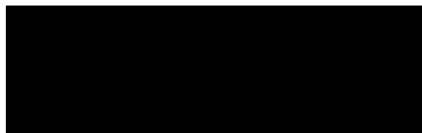


Dated the 2nd day of January 2020

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-SUB-DEED OF MUTUAL COVENANT

in respect of

**Phase IVB of the development erected on
Site O of The Remaining Portion of Tseung Kwan O Town Lot No.70**

Deacons

5th Floor
Alexandra House
18 Chater Road
Central, Hong Kong
hongkong@deacons.com
www.deacons.com
Tel : +852 2825 9211
Fax : +852 2810 0431

LC:WW:WOANTH 15/289868

THIS DEED

is made the 2nd day of January 2020

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);
- (2) [REDACTED] of Wings at Sea II of Phase IVB 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).

WHEREAS :-

1. This Deed is supplemental to the Principal Deed in respect of the Development and the Sub-Deed of Mutual Covenant and Management Agreement dated 31 October 2019 and registered in the Land Registry by Memorial No.19111301040026 ("the Sub-Deed") in respect of Site O of the Land and Phase IV of the Non-Station Development.
2. Prior to the Assignment mentioned in Recital 4 below, MTR was the registered owner of and entitled to (inter alia) All Those 567,638 equal undivided 41,992,406th Shares of and in the Land and the Development Together with the sole and exclusive right and privilege to hold use occupy and enjoy All That Phase IVB of Phase IV of the Non-Station Development subject to and with the benefit of the Government Grant, the Principal Deed and the Sub-Deed.
3. For the purpose of sale, the Shares referred to in Recital 2 above are sub-allocated to the various parts of Phase IVB in the manner set out in Part I of the First Schedule hereto.
4. By an Assignment of even date but executed immediately prior to the execution of this Deed and made between MTR of the one part and the Purchaser of the other part, in consideration therein expressed MTR assigned unto the Purchaser All Those 439 equal undivided 41,992,406th Shares of and in the Land and the Development Together with the sole and exclusive right and privilege to hold use occupy and enjoy All That Flat C on the 30th Floor of Tower 3 (3B) of Phase IV of the Non-Station Development TO HOLD the same unto the Purchaser absolutely subject to and with the benefit of the Government Grant, the Principal Deed and the Sub-Deed.
5. The parties hereto have agreed to enter into this Deed in the manner hereinafter appearing for the purposes of:-
 - (a) defining and regulating the rights, interests and obligations of themselves and all subsequent Owners in respect of Phase IVB of Phase IV of the Non-Station Development;
 - (b) making specific provisions for the management of Phase IVB of Phase IV of the Non-Station Development;

- (c) identifying those parts of Phase IVB which will form part of the Phase IV Residential Common Areas and part of the Phase IV Residential Common Services and Facilities under the Sub-Deed.
6. The provisions of this Deed have been approved by the Director pursuant to the Government Grant.

NOW THIS DEED WITNESSETH that the parties hereto have agreed as follows:-

1. In this Deed the following words and expressions shall have the meanings ascribed to them except where the context otherwise requires :-

"Phase IV Residential Common Areas within Phase IVB"

means those parts of Phase IVB intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IV Residential Development including, but not limited to, lift lobbies, common flat roofs, staircases, landings, corridors and passages, lift shafts, lift pits, refuge floors, pump rooms, water tanks, air-conditioning platforms, aluminium grilles, fan rooms, E.M.R., E.L.V rooms, W.M.C., plant and equipment rooms, pipe ducts, pipe duct rooms, architectural features, aluminium claddings, parapets, canopy top of balconies and utility platforms, skylights, maintenances accesses, lift machine rooms, top roofs, roofs, all external walls of Tower 3 (3A & 3B) and Tower 5 (5A & 5B) (including any prefabricated external walls), and all other common parts within Phase IVB 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 IVB shall form parts of the Phase IV Residential Common Areas as defined in the Sub-Deed and are for identification purpose only as shown on the plans annexed hereto and thereon coloured Indigo, Indigo Crossed Black and Indigo Zigzag-Hatched Black;

"Phase IV Residential Common Services and Facilities within Phase IVB"

means those services and facilities in Phase IVB and which serve more than one Phase IV Residential Unit including but not limited to, lifts, air-conditioning system, lighting, emergency lighting system at escape staircases, ducting, drains, pipes, cables, wiring, air-cool chillers, water pumps, gondolas, plant and machinery, electrical installations and associated facilities for provision of electricity services to Phase IV Residential Development, fire protection and fire fighting systems, security systems, equipment and apparatus and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in Phase IVB for the benefit of the Phase IV Residential Development but excluding anything contained in the Non-Station Development Common Services and Facilities within Phase IV and the Phase IV Common Services and Facilities; for the avoidance of doubt, the Phase IV Residential Common Services and Facilities within Phase IVB shall form parts of the Phase IV Residential Common Services and Facilities as defined in the Sub-Deed;

2. Subject to Clause 1 hereof, expressions used in this Deed shall (unless otherwise specifically defined or re-defined herein) have the meanings defined in the Principal Deed and the Sub-Deed.

3. There shall be sub-allocated to various parts of Phase IVB Shares and Management Units attributable thereto in the manner as respectively set out in Part I and Part II of the First Schedule hereto.
4. MTR shall upon execution of this Deed assign the whole of the Shares in the Phase IV Residential Common Areas within Phase IVB and Phase IV Residential Common Services and Facilities within Phase IVB together with the Phase IV Residential Common Areas within Phase IVB and Phase IV Residential Common Services and Facilities within Phase IVB 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.
5. Each Share allocated to the Phase IV Residential Unit within Phase IVB under this Deed 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, the Sub-Deed and this Deed to 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 Phase IV Residential Unit designated opposite to it in Part I of the First Schedule hereto; 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 to the Sub-Deed;but subject to the exceptions and reservations set out in Part II of the Second Schedule to the Sub-Deed.
6. Those Phase IV Residential Units within Phase IVB with Phase IV Balcony and/or Phase IV Utility Platform are specified in the Second Schedule hereto and the Owners of such Phase IV Residential Units shall comply with the restrictions and covenants relating to the Phase IV Balcony or the Phase IV Utility Platform (as the case may be) contained in the Third Schedule to the Sub-Deed.
7. All the covenants provisions terms stipulations and agreements and in particular the powers of the Manager contained in the Principal Deed and the Sub-Deed shall apply and take effect and be binding on the parties hereto as if the same had been specifically set out in these presents in full.
8. 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 shall ensure that a copy of this Deed and its Chinese translation are available for inspection free of costs and the taking of copies by the Owners of Phase IV at the management office in Phase IV on 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.
9. This Deed shall enure to the benefit of and shall bind each of parties hereto 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.
10. 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.

IN WITNESS whereof the parties hereto have executed these presents the day and year first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO

Part I

Allocation of Shares

Phase IV Residential Development within Phase IVB:

	No. of Shares <u>allocated to each Tower</u>	
Tower 3 (3A & 3B)	252,720	
Tower 5 (5A & 5B)	263,778	516,498

**Phase IV Residential Common Areas within Phase IVB and
Phase IV Residential Common Services and Facilities within Phase IVB:** 51,140

Total Shares : 567,638

Note:

There is no Tower 4. There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F in Tower 3 (3A & 3B) and Tower 5 (5A & 5B). 29/F of Tower 3 (3A & 3B) and 29/F and 49/F of Tower 5 (5A & 5B) are refuge floors.

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

TOWER 3 (3A)

	FLAT					
	A	B	C	D	E	F
56/F	941	634	578	308		
55/F	798	598	532	308		
53/F	485	561	441	423	537	308
52/F	485	561	439	423	537	308
51/F	485	561	439	423	537	308
50/F	485	561	439	423	537	308
49/F	485	561	439	423	537	308
48/F	485	561	439	423	537	308
47/F	485	561	439	423	537	308
46/F	485	561	439	423	537	308
45/F	485	561	439	423	537	308
43/F	485	561	439	423	537	308
42/F	485	561	439	423	537	308
41/F	485	561	439	423	537	308
40/F	485	561	439	423	537	308
39/F	485	561	439	423	537	308
38/F	485	561	439	423	537	308
37/F	485	561	439	423	537	308
36/F	485	561	439	423	537	308
35/F	485	561	439	423	537	308
33/F	485	561	439	423	537	308
32/F	485	561	439	423	537	308
31/F	485	561	439	423	537	308
30/F	485	561	439	423	537	
29/F REFUGE FLOOR						
28/F	485	561	439	422	537	308
27/F	485	561	439	422	537	308
26/F	485	561	439	422	537	308
25/F	485	561	439	422	537	308
23/F	485	561	439	422	537	308
22/F	485	561	439	422	537	308
21/F	485	561	439	422	537	308
20/F	485	561	439	422	537	308
19/F	485	561	439	422	537	308
18/F	485	561	439	422	537	308
17/F	485	561	439	422	537	308
16/F	485	561	439	422	537	308
15/F	485	561	439	422	537	308
12/F	485	561	439	422	537	308
11/F	485	561	439	422	537	308
10/F	485	561	439	422	537	308
9/F	485	561	439	422	537	308
8/F	485	561	439	422	537	308
7/F	485	561	439	422	537	308
6/F	485	561	439	422	537	308
5/F	485	561	439	422	537	308
3/F	485	561	439	422	537	308
2/F	490	559	457	434	541	312

TOWER 3 (3B)

	FLAT					
	A	B	C	D	E	F
56/F	955	642	470	308		
55/F	823	607	429	308		
53/F	485	566	441	426	447	308
52/F	485	566	439	426	447	308
51/F	485	566	439	426	447	308
50/F	485	566	439	426	447	308
49/F	485	566	439	426	447	308
48/F	485	566	439	426	447	308
47/F	485	566	439	426	447	308
46/F	485	566	439	426	447	308
45/F	485	566	439	426	447	308
43/F	485	566	439	426	447	308
42/F	485	566	439	426	447	308
41/F	485	566	439	426	447	308
40/F	485	566	439	426	447	308
39/F	485	566	439	426	447	308
38/F	485	566	439	426	447	308
37/F	485	566	439	426	447	308
36/F	485	566	439	426	447	308
35/F	485	566	439	426	447	308
33/F	485	566	439	426	447	308
32/F	485	566	439	426	447	308
31/F	485	566	439	426	447	308
30/F	485	566	439	426	447	
29/F REFUGE FLOOR						
28/F	485	566	439	425	447	308
27/F	485	566	439	425	447	308
26/F	485	566	439	425	447	308
25/F	485	566	439	425	447	308
23/F	485	566	439	425	447	308
22/F	485	566	439	425	447	308
21/F	485	566	439	425	447	308
20/F	485	566	439	425	447	308
19/F	485	566	439	425	447	308
18/F	485	566	439	425	447	308
17/F	485	566	439	425	447	308
16/F	485	566	439	425	447	308
15/F	485	566	439	425	447	308
12/F	485	566	439	425	447	308
11/F	485	566	439	425	447	308
10/F	485	566	439	425	447	308
9/F	485	566	439	425	447	308
8/F	485	566	439	425	447	308
7/F	485	566	439	425	447	308
6/F	485	566	439	425	447	308
5/F	485	566	439	425	447	308
3/F	485	566	439	425	447	308
2/F	492	564	454	422	444	312

TOWER 5 (5A)

	FLAT					
	A	B	C	D	E	F
59/F	958	642	477	309		
58/F	830	607	435	309		
57/F	485	571	441	426	451	309
56/F	485	571	439	426	451	309
55/F	485	571	439	426	451	309
53/F	485	571	439	426	451	309
52/F	485	571	439	426	451	309
51/F	485	571	439	426	451	309
50/F	485	571	439	426	451	309
49/F REFUGE FLOOR						
48/F	485	571	439	426	451	309
47/F	485	571	439	426	451	309
46/F	485	571	439	426	451	309
45/F	485	571	439	426	451	309
43/F	485	571	439	426	451	309
42/F	485	571	439	426	451	309
41/F	485	571	439	426	451	309
40/F	485	571	439	426	451	309
39/F	485	571	439	426	451	309
38/F	485	571	439	426	451	309
37/F	485	571	439	426	451	309
36/F	485	571	439	426	451	309
35/F	485	571	439	426	451	309
33/F	485	571	439	426	451	309
32/F	485	571	439	426	451	309
31/F	485	571	439	426	451	309
30/F	485	571	439	426	451	309
29/F REFUGE FLOOR						
28/F	485	569	439	425	451	309
27/F	485	569	439	425	451	309
26/F	485	569	439	425	451	309
25/F	485	569	439	425	451	309
23/F	485	569	439	425	451	309
22/F	485	569	439	425	451	309
21/F	485	569	439	425	451	309
20/F	485	569	439	425	451	309
19/F	485	569	439	425	451	309
18/F	485	569	439	425	451	309
17/F	485	569	439	425	451	309
16/F	485	569	439	425	451	309
15/F	485	569	439	425	451	309
12/F	485	569	439	425	451	309
11/F	485	569	439	425	451	309
10/F	485	569	439	425	451	309
9/F	485	569	439	425	451	309
8/F	485	569	439	425	451	309
7/F	485	569	439	425	451	309
6/F	485	569	439	425	451	309
5/F	485	569	439	425	451	309
3/F	485	569	439	425	451	309
2/F	492	567	454	422	447	313

TOWER 5 (5B)

	FLAT					
	A	B	C	D	E	F
59/F	940	634	579	308		
58/F	804	598	532	308		
57/F	476	566	441	423	537	308
56/F	476	566	439	423	537	308
55/F	476	566	439	423	537	308
53/F	476	566	439	423	537	308
52/F	476	566	439	423	537	308
51/F	476	566	439	423	537	308
50/F	476	566	439	423	537	308
49/F REFUGE FLOOR						
48/F	476	566	439	423	537	308
47/F	476	566	439	423	537	308
46/F	476	566	439	423	537	308
45/F	476	566	439	423	537	308
43/F	476	566	439	423	537	308
42/F	476	566	439	423	537	308
41/F	476	566	439	423	537	308
40/F	476	566	439	423	537	308
39/F	476	566	439	423	537	308
38/F	476	566	439	423	537	308
37/F	476	566	439	423	537	308
36/F	476	566	439	423	537	308
35/F	476	566	439	423	537	308
33/F	476	566	439	423	537	308
32/F	476	566	439	423	537	308
31/F	476	566	439	423	537	308
30/F	476	566	439	423	537	308
29/F REFUGE FLOOR						
28/F	477	563	439	422	537	308
27/F	477	563	439	422	537	308
26/F	477	563	439	422	537	308
25/F	477	563	439	422	537	308
23/F	477	563	439	422	537	308
22/F	477	563	439	422	537	308
21/F	477	563	439	422	537	308
20/F	477	563	439	422	537	308
19/F	477	563	439	422	537	308
18/F	477	563	439	422	537	308
17/F	477	563	439	422	537	308
16/F	477	563	439	422	537	308
15/F	477	563	439	422	537	308
12/F	477	563	439	422	537	308
11/F	477	563	439	422	537	308
10/F	477	563	439	422	537	308
9/F	477	563	439	422	537	308
8/F	477	563	439	422	537	308
7/F	477	563	439	422	537	308
6/F	477	563	439	422	537	308
5/F	477	563	439	422	537	308
3/F	477	563	439	422	537	308
2/F	497	562	437	431	539	312

Part II

Allocation of Management Units

Phase IV Residential Development within Phase IVB:

	No. of Management Units <u>allocated to each Tower</u>	
Tower 3 (3A & 3B)	252,720	
Tower 5 (5A & 5B)	263,778	516,498

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

Total Management Units : **516,498**

Note:

There is no Tower 4. There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F in Tower 3 (3A & 3B) and Tower 5 (5A & 5B). 29/F of Tower 3 (3A & 3B) and 29/F and 49/F of Tower 5 (5A & 5B) are refuge floors.

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

TOWER 3 (3A)

	FLAT					
	A	B	C	D	E	F
56/F	941	634	578	308		
55/F	798	598	532	308		
53/F	485	561	441	423	537	308
52/F	485	561	439	423	537	308
51/F	485	561	439	423	537	308
50/F	485	561	439	423	537	308
49/F	485	561	439	423	537	308
48/F	485	561	439	423	537	308
47/F	485	561	439	423	537	308
46/F	485	561	439	423	537	308
45/F	485	561	439	423	537	308
43/F	485	561	439	423	537	308
42/F	485	561	439	423	537	308
41/F	485	561	439	423	537	308
40/F	485	561	439	423	537	308
39/F	485	561	439	423	537	308
38/F	485	561	439	423	537	308
37/F	485	561	439	423	537	308
36/F	485	561	439	423	537	308
35/F	485	561	439	423	537	308
33/F	485	561	439	423	537	308
32/F	485	561	439	423	537	308
31/F	485	561	439	423	537	308
30/F	485	561	439	423	537	308
29/F REFUGE FLOOR						
28/F	485	561	439	422	537	308
27/F	485	561	439	422	537	308
26/F	485	561	439	422	537	308
25/F	485	561	439	422	537	308
23/F	485	561	439	422	537	308
22/F	485	561	439	422	537	308
21/F	485	561	439	422	537	308
20/F	485	561	439	422	537	308
19/F	485	561	439	422	537	308
18/F	485	561	439	422	537	308
17/F	485	561	439	422	537	308
16/F	485	561	439	422	537	308
15/F	485	561	439	422	537	308
12/F	485	561	439	422	537	308
11/F	485	561	439	422	537	308
10/F	485	561	439	422	537	308
9/F	485	561	439	422	537	308
8/F	485	561	439	422	537	308
7/F	485	561	439	422	537	308
6/F	485	561	439	422	537	308
5/F	485	561	439	422	537	308
3/F	485	561	439	422	537	308
2/F	490	559	457	434	541	312

TOWER 3 (3B)

	FLAT					
	A	B	C	D	E	F
56/F	955	642	470	308		
55/F	823	607	429	308		
53/F	485	566	441	426	447	308
52/F	485	566	439	426	447	308
51/F	485	566	439	426	447	308
50/F	485	566	439	426	447	308
49/F	485	566	439	426	447	308
48/F	485	566	439	426	447	308
47/F	485	566	439	426	447	308
46/F	485	566	439	426	447	308
45/F	485	566	439	426	447	308
43/F	485	566	439	426	447	308
42/F	485	566	439	426	447	308
41/F	485	566	439	426	447	308
40/F	485	566	439	426	447	308
39/F	485	566	439	426	447	308
38/F	485	566	439	426	447	308
37/F	485	566	439	426	447	308
36/F	485	566	439	426	447	308
35/F	485	566	439	426	447	308
33/F	485	566	439	426	447	308
32/F	485	566	439	426	447	308
31/F	485	566	439	426	447	308
30/F	485	566	439	426	447	
29/F REFUGE FLOOR						
28/F	485	566	439	425	447	308
27/F	485	566	439	425	447	308
26/F	485	566	439	425	447	308
25/F	485	566	439	425	447	308
23/F	485	566	439	425	447	308
22/F	485	566	439	425	447	308
21/F	485	566	439	425	447	308
20/F	485	566	439	425	447	308
19/F	485	566	439	425	447	308
18/F	485	566	439	425	447	308
17/F	485	566	439	425	447	308
16/F	485	566	439	425	447	308
15/F	485	566	439	425	447	308
12/F	485	566	439	425	447	308
11/F	485	566	439	425	447	308
10/F	485	566	439	425	447	308
9/F	485	566	439	425	447	308
8/F	485	566	439	425	447	308
7/F	485	566	439	425	447	308
6/F	485	566	439	425	447	308
5/F	485	566	439	425	447	308
3/F	485	566	439	425	447	308
2/F	492	564	454	422	444	312

TOWER 5 (5A)

	FLAT					
	A	B	C	D	E	F
59/F	958	642	477	309		
58/F	830	607	435	309		
57/F	485	571	441	426	451	309
56/F	485	571	439	426	451	309
55/F	485	571	439	426	451	309
53/F	485	571	439	426	451	309
52/F	485	571	439	426	451	309
51/F	485	571	439	426	451	309
50/F	485	571	439	426	451	309
49/F REFUGE FLOOR						
48/F	485	571	439	426	451	309
47/F	485	571	439	426	451	309
46/F	485	571	439	426	451	309
45/F	485	571	439	426	451	309
43/F	485	571	439	426	451	309
42/F	485	571	439	426	451	309
41/F	485	571	439	426	451	309
40/F	485	571	439	426	451	309
39/F	485	571	439	426	451	309
38/F	485	571	439	426	451	309
37/F	485	571	439	426	451	309
36/F	485	571	439	426	451	309
35/F	485	571	439	426	451	309
33/F	485	571	439	426	451	309
32/F	485	571	439	426	451	309
31/F	485	571	439	426	451	309
30/F	485	571	439	426	451	309
29/F REFUGE FLOOR						
28/F	485	569	439	425	451	309
27/F	485	569	439	425	451	309
26/F	485	569	439	425	451	309
25/F	485	569	439	425	451	309
23/F	485	569	439	425	451	309
22/F	485	569	439	425	451	309
21/F	485	569	439	425	451	309
20/F	485	569	439	425	451	309
19/F	485	569	439	425	451	309
18/F	485	569	439	425	451	309
17/F	485	569	439	425	451	309
16/F	485	569	439	425	451	309
15/F	485	569	439	425	451	309
12/F	485	569	439	425	451	309
11/F	485	569	439	425	451	309
10/F	485	569	439	425	451	309
9/F	485	569	439	425	451	309
8/F	485	569	439	425	451	309
7/F	485	569	439	425	451	309
6/F	485	569	439	425	451	309
5/F	485	569	439	425	451	309
3/F	485	569	439	425	451	309
2/F	492	567	454	422	447	313

TOWER 5 (5B)

	FLAT					
	A	B	C	D	E	F
59/F	940	634	579	308		
58/F	804	598	532	308		
57/F	476	566	441	423	537	308
56/F	476	566	439	423	537	308
55/F	476	566	439	423	537	308
53/F	476	566	439	423	537	308
52/F	476	566	439	423	537	308
51/F	476	566	439	423	537	308
50/F	476	566	439	423	537	308
49/F REFUGE FLOOR						
48/F	476	566	439	423	537	308
47/F	476	566	439	423	537	308
46/F	476	566	439	423	537	308
45/F	476	566	439	423	537	308
43/F	476	566	439	423	537	308
42/F	476	566	439	423	537	308
41/F	476	566	439	423	537	308
40/F	476	566	439	423	537	308
39/F	476	566	439	423	537	308
38/F	476	566	439	423	537	308
37/F	476	566	439	423	537	308
36/F	476	566	439	423	537	308
35/F	476	566	439	423	537	308
33/F	476	566	439	423	537	308
32/F	476	566	439	423	537	308
31/F	476	566	439	423	537	308
30/F	476	566	439	423	537	308
29/F REFUGE FLOOR						
28/F	477	563	439	422	537	308
27/F	477	563	439	422	537	308
26/F	477	563	439	422	537	308
25/F	477	563	439	422	537	308
23/F	477	563	439	422	537	308
22/F	477	563	439	422	537	308
21/F	477	563	439	422	537	308
20/F	477	563	439	422	537	308
19/F	477	563	439	422	537	308
18/F	477	563	439	422	537	308
17/F	477	563	439	422	537	308
16/F	477	563	439	422	537	308
15/F	477	563	439	422	537	308
12/F	477	563	439	422	537	308
11/F	477	563	439	422	537	308
10/F	477	563	439	422	537	308
9/F	477	563	439	422	537	308
8/F	477	563	439	422	537	308
7/F	477	563	439	422	537	308
6/F	477	563	439	422	537	308
5/F	477	563	439	422	537	308
3/F	477	563	439	422	537	308
2/F	497	562	437	431	539	312

THE SECOND SCHEDULE ABOVE REFERRED TO

PART I

**PHASE IV RESIDENTIAL UNITS WITHIN PHASE IVB WITH
PHASE IV BALCONIES**

<u>Tower</u>	<u>Floor</u>	<u>Unit which has a Phase IV Balcony</u>
Tower 3 (3A)	3/F – 28/F 30/F 31/F – 53/F 55/F 56/F	All Units Flats A, B, C, D & E All Units Flats B, C & D Flats A, B, C & D
Tower 3 (3B)	3/F – 28/F 30/F 31/F – 53/F 55/F 56/F	All Units Flats A, B, C, D & E All Units Flats B, C & D Flats A, B, C & D
Tower 5 (5A)	3/F – 28/F 30/F 31/F – 48/F & 50/F – 57/F 58/F 59/F	All Units Flats A, B, C, D & E All Units Flats B, C & D Flats A, B, C & D
Tower 5 (5B)	3/F – 28/F 30/F 31/F – 48/F & 50/F – 57/F 58/F 59/F	All Units Flats A, B, C, D & E All Units Flats B, C & D Flats A, B, C & D

Note:

There is no Tower 4. There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F in Tower 3 (3A & 3B) and Tower 5 (5A & 5B). 29/F of Tower 3 (3A & 3B) and 29/F and 49/F of Tower 5 (5A & 5B) are refuge floors.

PART II

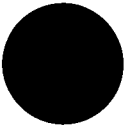
**PHASE IV RESIDENTIAL UNITS WITHIN PHASE IVB WITH
PHASE IV UTILITY PLATFORMS**

<u>Tower</u>	<u>Floor</u>	<u>Unit which has a Phase IV Utility Platform</u>
Tower 3 (3A)	3/F – 28/F 30/F 31/F – 53/F 55/F 56/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
Tower 3 (3B)	3/F – 28/F 30/F 31/F – 53/F 55/F 56/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
Tower 5 (5A)	3/F – 28/F 30/F 31/F – 48/F & 50/F – 57/F 58/F 59/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
Tower 5 (5B)	3/F – 28/F 30/F 31/F – 48/F & 50/F – 57/F 58/F 59/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

Note:

There is no Tower 4. There are no 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F in Tower 3 (3A & 3B) and Tower 5 (5A & 5B). 29/F of Tower 3 (3A & 3B) and 29/F and 49/F of Tower 5 (5A & 5B) are 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)
all the Units in Phase IVB (except the Unit)
assigned to the Purchaser as referred to in)
Recital 4) whose signature is verified by :)

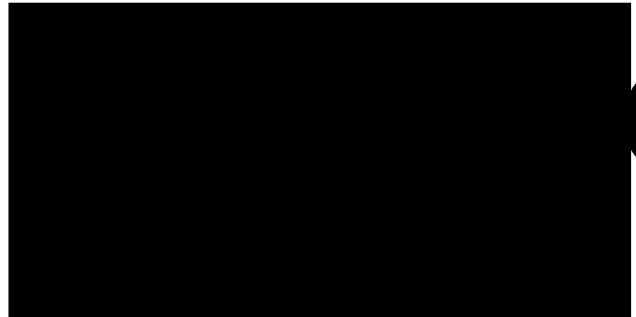


Wong Koon Ming
Solicitor, Hong Kong SAR
Deacons

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



Wong Koon Ming
Solicitor, Hong Kong SAR
Deacons



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

 (I) PHASE IV RESIDENTIAL COMMON AREAS (I)-INDIGO
 (P1) PHASE IVA

Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 8th SUBMISSION	S20	JHYROK	CSC	2017/05/01
B	DMC 7th SUBMISSION	S20	JHYROK	CSC	21/03/01
B	DMC 8th SUBMISSION	S20	JHYROK	CSC	2/06/01
C	DMC 8th SUBMISSION	S20	JHYROK	CSC	16/06/01
D	DMC 10th SUBMISSION	S20	JHYROK	CSC	19/01/01
E	DMC 11th SUBMISSION	S20	JHYROK	VML	17/05/01

[illegible][illegible]

Check all measurements on site.
Do not scale off drawings.

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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_0\Proj_Data\2014\14070NT\DMC\CURRENT\4th_Submission	



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

Drawing Title
B2/F PLAN - PHASE IVB

Project No.	14070NT	
Scale	1:2000	Issue Date 17/05/2019
Drawing No.	A / DMC / 01	

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

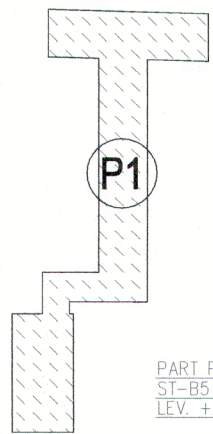


CHEUNG Man-Ching, Architect
Authorized Person (Architect)

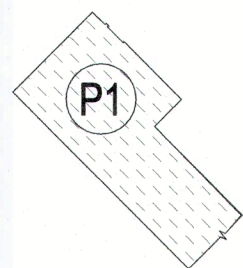
| Drawing Purpose

LEGEND

- ① PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
- P1 PHASE IVA



PART PLAN OF
ST-B5 FROM
LEV. +0.70 TO G/F



PART PLAN OF
ST-B6 & ST-B7 FROM
LEV. +0.70 TO G/F

Rev.	Description	Drawn	Checked	Approved	Date
A	DMC 08 SUBMISSION	ISO	JHYROK	CSC	20/12/2016
B	DMC 09 SUBMISSION	ISO	JHYROK	CSC	21/03/2017
C	DMC 09 SUBMISSION	ISO	JHYROK	CSC	23/05/2017
D	DMC 10 SUBMISSION	ISO	JHYROK	CSC	16/06/2017
E	DMC 10 SUBMISSION	ISO	JHYROK	CSC	16/07/2017
F	DMC 11 SUBMISSION	ISO	JHYROK	VM	17/05/2019

Rev.	Description	Drawn	Checked	Approved	Date

Rev.	Description	Drawn	Checked	Approved	Date

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Ed. Ref.	-
F.S.D. Ref.	-
B.L.O. Ref.	-
Drawn	HKO
Checked	JHYROK
Approved	CSC
Co-d File No.	U:\Studio_0\Proj_Data\2016\14070NT\DMC\CURRENT\40B_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 IVB OF LOHAS PARK)

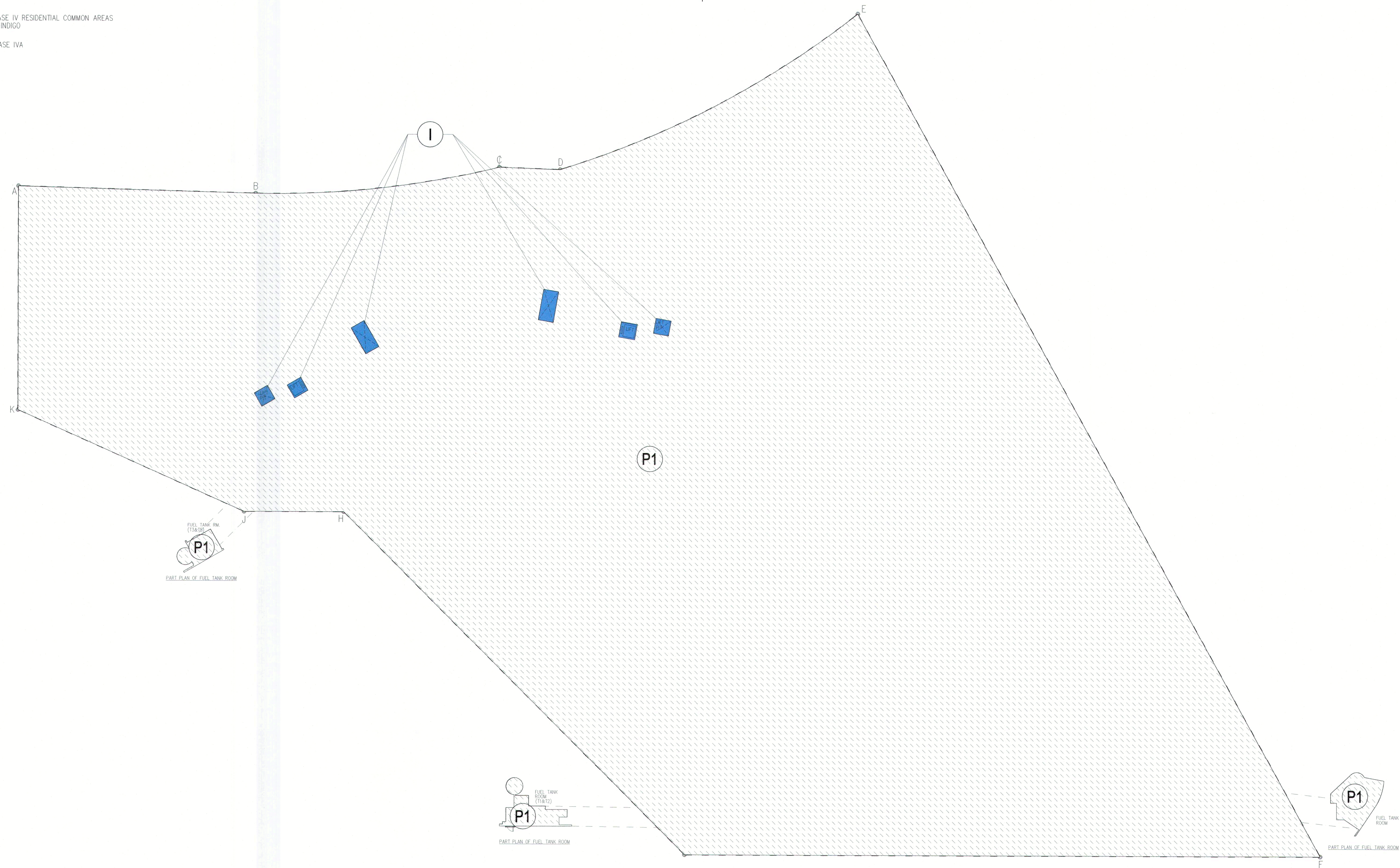
Drawing Title	B1/F PLAN - PHASE IVB
Project No.	14070NT
Scale	1:2000
Issue Date	17/05/2019
Drawing No.	A / DMC / 02

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

Drawing Purpose

LEGEND

- PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
P1 PHASE IVA



Rev.	Description	Drawn	Checked	Approved	Date	
-	DMC 0th SUBMISSION	I	SZO	JHYROK	CSC	2012/2016
A	DMC 7th SUBMISSION	I	SZO	JHYROK	CSC	21/03/2017
B	DMC 8th SUBMISSION	I	SZO	JHYROK	CSC	23/02/2017
C	DMC 9th SUBMISSION	I	SZO	JHYROK	CSC	19/06/2017
D	DMC 10th SUBMISSION	I	SZO	JHYROK	CSC	19/07/2017
E	DMC 11th SUBMISSION	I	SZO	JHYCOL	VML	17/05/2019
-						
-						
-						
-						
-						

Rev.	Description	Drawn	Checked	Approved	Date

Rev.	Description	Drawn	Checked	Approved	Date

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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
Grid File No.	U:\Studio_0\Proj_Data\2014\14070NT\DMC\		

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 IVB OF LOHAS PARK)

Drawing Title
G/F PLAN - PHASE IVB
Project No. 14070NT
Scale 1:2000
Issue Date 17/06/2019
Drawing No. A/DMC/03

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

Drawing Purpose

LEGEND

- PHASE IV RESIDENTIAL COMMON AREAS
(I)-INDIGO
- PHASE IVA



Rev.	Description	Drawn	Checked	Approved	Date
-	DMC 6th SUBMISSION	S20	JHYROK	CSC	29/12/2016
A	DMC 7th SUBMISSION	S20	JHYROK	CSC	21/05/2017
B	DMC 8th SUBMISSION	S20	JHYROK	CSC	23/05/2017
C	DMC 9th SUBMISSION	S20	JHYROK	CSC	19/06/2017
D	DMC 10th SUBMISSION	S20	JHYROK	CSC	19/07/2017
E	DMC 11th SUBMISSION	S20	JHYROK	VM	17/05/2019

Rev.	Description	Drawn	Checked	Approved	Date

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
Cal 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 IVB OF LOHAS PARK)

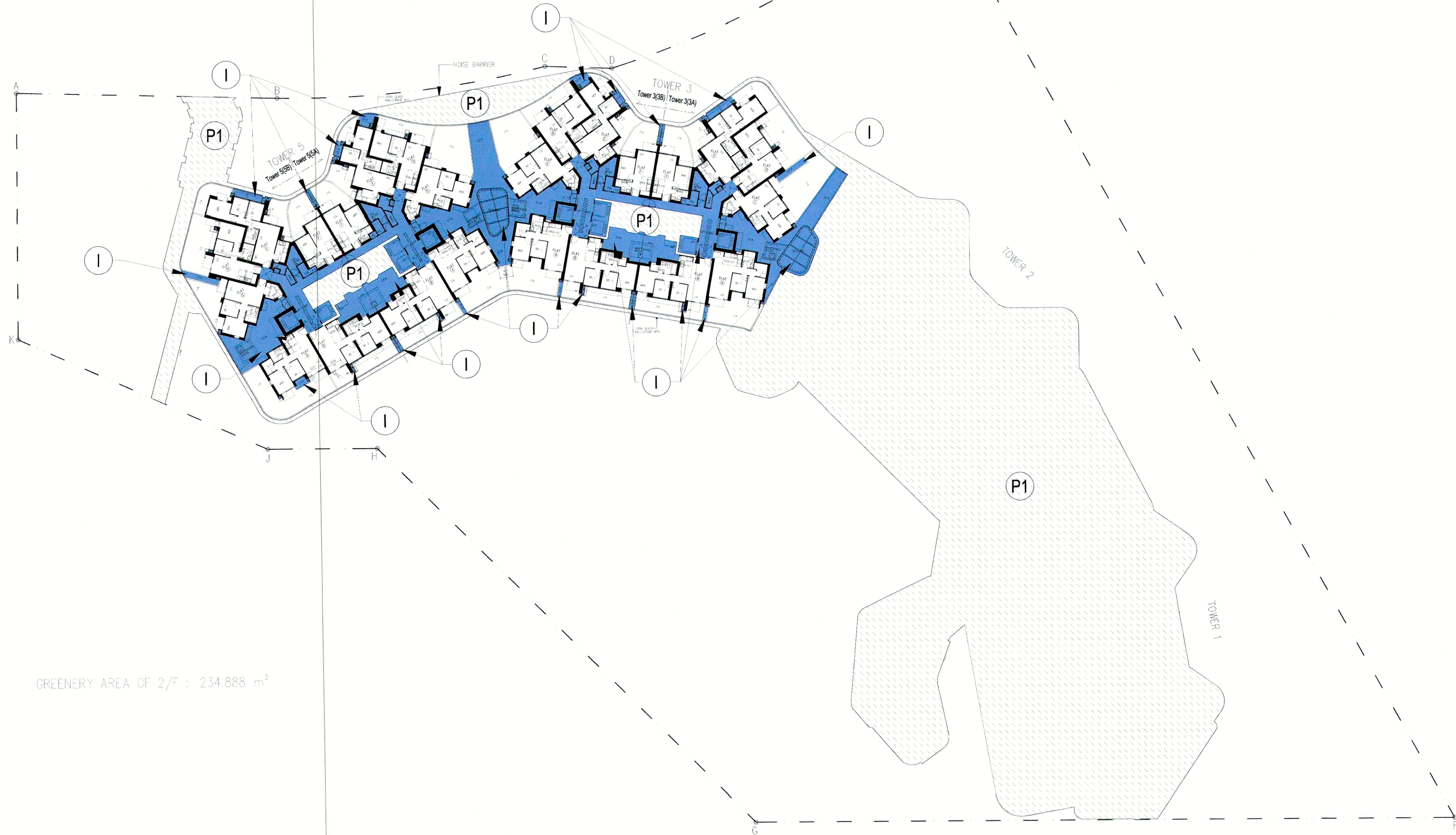
Drawing Title	1/F PLAN - PHASE IVB
Project No.	14070NT
Scale	1:2000
Drawing No.	A / DMC / 04

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

Authorised Person (Architect)

Drawing Purpose

- LEGEND**
- (I) PHASE IV RESIDENTIAL COMMON AREAS (I)-INDIGO
 - (I) PREFABRICATED EXTERNAL WALLS (I)-INDIGO CROSSED BLACK
 - (I) WIDER COMMON LIFT LOBBY (I)-INDIGO ZIGZAG-HATCHED BLACK
 - (P1) PHASE IVA



GREENERY AREA OF 2/F : 234.888 m²

Rev.	Description	Drawn	Checked	Approved	Date
-	DMC 00 SUBMISSION	SZO	JHYROK	CSC	20/02/2016
A	DMC 01 SUBMISSION	SZO	JHYROK	CSC	21/03/2017
B	DMC 02 SUBMISSION	SZO	JHYROK	CSC	23/05/2017
C	DMC 03 SUBMISSION	SZO	JHYROK	CSC	16/06/2017
D	DMC 04 SUBMISSION	SZO	JHYROK	CSC	19/07/2017
E	DMC 05 SUBMISSION	SZO	JHYROK	VAL	17/05/2019

Rev.	Description	Drawn	Checked	Approved	Date

Rev.	Description	Drawn	Checked	Approved	Date

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Drawn	HKO	Date	02/02/2016
Checked	JHYROK	Date	02/02/2016
Approved	CSC	Date	02/02/2016
Gold File No.	G:\Projects\2016\Area\2016\14070NT\DMC\00\0001\14070NT_Submission		

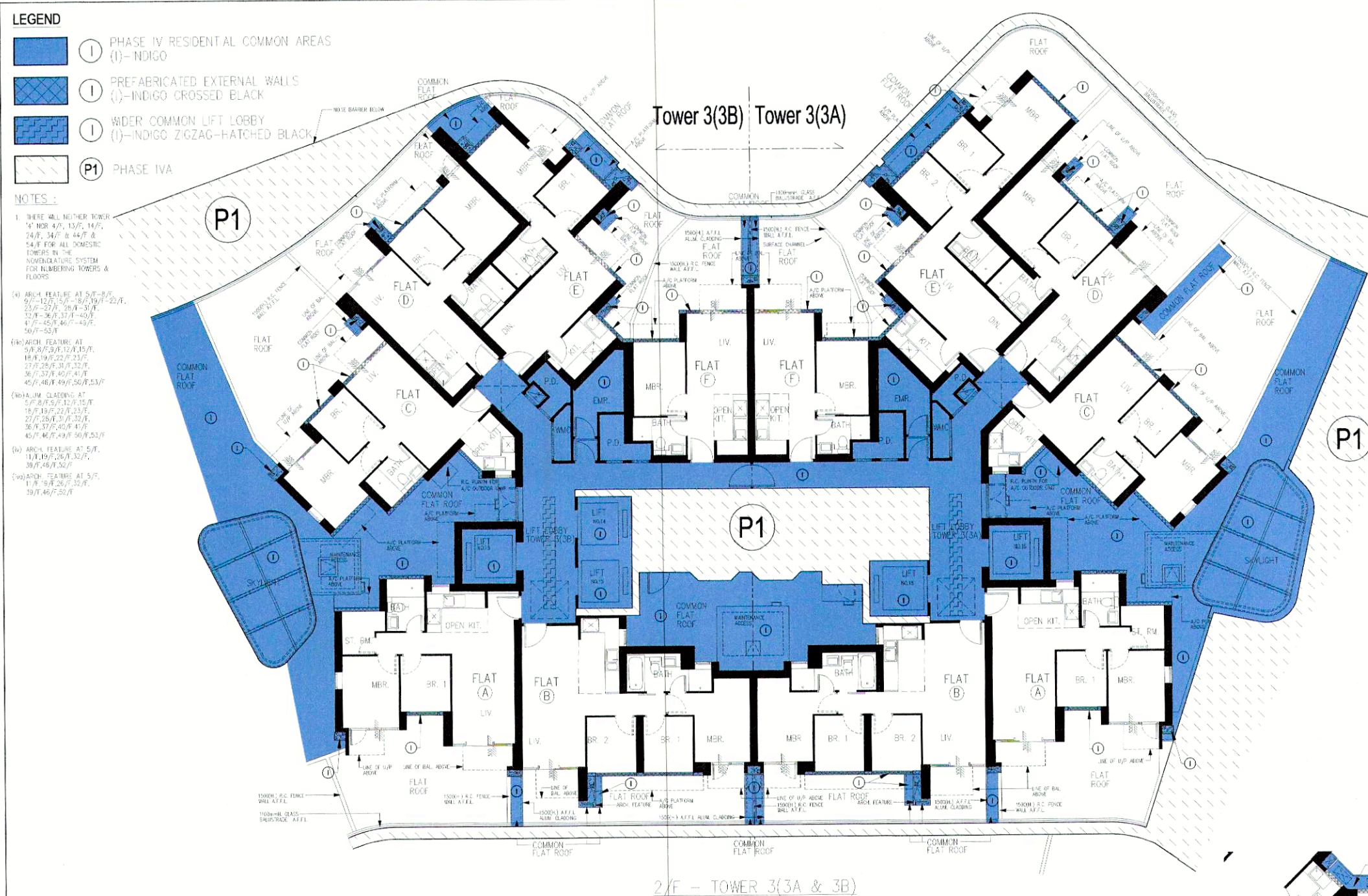
RONALD LU & PARTNERS
呂元祥建築師事務所

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

Drawing Title	2F PLAN - PHASE IVB
Project No.	14070NT
Scale	1:2000
Issue Date	17/05/2019
Issue No.	A / DMC / 05

AP's Signature
Handwritten signature of Cheung Wai-ching.
Authorised Person (Architect)

Drawing Purpose

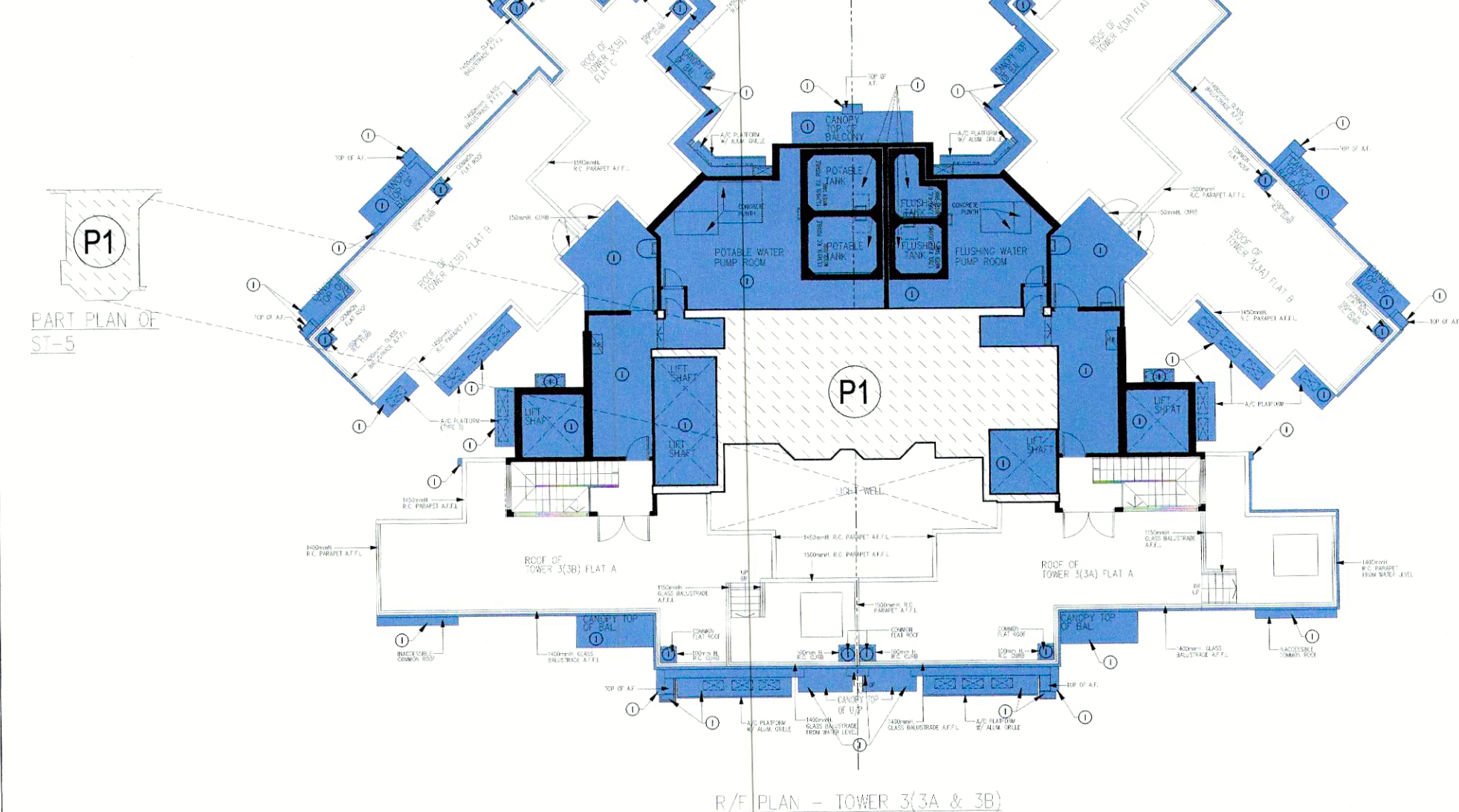


LEGEND

- ① PHASE IV RESIDENTIAL COMMON AREAS
(1)-IND-GO
P1 PHASE IVA

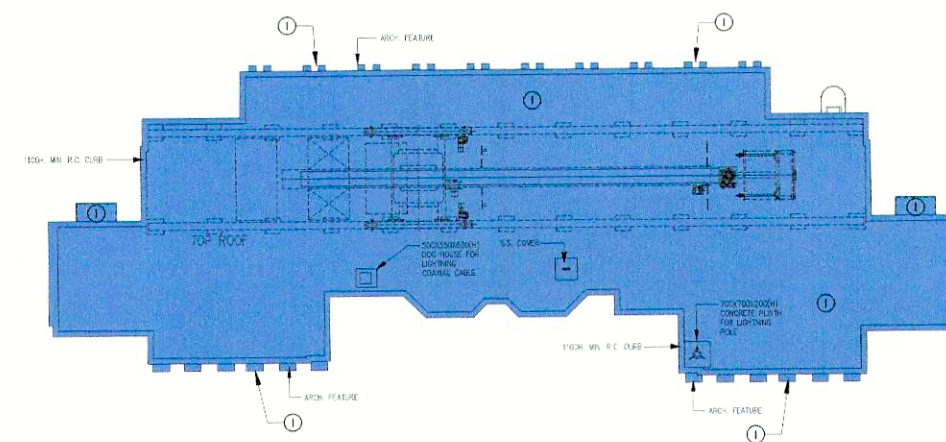
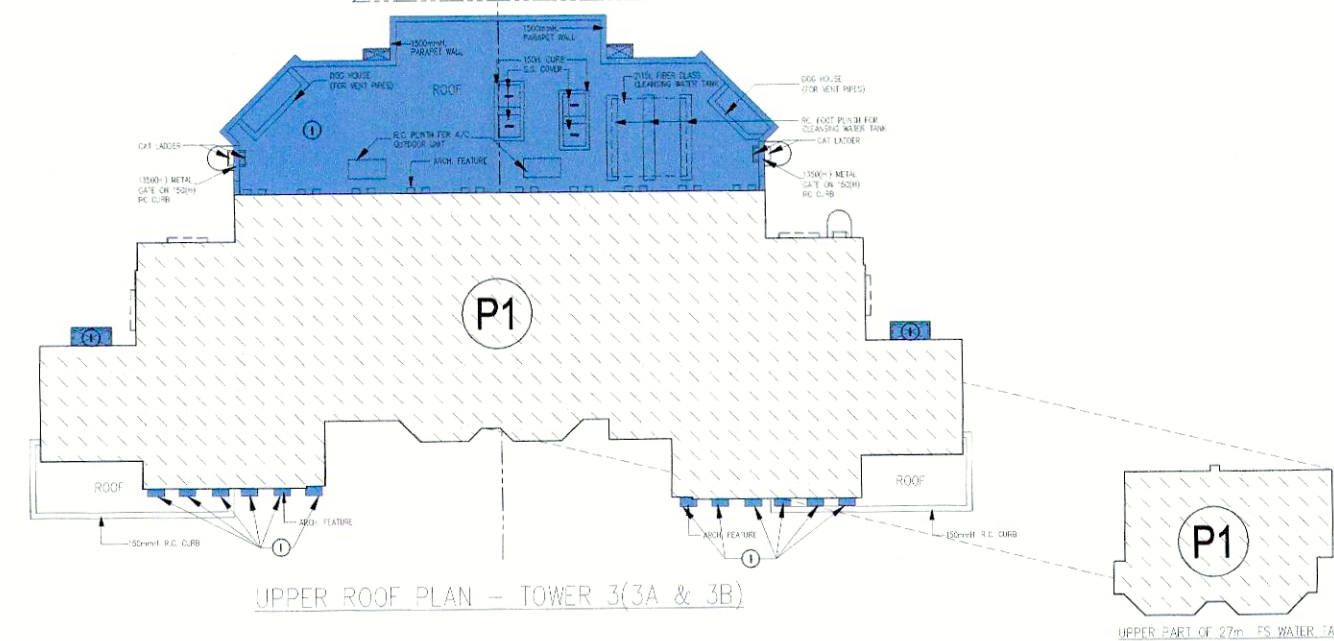
NOTES

1. THERE WILL BE OTHER TOWER 4 & 5 FOR A/C, S.W.P., F.W.P., S.W.P. & 4.0' & 5.0' FOR ALL COMMON AREAS IN THE COMMON AREAS SYSTEM FOR TOWER 3(3B) & 3(3A)



PART PLAN OF ST-5

Tower 3(3B) Tower 3(3A)



Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 6A SUBMISSION	SZD	JHYROK	CSC	20/12/2016
2	DMC 7A SUBMISSION	SZD	JHYROK	CSC	21/02/2017
3	DMC 8A SUBMISSION	SZD	JHYROK	CSC	22/02/2017
4	DMC 9A SUBMISSION	SZD	JHYROK	CSC	16/06/2017
5	DMC 10A SUBMISSION	SZD	JHYROK	CSC	16/07/2017
6	DMC 11A SUBMISSION	SZD	JHYROK	CSC	17/02/2019

Rev.	Description	Drawn	Checked	Approved	Date
1	DMC 6A SUBMISSION	SZD	JHYROK	CSC	20/12/2016
2	DMC 7A SUBMISSION	SZD	JHYROK	CSC	21/02/2017
3	DMC 8A SUBMISSION	SZD	JHYROK	CSC	22/02/2017
4	DMC 9A SUBMISSION	SZD	JHYROK	CSC	16/06/2017
5	DMC 10A SUBMISSION	SZD	JHYROK	CSC	16/07/2017
6	DMC 11A SUBMISSION	SZD	JHYROK	CSC	17/02/2019

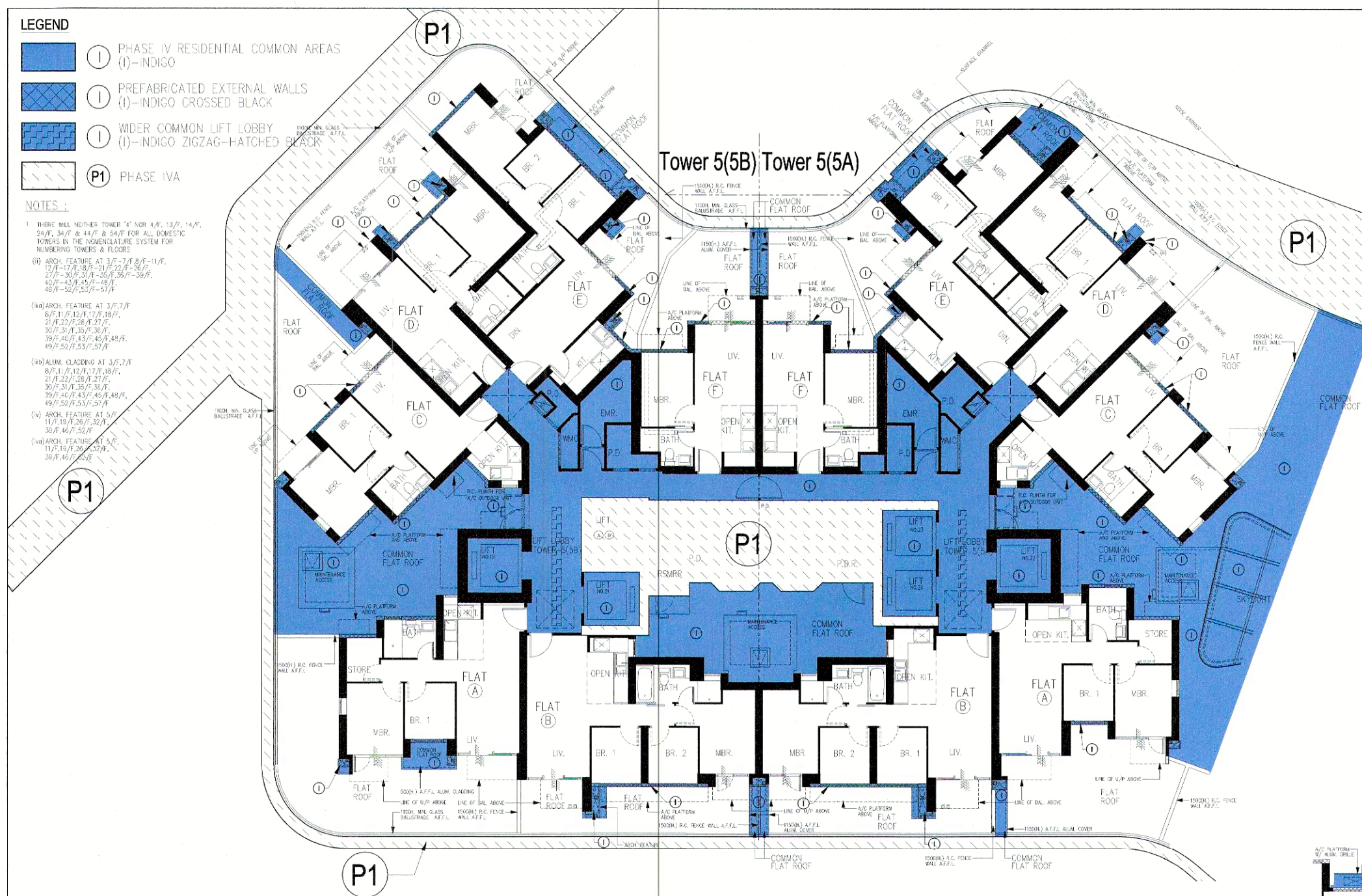
RONALD LU & PARTNERS
呂元祥建築師事務所

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

Drawing Title
R/F-TOP ROOF FLOOR PLAN FOR TOWER 3
Project No. 14070NT
Scale 1:1000
Drawing No. A/DMC/08

AP's Signature
Name: Verify the accuracy of the plan
Signature: [Signature]
Name: Cheung, Anthony
Position: Authorized Person (Architect)

Drawing Purpose



[illegible]

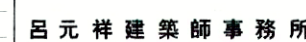
31/F - 48/F & 50/F - 56/F PLAN - TOWER 5(5A & 5B)

The floor plan illustrates the layout of Tower 5(5B) and Tower 5(A). The central area is labeled P1, representing the main corridor or common area. The plan shows several flats, including Flat A, Flat B, Flat C, and Flat D, each with its own set of rooms and facilities. The rooms are labeled with abbreviations such as L.V. (Living Room), M.R. (Master Bedroom), B.A. (Bathroom), and K.T. (Kitchen). The plan also includes various service areas, stairs, and elevators. The building is surrounded by a green area with trees and a road.

[illegible]

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B.D. Ret.	-	
F.S.D. Ret.	-	
D.U.O. Ret.	-	
Drawn	HKO	Date 02/02/2016
Checked	JHY/ROK	Date 02/02/2016
Approved	CSC	Date 02/02/2016
Code File No.	G:\Studio\O\ProjData\2014\1407001\MM	



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

Drawing Title
**31/F - 58/F FLOOR PLAN
FOR TOWER 5**

Project No. **14070NT**

Scale **1:100(FO)** Issue Date **17/05/2019**

Drawing No. **A/DMC/10**

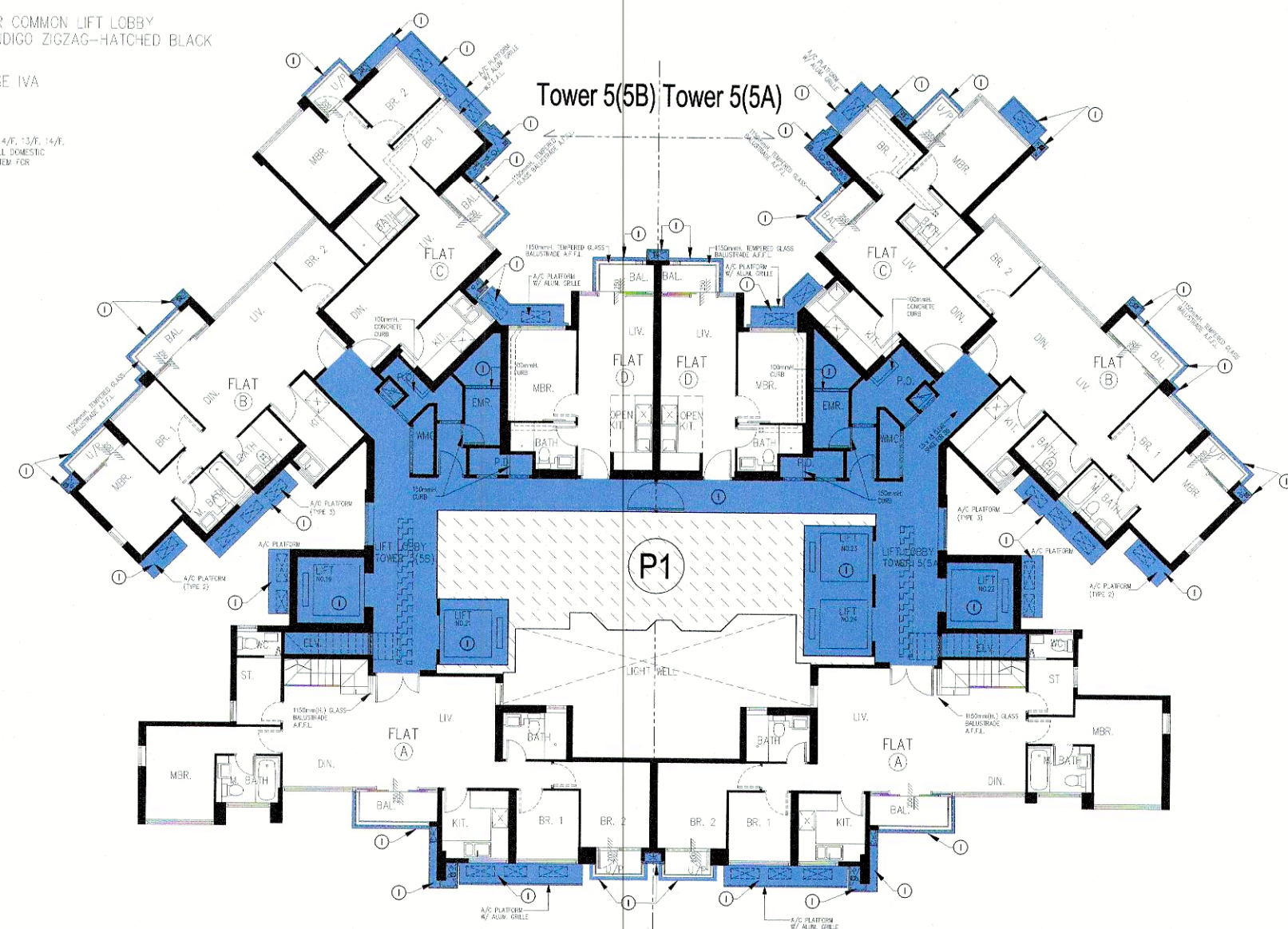
AP's Signature
I hereby certify the accuracy
of this plan

CHEUNG Wan-Ching, Anthony
Authorized Person (Architect)

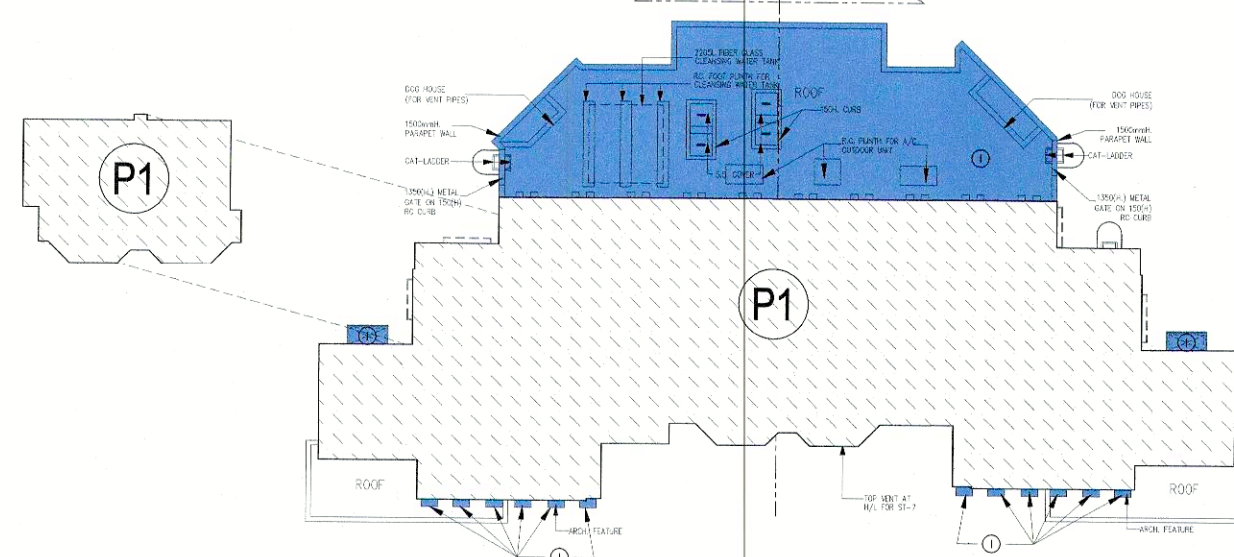
Drawing Purpose

 (I) PHASE IV RESIDENTIAL COMMON AREAS (I)-INDIGO
 (I) WIDER COMMON LIFT LOBBY (I)-INDIGO ZIGZAG-HATCHED BLACK
 (P1) PHASE IVA

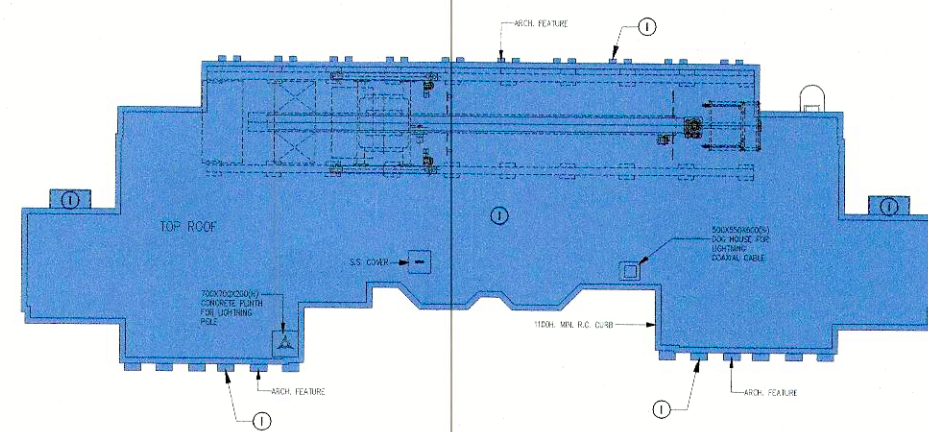
1. THERE WILL NEITHER TOWER '4' NOR 4/F, 13/F, 14/F, 24/F, 34/F & 44/F & 54/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS



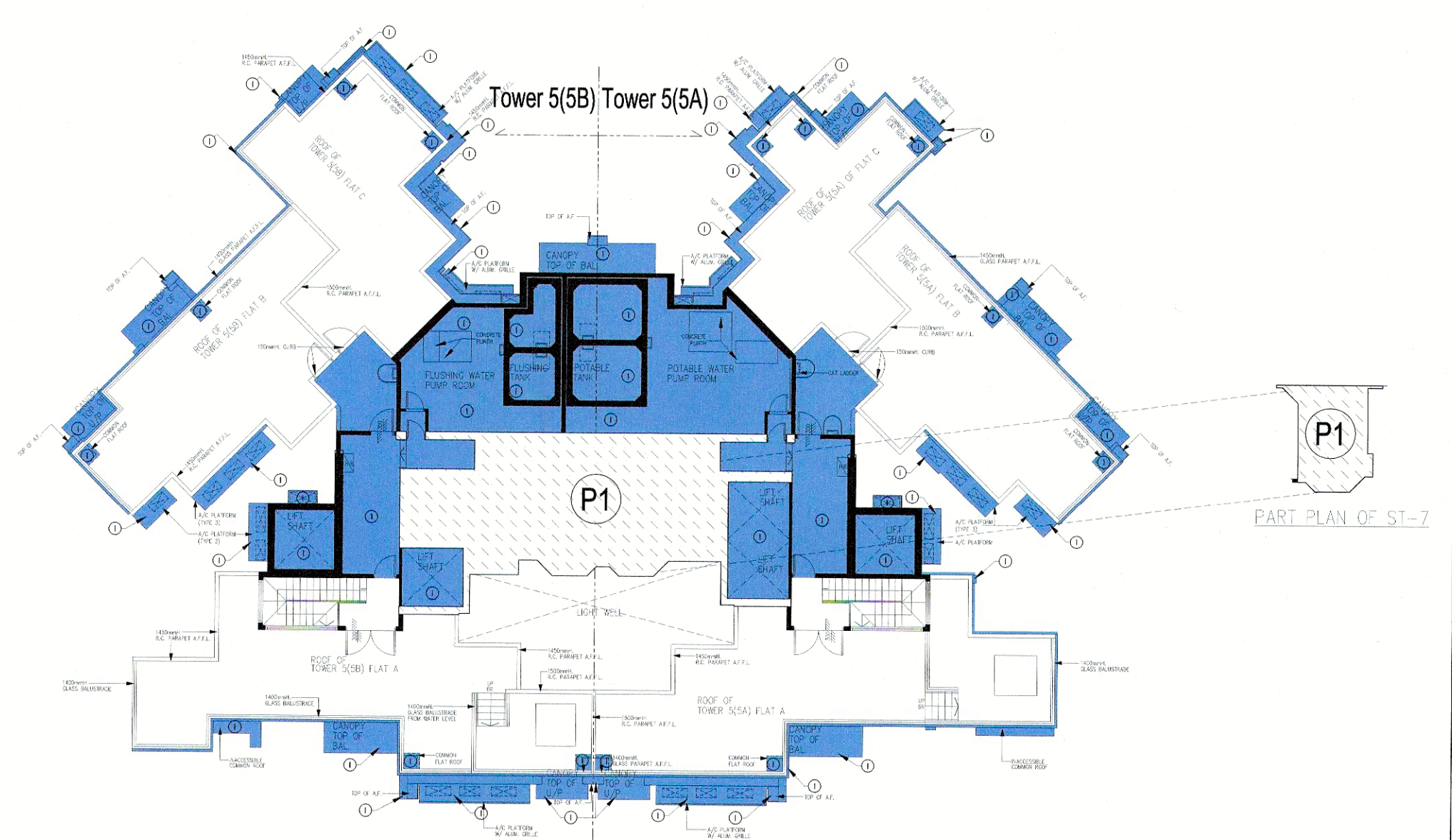
Tower 5(5B) Tower 5(5A)



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
-	DWG IN SUBMISSION	SID	JHYROK	CSC	20/12/2016
A	DWG IN SUBMISSION	SID	JHYROK	CSC	21/03/2017
B	DWG IN SUBMISSION	SID	JHYROK	CSC	20/09/2017
C	DWG IN SUBMISSION	SID	JHYROK	CSC	19/08/2017
D	DWG IN SUBMISSION	SID	JHYROK	CSC	19/07/2017
E	DWG IN SUBMISSION	SID	JHYROK	VNL	11/05/2019
F					
G					
H					
I					
J					
K					
L					
M					
N					
O					
P					
Q					
R					
S					
T					
U					
V					
W					
X					
Y					
Z					

This drawing is to be read in conjunction with the specifications and any discrepancies are immediately reported to the Architect.

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B.O. Ref	-	
F.S.O. Ref	-	
D.L.G. Ref	-	
Drawn	HKO	Date 02/02/2016
Checked	JHY/ROK	Date 02/02/2016
Approved	CSC	Date 02/02/2016
Cad File No.	U:\SI-co_0\Proj_Files\2014\402015\W040809ND\4cm_Schmidco	



**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 IVB OF LOHAS PARK)**

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

Project No. **14070NT**

Scale **1:100 (A0)** Issue Date **17/**

Drawing No. **A / DMC / 11**

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

CHEUNG Man-Ching, Anthony
Authorized Person (Architect)

Drawing Purpose