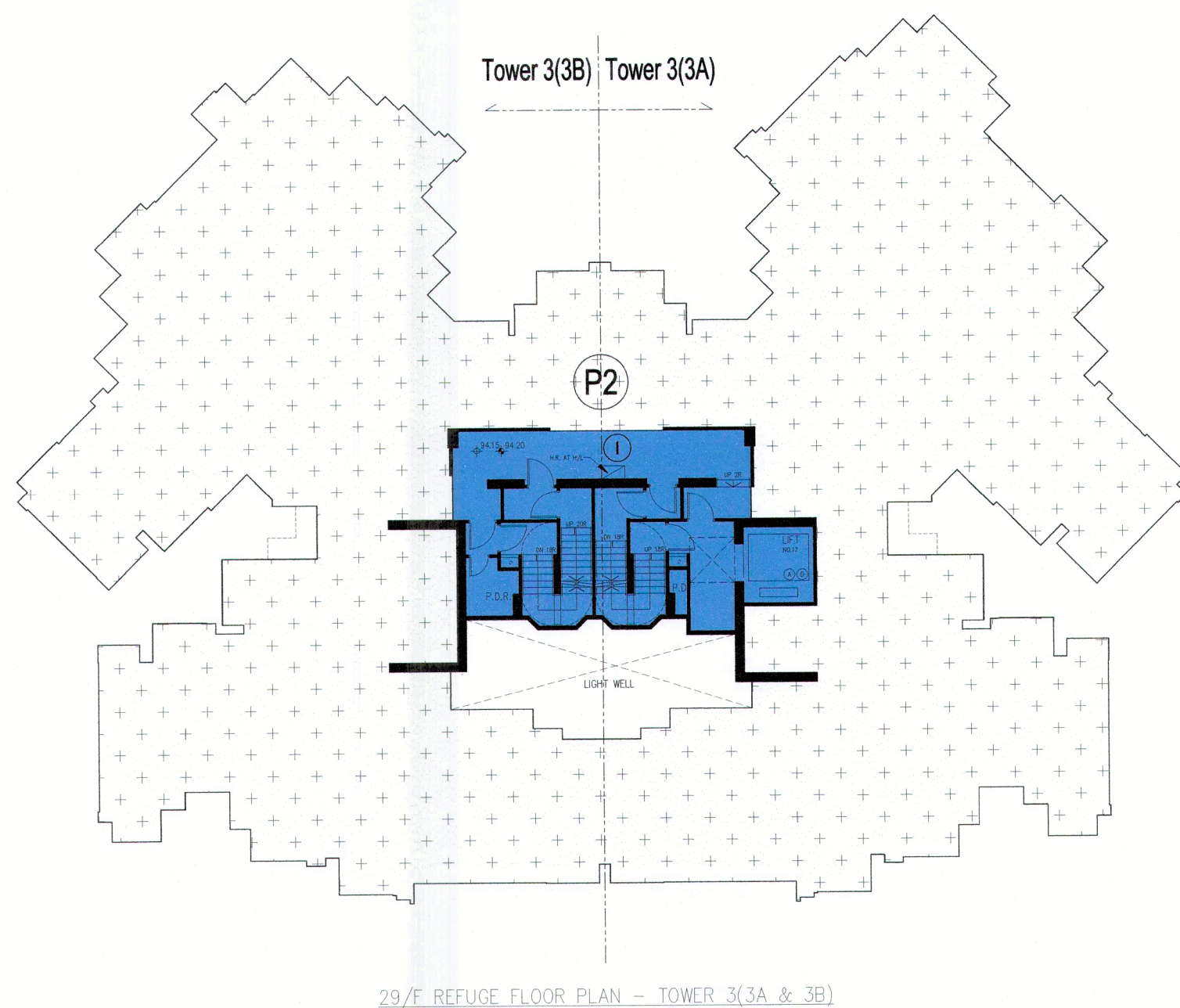
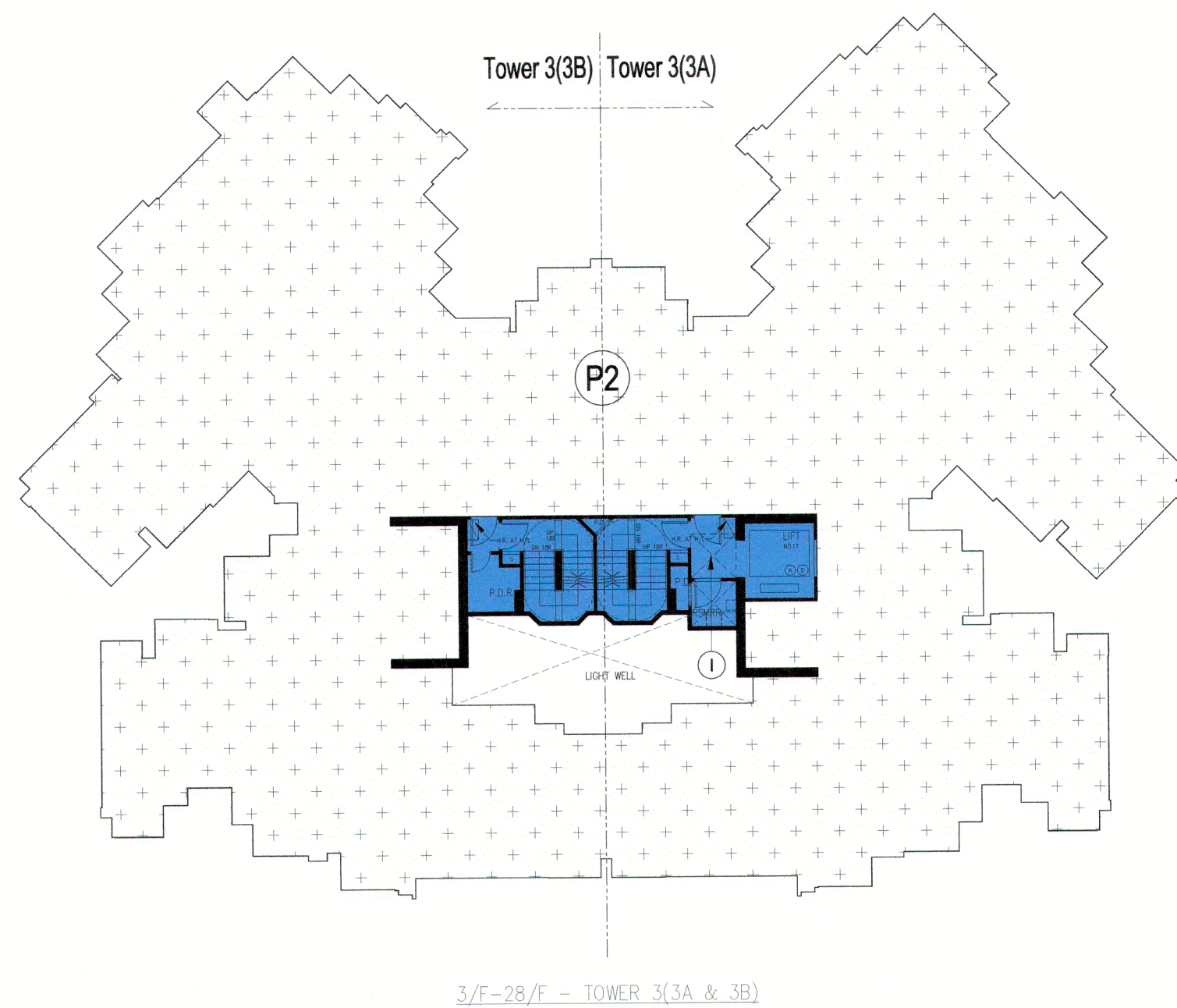
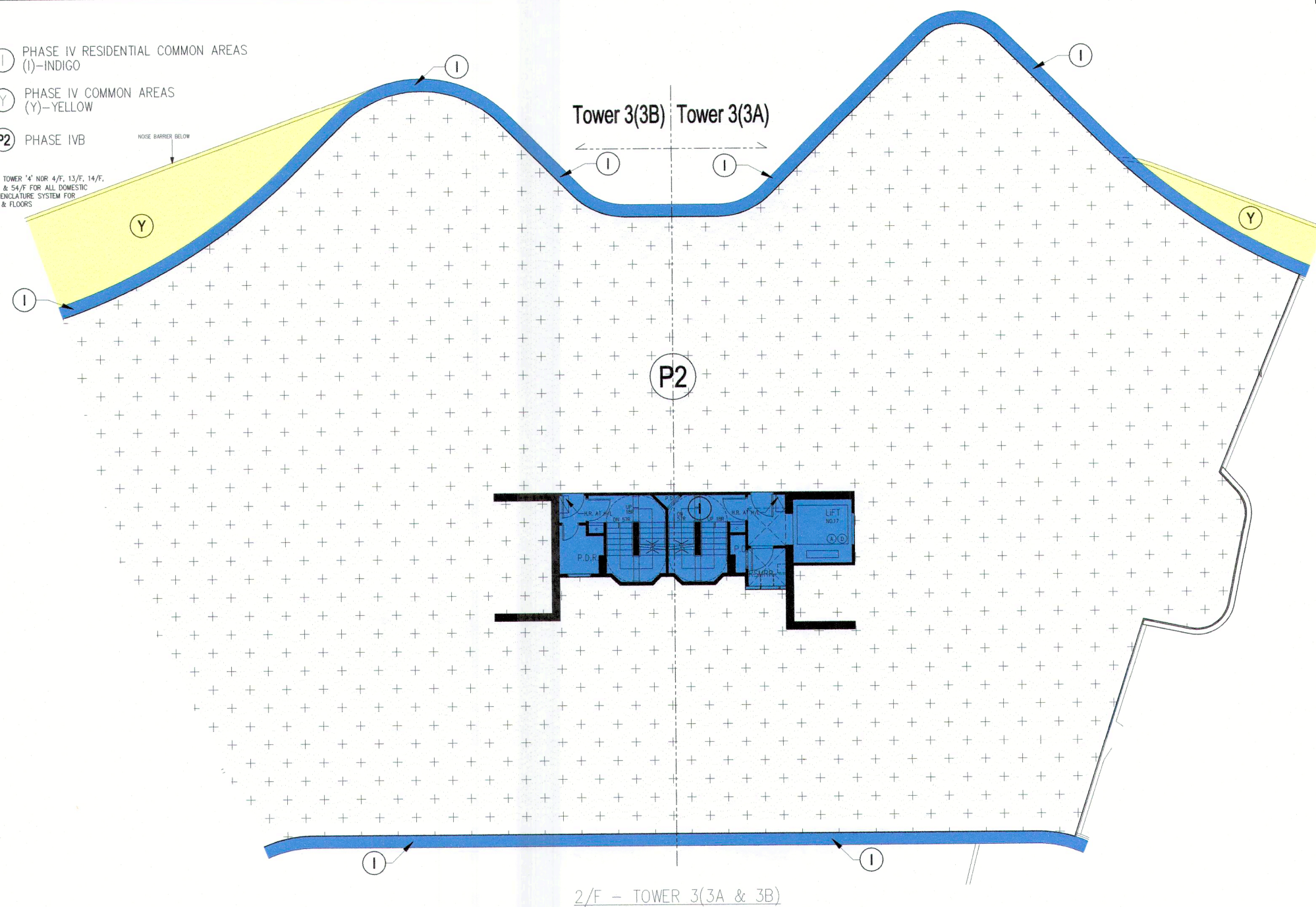
**RONALD LU
& PARTNERS**
呂元祥建築師事務所

Drawing Purpose

LEGEND

- ① PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
- ② PHASE IV COMMON AREAS
(Y)-YELLOW
- P2 PHASE IVB

NOTES:
1. THERE WILL NEITHER TOWER "Y" NOR 4/F, 13/F, 14/F, 24/F, 34/F & 44/F & 54/F FOR ALL DOMESTIC TOWERS IN THE INDICATED SYSTEM FOR NUMBERING TOWERS & FLOORS



Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 1st SUBMISSION	SDO	JHYROK	CSC	16/02/2016
2	DMC 2nd SUBMISSION	SDO	JHYROK	CSC	26/04/2016
3	DMC 3rd SUBMISSION	SDO	JHYROK	CSC	03/06/2016
4	DMC 4th SUBMISSION	SDO	JHYROK	CSC	16/06/2016
5	DMC 5th SUBMISSION	SDO	JHYROK	CSC	20/12/2016
6	DMC 6th SUBMISSION	SDO	JHYROK	CSC	21/03/2017
7	DMC 7th SUBMISSION	SDO	JHYROK	CSC	23/05/2017
8	DMC 8th SUBMISSION	SDO	JHYROK	CSC	16/06/2017
9	DMC 9th SUBMISSION	SDO	JHYROK	CSC	06/07/2017
10	DMC 10th SUBMISSION	SDO	JHYROK	CSC	26/08/2017

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 1st SUBMISSION	WHD	JHYROK	WML	17/02/2016

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 1st SUBMISSION	WHD	JHYROK	WML	17/02/2016

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Do not scale off drawings.
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S.D. Ref. -
F.S.D. Ref. -
B.L.G. Ref. -
Drawn: HKO Date: 02/02/2016
Checked: JHYROK Date: 02/02/2016
Approved: CSC Date: 02/02/2016
Cod File No. U:\Studio\0\Proj\Draw\2016\14070NT\DMC\CURRENT\4th_Submission

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL. NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

Drawing Title
2/F - 30/F FLOOR PLAN FOR TOWER 3
Project No. 14070NT
Scale: 1:1000
Drawing No. A / DMC / 13

AP's Signature
I hereby certify the accuracy of this plan.
CEUNG Man-Ching, Architect

Drawing Purpose

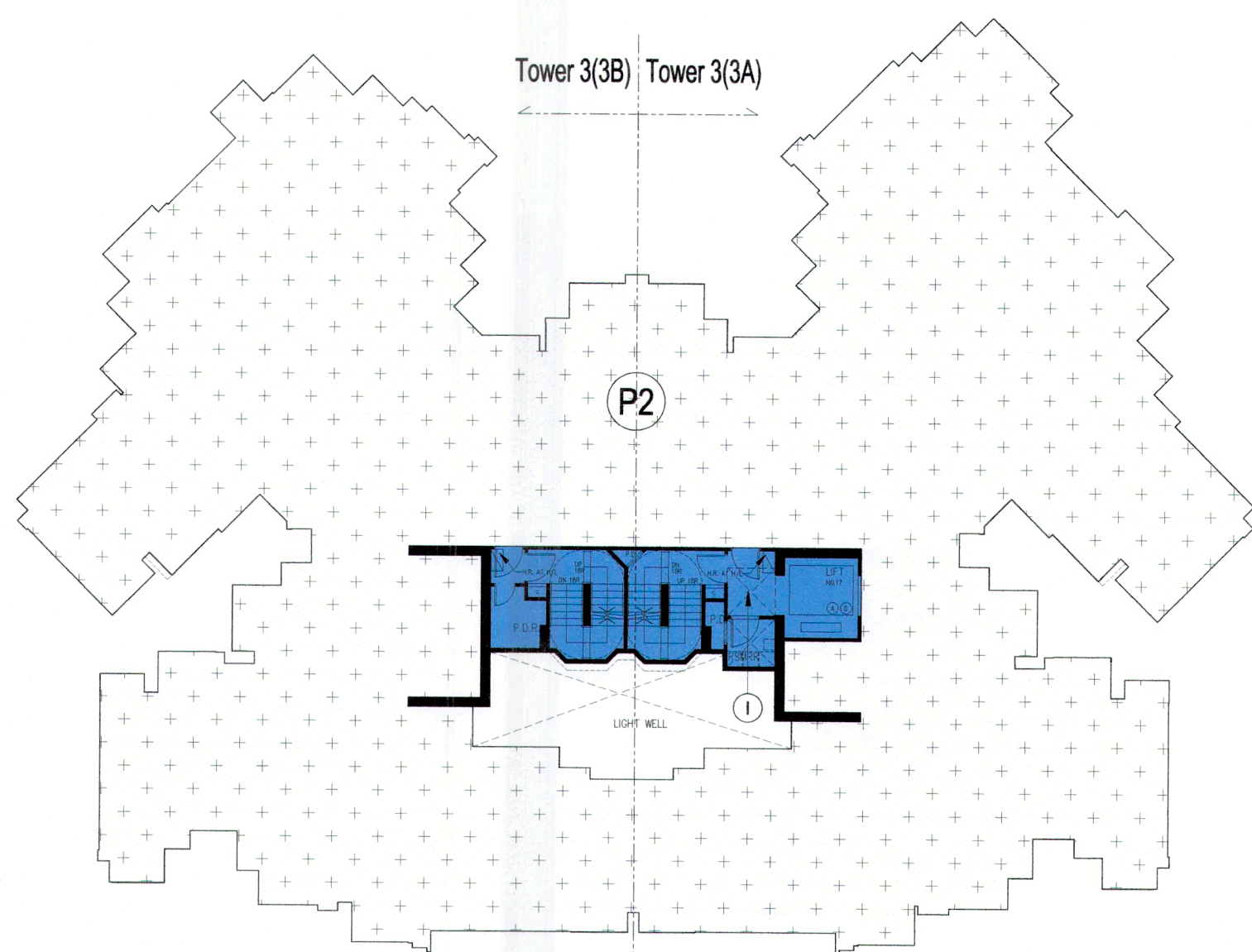
LEGEND

① PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO

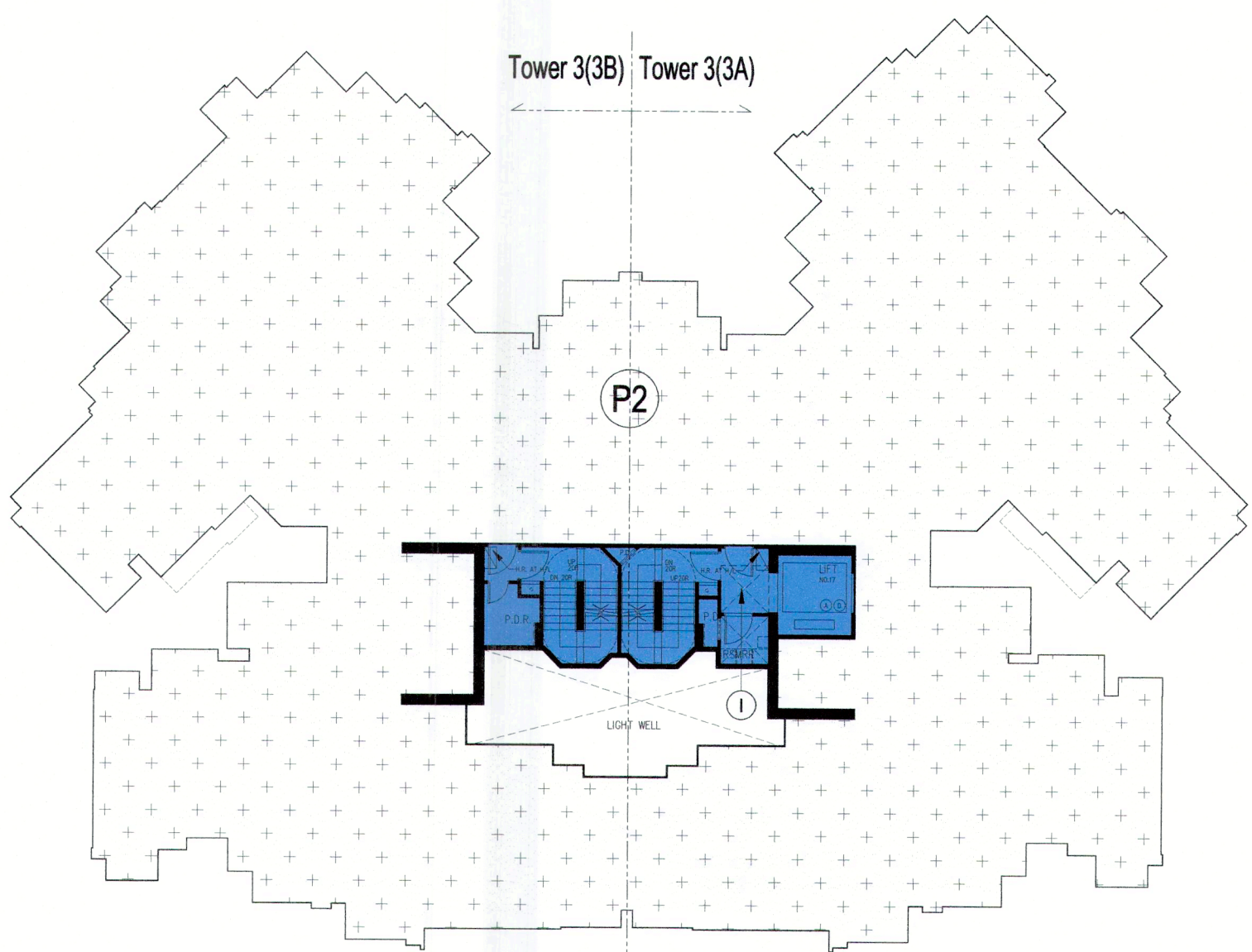
P2 PHASE IVB

NOTES

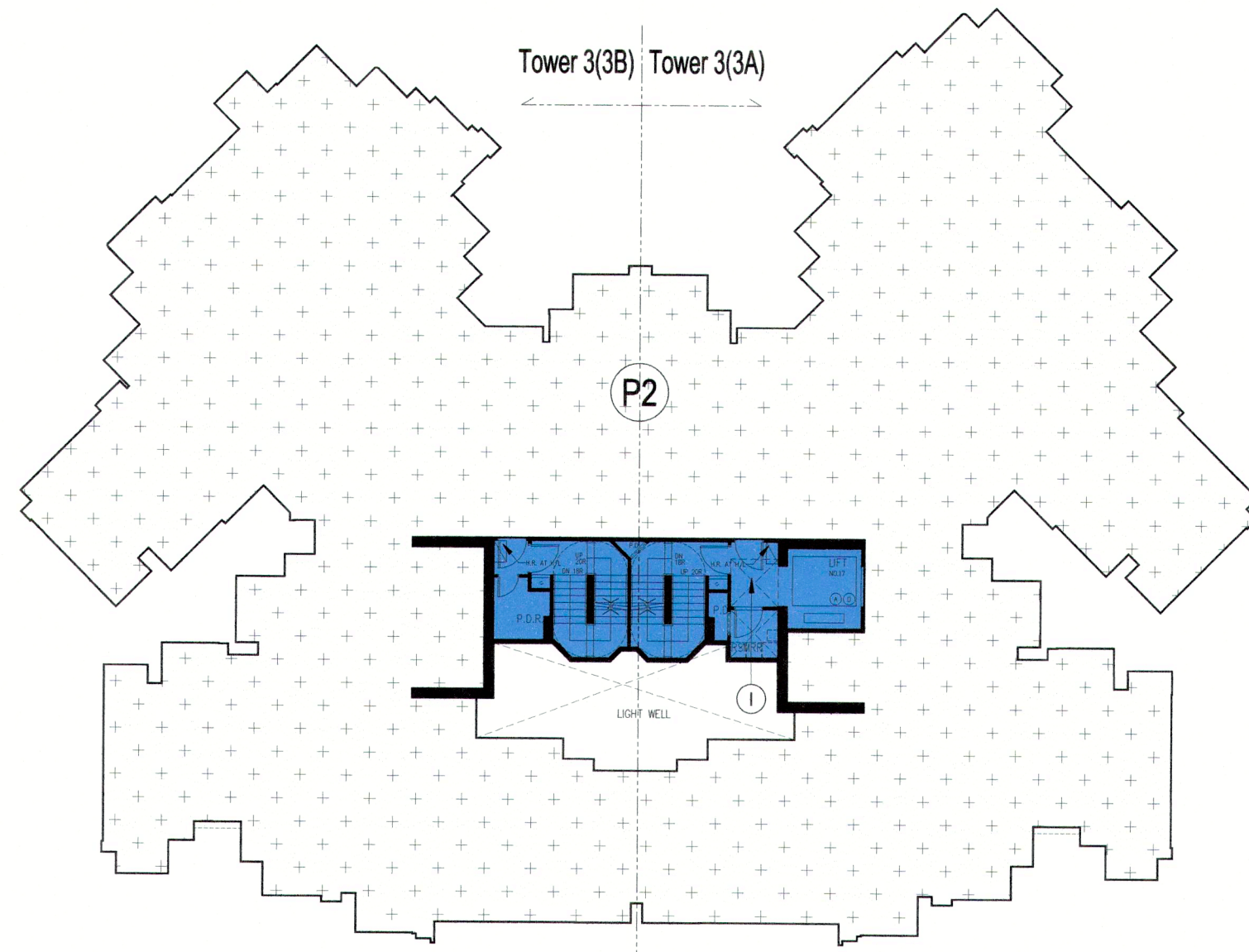
1. THERE WILL NEITHER TOWER "A" NOR "B" FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS



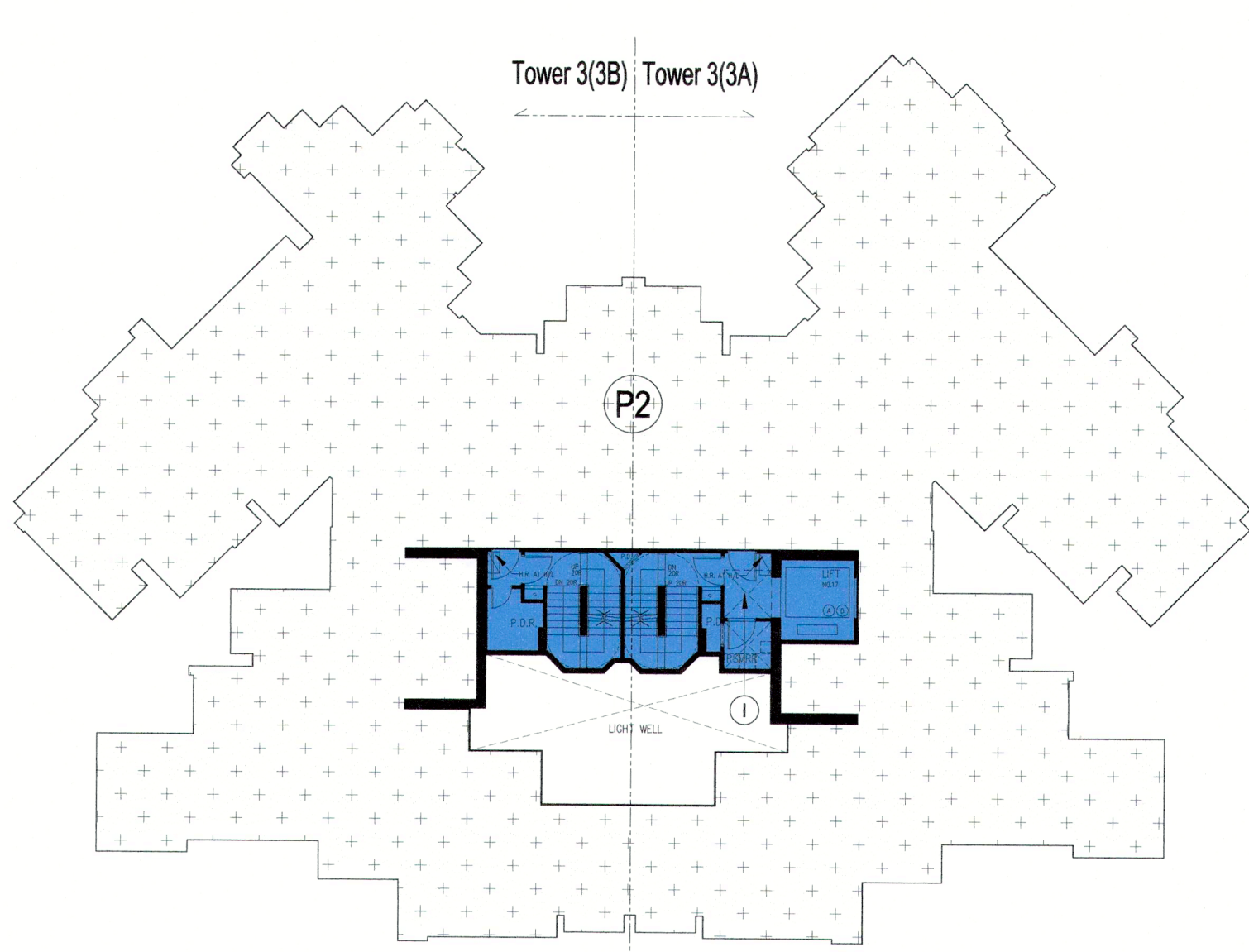
31/F - 52/F - TOWER 3(3A & 3B)



55/F - TOWER 3(3A & 3B)



53/F - TOWER 3(3A & 3B)



56/F - TOWER 3(3A & 3B)

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 1st SUBMISSION	SJD	JHYROK	CSC	18/02/2016
2	DMC 2nd SUBMISSION	SJD	JHYROK	CSC	26/04/2016
3	DMC 3rd SUBMISSION	SJD	JHYROK	CSC	03/06/2016
4	DMC 4th SUBMISSION	SJD	JHYROK	CSC	08/06/2016
5	DMC 5th SUBMISSION	SJD	JHYROK	CSC	20/12/2016
6	DMC 6th SUBMISSION	SJD	JHYROK	CSC	21/02/2017
7	DMC 7th SUBMISSION	SJD	JHYROK	CSC	23/05/2017
8	DMC 8th SUBMISSION	SJD	JHYROK	CSC	16/06/2017
9	DMC 9th SUBMISSION	SJD	JHYROK	CSC	06/07/2017
10	DMC 10th SUBMISSION	SJD	JHYROK	CSC	29/06/2017

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 1st SUBMISSION	HKO	JHYROK	VMC	17/05/2016
2					
3					
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7					
8					
9					
10					

Rev.	Description	Drawn	Checked	Approved	Date
1					
2					
3					
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8					
9					
10					

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B.D. Ref.	-
F.S.D. Ref.	-
G.L.O. Ref.	-
Drawn	HKO
Checked	JHYROK
Approved	CSC
Date	02/02/2016
Date	02/02/2016
Date	02/02/2016
Cad File No.	U:\Studies\01\Proj_Data\2014\14070NT\DMC\CURRENT\4th_Submission

RONALD LU & PARTNERS

呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

Drawing Title
31/F - 56/F FLOOR PLAN FOR TOWER 3

Project No. 14070NT
Scale 1:1000
Drawing No. A/DMC/14

AP's Signature
Using only the accuracy of this plan
AP's Signature
Using only the accuracy of this plan
AP's Signature
Using only the accuracy of this plan

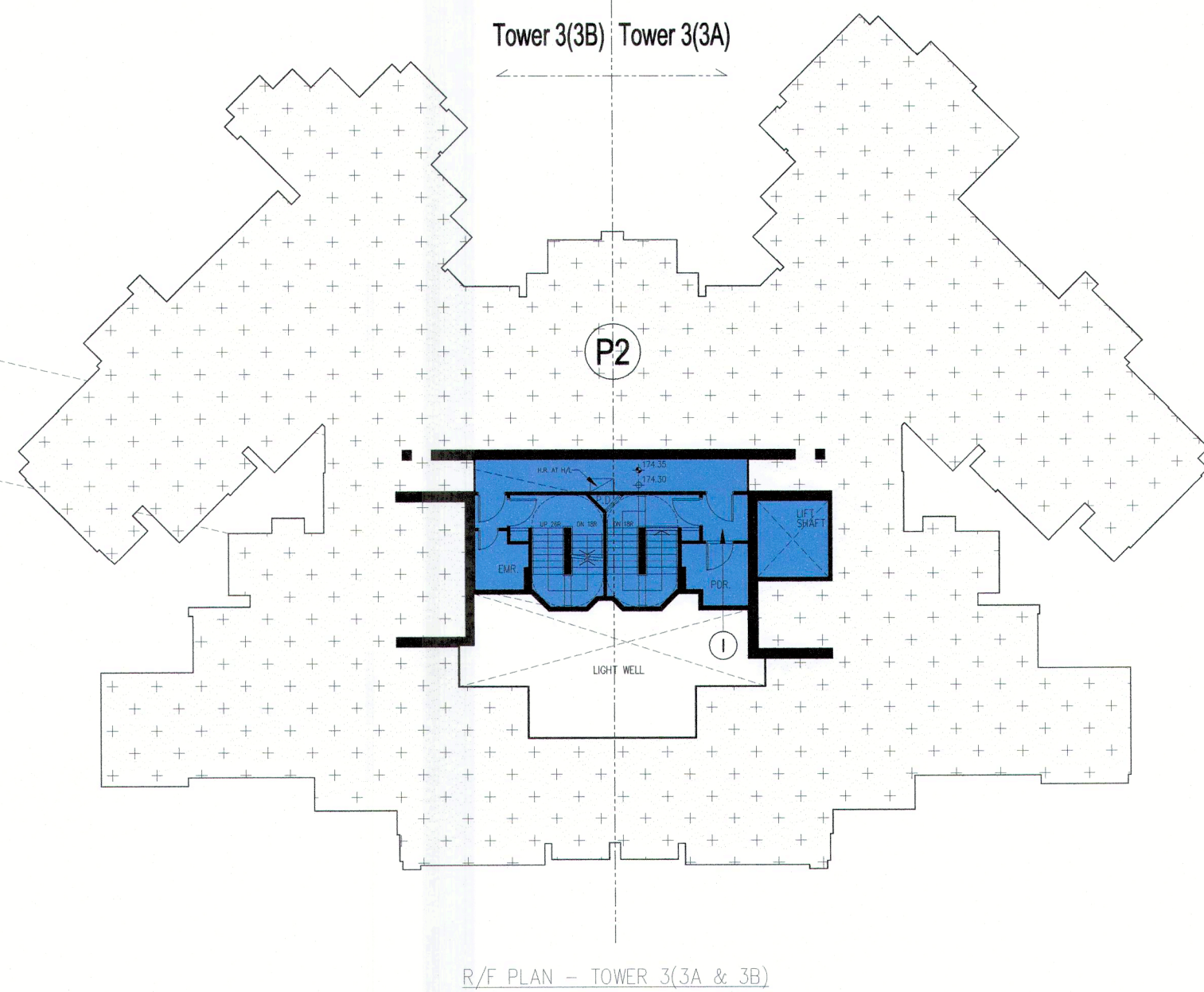
Drawing Purpose

LEGEND

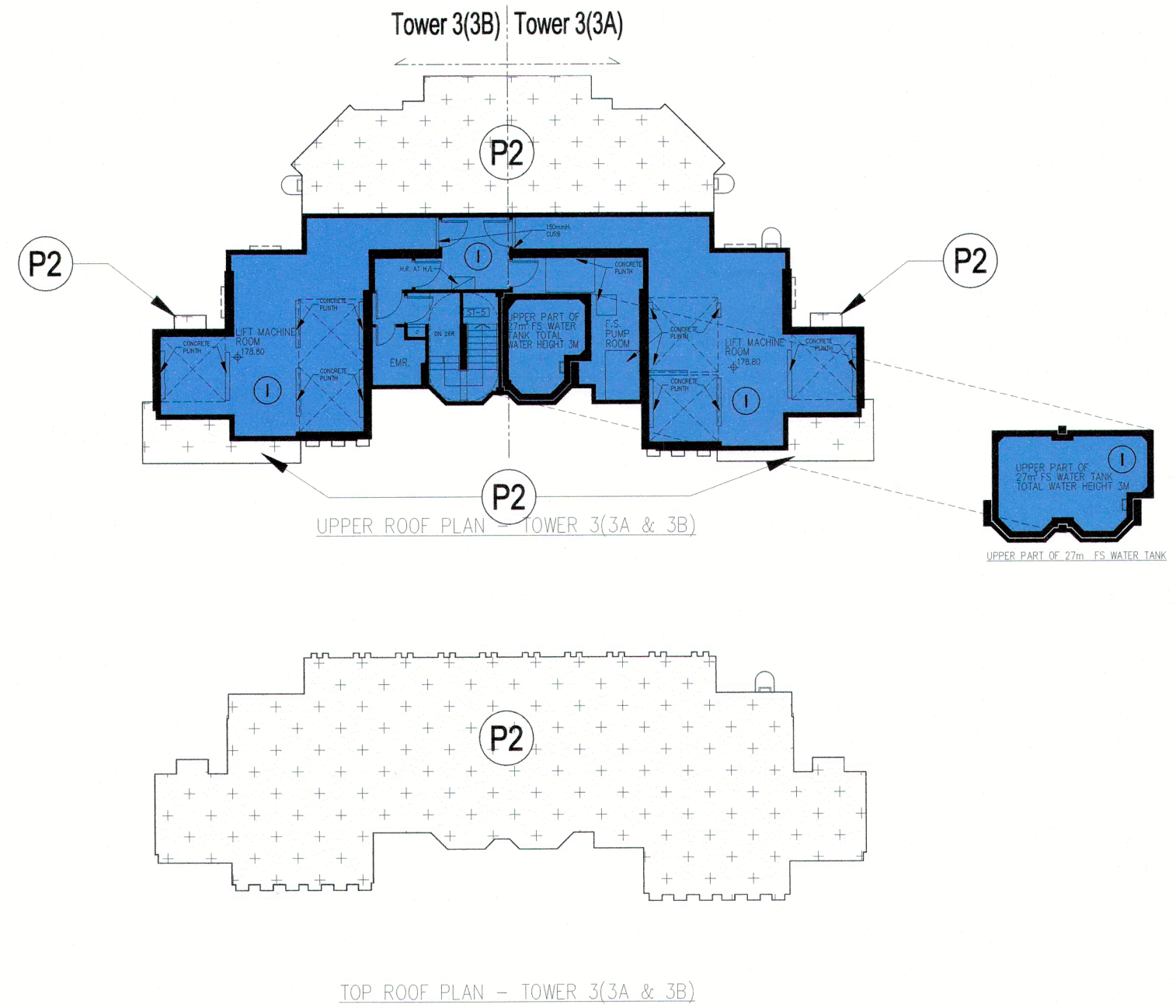
- ① PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
- P2 PHASE IVB

NOTES

1. THERE WILL BE TWO TOWER 3A AND 3B. 14/F, 15/F, 16/F, 17/F, 18/F & 19/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS



R/F PLAN - TOWER 3(3A & 3B)



TOP ROOF PLAN - TOWER 3(3A & 3B)

Rev.	Description	Drawn	Checked	Approved	Date	Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 1st SUBMISSION	SDO	JHYROK	CSC	19/03/2016	K	DMC 12th SUBMISSION	HKO	JHYROK	YML	17/05/2019
B	DMC 2nd SUBMISSION	SDO	JHYROK	CSC	28/04/2016						
C	DMC 3rd SUBMISSION	SDO	JHYROK	CSC	03/05/2016						
D	DMC 4th SUBMISSION	SDO	JHYROK	CSC	09/05/2016						
E	DMC 5th SUBMISSION	SDO	JHYROK	CSC	20/12/2016						
F	DMC 6th SUBMISSION	SDO	JHYROK	CSC	21/03/2017						
G	DMC 7th SUBMISSION	SDO	JHYROK	CSC	23/05/2017						
H	DMC 8th SUBMISSION	SDO	JHYROK	CSC	16/09/2017						
I	DMC 9th SUBMISSION	SDO	JHYROK	CSC	16/07/2017						
J	DMC 10th SUBMISSION	SDO	JHYROK	CSC	25/09/2017						

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S.D. Ref.	-
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	HKO
Checked	JHYROK
Approved	CSC
Date	02/02/2016
Date	02/02/2016
Date	02/02/2016
Code File No.	U:\Studio\2\Proj_Data\2014\14070NT\DMC\CURRENT\4th_Submission

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL. NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

Drawing Title
R/F- TOP ROOF FLOOR PLAN FOR TOWER 3

Project No. 14070NT
Scale 1:1000
Issue Date 17/05/2019
Drawing No. A/DMC/15

AP's Signature
I hereby certify the accuracy of this plan.
CHEUNG Man-Ching, Anthony
Authorised Person (Architect)

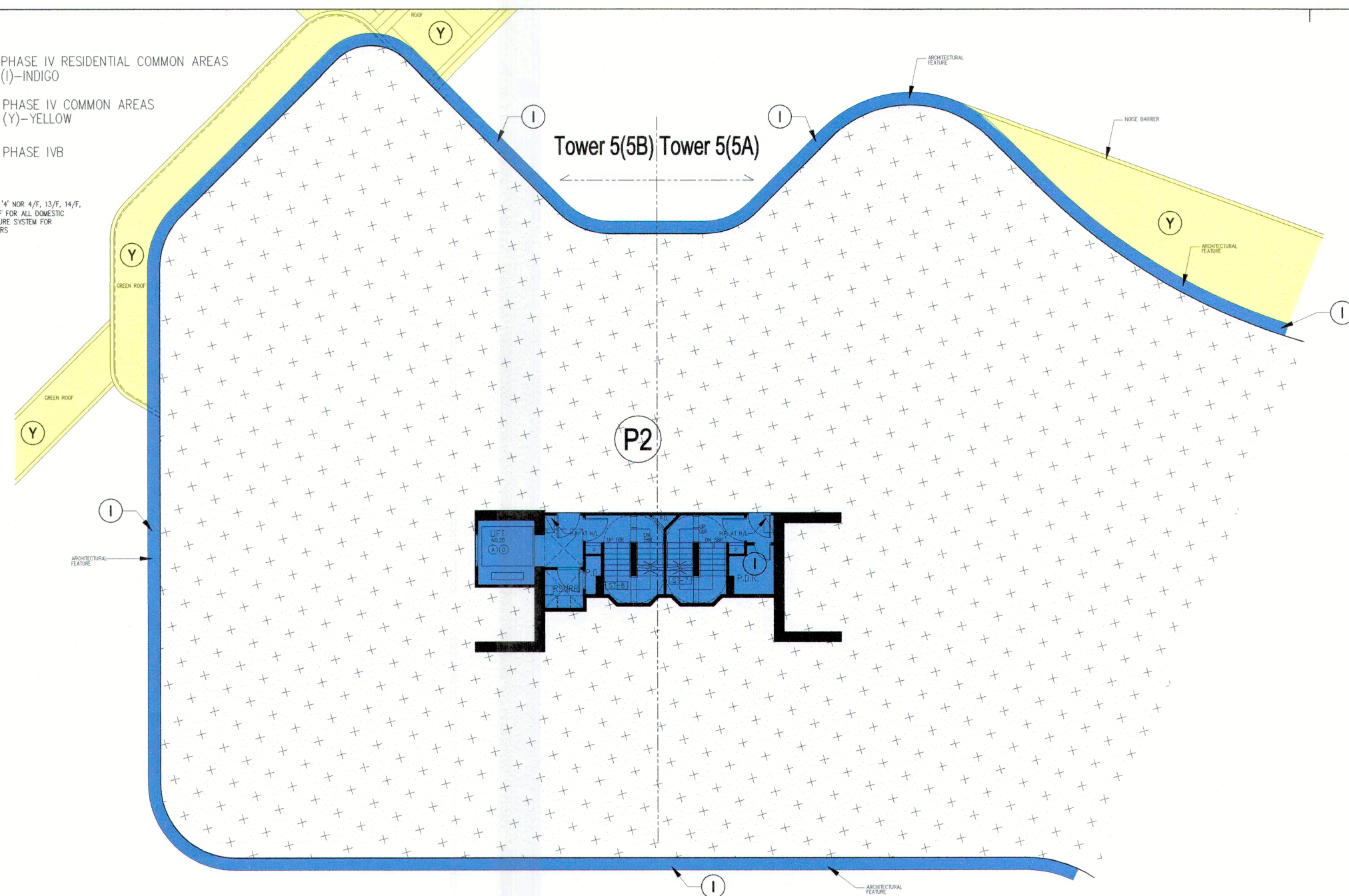
Drawing Purpose

LEGEND

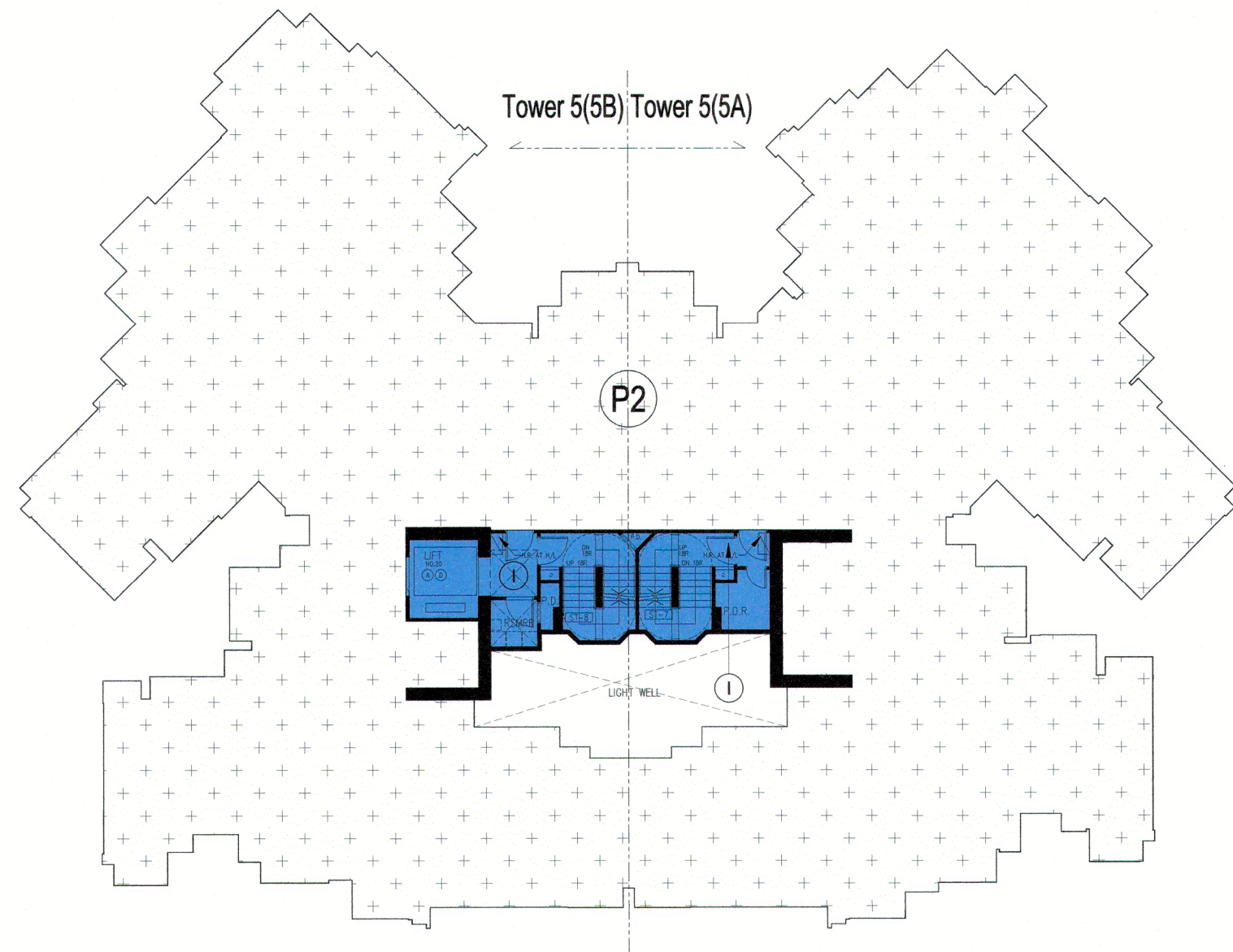
- ① PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
- ② PHASE IV COMMON AREAS
(Y)-YELLOW
- ③ PHASE IVB

NOTES:

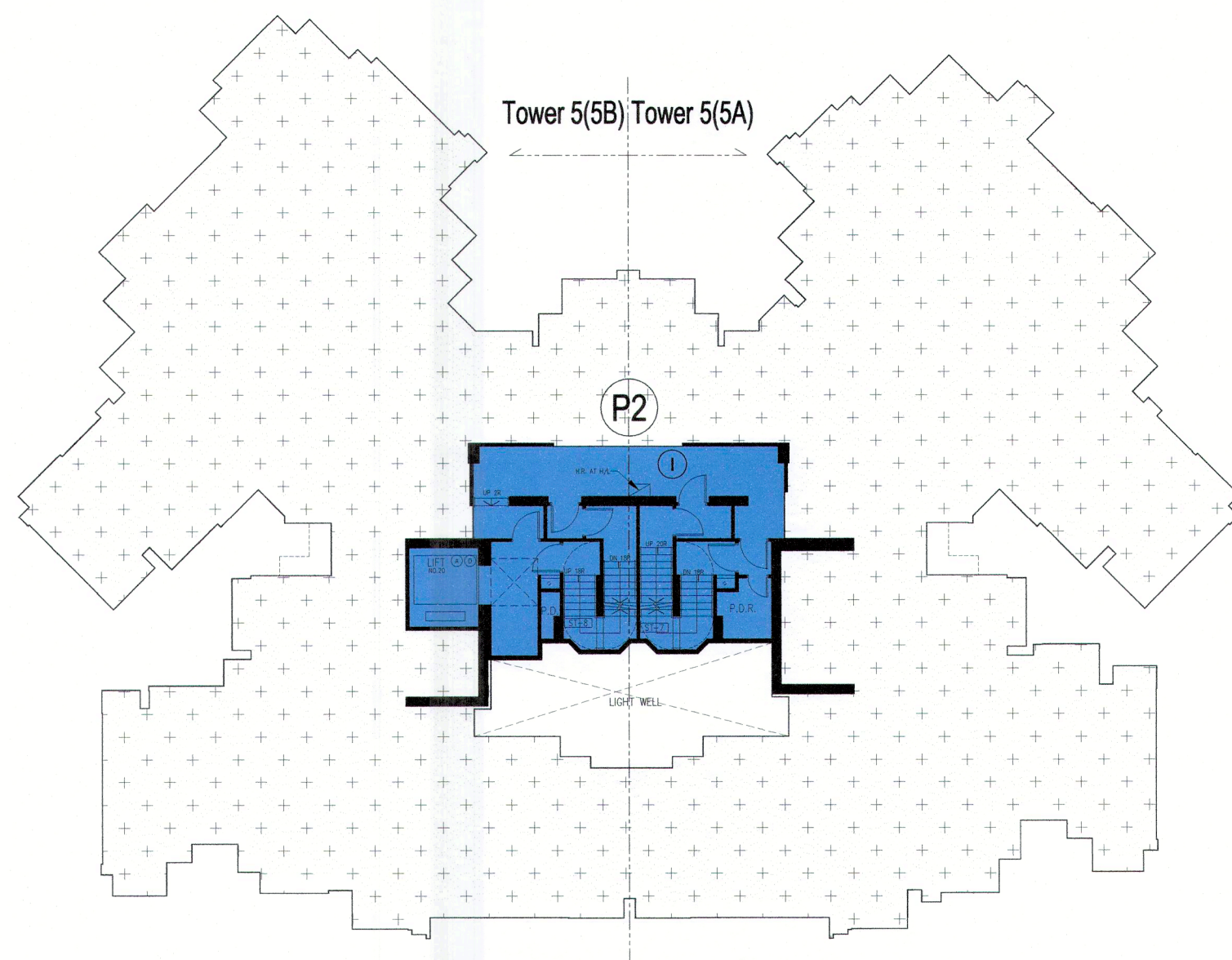
1. THERE WILL NEITHER TOWER "C" NOR 4/F, 13/F, 14/F, 24/F, 34/F & 44/F & 54/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS



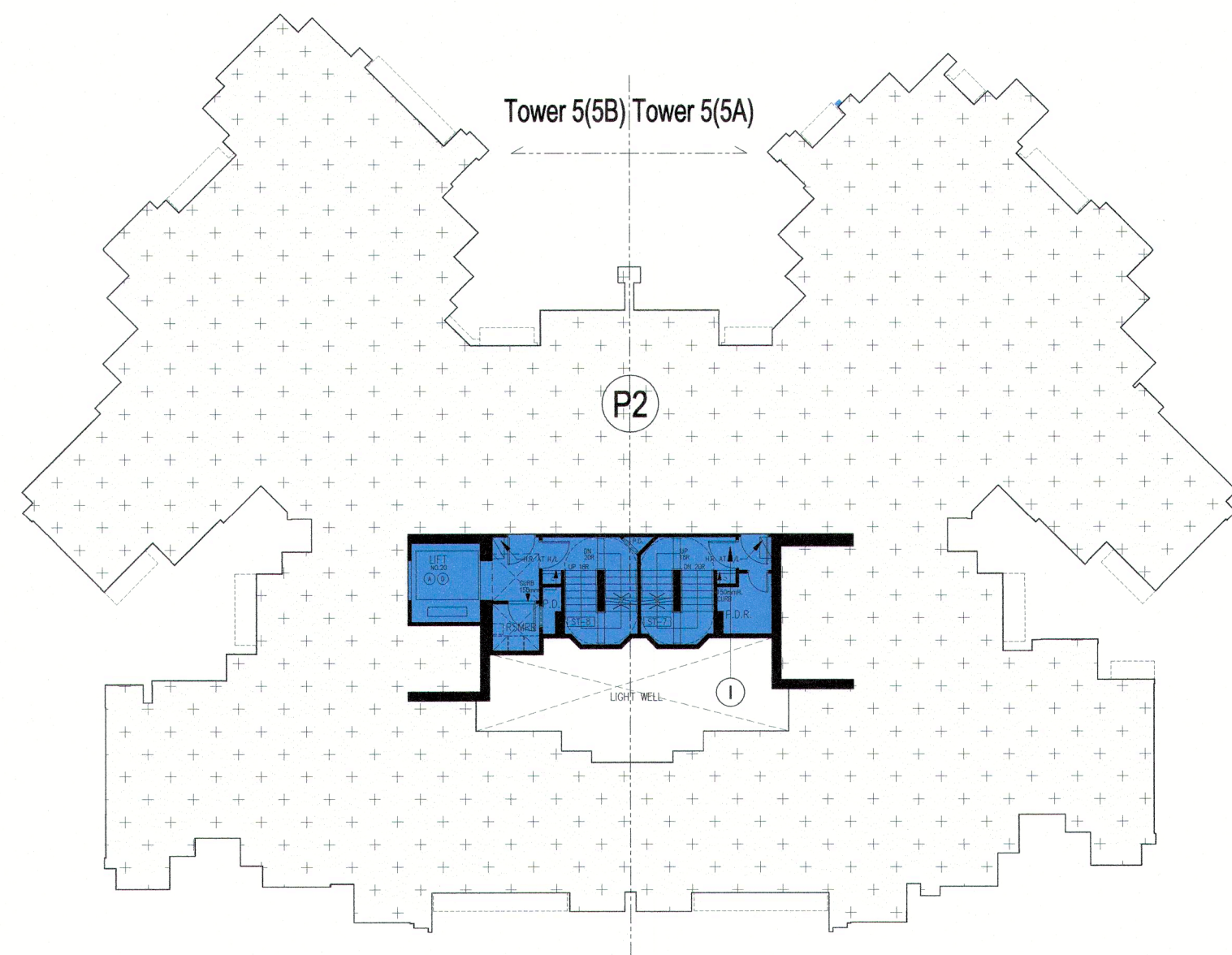
2/F - TOWER 5(5A & 5B)



3/F-28/F - TOWER 5(5A & 5B)



29/F REFUGE FLOOR PLAN - TOWER 5(5A & 5B)



30/F PLAN - TOWER 5(5A & 5B)

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 1st SUBMISSION	I SZD	I JHYROK	I CSC	1/10/2016
2	DMC 2nd SUBMISSION	I SZD	I JHYROK	I CSC	2/10/2016
3	DMC 3rd SUBMISSION	I SZD	I JHYROK	I CSC	6/10/2016
4	DMC 4th SUBMISSION	I SZD	I JHYROK	I CSC	6/10/2016
5	DMC 5th SUBMISSION	I SZD	I JHYROK	I CSC	21/12/2016
6	DMC 6th SUBMISSION	I SZD	I JHYROK	I CSC	21/12/2017
7	DMC 7th SUBMISSION	I SZD	I JHYROK	I CSC	21/12/2017
8	DMC 8th SUBMISSION	I SZD	I JHYROK	I CSC	21/12/2017
9	DMC 9th SUBMISSION	I SZD	I JHYROK	I CSC	1/10/2017
10	DMC 10th SUBMISSION	I SZD	I JHYROK	I CSC	6/10/2017
11	DMC 11th SUBMISSION	I SZD	I JHYROK	I CSC	2/10/2017

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 12th SUBMISSION	I HMO	I JHYROK	I VML	17/05/2018
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					

Rev.	Description	Drawn	Checked	Approved	Date
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					

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S.D. Ref.	-
F.S.D. Ref.	-
B.L.O. Ref.	-
Drawn	HKO Date 02/02/2016
Checked	JHYROK Date 02/02/2016
Approved	CSC Date 02/02/2016
Cal File No.	U:\Studio_O\Proj_Data\2014\14070NT\DMC\CURRENT\4th_Submission



呂元祥建築師事務所

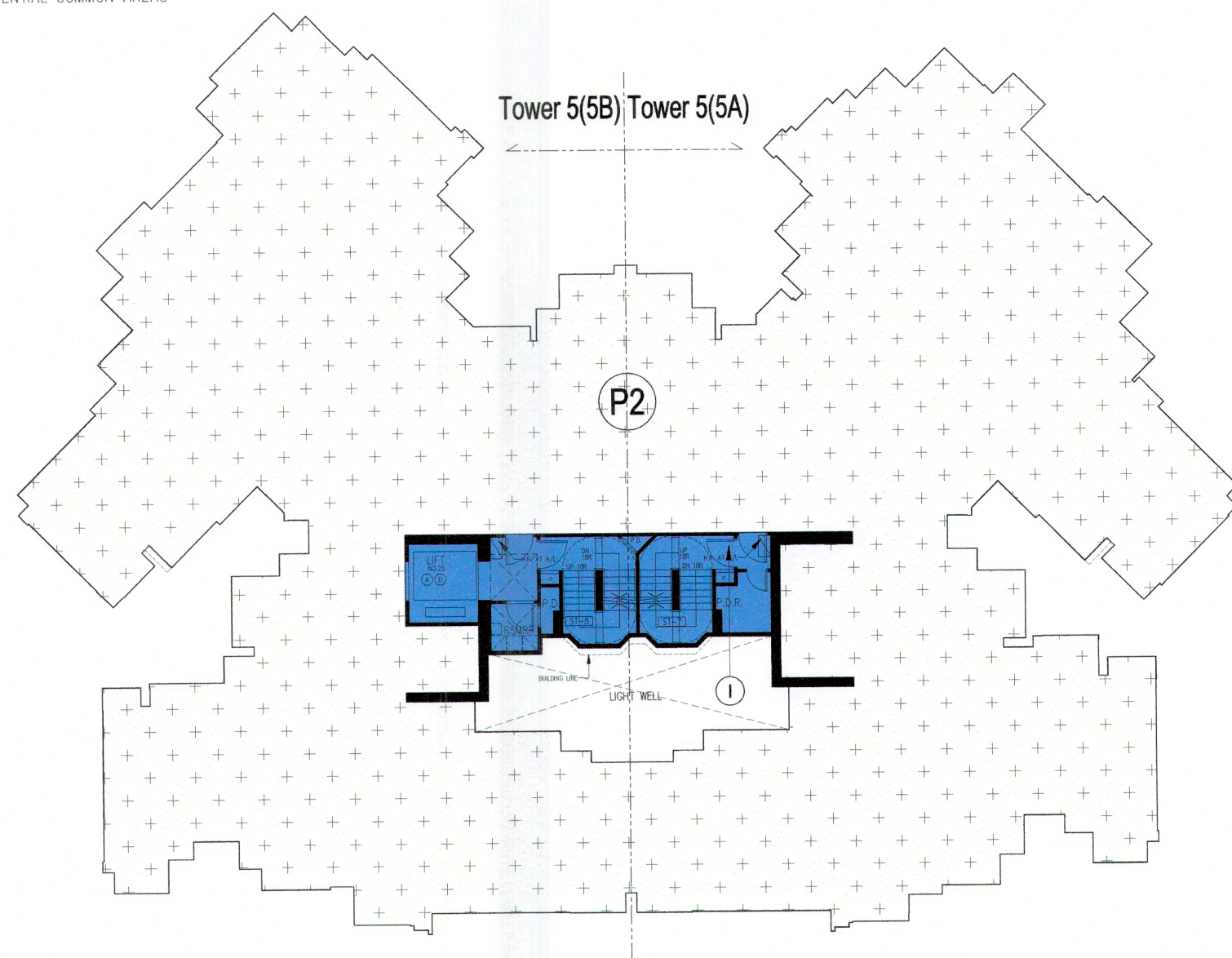
Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

Drawing Title	2/F - 30/F FLOOR PLAN FOR TOWER 5
Project No.	14070NT
Scale	1:1000
Issue Date	17/05/2018
Drawing No.	A / DMC / 16

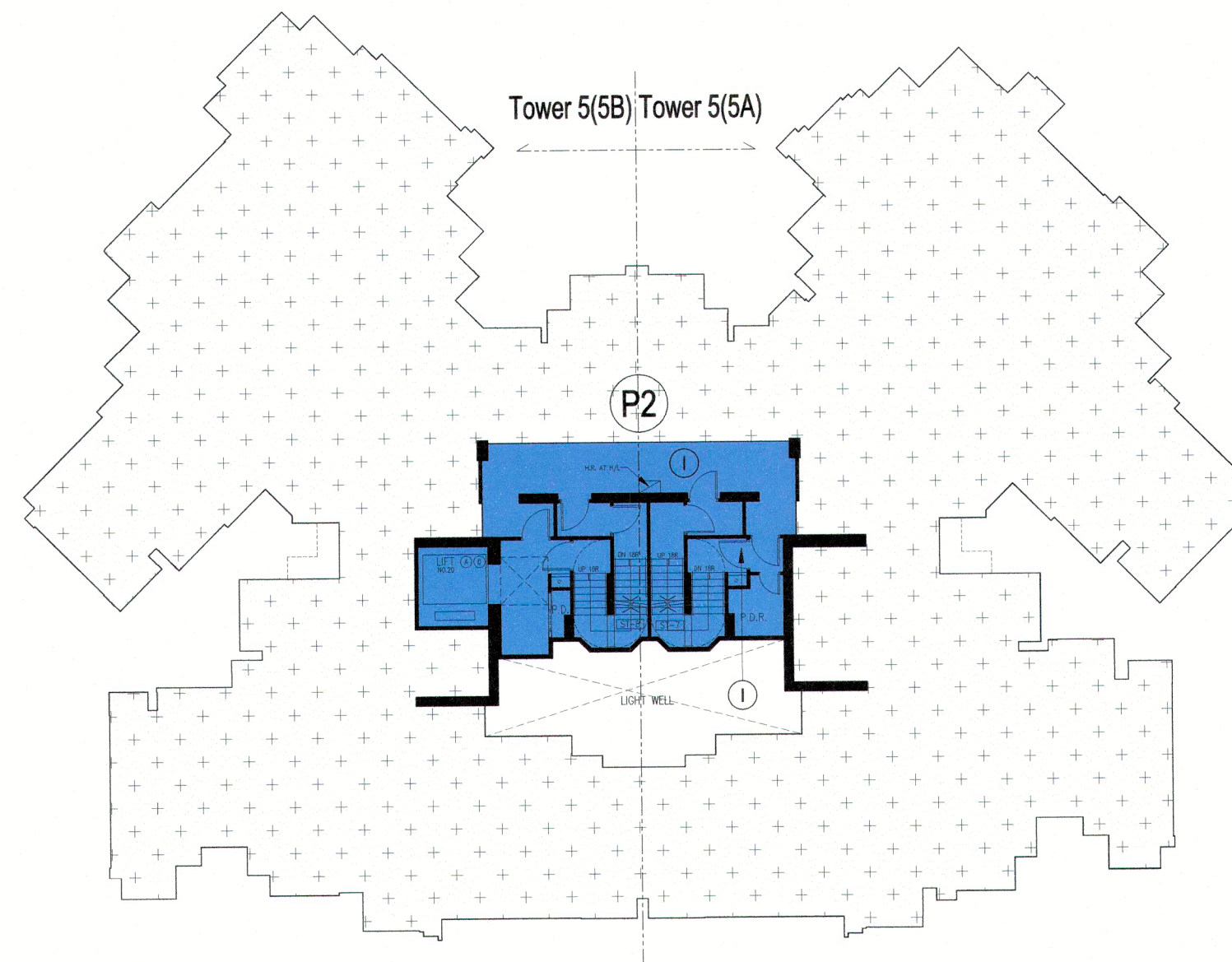
AP's Signature
I hereby certify the accuracy of this plan.
CHIEUNG Wen-Ching, Anthony
Authorised Person (Architect)

Drawing Purpose

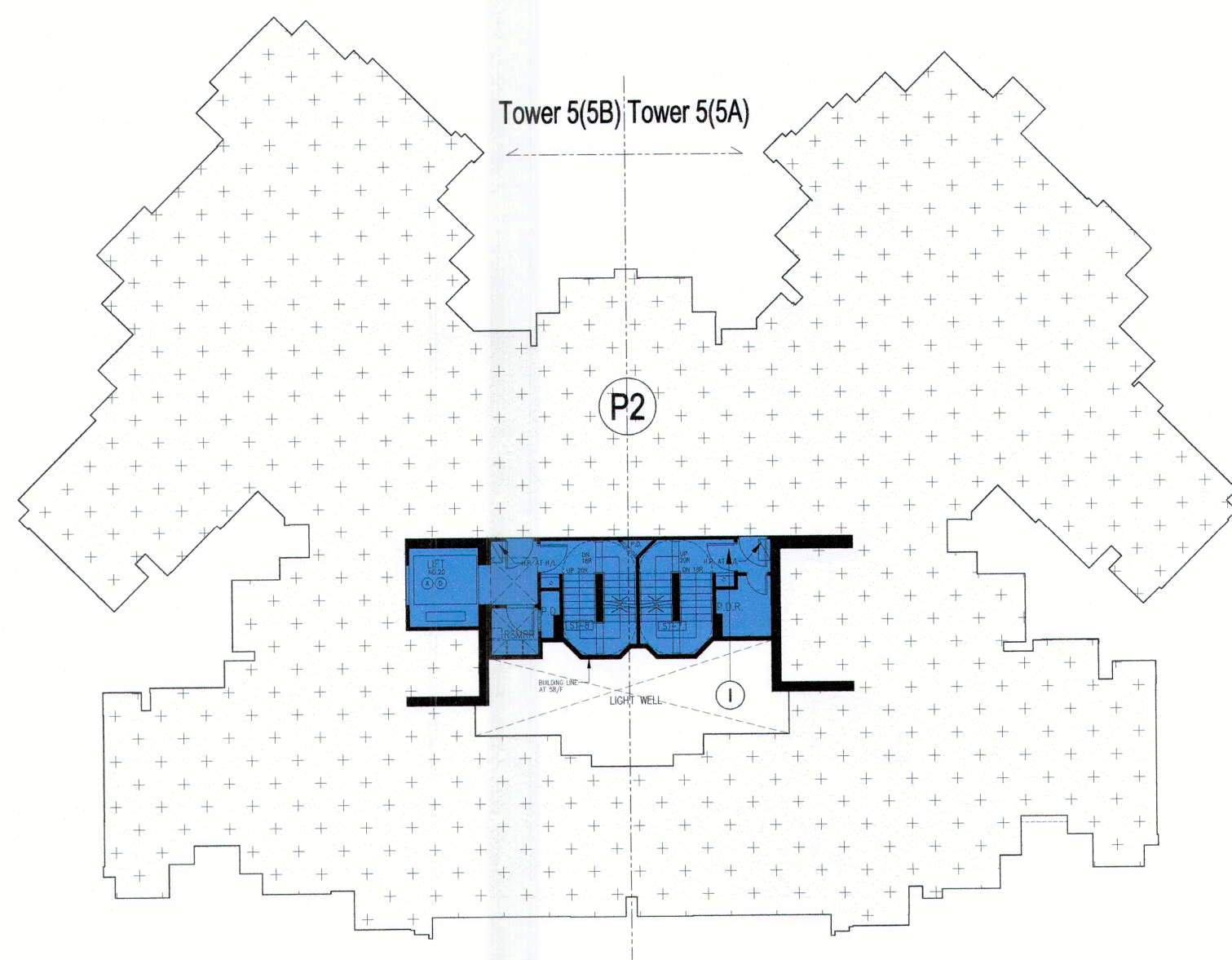
1. THERE WILL NEITHER TOWER '4' NOR 4/F, 13/F, 14/F, 24/F, 34/F & 44/F & 54/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS



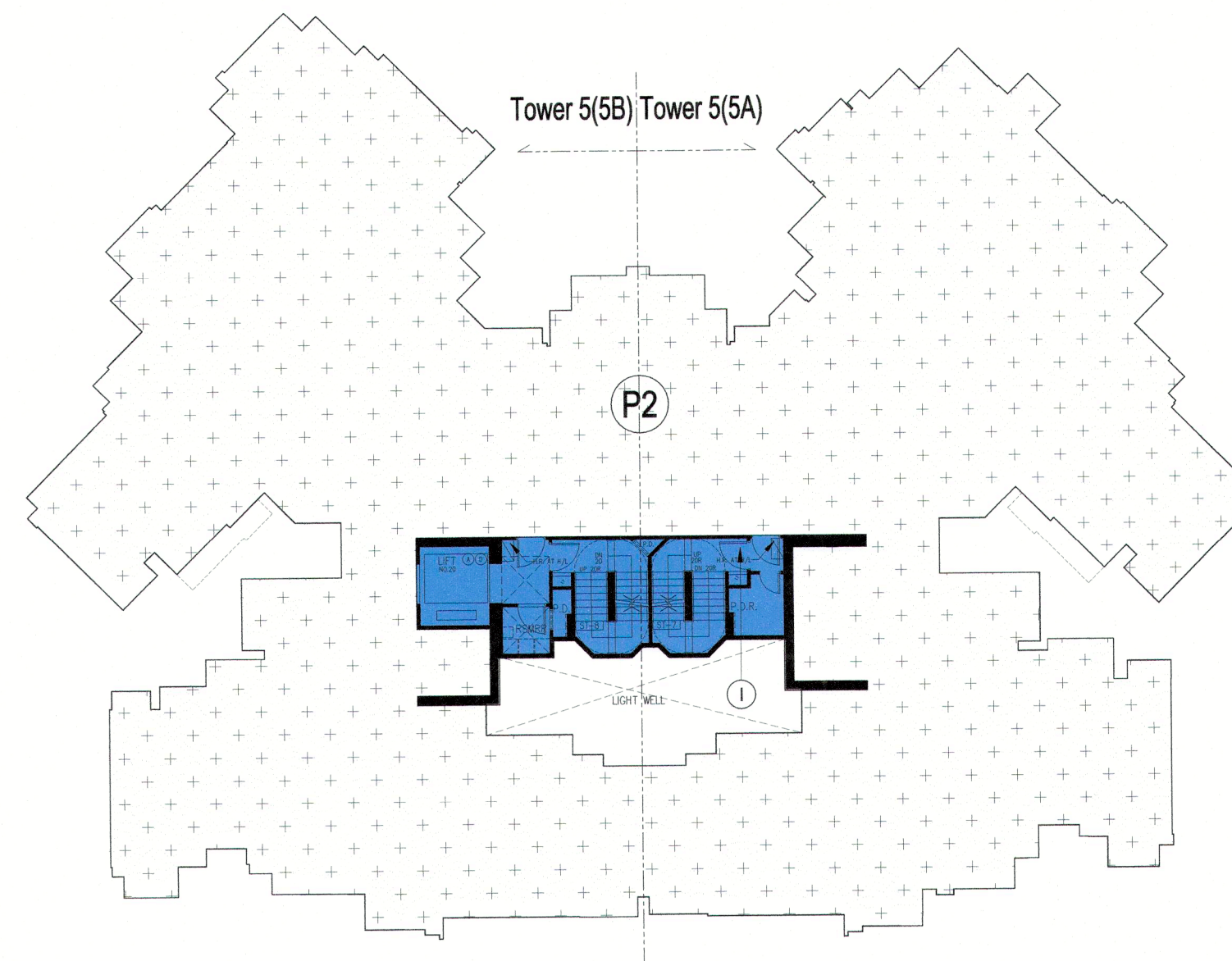
31/F - 48/F & 50/F - 56/F PLAN - TOWER 5(5A & 5B)



49/F REFUGE FLOOR PLAN - TOWER 5(5A & 5B)



57/F - TOWER 5(5A & 5B)



58/F - TOWER 5(5A & 5B)

Rev.	Description	Drawn	Checked	Approved	Date
-	DWG 1st SUBMISSION	SZD	J HAYKOK	CSC	10/03/2016
A	DWG 2nd SUBMISSION	SZD	J HAYKOK	CSC	28/04/2016
B	DWG 3rd SUBMISSION	SZD	J HAYKOK	CSC	09/05/2016
C	DWG 4th SUBMISSION	SZD	J HAYKOK	CSC	09/05/2016
D	DWG 5th SUBMISSION	SZD	J HAYKOK	CSC	20/12/2016
E	DWG 7th SUBMISSION	SZD	J HAYKOK	CSC	21/03/2017
F	DWG 8th SUBMISSION	SZD	J HAYKOK	CSC	23/05/2017
G	DWG 9th SUBMISSION	SZD	J HAYKOK	CSC	16/06/2017
H	DWG 10th SUBMISSION	SZD	J HAYKOK	CSC	06/07/2017
I	DWG 11th SUBMISSION	SZD	J HAYKOK	CSC	25/08/2017

[illegible][illegible]

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B.D. Ref.	-	
F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	HKO	Date 02/02/2016
Checked	JHY/ROK	Date 02/02/2016
Approved	CSC	Date 02/02/2016
Cad File No.	U:\Studio_O\Proj_Data\2014\14070NT\DW CURRENT\4th_Submission	




Project Title
PROPOSED RESIDENTIAL
DEVELOPMENT AT
TSEUNG KWAN O,
TKOTL. NO. 70 RP
AREA 86, SITE O
(PHASE IVA OF LOHAS PARK)

Drawing Title	
31/F - 58/F FLOOR PLAN FOR TOWER 5	
Project No.	14070NT
Scale	1:100 (A0)
Issue Date	17/05/2019
Drawing No.	A / DMC / 17

AP's Signature

I hereby certify the accuracy
of this plan



CHEUNG Men-Ching, Author
Authorized Person (Architect)

1 Drawing Purpose

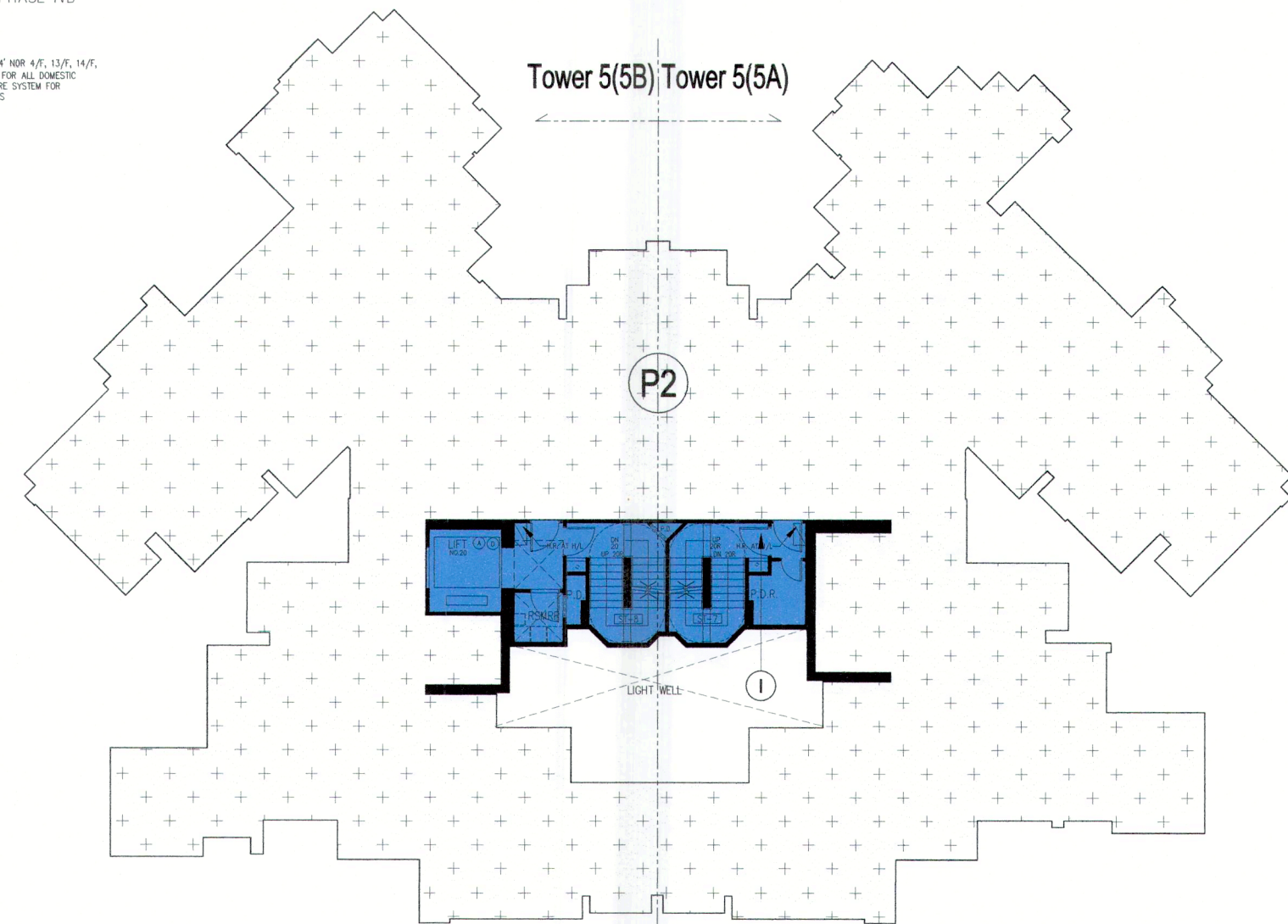
LEGEND

① PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO

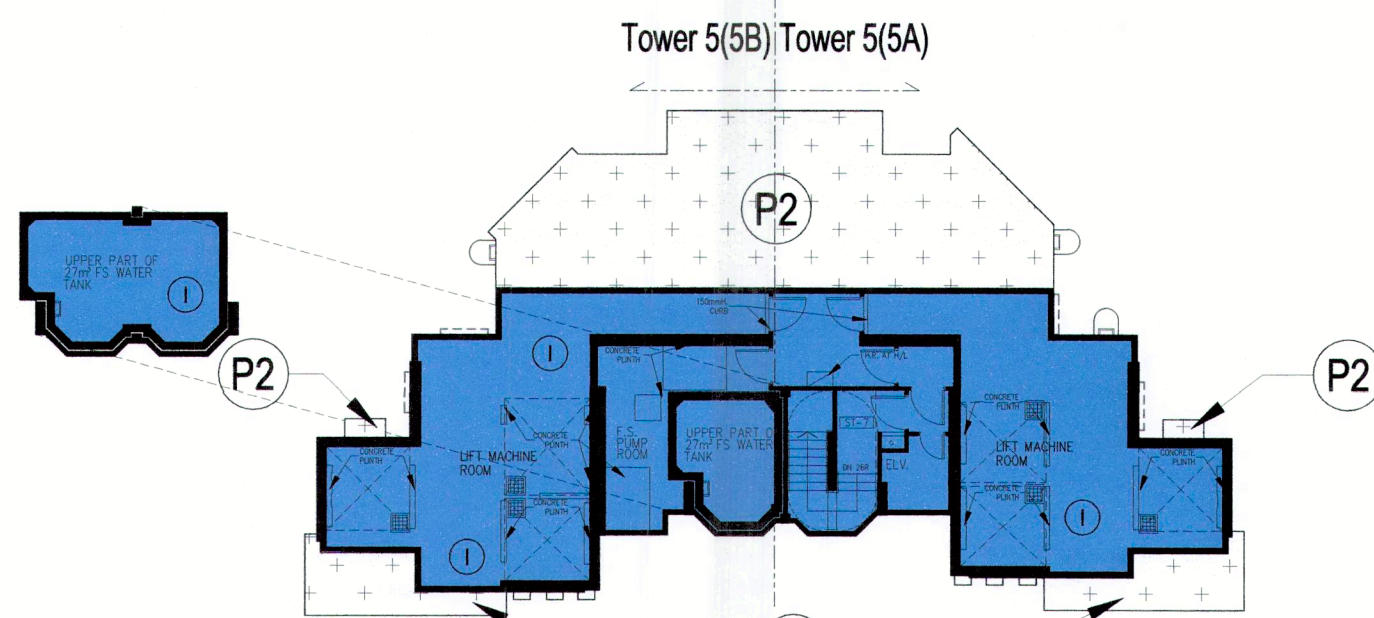
+ P2 PHASE IVB

NOTES :

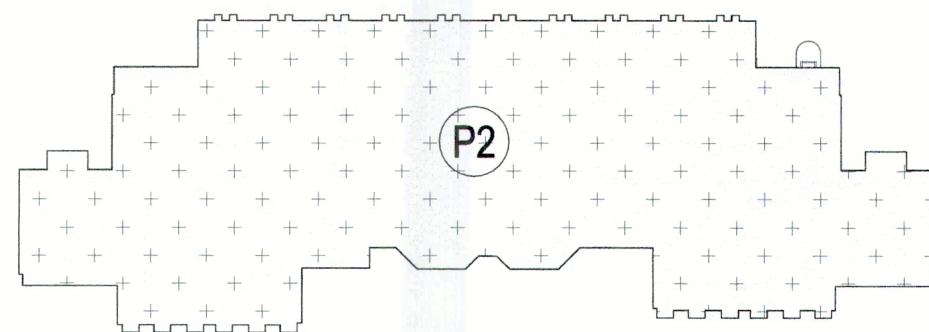
1. THERE WILL BE TOWER 5A NOR 4/F, 13/F, 14/F, 24/F, 24/F & 24/F IN 5A/F FOR ALL DOMESTIC TOWERS IN THE NOMINATING SYSTEM FOR NUMBERING TOWERS & FLOORS



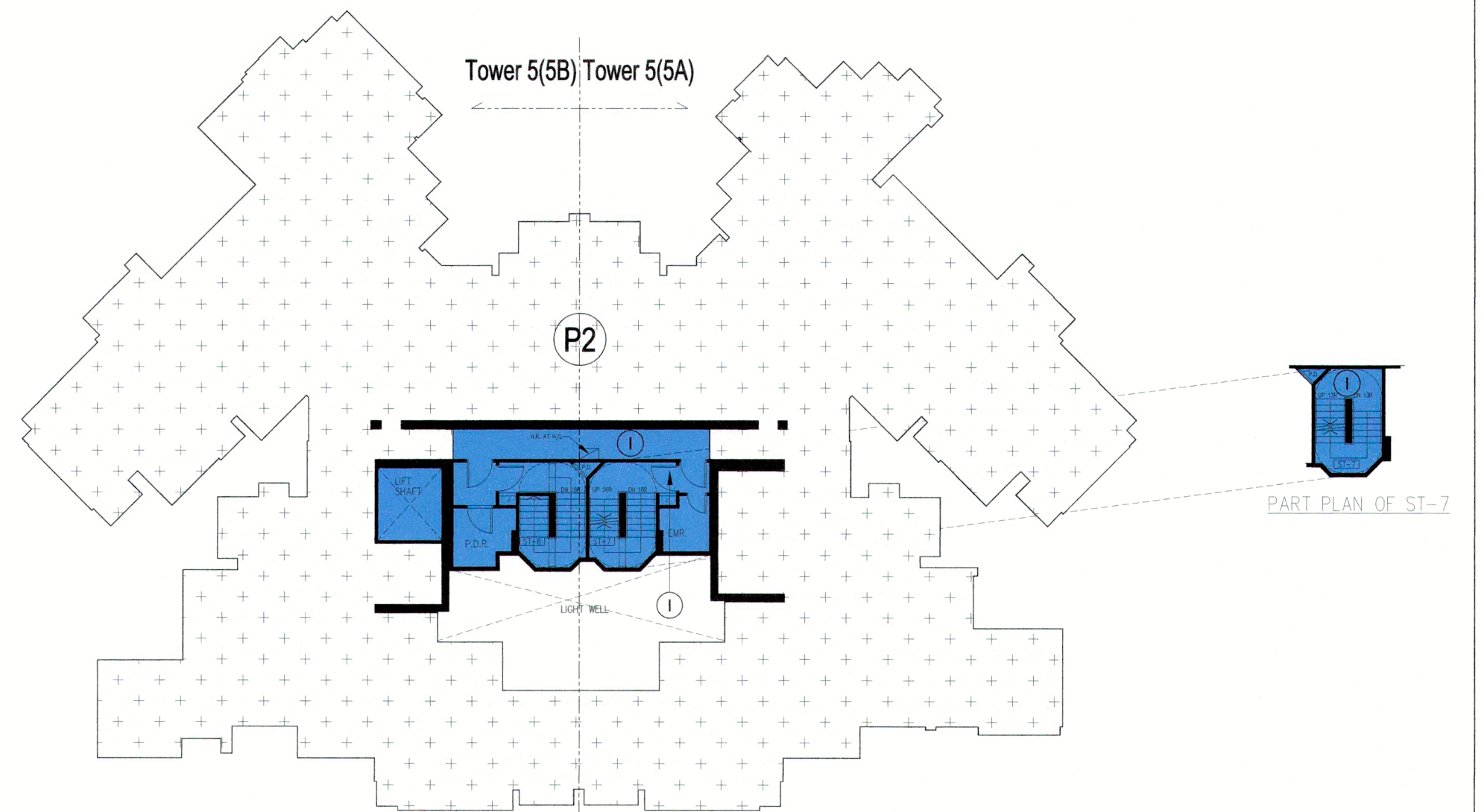
59/F - TOWER 5(5A & 5B)



UPPER ROOF PLAN - TOWER 5(5A & 5B)



TOP ROOF PLAN - TOWER 5(5A & 5B)



R/F PLAN - TOWER 5(5A & 5B)

Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 1st SUBMISSION	JSD	JHYROK	CSC	19/03/2016
B	DMC 2nd SUBMISSION	JSD	JHYROK	CSC	28/04/2016
C	DMC 3rd SUBMISSION	JSD	JHYROK	CSC	03/05/2016
D	DMC 4th SUBMISSION	JSD	JHYROK	CSC	06/05/2016
E	DMC 5th SUBMISSION	JSD	JHYROK	CSC	20/05/2016
F	DMC 6th SUBMISSION	JSD	JHYROK	CSC	21/05/2017
G	DMC 7th SUBMISSION	JSD	JHYROK	CSC	23/05/2017
H	DMC 8th SUBMISSION	JSD	JHYROK	CSC	19/06/2017
I	DMC 9th SUBMISSION	JSD	JHYROK	CSC	06/07/2017
J	DMC 10th SUBMISSION	JSD	JHYROK	CSC	25/08/2017

Rev.	Description	Drawn	Checked	Approved	Date
K	DMC 11th SUBMISSION	HKO	JHYROK	VNL	17/05/2018
L					
M					
N					
O					
P					
Q					
R					
S					
T					

Rev.	Description	Drawn	Checked	Approved	Date
U					
V					
W					
X					
Y					
Z					
AA					
AB					
AC					
AD					

Check all measurements on site.
Do not scale off drawings.
This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.
This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref.	-
F.S.D. Ref.	-
G.L.D. Ref.	-
Drawn	HKO
Checked	JHYROK
Approved	CSC
Coat File No.	U:\Subsidiary\Proj_Data\2014\14070NT\DMC\CURRENT\10th_submission

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT TSEUNG KWAN O, TKOTL. NO. 70 RP AREA 86, SITE O (PHASE IVA OF LOHAS PARK)

Drawing Title
59/F - TOP ROOF FLOOR PLAN FOR TOWER 5

AP's Signature
I hereby certify the accuracy of this plan.
CHEUNG Man-Ching, Anthony
Authorised Person (Professional)

Drawing Purpose