

This version of draft plans to be annexed to the Sub-Deed of Mutual Covenant and Management Agreement (“SDMC”) in respect of the Phase are subject to amendment(s) from time to time in the future.

此版本的將夾附於期數的副公契及管理協議(「副公契」)的圖則擬稿在將來可能會不時更改。

Dated \_\_\_\_\_ 20

**MTR CORPORATION LIMITED**

as the registered owner

and

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

as the Purchaser

and

**MTR CORPORATION LIMITED**

as the Manager

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**SUB-DEED OF MUTUAL COVENANT**

**and**

**MANAGEMENT AGREEMENT**

**in respect of**

**the development erected on**

**Site C1 of The Remaining Portion of Tseung Kwan O Town Lot No.70  
Tseung Kwan O**

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Draft 11 (LACO) (Approved)

2019-04-24

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## SECTION A

## PARTIES AND RECITALS

**Date**                      **THIS DEED** is made the                      day of                      .

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 VII of the Development (except the First Assigned Premises) but not further or otherwise;

(2) [ ] of [ ] 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 VII of the Development has been constructed on Site C1 (as defined in the Government Grant) of the Land.

**Allocation of Shares**

3. For the purpose of distribution and sale, 1,421,890 equal undivided 41,992,406<sup>th</sup> Shares in the Land have been allocated to Phase VII 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 VII of the Development;
- (b) making specific provisions for the management of Phase VII;
- (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 VII 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 VII of the Development approved by the Building Authority and/or the Director as from time to time amended, modified or substituted;

**"Authorized Person"** means an authorized person who is appointed under section 4(1)(a) or (2) of the Buildings Ordinance, Cap.123 as a co-ordinator of building works for Phase VII of the Development;

**"Common EV Facilities"** means all such facilities installed or to be installed within the Phase VII Residential Car Park Common Areas for the common use and benefit of the Owners of the Phase VII Residential Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles and/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 VII Residential Car Parking Spaces; such facilities shall not serve any of the Phase VII Residential Car Parking Spaces exclusively or belong to any of the Owners of the Phase VII Residential 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 VII Residential 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 outlets, 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"** means the fire safety management plan and measures relating to the Phase

<b>Management Plan"</b>	VII 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;
<b>"First Assigned Premises"</b>	means Flat [       ] on the [       ] Floor of Tower [       ] [and Car/Motor Cycle Parking Space No.[       ] on [       ] Floor] of Phase VII of the Non-Station Development;
<b>"Kindergarten"</b>	means the kindergarten or kindergarten cum child care centre (including the external walls thereof which are for identification purpose only shown and coloured Light Pink on the elevation plans of Kindergarten annexed hereto, canopy and skylight(s)) and the 2 car parking spaces and the 3 school bus lay-bys on the Third Floor constructed pursuant to Special Conditions (16)(b)(i)(ii)(XI) and (50)(b) of the Government Grant, which are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Light Pink;
<b>"Management Units"</b>	means the Management Units attributable to the Phase VII Residential Car Parking Spaces, the Phase VII Residential Units, the Phase VII Commercial Accommodation and the Kindergarten as set out in Part II of the First Schedule;
<b>"Non-Common EV Facilities"</b>	means all such facilities installed or to be installed within the Phase VII Residential Car Park for serving any of the Phase VII Residential Car Parking Spaces exclusively or belonging to any of the Owners of the Phase VII Residential 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 such Phase VII Residential Car Parking Spaces; such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meters, 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;
<b>"Non-Station Development Common Areas within Phase VII"</b>	means those parts of the Non-Station Development Common Areas (as defined in the Principal Deed) situated within Phase VII 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 landscape areas and/or footpath and/or cycling track adjoining the unprotected openings on the external wall of building in Site J; E.V.A. (Emergency Vehicular Access), street fire hydrant water tank & pump room, emergency generator room, fuel tank room, sprinkler control valve room, F.S. pump & tank room, smoke extraction plant room, gas valve rooms, part of the greenery areas provided within Site C1 pursuant to Special Condition No.(102) of the Government Grant (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Orange Stippled Black), part of the Public Open Space within Phase VII, part of the Local Open Space within Phase VII, part of the Phase VII Walkway together with its associated structures thereof, landscape deck and associated areas and facilities which are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Orange, Orange Stippled Black and Orange Cross-hatched Black;
<b>"Non-Station Development Common Services and Facilities"</b>	means those services and facilities forming parts of the Non-Station Development Common Services and Facilities (as defined in the Principal

**Services and Facilities within Phase VII"**

Deed) in Phase VII 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, lift(s), gas pipe ducts, pipe ducts, 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 VII;

**"Phase VII"**

means that part of the Non-Station Development constructed on the part of the Land shown coloured Pink and marked Site C1 on Plan G annexed to the Government Grant and referred to therein as Site C1 and referred to herein as Phase VII which consists of (i) "Phase VIIA" (which is shown as "Phase E" on the phasing plans approved by the Building Authority and for identification purpose only is shown and coloured Red on the phasing plans annexed hereto) comprising the Phase VII Residential Units in Tower 2 (2A & 2B), part of the Phase VII Residential Car Park, part of the Phase VII Commercial Accommodation, the Phase VII Recreational Areas and Facilities and part of the Common Areas and the Common Services and Facilities in Phase VII, (ii) "Phase VIIB" (which is shown as "Phase F" on the phasing plans approved by the Building Authority and for identification purpose only is shown and coloured Light Green on the phasing plans annexed hereto) comprising the Phase VII Residential Units in Tower 1 (1A & 1B), part of the Phase VII Residential Car Park, part of the Phase VII Commercial Accommodation and part of the Common Areas and the Common Services and Facilities in Phase VII and (iii) the Remaining Parts of Phase VII (as defined hereinbelow) comprising the remaining parts of the Phase VII Commercial Accommodation, the Kindergarten and the remaining parts of the Common Areas and the Common Services and Facilities in Phase VII;

**"Phase VII Balcony"**

means each of the Balconies forming part of a Phase VII Residential Unit specified in Part I of the Sixth Schedule and for identification purpose only as shown and indicated "BAL." on the common areas plans annexed hereto;

**"Phase VII Commercial Accommodation"**

means those parts of Phase VII constructed or to be constructed pursuant to Special Condition No.(16)(b)(i)(ii)(I)(B) of the Government Grant and in accordance with Approved Plans for commercial or retail use and accommodation ancillary thereto, including but not limited to the Phase VII Commercial Common Areas, the external walls thereof (which for identification purpose only as shown and coloured Violet on the elevation plans annexed hereto), the spaces for parking of motor vehicles and motor cycles belonging to the occupiers of the Phase VII Commercial Accommodation and their bona-fide guests, visitors or invitees, driveway, part of the Phase VII Covered Pedestrian Walkway, part of the Phase VII Walkway, all the floor and ceiling slabs within the said parts of the Phase VII, the lower slab together with the water-proofing membrane immediately thereabove of those parts of the podium roof slab with double slabs between the Phase VII Commercial Accommodation and the Phase VII Residential Development, those parts of the podium roof slab with single slab between the Phase VII Commercial Accommodation and the Phase VII Residential Development together with the water-proofing membrane immediately thereabove (excluding the external finishes of the relevant parts of the podium roof), those parts of the podium roof slab with single slab between the Phase VII Commercial Accommodation and other Phase(s) above together with the water-proofing membrane immediately thereabove (excluding the external finishes of the relevant parts of the podium roof), all entrances, lifts, lift shafts, lobbies, lift lobbies, staircases, escalators, lavatories, corridors, all utilities services trenches and pits, pipes, drains, ducts, cables, wirings and facilities which serve the Phase VII Commercial Accommodation or any part thereof, all plant rooms, areas and facilities relating thereto or exclusively serving the same, refuse chamber,

ancillary facilities as well as all the finishes of the Phase VII Commercial Accommodation, the external surface of the parapet wall of the podium (which for identification purpose only as shown and coloured Violet on the elevation plans annexed hereto) but excluding those areas forming parts of Phase VII Residential Development, Phase VII Residential Car Park, Kindergarten, Residential Development Common Areas within Phase VII, Non-Station Development Common Areas within Phase VII, Phase VII Common Areas, Phase VII Residential Common Areas, Phase VII Residential Car Park Common Areas, Phase VII Residential and Car Park Common Areas and for the purpose of identification only as shown (where possible and capable of being shown) coloured Violet, Violet Hatched Black, Violet Cross-hatched Black and Light Violet on the common areas plans and elevation plans annexed hereto;

**"Phase VII Commercial Common Areas"**

means the loading and unloading bays provided pursuant to Special Condition No.(44)(b)(ii) of the Government Grant designated for use by the Phase VII Commercial Accommodation and the parking spaces for disabled persons provided pursuant to Special Condition (44)(a)(vii)(I) of the Government Grant designated for use by the Phase VII Commercial Accommodation, intended for the common use and benefit of the Owner, tenants, occupiers and licensees of the Phase VII Commercial Accommodation and their bona fide guests, visitors or invitees and for the purpose of identification only as shown (where possible and capable of being shown) coloured Light Violet on the common areas plans annexed hereto and such other parts of the Phase VII Commercial Accommodation to be designated under the subsequent Sub-Sub-Deed of Mutual Covenant (if any) of the Phase VII Commercial Accommodation intended for the common use and benefit of the Owners, tenants, occupiers and licensees of the Phase VII Commercial Accommodation and their bona fide guests, visitors or invitees;

**"Phase VII Common Areas"**

means those parts of Phase VII which are intended for use by the Owners of more than one constituent parts of Phase VII, namely the Phase VII Commercial Accommodation, the Kindergarten, the Phase VII Residential Car Park, the Phase VII Residential Development and not for the sole benefit of the Owners of only one constituent part including, but not limited to, the management office (which shall be with 24-hour attendance), driveways, carriageway (for Fire Appliance), part of the Phase VII Covered Pedestrian Walkway (including such part of the Phase VII Covered Pedestrian Walkway as may be constructed in Phase VII after the date of this Deed within the zone as for indicative purpose only shown and marked "Indicative Zone For Future Phase VII Covered Pedestrian Walkway" on the Fourth Floor Plan of the common areas plans annexed hereto) together with its associated structures thereof, part of the Phase VII Walkway (including such part of the Phase VII Walkway as may be constructed in Phase VII after the date of this Deed within the zone as for indicative purpose only shown and marked "Indicative Zone For Future Phase VII Walkway" on the Third Floor Plan of the common areas plans annexed hereto) together with its associated structures thereof, part of the greenery areas provided within Site C1 pursuant to Special Condition No.(102) of the Government Grant (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Yellow Stippled Black), planters and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within Phase VII not used for the sole benefit of the Owners of any one constituent part of Phase VII only but excluding all parts of Phase VII Commercial Accommodation, Kindergarten, Phase VII Residential Common Areas, Phase VII Residential Car Park Common Areas, Phase VII Residential and Car Park Common Areas, Residential Development Common Areas within Phase VII and Non-Station Development Common Areas within Phase VII which are for

identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Yellow, Yellow Stippled Black, Yellow Hatched Black and Yellow Cross-hatched Black;

**"Phase VII Common Services and Facilities"**

means those services and facilities constructed or to be constructed in on or under Phase VII and which serve more than one constituent parts of Phase VII, namely the Phase VII Commercial Accommodation, the Kindergarten, the Phase VII Residential Car Park and the Phase VII 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, fittings, equipment and apparatus; communal aerial, satellite and cable reception, distribution and associated equipment; fire protection and fire fighting systems, security systems, 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 VII as part of the amenities thereof and not for the sole benefit of any one constituent part of Phase VII only and excluding those services and facilities serving Phase VII Commercial Accommodation, those services and facilities serving Kindergarten, Phase VII Residential Common Services and Facilities, Phase VII Residential Car Park Common Services and Facilities, Phase VII Residential and Car Park Common Services and Facilities, Residential Development Common Services and Facilities within Phase VII and Non-Station Development Common Services and Facilities within Phase VII or any part thereof;

**"Phase VII Covered Pedestrian Walkway"**

means the covered pedestrian walkway constructed and as may be constructed from time to time in future in Phase VII pursuant to Special Condition No.(53)(b)(iv) of the Government Grant; and the locations of such covered pedestrian walkway within Phase VII as at the date of this Deed and situated in the Phase VII Common Areas and the Phase VII Commercial Accommodation are for identification purpose only shown and coloured Yellow Hatched Black and Violet Hatched Black respectively on the common areas plans annexed hereto;

**"Phase VII 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 VII Owners Sub-Committee"**

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

**"Phase VII Recreational Areas and Facilities"**

means the swimming pool, recreational and sporting facilities, the gardens and grounds and all associated facilities (including but not limited to clubhouse management office) within Phase VII and any other recreational facilities erected within Phase VII pursuant to the provisions of Special Condition No.(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 VII Residential Development and their bona fide visitors all of which shall form part of the Private Recreational Facilities and part of the Local Open Space (as the case may be) under the Principal Deed. The Phase VII Recreational Areas and Facilities are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Indigo Circled Black;

**"Phase VII Residential and Car Park Common Areas"**

means those parts of the Phase VII Residential Development and Phase VII Residential Car Park intended for the common use and benefit of the Owners, occupiers and licensees of the Phase VII Residential Development



and Phase VII Residential Car Park including, but not limited to, lift lobbies, fire control centre, switch rooms, transformer rooms, emergency generator room, fuel tank room, sprinkler control valve room, pump rooms, circulation space and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within Phase VII for the common use and benefit of the Owners, occupiers and licensees of the Phase VII Residential Development and Phase VII Residential Car Park which are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Pink;

**"Phase VII Residential and Car Park Common Services and Facilities"**

means those services and facilities in on or under Phase VII and which serve the Phase VII Residential Development and Phase VII Residential Car Park as a whole including, but not limited to, lifts, water tanks, cable duct, electrical duct, sprinkler inlets, hose reel and water meter cabinet but excluding anything contained in the Phase VII Residential Common Services and Facilities, Phase VII Residential Car Park Common Services and Facilities, Non-Station Development Common Services and Facilities within Phase VII and the Phase VII Common Services and Facilities;

**"Phase VII Residential Car Park"**

means that part of the Car Park within Phase VII 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 belonging to the visitors or invitees of the Owners or occupiers of the Phase VII Residential Development or for the parking of motor cycles to be used by the Owners or occupiers of the Residential Development or their visitors or invitees or for the parking of pedal-cycles to be used by the Owners or occupiers of Phase VII Residential Development or their visitors or invitees and includes but not limited to parking spaces for disabled persons provided in Site C1 pursuant to Special Condition No.(44)(a)(vii) of the Government Grant (except those provided out of the spaces provided under Special Condition No.(16)(b)(i)(ii)(IV) of the Government Grant) and areas intended for the common use and benefit of the Owners, occupiers and licensees of such part of the Car Park within Phase VII, and for the avoidance of doubt, exclude the car parking spaces as referred to in the definition of Phase VII Commercial Accommodation and forming part of Phase VII Commercial Accommodation;

**"Phase VII Residential Car Park Common Areas"**

means the whole of the Phase VII Residential Car Park (except those Phase VII Residential 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 VII Residential Car Park including, but not limited to, Visitors' Car Parking Spaces, parking spaces for disabled persons provided in Site C1 pursuant to Special Condition No.(44)(a)(vii) of the Government Grant (except those provided out of the spaces provided under Special Condition No.(16)(b)(i)(ii)(IV) of the Government Grant), lift lobbies, corridors, driveways, staircases, electrical meter room, air ducts, pump rooms and fan rooms which are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Light Green;

**"Phase VII Residential Car Park Common Services and Facilities"**

means those services and facilities in on or under Phase VII and which serve the Phase VII Residential Car Park as a whole including, but not limited to, the Common EV Facilities, EV Facilities for Visitors' Car Parking Spaces, plant and machinery, electrical installations, fittings and equipment, barriers, guard room, lifts, ramps, water tanks, water meter cabinet, electrical duct, F.S. inlets and water supply apparatus but excluding anything contained in Phase VII Residential Common Services and Facilities, Phase VII Residential and Car Park Common Services and

Facilities, the Non-Station Development Common Services and Facilities within Phase VII and the Phase VII Common Services and Facilities;

**"Phase VII Residential Car Parking Space"**

means a Unit situate in the Phase VII Residential 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 by such Owner's or occupier's visitors or invitees;

**"Phase VII Residential Common Areas"**

means those parts of the Phase VII Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase VII Residential Development including, but not limited to, the upper slab (excluding the water-proofing membrane immediately above the lower slab which form parts of the Phase VII Commercial Accommodation) of those parts of the podium roof slab with double slabs between the Phase VII Commercial Accommodation and the Phase VII Residential Development, lobbies, lift lobbies, staircases, planters, flat roofs, covered walkway, corridors, loading and unloading bays required to be provided pursuant to Special Condition No.(16)(b)(i)(ii)(VIII) of the Government Grant, lift shafts, switch rooms, transformer rooms, pump rooms, control valve rooms, water tank rooms, refuse storage & material recovery rooms, lift machine rooms, air-conditioning platforms, telecommunication broadcasting equipment rooms, sub-telecommunication broadcasting equipment rooms, filtration plant rooms & surge tanks, electrical meter room, extra low voltage room, electrical ducts, town gas pipe ducts, pipe ducts, water meter cabinet, outdoor swimming pool, pool deck, water features, maintenance flat roofs, architectural features, cover to balconies below, refuge areas, part of the greenery areas provided within Site C1 pursuant to Special Condition No.(102) of the Government Grant (including greenery areas on the roof of the Towers) (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo Stippled Black), children outdoor play areas, covered landscape area, circulation space, roofs, the Phase VII Recreational Areas and Facilities, pedal-cycle parking spaces, refuse storage and material recovery chamber and parking space for refuse collection vehicles, lawns and open spaces, portion of balustrade and/or parapet next to flat roofs or common flat roofs under Phase VII Residential Common Areas, the external walls of the Towers (including the curtain wall or any part thereof (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and window frames, glass panels, cast-in anchors, gasket, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows) and non-structural prefabricated external walls (which for identification purpose only as shown and marked in green dotted lines on the common areas plans annexed hereto)) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Phase VII Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase VII Residential Development which are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Indigo, Indigo Stippled Black and Indigo Circled Black;

**"Phase VII Residential Common Services"**

means those services and facilities in, on or under Phase VII of the Non-Station Development and which serve more than one Phase VII Residential

**and Facilities"**

Unit including but not limited to, notice boards, lifts, lift pits, sprinkler and drencher water tanks and related inlets, water tanks, town gas pipe ducts, telephone ducts, electrical ducts, cables, wiring and ancillary facilities but excluding anything contained in Phase VII Residential Car Park Common Services and Facilities, Phase VII Residential and Car Park Common Services and Facilities, Residential Development Common Services and Facilities within Phase VII, the Non-Station Development Common Services and Facilities within Phase VII and the Phase VII Common Services and Facilities;

**"Phase VII Residential Development"**

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

**"Phase VII Residential Unit"**

means a Unit including flat roof and/or flat roof on the Main Roof Level appertaining thereto (if any) situate in the Phase VII Residential Development; for the avoidance of doubt it is expressly provided and declared that a Phase VII Residential Unit shall include (i) all openable windows installed in or to any curtain wall enclosing the Phase VII Residential Unit and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows and (ii) casement windows (whether openable or not) installed in or to any external wall (other than curtain wall) enclosing the Phase VII Residential Unit and the window frame on the external wall, frames enclosing the glass panels of the casement windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such casement windows but shall exclude all structural columns (if any) within the Phase VII Residential Unit and structural columns (if any) appertaining to the Phase VII Residential Unit;

**"Phase VII Walkway"**

means the covered pedestrian walkway forming part of the Internal Transport System as defined in Special Condition No.(60)(a) of the Government Grant constructed and as may be constructed from time to time in future in Phase VII pursuant to the said Special Condition No.(60)(a); and the locations of such covered pedestrian walkway within Phase VII as at the date of this Deed and situated in the Phase VII Common Areas, the Non-Station Development Common Areas within Phase VII and the Phase VII Commercial Accommodation are for identification purpose only shown and coloured Yellow Cross-hatched Black, Orange Cross-hatched Black and Violet Cross-hatched Black respectively on the common areas plans annexed hereto;

**"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;

**"Remaining Parts of Phase VII"**

means those parts of the Non-Station Development constructed on Site C1 comprising (i) those parts of Phase VII shown as "Phase B" within Site C1 on the phasing plans approved by the Building Authority (which for identification purpose only is shown and coloured Yellow on the phasing plans annexed hereto); (ii) those parts of Phase VII shown as "Phase C" within Site C1 on the phasing plans approved by the Building Authority (which for identification purpose only is shown and coloured Green on the phasing plans annexed hereto); (iii) those parts of Phase VII shown as "Phase D" within Site C1 on the phasing plans approved by the Building Authority (which for identification purpose only is shown and coloured Violet on the phasing plans annexed hereto); and (iv) the remaining area within Site C1 as shown on the building plans approved by the Building Authority (which for identification purpose only is shown and coloured

Indigo on the phasing plans annexed hereto);

**"Residential  
Development Common  
Areas within Phase VII"**

means those parts of the Residential Development Common Areas (as defined in the Principal Deed) situated within Phase VII including, but not limited to part of the greenery areas provided within Site C1 pursuant to Special Condition No.(102) of the Government Grant (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Green Stippled Black) which are for identification purpose only as shown (where possible and capable of being shown) on the common areas plans annexed hereto and thereon coloured Green and Green Stippled Black;

**"Residential  
Development Common  
Services and Facilities  
within Phase VII"**

means those services and facilities forming parts of the Residential Development Common Services and Facilities (as defined in the Principal Deed) situated within Phase VII;

**"Site C1"**

means the part of the Land shown coloured Pink and marked Site C1 on Plan G annexed to the Government Grant and referred to therein as Site C1;

**"Tower"**

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

**"Visitors' Car Parking  
Space"**

means a parking space in the Phase VII Residential Car Park designated for parking of motor vehicles belonging to the visitors or invitees of the Owners or occupiers of the Phase VII Residential Development and include parking space(s) for disabled persons provided in Site C1 pursuant to Special Condition No.(44)(a)(vii) of the Government Grant except those provided out of the spaces provided under Special Condition No.(16)(b)(i)(ii)(IV) of the Government Grant;

**"Works and  
Installations"**

means all the major works and installations in Phase VII 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 VII 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 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 VII 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. MTR 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 whole of Phase VII Together with the appurtenances thereto save only the First Assigned Premises.

**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 VII Residential Unit or Phase VII Residential Car Parking Space or the Kindergarten or the Phase VII Commercial Accommodation 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 VII Residential Car Parking Spaces shall not be used for any purpose other than for the purposes of parking of motor vehicles licenced 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 by their visitors or invitees.

## **SECTION D**

### **OBLIGATIONS OF OWNERS AND POWERS OF MANAGER**

**Owners to comply**

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

- (i) the Government Grant;
- (ii) the Principal Deed; and
- (iii) this Deed.

**Liability of Manager**

(b) The Manager when exercising its right to enter on, into or upon any Unit in Phase VII in accordance with Clause 1(b)(xxxiii) of Section I and Clause 2(a) of Part II of the Second Schedule to the Principal Deed, the Manager shall repair at its own costs and expense any damage caused by the Manager and shall be liable for the negligent, wilful or criminal acts of the Manager, its staff, agents and contractors.

**Owners to indemnify the Manager**

(c) Nothing in this Deed shall exclude the liability of the Manager to the Owners of Units in Phase VII for any act or omission involving criminal liability, dishonesty or negligence on the part of the Manager or its employees, agents or contractors and no Owner of a Unit in Phase VII shall be required to indemnify the Manager or its employees, agents or contractors from and against any actions, claims etc. arising out of any such act or omission.

**Owners to observe restrictive covenants**

2. The Owners of a Unit in the Phase VII Residential Development and the Phase VII Residential Car Park, the Owner of the Kindergarten and the Owner of the Phase VII Commercial Accommodation 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. (a) Each Owner of a Unit in Phase VII 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.

(b) For the avoidance of doubt, the construction costs of uncompleted parts of Phase VII as at the date of this Deed and the management and maintenance expenses in relation to the Common Areas and the Common Services and Facilities in Phase VIIB and the part of the core of Tower 1 in Phase VIIA before MTR assigns any Unit in Phase VIIB after Consent to Assign is issued by the Director of Lands for Phase VIIB shall be borne by MTR solely so that the Owners of Units in the completed parts of Phase VII as at the date of this Deed (i.e. Phase VIIA and the Remaining Parts of Phase VII) shall not be liable for the payment of any construction costs of uncompleted parts of Phase VII as at the date of this Deed and any management and maintenance expenses in relation to the Common Areas and the Common Services and Facilities in Phase VIIB and the part of the core of Tower 1 in Phase VIIA before MTR assigns any Unit in Phase VIIB after Consent to Assign is issued by the Director of Lands for Phase VIIB.

**Assignment of Common Areas and Common**

4. (a) MTR shall upon execution of this Deed assign the Shares in those parts of :

## Services and Facilities

- (i) the Phase VII Common Areas and the Phase VII Common Services and Facilities in Phase VIIA and the Remaining Parts of Phase VII,
- (ii) the Phase VII Residential Car Park Common Areas and the Phase VII Residential Car Park Common Services and Facilities in Phase VIIA and the Remaining Parts of Phase VII,
- (iii) the Phase VII Residential Common Areas and the Phase VII Residential Common Services and Facilities in Phase VIIA and the Remaining Parts of Phase VII,
- (iv) the Phase VII Residential and Car Park Common Areas and the Phase VII Residential and Car Park Common Services and Facilities in Phase VIIA and the Remaining Parts of Phase VII,
- (v) the Residential Development Common Areas within Phase VII and the Residential Development Common Services and Facilities within Phase VII in Phase VIIA and the Remaining Parts of Phase VII and
- (vi) the Non-Station Development Common Areas within Phase VII and the Non-Station Development Common Services and Facilities within Phase VII in Phase VIIA and the Remaining Parts of Phase VII

together with the said Common Areas and Common Services and Facilities in Phase VIIA and the Remaining Parts of Phase VII 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 Common Areas and Common Services and Facilities 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.

(b) After completion of Phase VIIB (as evidenced by the issue of the Consent to Assign by the Director of Lands for Phase VIIB) and upon assignment of any Unit in Phase VIIB by MTR, MTR shall assign the Shares (if any) in those parts of :

- (i) the Phase VII Common Areas and the Phase VII Common Services and Facilities in Phase VIIB,
- (ii) the Phase VII Residential Car Park Common Areas and the Phase VII Residential Car Park Common Services and Facilities in Phase VIIB,
- (iii) the Phase VII Residential Common Areas and the Phase VII Residential Common Services and Facilities in Phase VIIB,
- (iv) the Phase VII Residential and Car Park Common Areas and the Phase VII Residential and Car Park Common Services and Facilities in Phase VIIB,
- (v) the Residential Development Common Areas within Phase VII and the Residential Development Common

Services and Facilities within Phase VII in Phase VIIB and

- (vi) the Non-Station Development Common Areas within Phase VII and the Non-Station Development Common Services and Facilities within Phase VII in Phase VIIB

together with the said Common Areas and Common Services and Facilities in Phase VIIB 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 (if any) together with the said Common Areas and Common Services and Facilities 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 VII Residential  
Units with open kitchen**

5. (a) Each Owner of Phase VII Residential Units with open kitchen shall in such manner at his sole expense repair maintain and keep in good repair and condition the fire fighting and protection installations in or appertaining to his Phase VII Residential Unit 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 resident of any Phase VII 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) addressable smoke detectors provided at the common lobby outside the Phase VII Residential Unit shall not be removed or obstructed;
- (ii) addressable smoke detectors with sounder-base provided inside the Phase VII Residential Unit shall not be removed or obstructed;
- (iii) sprinkler head provided in the open kitchen area shall not be removed or obstructed;
- (iv) the full height wall having a fire resistance rating of not less than -/30/30 adjacent to the exit door of the Phase VII Residential Unit shall not be removed;
- (v) self-closing devices of main entrance door of the Phase VII Residential Unit shall not be removed;
- (vi) the fire safety provisions mentioned in (i), (ii) and (iii) above shall be subject to annual check at the cost and expense of the Owner of the Phase VII Residential Unit with open kitchen conducted by the fire service installation contractor registered with the Fire Services Department appointed by the Manager ("RFSIC");
- (vii) the Owners and residents of the Phase VII Residential Units shall allow access for the RFSIC to carry out annual check, maintenance and inspection of the fire safety provisions



mentioned in (i), (ii) and (iii) above in the Phase VII Residential Units;

- (viii) maintenance and inspection work of the fire safety provisions mentioned in (i), (ii) and (iii) above with appropriate maintenance procedures shall be carried out at the cost and expense of the Owner of the Phase VII Residential Unit with open kitchen by RFSIC who shall be responsible for issuance of the relevant maintenance certificate (F.S. 251) to prove that such maintenance and inspection work have been carried out and all maintenance shall be recorded by the Manager in maintenance log book (which shall be kept by the Manager in the management office); and
- (ix) RFSIC will be employed by the Manager (at the cost and expense of the Owner of the relevant Phase VII Residential Unit(s)) to conduct regular testing / checking on the fire service installation outside the Phase VII Residential Unit and forming parts of the Phase VII Residential Common Services and Facilities (including active fire safety system) in order to verify effectiveness of the system and RFSIC will also provide routine maintenance to ensure the system condition is consistent with that of the original installation standard.

(b) The Owner or residents of any Phase VII Residential Unit with open kitchen shall at his own costs and expenses observe and comply with the Fire Safety Management Plan and the fire safety provisions mentioned in this Clause 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 VII Residential Unit observe and comply with the same. The Manager shall assist the Owners, tenants and occupiers of the Phase VII Residential Units with open kitchen to, inter alia, carry out annual maintenance and inspection of the fire services installation and submit the relevant maintenance certificates (F.S. 251) to Fire Services Department.

(c) The Manager shall have the power to implement and/or monitor proper implementation of the Fire Safety Management Plan including but not limited to providing 24 hours attendance at either the fire control centre or the management office, providing staff training including the course of actions to be carried out by the security officer/security guard, carrying out fire drill annually and affixing permanent notice at Phase VII Residential Common Areas (such as in lift lobbies and on notice board) to remind the residents not to remove or demolish any fire safety provision by Owners whose Phase VII Residential Units contain approved open kitchen design in accordance with the Fire Safety Management Plan and to enter into the relevant Phase VII 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 VII Residential Units. All cost and expenses incurred by the Manager in connection with the implementation and/or monitoring of the Fire Safety Management Plan shall be borne by the Owner(s) of the

relevant Phase VII Residential Unit(s) with open kitchen.

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

**Curtain walls and  
casement windows**

6. The Owner of any Phase VII Residential Unit shall be responsible for the cleaning of the internal surface of the curtain walls (including the openable windows and/or the non-openable windows installed therein or thereto) enclosing his Unit. The Owner of any Phase VII Residential Unit shall be responsible for the repair, maintenance and replacement works of the openable windows installed in or to any curtain wall enclosing his Unit and the frames enclosing the glass panels of the openable windows, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such openable windows and shall only engage contractors nominated and approved by the Manager to carry out such works. The Owner of any Phase VII Residential Unit shall also be responsible for the repair, maintenance and replacement of the casement windows (whether openable or not) belonging to his Unit (including the window frames, glass panels, hinges, locks, handles, cast-in anchors, gasket, window sealant and such other components of such casement windows). The Owners of the Phase VII Residential Units shall not object and shall render full cooperation to the Manager for the purpose of cleaning the external surfaces and carrying out any works with regards to the curtain walls. When the Manager carries out cleaning of the external surface of the curtain walls, the Manager shall have the right to clean the external surface of the openable windows in the curtain walls as well and the costs and expenses incurred in connection therewith shall be paid from the management fund in respect of the Phase VII Residential Common Areas.

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

7. (a) Each Owner of the Phase VII Residential 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 VII Residential Car Parking Space exclusively and the ownership of all such facilities shall belong to him. Each Owner of the Phase VII Residential 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 the Phase VII Residential Car Parking Space shall fail to repair or maintain the Non-Common EV Facilities serving his Phase VII Residential 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 VII 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, maintenance, replacement and renewal 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 VII Residential Car Parking Space as a debt.

(c) The appearance and standards of all replaced Non-Common EV Facilities installed by an Owner of Phase VII Residential

Car Parking Space shall be consistent and compatible with the appearance and standards of the original Non-Common EV Facilities installed for his Phase VII Residential Car Parking Space.

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

8. Each Owner of Phase VII Residential 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 VII 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, replacement and/or renewal of the Non-Common EV Facilities or any part thereof serving his Phase VII Residential 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 VII Residential 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 VII Residential Units shall ensure that the bona fide guests, visitors and invitees of the Owners or occupiers of the Phase VII 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 the 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.

**Phase VII Covered Pedestrian Walkway and Phase VII Walkway within Phase VII Commercial Accommodation for access**

10. (a) The Owner of the Phase VII Commercial Accommodation shall throughout the Term at its own costs and expense keep all those parts of the Phase VII Covered Pedestrian Walkway within the Phase VII Commercial Accommodation open for use by the public 24 hours a day free of charge and without any interruption in compliance with Special Condition No.(53)(b)(v) of the Government Grant.

(b) The Owner of the Phase VII Commercial

Accommodation shall throughout the Term at its own costs and expense permit the other Owners and other persons authorized by the Owners or their assigns to pass and repass freely at all times and for all lawful purposes and free of any payment all those parts of the Phase VII Walkway within the Phase VII Commercial Accommodation in compliance with Special Condition No.(60)(d) of the Government Grant.

**Contribution to  
maintenance of Station  
Slab, etc.**

11. (a) The slabs at the ceiling (including but not limited to the water-proofing slab, water-proofing system and their associated protection immediately above) of the Station Complex situated under Phase VII (“**the Station Slab**”) is part of the Station Complex, and all foundations, columns, beams and other structural elements and/or facilities of the Station Complex, whether or not such foundations, columns, beams and structural elements and/or facilities support Phase VII or any part thereof, are parts of the Station Complex.

(b) As Phase VII is supported by the Station Complex, the Owners of Phase VII shall contribute to the costs and expenses of structural repair and maintenance in connection with (1) the Station Slab and (2) all structural elements and/or facilities of the Station Complex supporting or serving the Station Complex and Phase VII in accordance with the Clause 8(b) of Section E of the Principal Deed.

**Maintenance of slabs of  
Phase VII**

12. (a) All the slabs of Phase VII above the Station Complex and all utilities, services, trenches, pits and facilities situated outside the Station Complex which only serve Phase VII or any part thereof, as well as all the finishes of Phase VII above the Station Complex, are parts of Phase VII.

(b) The Owners of Phase VII shall be solely responsible for the costs and expenses of repair and maintenance of all the slabs of Phase VII above the Station Complex and all utilities, services, trenches, pits and facilities situated outside the Station Complex which only serve Phase VII or any part thereof as well as all the finishes of Phase VII above the Station Complex.

**Contribution to  
maintenance of Utility  
Spine**

13. As there are communal/utility services and facilities (including but not limited to drains, town gas pipes, pipes, wires and cables) serving Phase VII running through the Utility Spine in the Station Complex, the Owners of Phase VII shall contribute to the maintenance costs and expenses of the Utility Spine supporting or serving Phase VII in accordance with Clause 8(b) of Section E of the Principal Deed, without prejudice to the responsibility to maintain and repair the facilities and services located within the Utility Spine pursuant to Clause 1(c) of Part I of the Second Schedule to the Principal Deed.

**Phase VII Commercial  
Common Areas**

14. (a) Before the Phase VII Commercial Accommodation falls into multi-ownership as referred to in sub-clause (b) below, the Phase VII Commercial Common Areas shall be for the common use and benefit of the Owner, tenants, occupiers and licensees of the Phase VII Commercial Accommodation and their bona fide guests, visitors or invitees and shall be managed and maintained by the Owner of the Phase VII Commercial Accommodation at its own cost and expense.

(b) In the event that the Government Grant is modified so that assignment of part of the Phase VII Commercial Accommodation is permitted and the Phase VII Commercial Accommodation falls into multi-ownership, the Owners of the Phase VII Commercial Accommodation shall enter into a Sub-Sub-Deed of Mutual Covenant for the purpose of allocating Shares and Management Units to the Unit(s) in the Phase VII Commercial Accommodation and Shares to the Phase VII Commercial Common Areas, to appoint a manager of the Phase VII Commercial Accommodation and to more precisely define the rights and obligations of the Owners of the Phase VII Commercial Accommodation in each case subject to the prior approval of the Director to the terms of any such Sub-Sub-Deed of Mutual Covenant. Without prejudice to and without limiting the generality of the power of the Director to approve the Sub-Sub-Deed of Mutual Covenant, the loading and unloading bay provided pursuant to Special Condition No.(44)(b)(ii) of the Government Grant designated for use by the Phase VII Commercial Accommodation and the parking spaces for disabled persons provided pursuant to Special Condition No.(44)(a)(vii)(I) of the Government Grant designated for use by the Phase VII Commercial Accommodation shall be designated as part of the Phase VII Commercial Common Areas under the Sub-Sub-Deed of Mutual Covenant of the Phase VII Commercial Accommodation.

## SECTION E

### MEETINGS OF THE OWNERS OF PHASE VII

#### **Meetings of the Owners**

1. From time to time as occasion may require there shall be meetings of the Owners of Phase VII to discuss and decide matters concerning Phase VII 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 VII shall be as is determined by the Owners of Phase VII.

#### **Annual Meeting**

2. (a) The Manager shall convene a meeting of the Owners of Phase VII and 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 VII, 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 VII may be convened by:

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

#### **Notice**

4. The person convening the meeting of the Owners of Phase VII shall, at least 14 days before the date of the meeting, give notice of the meeting to each Owner of Phase VII. 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 the Owner of the Station Complex as aforesaid and MTR as the Owner of the Station Complex 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 VII 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 VII" shall be construed as a reference to 10% of the number of persons who are Owners of Phase VII without regard to their ownership of any particular

percentage of the total number of Shares into which Phase VII is divided and not be construed as the Owners of 10% of the Shares in Phase VII in aggregate.

**Chairman**

6. A meeting of the Owners of Phase VII shall be presided over by the Chairman of the Phase VII 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 VII
- (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 VII 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 VII Common Areas and the Phase VII Common Services and Facilities, the Phase VII Residential Common Areas and the Phase VII Residential Common Services and Facilities, the Phase VII Residential Car Park Common Areas and the Phase VII Residential Car Park Common Services and Facilities, the Phase VII Residential and Car Park Common Areas and the Phase VII Residential and Car Park Common Services and Facilities, the Residential Development Common Areas within Phase VII and the Residential Development Common Services and Facilities within Phase VII and the Non-Station Development Common Areas within Phase VII and the Non-Station Development Common Services and Facilities within Phase VII 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 VII.

**Resolutions binding on Owners**

9. (a) Any resolution on any matter concerning Phase VII, 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 VII present in person or by proxy and voting shall be binding on all the Owners of Phase VII 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 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 VII at a meeting of the Owners of Phase VII convened under this Deed shall have the power to require the annual accounts of Phase VII to be audited by an independent auditor of their choice.

**Meetings before  
completion of Phase  
VIIB**

13. For the avoidance of doubt, MTR as the Owner of uncompleted Units in Phase VII shall not be entitled to receive notice of meeting, attend or vote at the meeting of the Owners of Phase VII convened under this Deed.

## **SECTION F**

### **PHASE VII OWNERS SUB-COMMITTEE**

**Number of members**

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

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

- (i) two (2) members as representatives of the Phase VII Residential Development;
- (ii) one (1) member as representative of the Phase VII Commercial Accommodation;
- (iii) one (1) member as representative of the Phase VII Residential Car Park; and
- (iv) one (1) member as representative of the Kindergarten.

**Quorum**

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

(b) Provided a quorum exists, the Phase VII 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 or appointed in the manner herein provided.

**Eligibility for appointment**

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

- (a) Any Owner (including any one of two or more co-Owners) of a Unit in Phase VII.
- (b) The duly authorised representative (provided that such authorisation shall be in writing addressed to the Phase VII Owners Sub-Committee and may be revoked at any time on notice in writing given to the Phase VII Owners Sub-Committee), in his place, of any Owner of a Unit in Phase VII, 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 and appointment of members**

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

- (i) each Tower in the Phase VII Residential Development;
- (ii) the Phase VII Residential Car Park;
- (iii) the Phase VII Commercial Accommodation; and
- (iv) the Kindergarten;

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 VII Owners Sub-Committee, who are the representatives of the Phase VII Residential Development and the Phase VII Residential Car Park, and appoint the Chairman and Secretary of the Phase VII Owners Sub-Committee. The members of the Phase VII Owners Sub-Committee who are the representatives of the Phase VII Commercial Accommodation and the Kindergarten shall be appointed by the Owner of the Phase VII Commercial Accommodation and the Owner of the Kindergarten respectively who may remove and replace their respective representatives from time to time as the Owner of the Phase VII Commercial Accommodation or the Owner of the Kindergarten (as the case may be) shall see fit Provided that notice of removal and replacement shall be given to the Phase VII 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 year in respect of Phase VII, 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 VII Residential Development shall elect 1 representative of that Tower to the Phase VII Owners Sub-Committee;
- (ii) the Owner of the Phase VII Commercial Accommodation shall appoint 1 representative to the Phase VII Owners Sub-Committee;
- (iii) the Owners of the Phase VII Residential Car Park shall elect 1 representative to the Phase VII Owners Sub-Committee; and
- (iv) the Owner of the Kindergarten shall appoint 1 representative to the Phase VII Owners Sub-Committee.

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

## **Officers**

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

- (i) A Chairman;
- (ii) A Secretary;
- (iii) Such other officers (if any) as the Phase VII 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 VII Owners Sub-Committee from among them as they may from time to time determine.

(c) A meeting of the Phase VII Owners Sub-Committee

shall be presided over by:

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

#### **Tenure of office**

6. (a) Members of the Phase VII Owners Sub-Committee shall hold office until the Annual Meeting of Owners of Phase VII 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 VII Owners Sub-Committee shall be eligible for re-election or re-appointment as appropriate.

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

- (i) he resigns by notice in writing to the Phase VII 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 VII Owners Sub-Committee may be removed from office by a resolution of the Owners of Units of the part of Phase VII which he represents at an Extraordinary Meeting convened for the purpose by the Manager, the Phase VII Owners Sub-Committee or by Owners of Units in Phase VII 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 VII which the member represents and at any such Meeting, new members of the Phase VII Owners Sub-Committee may be appointed in the place of those removed from office.

#### **Votes of members**

7. Members of the Phase VII Owners Sub-Committee shall be entitled to one vote each at Phase VII 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 VII 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 or the Principal Deed.

**Manager to be invited**

9. The Phase VII 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 VII Owners Sub-Committee or the Manager may at any time convene a meeting of the Phase VII 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 VII 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 VII HOUSE RULES**

#### **Phase VII House Rules first in force**

1. The Phase VII 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 VII and shall remain in force until revoked or amended as hereinafter provided.

#### **Making and Amendment of Phase VII House Rules**

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

#### **Phase VII House Rules to be posted on notice boards**

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

## **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 VII 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 VII Owners Sub-Committee shall be properly served if sent by prepaid post to or left with the Chairman or Secretary of the Phase VII 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 after 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 for inspection by all Owners of Phase VII 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 VII. 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) Within one month after the date of this Deed, 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 VII for reference by all the Owners of Phase VII 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 VII.

## **Works and Installations**

7. (a) MTR shall compile for the reference of the Owners of Phase VII 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 VII within one month after the date of this Deed for inspection by all Owners of Phase VII 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 VII.

(c) The Owners of Phase VII shall at their own expense inspect, maintain and carry out all necessary works for the maintenance of Phase VII 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 VII may, by a resolution of Owners at an Owners' meeting of Phase VII 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 VII in an Owners' meeting of Phase VII 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 VII.

(f) The Manager shall deposit the revised Works Manual



**Paragraphs 7(7) and 7(8)  
of Schedule 7 to Building  
Management Ordinance**

in the management office in Phase VII within one month after the date of its preparation for inspection by all Owners of Phase VII 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 VII.

8. (a) If any person has given an undertaking in writing to, or has entered into an agreement with, the Government to manage or be responsible for the management of the Non-Station Development, and the Owners Corporation has appointed a Manager under Clause 2(j)(ii) of Section H of the Principal Deed, the Owners Corporation shall be deemed to have given to that person an instrument of indemnity under which the Owners Corporation shall be liable to indemnify that person in respect of any act or omission by the Manager appointed under Clause 2(j)(ii) of Section H of the Principal Deed that may otherwise render that person liable for a breach of that undertaking or agreement.

(b) Clauses 2(d), (e), (f), (g), (h), (i) and (j) of Section H of the Principal Deed and sub-clause (a) of this Clause are subject to any notice relating to the Non-Station Development that may be published by the Secretary for Home Affairs under section 34E(4) of the Building Management Ordinance but does not apply to any single manager referred to in that section.

**THE FIRST SCHEDULE**  
**PART I**  
**ALLOCATION OF SHARES**

**Phase VII Residential Development :**

	No. of Shares <u>allocated to each Tower</u>	
Tower 1 (1A & 1B)	290,430	
Tower 2 (2A & 2B)	297,887	588,317

**Phase VII Residential Car Park :**

(i)	104 Car Parking Spaces Nos.GR01 to GR104 on Ground Floor (125 Shares each)	13,000
(ii)	76 Car Parking Spaces Nos.1R01 to 1R76 on 1 <sup>st</sup> Floor (125 Shares each)	9,500
(iii)	5 Motor Cycle Parking Spaces Nos.MR01 to MR05 on Ground Floor (24 Shares each)	120
(iv)	14 Motor Cycle Parking Spaces Nos. MR06 to MR19 on 1 <sup>st</sup> Floor (24 Shares each)	336

**Phase VII Commercial Accommodation (including parking spaces and loading and unloading bays) :** 754,081

The part within Phase VIIA	327
The part within Phase VIIB	1
The remaining parts within Remaining Parts of Phase VII	753,753

**Kindergarten (including 2 car parking spaces and 3 school bus lay-bys) :** 13,564

**Phase VII Common Areas and Phase VII Common Services and Facilities :** 1,317

The parts in Phase VIIA and Remaining Parts of Phase VII	1,026
The parts in Phase VIIB	291

**Phase VII Residential Common Areas and Phase VII Residential Common Services and Facilities :** 22,898

The parts in Phase VIIA and Remaining Parts of Phase VII	17,295
The parts in Phase VIIB	5,603

**Phase VII Residential Car Park Common Areas and Phase VII Residential Car Park Common Services and Facilities :** 4,529

The parts in Phase VIIA and Remaining Parts of Phase VII	3,559
The parts in Phase VIIB	970

**Phase VII Residential and Car Park Common Areas and Phase VII Residential and Car Park Common Services and Facilities :** 635

The parts in Phase VIIA and Remaining Parts of Phase VII	635
The parts in Phase VIIB	0

**Residential Development Common Areas within Phase VII and Residential Development Common Services and Facilities within Phase VII :** 3,385

The parts in Phase VIIA and Remaining Parts of Phase VII	3,382
The parts in Phase VIIB	3

**Non-Station Development Common Areas within Phase VII and Non-Station Development Common Services and Facilities within Phase VII :**

10,208

The parts in Phase VIIA and Remaining Parts of Phase VII	10,208
The parts in Phase VIIB	0

**Total Shares :** **1,421,890**  
=====

**Allocation of Shares to each Phase VII Residential Unit**

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	No. of Shares allocated to each	<u>Sub-Total</u>
			<u>Flat</u>	
1 (1A)	6/F	A (with Flat Roof)	720	720
		B (with Flat Roof)	705	705
		C (with Flat Roof)	523	523
		D (with Flat Roof)	716	716
	7/F – 23/F (15 storeys)	A	721	10,815
		B	695	10,425
		C	506	7,590
		D	702	10,530
	26/F – 47/F (20 storeys)	A	721	14,420
		B	695	13,900
		C	506	10,120
		D	702	14,040
	49/F – 69/F (19 storeys)	A	721	13,699
		B	694	13,186
		C	506	9,614
		D	703	13,357
	70/F	A (with Flat Roof on the Main Roof Level)	765	765
		B (with Flat Roof on the Main Roof Level)	728	728
		C (with Flat Roof on the Main Roof Level)	538	538
		D (with Flat Roof on the Main Roof Level)	744	744
				-----
				147,135

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 25/F and 48/F are refuge floors.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
1 (1B)	6/F	A (with Flat Roof)	671	671
		B (with Flat Roof)	334	334
		C (with Flat Roof)	434	434
		D (with Flat Roof)	483	483
		E (with Flat Roof)	661	661
	7/F – 23/F (15 storeys)	A	672	10,080
		B	330	4,950
		C	421	6,315
		D	480	7,200
		E	653	9,795
	26/F – 47/F (20 storeys)	A	672	13,440
		B	330	6,600
		C	421	8,420
		D	480	9,600
		E	653	13,060
	49/F – 69/F (19 storeys)	A	671	12,749
		B	330	6,270
		C	423	8,037
		D	478	9,082
		E	653	12,407
	70/F	A (with Flat Roof on the Main Roof Level)	721	721
		B	330	330
		C (with Flat Roof on the Main Roof Level)	455	455
		D (with Flat Roof on the Main Roof Level)	504	504
		E (with Flat Roof on the Main Roof Level)	697	697
				-----
				143,295

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 25/F and 48/F are refuge floors.

Tower	Floor	Flat	No. of Shares allocated to each	Sub-Total
			Flat	
2 (2A)	6/F	A (with Flat Roof)	774	774
		B (with Flat Roof)	714	714
		C (with Flat Roof)	471	471
		D (with Flat Roof)	329	329
		E (with Flat Roof)	543	543
	7/F – 23/F (15 storeys)	A	744	11,160
		B	708	10,620
		C	464	6,960
		D	327	4,905
		E	511	7,665
	26/F – 47/F (20 storeys)	A	744	14,880
		B	708	14,160
		C	464	9,280
		D	327	6,540
		E	511	10,220
	49/F – 69/F (19 storeys)	A	746	14,174
		B	708	13,452
		C	464	8,816
		D	326	6,194
		E	510	9,690
	70/F	A (with Flat Roof on the Main Roof Level)	795	795
		B (with Flat Roof on the Main Roof Level)	753	753
		C	464	464
		D	326	326
		E (with Flat Roof on the Main Roof Level)	544	544
				-----
				154,429

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 25/F and 48/F are refuge floors.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
2 (2B)	6/F	A (with Flat Roof)	493	493
		B (with Flat Roof)	514	514
		C (with Flat Roof)	417	417
		D (with Flat Roof)	442	442
		E (with Flat Roof)	339	339
		F (with Flat Roof)	430	430
	7/F – 23/F (15 storeys)	A	481	7,215
		B	491	7,365
		C	408	6,120
		D	438	6,570
		E	332	4,980
		F	408	6,120
	26/F – 47/F (20 storeys)	A	481	9,620
		B	492	9,840
		C	408	8,160
		D	438	8,760
		E	332	6,640
		F	408	8,160
	49/F – 69/F (19 storeys)	A	480	9,120
		B	492	9,348
		C	408	7,752
		D	437	8,303
		E	333	6,327
		F	409	7,771
	70/F	A (with Flat Roof on the Main Roof Level)	509	509
		B (with Flat Roof on the Main Roof Level)	526	526
		C	408	408
		D (with Flat Roof on the Main Roof Level)	467	467
		E	333	333
		F	409	409
				-----
				143,458

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 25/F and 48/F are refuge floors.

**THE FIRST SCHEDULE**  
**PART II**  
**ALLOCATION OF MANAGEMENT UNITS**

**Phase VII Residential Development :**

	No. of Management Units allocated to each Tower	
Tower 1 (1A & 1B)	290,430	
Tower 2 (2A & 2B)	297,887	588,317

**Phase VII Residential Car Park :**

(i)	104 Car Parking Spaces Nos.GR01 to GR104 on Ground Floor (125 Management Units each)	13,000
(ii)	76 Car Parking Spaces Nos.1R01 to 1R76 on 1 <sup>st</sup> Floor (125 Management Units each)	9,500
(iii)	5 Motor Cycle Parking Spaces Nos.MR01 to MR05 on Ground Floor (24 Management Units each)	120
(iv)	14 Motor Cycle Parking Spaces Nos. MR06 to MR19 on 1 <sup>st</sup> Floor (24 Management Units each)	336

**Phase VII Commercial Accommodation (including parking spaces and loading and unloading bays) :** 754,081

The part within Phase VIIA	327
The part within Phase VIIB	1
The remaining parts within Remaining Parts of Phase VII	753,753

**Kindergarten (including 2 car parking spaces and 3 school bus lay-bys) :** 13,564

**Phase VII Common Areas and Phase VII Common Services and Facilities :** 0

**Phase VII Residential Common Areas and Phase VII Residential Common Services and Facilities :** 0

**Phase VII Residential Car Park Common Areas and Phase VII Residential Car Park Common Services and Facilities :** 0

**Phase VII Residential and Car Park Common Areas and Phase VII Residential and Car Park Common Services and Facilities :** 0

**Residential Development Common Areas within Phase VII and Residential Development Common Services and Facilities within Phase VII :** 0

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

**Total Management Units : 1,378,918**  
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**Allocation of Management Units to each Phase VII Residential Unit**

			No. of Management Units	
<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>allocated to each Flat</u>	<u>Sub-Total</u>
1 (1A)	6/F	A (with Flat Roof)	720	720
		B (with Flat Roof)	705	705
		C (with Flat Roof)	523	523
		D (with Flat Roof)	716	716
	7/F – 23/F (15 storeys)	A	721	10,815
		B	695	10,425
		C	506	7,590
		D	702	10,530
	26/F – 47/F (20 storeys)	A	721	14,420
		B	695	13,900
		C	506	10,120
		D	702	14,040
	49/F – 69/F (19 storeys)	A	721	13,699
		B	694	13,186
		C	506	9,614
		D	703	13,357
	70/F	A (with Flat Roof on the Main Roof Level)	765	765
		B (with Flat Roof on the Main Roof Level)	728	728
		C (with Flat Roof on the Main Roof Level)	538	538
		D (with Flat Roof on the Main Roof Level)	744	744
				-----
				147,135

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 25/F and 48/F are refuge floors.

			No. of Management Units allocated to each Flat	Sub-Total
<u>Tower</u>	<u>Floor</u>	<u>Flat</u>		
1 (1B)	6/F	A (with Flat Roof)	671	671
		B (with Flat Roof)	334	334
		C (with Flat Roof)	434	434
		D (with Flat Roof)	483	483
		E (with Flat Roof)	661	661
	7/F – 23/F (15 storeys)	A	672	10,080
		B	330	4,950
		C	421	6,315
		D	480	7,200
		E	653	9,795
	26/F – 47/F (20 storeys)	A	672	13,440
		B	330	6,600
		C	421	8,420
		D	480	9,600
		E	653	13,060
	49/F – 69/F (19 storeys)	A	671	12,749
		B	330	6,270
		C	423	8,037
		D	478	9,082
		E	653	12,407
	70/F	A (with Flat Roof on the Main Roof Level)	721	721
		B	330	330
		C (with Flat Roof on the Main Roof Level)	455	455
		D (with Flat Roof on the Main Roof Level)	504	504
		E (with Flat Roof on the Main Roof Level)	697	697
				-----
				143,295

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 25/F and 48/F are refuge floors.

			No. of Management Units	
<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>allocated to each Flat</u>	<u>Sub-Total</u>
2 (2A)	6/F	A (with Flat Roof)	774	774
		B (with Flat Roof)	714	714
		C (with Flat Roof)	471	471
		D (with Flat Roof)	329	329
		E (with Flat Roof)	543	543
	7/F – 23/F (15 storeys)	A	744	11,160
		B	708	10,620
		C	464	6,960
		D	327	4,905
		E	511	7,665
	26/F – 47/F (20 storeys)	A	744	14,880
		B	708	14,160
		C	464	9,280
		D	327	6,540
		E	511	10,220
	49/F – 69/F (19 storeys)	A	746	14,174
		B	708	13,452
		C	464	8,816
		D	326	6,194
		E	510	9,690
	70/F	A (with Flat Roof on the Main Roof Level)	795	795
		B (with Flat Roof on the Main Roof Level)	753	753
		C	464	464
		D	326	326
		E (with Flat Roof on the Main Roof Level)	544	544
				-----
				154,429

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 25/F and 48/F are refuge floors.

			No. of Management Units	
<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>allocated to each Flat</u>	<u>Sub-Total</u>
2 (2B)	6/F	A (with Flat Roof)	493	493
		B (with Flat Roof)	514	514
		C (with Flat Roof)	417	417
		D (with Flat Roof)	442	442
		E (with Flat Roof)	339	339
		F (with Flat Roof)	430	430
	7/F – 23/F (15 storeys)	A	481	7,215
		B	491	7,365
		C	408	6,120
		D	438	6,570
		E	332	4,980
		F	408	6,120
	26/F – 47/F (20 storeys)	A	481	9,620
		B	492	9,840
		C	408	8,160
		D	438	8,760
		E	332	6,640
		F	408	8,160
	49/F – 69/F (19 storeys)	A	480	9,120
		B	492	9,348
		C	408	7,752
		D	437	8,303
		E	333	6,327
		F	409	7,771
	70/F	A (with Flat Roof on the Main Roof Level)	509	509
		B (with Flat Roof on the Main Roof Level)	526	526
		C	408	408
		D (with Flat Roof on the Main Roof Level)	467	467
		E	333	333
		F	409	409
				-----
				143,458

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 25/F and 48/F are refuge floors.

**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 VII Residential Unit to go, pass and repass over and along and upon the Phase VII Common Areas, Phase VII Residential Common Areas and Phase VII Residential and Car Park Common Areas in common with all others having the like right;
- (b) of a Phase VII Residential Car Parking Space to go, pass and repass over and along and upon the Phase VII Common Areas, Phase VII Residential Car Park Common Areas and Phase VII Residential and Car Park Common Areas in common with all others having the like right;
- (c) of the Phase VII Commercial Accommodation to go, pass and repass over and along and upon and to use the Phase VII Common Areas for all purposes connected with the proper use and enjoyment of the Phase VII Commercial Accommodation;
- (d) of the Kindergarten to go, pass and repass over and along and upon and to use the Phase VII Common Areas for all purposes connected with the proper use and enjoyment of the Kindergarten

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

Rights of Owners of the  
Phase VII Residential Car  
Parking Spaces

2. 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 the Phase VII Residential Car Parking Spaces, the full right and liberty (Subject Always to the rights of the Manager) for the Owner of a Phase VII Residential 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 VII Residential 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 VII Residential Car Park Common Areas at such locations and in such manner to be approved by the Manager (including but not limited to the designation of routing and the manner of which such installation, maintenance, repair and replacement is carried out) for the purposes of or in connection with the proper use and enjoyment and operation of the Non-Common EV Facilities serving his Phase VII Residential Car Parking Space exclusively.

Rights relating to utility  
pits and trenches

3. Without prejudice to the generality of Clause 1(c) of Part I of the Second Schedule to the Principal Deed, the right of the Owners of Site C1 to free and uninterrupted passage and running of water, sewage, gas, electricity, ventilation, air-conditioning, telephone and other utilities or services from and to Site C1 through the sewers, drains, pipes, flues, conduits, ducts, wires, cables and other conducting media which are now or may at any time during the Term be in or passing through the utility pits and trenches within Site G and other parts of the Non-Station Development Provided That so far as Site G is concerned the Owners of

Site C1 shall be responsible for the cost of repair and maintenance of such sewers, drains, pipes, flues, conduits, ducts, wires, cables and other conducting media serving them and also contribute to the cost of repair and maintenance of the relevant utility pits and trenches within Site G in such proportion determined in accordance with Clause 5 of Section J of the Principal Deed (in particular the proviso thereto) as provided in the Sub-Deed of Mutual Covenant of Site G.

Rights of Owner of Phase VII Commercial Accommodation to advertise

4. Subject to the provisions of the Government Grant, the Principal Deed and this Deed, the Owner of the Phase VII Commercial Accommodation and all others authorized by it has the right to display, install, erect, affix or permit to be displayed, installed, erected or affixed in any part of the Phase VII Commercial Accommodation or upon the external walls (forming part of the Phase VII Commercial Accommodation) logos, posters and other advertising signs or structures whatsoever and whether illuminated or not Provided That it will not create any nuisance or interfere with the enjoyment and use by any Owners or occupiers of their Units and the rights and interests of the Owners and occupiers (other than the Owner of the Phase VII Commercial Accommodation) shall not be adversely affected Provided Further that the Owner of the Phase VII Commercial Accommodation shall be responsible for and shall indemnify the Manager and all other Owners from all loss, damages, actions, proceedings, claims, demands, costs and expenses arising directly or indirectly from the display, installation, erection, affixing, use or removal of any logos, posters and other advertising signs or structures whatsoever or any defect therein or the non-repair thereof or any alteration or addition works carried out or caused to be carried out by the Owner of the Phase VII Commercial Accommodation.

Right of Owner of Phase VII Commercial Accommodation to pass through Phase VII Residential Common Areas, Phase VII Residential Car Park Common Areas and Phase VII Residential and Car Park Common Areas

5. Without prejudice to the generality of Clause 1(d) of Part I of the Second Schedule to the Principal Deed, the full right and liberty for the Owner for the time being of the Phase VII Commercial Accommodation, his servants, agents, tenants and licensees to go, pass and repass over and along and upon such parts of the Phase VII Residential Common Areas on the Fifth Floor, the Phase VII Residential Car Park Common Areas on the Ground Floor and Second Floor and the Phase VII Residential and Car Park Common Areas on the Third Floor, Fourth Floor and Fifth Floor and use such Phase VII Residential Common Services and Facilities (including lift(s)) on the Fifth Floor, Phase VII Residential Car Park Common Services and Facilities (including lift(s)) on the Ground Floor and Second Floor and the Phase VII Residential and Car Park Common Services and Facilities (including lift(s)) on the Third Floor, Fourth Floor and Fifth Floor as reasonably designated by the Manager for the purpose of access to and from the Phase VII Commercial Accommodation which is adjoining to the Phase VII Residential Common Areas, the Phase VII Residential Car Park Common Areas or the Phase VII Residential and Car Park Common Areas for the purpose of maintenance of the Phase VII Commercial Accommodation.

Right of Owner of Kindergarten to pass through Phase VII Commercial Accommodation

6. The full right and liberty for the Owner for the time being of the Kindergarten, his servants, agents, tenants and licensees, with or without vehicles, to go, pass and repass over and along and upon such parts of the pedestrian link and pedestrian walkway on the Third Floor forming parts of the Phase VII Commercial Accommodation as reasonably designated or re-designated by the Owner or manager of the Phase VII Commercial Accommodation from time to time as necessary for the purpose of access to and from the Kindergarten.

Right of Owners of Phase VII Residential Units to pass through Phase VII Residential Car Park Common Areas and Phase VII Commercial Accommodation for access to and from pedal cycle parking area and residential refuse collection point

7. (a) The full right and liberty for the Owners for the time being of the Phase VII Residential Units, their servants, agents, tenants and licensees to go, pass and repass over and along and upon such parts of the Phase VII Residential Car Park Common Areas on the Ground Floor as reasonably designated by the Manager for the purpose of access to and from the pedal cycle parking area and the residential refuse collection point on the Ground Floor forming parts of the Phase VII Residential Common Areas.

(b) The full right and liberty for the Owners for the time being of the Phase VII Residential Units, their servants, agents, tenants and licensees to go, pass and repass over and along and upon such parts of the Phase VII Commercial Accommodation on the Ground Floor as reasonably designated by the Owner or manager of the Phase VII Commercial Accommodation for the purpose of access to and from the residential refuse collection point on the Ground Floor forming part of the Phase VII Residential Common Areas.

Right of Owners of Phase VII Residential Units to pass through Phase VII Residential Car Park Common Areas for access to and from Visitors' Car Parking Spaces

8. The full right and liberty for the Owners for the time being of Phase VII Residential Units, their servants, agents, tenants and licensees to go, pass and repass over and along and upon such parts of the Phase VII Residential Car Park Common Areas and to use the Phase VII Residential Car Park Common Services and Facilities as reasonably designated by the Manager 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 VII Residential Car Park.

Right of Owners of Phase VII Residential Car Parking Spaces to pass through Phase VII Commercial Accommodation as means of escape

9. The full right and liberty for the Owners for the time being of the Phase VII Residential Car Parking Spaces, their servants, agents, tenants and licensees to go, pass and repass over and along and upon such parts of the Phase VII Commercial Accommodation on the Ground Floor as reasonably designated or re-designated by the Owner or manager of the Phase VII Commercial Accommodation from time to time for the purposes of escape in case of fire or other emergency.

Right of Owner of Phase VII Commercial Accommodation to install communal aerial broadcast distribution system and related plinth on top roof of Tower 1

10. The full right and liberty for the Owner of the Phase VII Commercial Accommodation to install, erect and maintain communal aerial broadcast system and related plinth (including mounting of antennae) which serve the Phase VII Commercial Accommodation exclusively passing through the Phase VII Residential Common Areas on each floor of Tower 1 and also at the part of the top roof of Tower 1 which forms part of the Phase VII Commercial Accommodation as for the purpose of identification only shown coloured Violet and marked on the Tower 1 (1A & 1B) Top Roof Plan of the common areas plans annexed hereto and the right for the Owner of the Phase VII Commercial Accommodation, with or without workmen, tools, equipment or machinery, to go, pass and repass over and along and upon such parts of the Phase VII Residential Common Areas and use such Phase VII Residential Common Services and Facilities (including lift) as reasonably designated by the Manager for the purpose of access to and from the relevant Phase VII Residential Common Areas on each floor of Tower 1 and the top roof of Tower 1 for carrying out inspection, affixing, installation, erection, repairs, maintenance, removal, renewal and replacement works of the said communal aerial broadcast system and related plinth Provided That the Owner of the Phase VII Commercial Accommodation shall make good any damage caused as a result of the exercise of the aforesaid rights and shall keep and maintain the said communal aerial broadcast system and related plinth and the parts of the top roof of Tower 1 to which the said communal aerial broadcast system and related plinth are affixed, installed and erected in good repair and

condition at its own cost and expense Provided That it will not create any nuisance or interfere with the enjoyment and use by any Owners or occupiers of their Units and the rights and interests of the Owners and occupiers (other than the Owner of the Phase VII Commercial Accommodation) shall not be adversely affected Provided Further that the Owner of the Phase VII Commercial Accommodation shall be responsible for and shall indemnify the Manager and all other Owners from all loss, damages, actions, proceedings, claims, demands, costs and expenses arising directly or indirectly from the inspection, affixing, installation, erection, repairs, maintenance, removal, renewal and replacement works of the said communal aerial broadcast system and related plinth or any defect therein or the non-repair thereof or any alteration or addition works carried out or caused to be carried out by the Owner of the Phase VII Commercial Accommodation.



**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.
Rights of the public	<p>2. (a) Subject to the terms of the Government Grant, the right for all members of the public 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass the Phase VII Covered Pedestrian Walkway.</p> <p>(b) Subject to the terms of the Government Grant, the right for the Owners of the Shares and other persons authorized by them or their assigns to pass and repass the Phase VII Walkway forming part of the Phase VII Common Areas, part of the Non-Station Development Common Areas within Phase VII and part of the Phase VII Commercial Accommodation freely at all times and for all lawful purposes and free of any payment to and from Any of the Sites (as defined in Special Condition No.(1)(b) of the Government Grant).</p> <p>(c) The right for all members of the public to use the part of the Non-Station Development Common Areas within Phase VII which form part of the Public Open Space for all lawful purposes freely and without payment (unless the prior written approval of the Director of Leisure and Cultural Services shall have been obtained) of any nature.</p>
Right of Manager to affix signage for Phase VII Residential Development	<p>3. The right for the Manager to affix, install, erect, display, renew and replace signage (which shall form part of the Phase VII Residential Common Services and Facilities) showing the name of the Phase VII Residential Development at such location(s) of the Phase VII Commercial Accommodation approved by the Owner or manager of the Phase VII Commercial Accommodation from time to time at its sole discretion (the approved location(s) as at the date of this Deed is for the purpose of indication only shown and marked "RESERVED AREA FOR SIGNAGE FOR PHASE VII RESIDENTIAL DEVELOPMENT" on the Elevation 2 plan annexed hereto) and the right for the Manager, with or without workmen, tools, equipment or machinery, at all reasonable times on prior reasonable notice (except in case of emergency) to enter on and into the relevant parts of the Phase VII Commercial Accommodation for the purposes of inspecting, affixing, installing, erecting, displaying, repairing, maintaining, renewing and replacing the said signage Provided That:</p> <p>(a) the size, design and manner of affixation, installation, erection and display of the said signage shall be subject to the prior approval of the Owner or manager of the Phase VII Commercial Accommodation at its sole discretion;</p> <p>(b) the Manager shall keep and maintain the said signage and the relevant part of the Phase VII Commercial Accommodation to which the said signage is affixed, installed, erected or displayed in good repair and condition to the satisfaction of the Owner or manager of the Phase VII Commercial Accommodation;</p> <p>(c) the Manager shall make good any damage caused to the Phase VII Commercial Accommodation as a result of the exercise of the Manager's rights herein; and</p>

- (d) if any alteration, renovation, refurbishment or other works shall be carried out at the Phase VII Commercial Accommodation by the Owner or manager of the Phase VII Commercial Accommodation or its authorized person which will affect any of the said signage, the Owner or manager of the Phase VII Commercial Accommodation shall have the absolute right to remove, reinstate, re-provide and/or relocate such affected signage as the Owner or manager of the Phase VII Commercial Accommodation shall think fit at the cost and expense of the Owner or manager of the Phase VII Commercial Accommodation.

Right of MTR to construct and connect future covered footbridge and/or pedestrian links and/or pedestrian walkways to Phase VII

4. The right for MTR to construct and connect future covered footbridge and/or pedestrian links and/or pedestrian walkways to Phase VII at such point or part or parts of Phase VII as MTR may require from time to time in accordance with the Approved Plans for compliance with the conditions under the Government Grant Provided That the exercise of such right by MTR shall not adversely affect the proper use and enjoyment of the Units in Phase VII by the Owners thereof or impede the access of the Owners of Phase VII to their respective Units.

**THE THIRD SCHEDULE**  
**RESTRICTIONS AND PROHIBITIONS**

Not to partition	1. Not to partition any Phase VII Residential Unit or Phase VII Residential Car Parking Space or the Kindergarten.
User	2. (a) Not to use or permit or suffer to be used any Phase VII 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 VII Residential Car Parking Space other than for the parking of one private motor vehicle or one private motor cycle (as the case may be).  (c) Not to use or permit or suffer to be used any spaces for the parking of motor vehicles or motor cycles within the Phase VII Commercial Accommodation other than for the parking of motor vehicle or motor cycle (as the case may be) belonging to the occupiers of the Phase VII Commercial Accommodation or their bona fide visitors or invitees according to the carpark layout plan for Phase VII approved by the Building Authority.  (d) Not to use or permit or suffer to be used the Kindergarten and the Phase VII Commercial Accommodation for any purpose other than those permitted under the terms of the Government Grant.
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 VII Residential Units, alter the exterior window glass, alter or remove the railings or balustrades on any Phase VII Balcony, or generally do anything that might alter or affect the external appearance of the Phase VII Residential Units.  (b) Not to make any structural alteration which will interfere with or affect the rights of the other Owners.
Phase VII Balconies	4. (a) Not to cause, permit, suffer or allow any Phase VII Balcony and the covered area underneath such Phase VII Balcony to be enclosed above the safe parapet height other than as under the Approved Plans by any material of whatsoever kind or nature, and to keep and maintain any Phase VII Balcony 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 VII Balcony 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. (a) Not to exhibit in or upon any Phase VII Residential Unit any name, writing, drawing, signboard, plate, advertisement or

placard of any kind.

(b) The Owner of the Kindergarten may erect signage on the external walls of the Kindergarten but only in such design and size previously approved in writing by the Manager.

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 VII 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 VII Residential Common Areas, the Phase VII Residential Car Park Common Areas, the Phase VII Residential and Car Park Common Areas, the Phase VII Common Areas, the Residential Development Common Areas within Phase VII or the Non-Station Development Common Areas within Phase VII 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 VII Residential Common Areas, the Phase VII Residential Car Park Common Areas, the Phase VII Residential and Car Park Common Areas, the Phase VII Common Areas, the Residential Development Common Areas within Phase VII or the Non-Station Development Common Areas within Phase VII 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 VII 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 VII Residential Common Areas or the Phase VII 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 VII 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. Subject to Clause 12 below, the Visitors' Car Parking Spaces in the Phase VII Residential Car Park, which form parts of the Phase VII Residential 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 VII Residential Development.
Parking spaces for disabled persons	12. The parking spaces for disabled persons among the Visitors' Car Parking Spaces, which form parts of the Phase VII Residential Car Park Common Areas 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 VII Residential Development and their bona fide guests, visitors and invitees.
Loading and unloading bays	13. The loading and unloading bay for Tower 1 on the 2 <sup>nd</sup> Floor and the loading and unloading bay for Tower 2 on the 3 <sup>rd</sup> Floor of the podium of the buildings erected on Phase VII, which form parts of the Phase VII Residential Common Areas, shall be used only for the purpose of loading and unloading by the Owners or residents of the Phase VII Residential Development.
Pedal-cycle parking spaces	14. The pedal-cycle parking spaces in the Phase VII Residential Car Park, which form parts of the Phase VII 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 VII Residential Development.
No demolition or alteration of partition walls and/or floor/roof slabs and consent record	<p>15. (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase VII 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 VII Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase VII 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.</p> <p>(b) The Manager shall deposit in the management office of Phase VII 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 VII 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 VII.</p>

The above obligations, prohibitions and restrictions are equally applicable to the tenants and/or licensees of the Phase VII Residential Units and/or Phase VII Residential Car Parking Spaces who occupy the Phase VII Residential Units or Phase VII Residential Car Parking Spaces and to the tenants and/or licensees and/or occupiers of the Phase VII Commercial Accommodation or the Kindergarten under lease or tenancy agreement or licence (whether such lease or tenancy agreement or licence is written or oral).

**THE FOURTH SCHEDULE**  
**PHASE VII HOUSE RULES**

1.
  - (a) The purpose of Phase VII House Rules is to help maintain and preserve Phase VII of the Non-Station Development as a high quality residential estate and commercial development. They are for the benefit of all Owners of Phase VII and residents and occupiers, on whom (together with their tenants, licensees, guests, servants and agents) they are binding.
  - (b) The Phase VII House Rules are supplementary to the Principal Deed and this Deed, the terms of which will prevail in the event of any conflict.
  - (c) The Manager is empowered to enforce the Phase VII 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 VII 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 VII is 20 kph.
3.
  - (a) No vehicle of any description, whether belonging to a resident or otherwise, may park anywhere on Phase VII other than in one of the proper parking spaces provided for that purpose.
  - (b) Each resident may park his car(s) in his Phase VII Residential Car Parking Space(s) and must not use the Phase VII Residential Car Parking Space of any other resident without his prior consent.
  - (c) Each Phase VII Residential Car Parking Space may be used only for the parking of one private motor vehicle or one private 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 VII Residential 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 VII 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 may be granted, withheld (such consent shall not be unreasonably withheld), or granted subject to conditions at its absolute discretion, and work must not commence unless and until such consent has been obtained :-
  - (a) the installation of air-conditioners and any similar or related plant or equipment (other than the usual domestic package-type units in the apertures provided in the Phase VII Residential Unit), 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.

Provided that the Manager must not charge any fee other than a reasonable administrative fee for issuing consent and such fee must be credited to the Special Fund for Phase VII.

5. No washing may be hung on or anything projected from or out of any roof, flat roof, balcony or window of the Phase VII Residential Units or any other buildings on Phase VII.
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 VII 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 Owner or resident 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 Fitting Out Rules relating to the carrying out of work to any Unit 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 VII for their own private business or purposes.
13. Any consent or approval under Phase VII 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 VII 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;
12. curtain wall; and
13. gondolas.



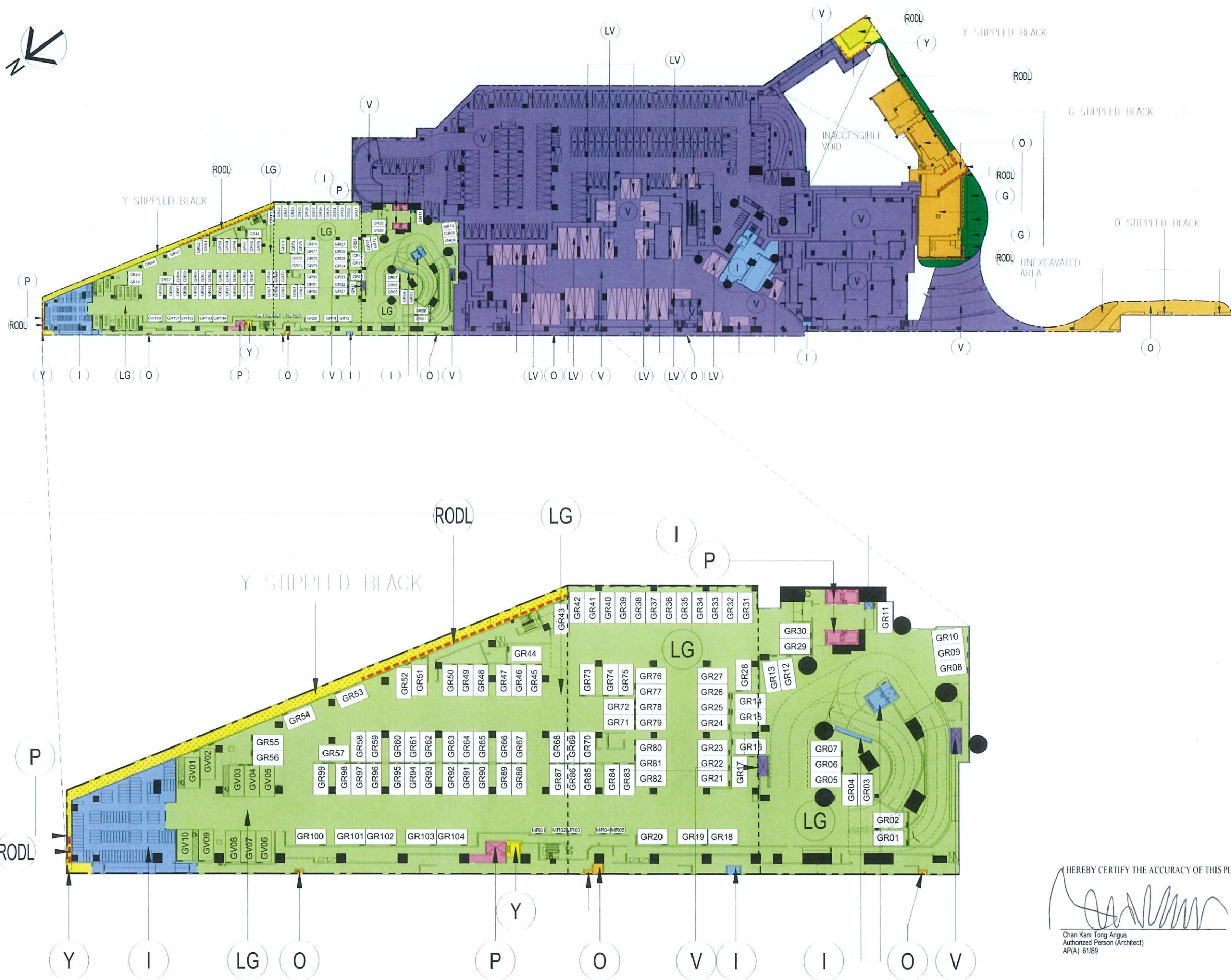
**THE SIXTH SCHEDULE**  
**PHASE VII BALCONIES**

<b><u>Tower</u></b>	<b><u>Floor</u></b>	<b><u>Phase VII Residential Unit which has a Phase VII Balcony</u></b>
Tower 1 (1A)	<p style="text-align: center;">7/F – 23/F, 26/F – 47/F, 49/F – 70/F (excluding 13/F, 14/F, 34/F, 44/F, 54/F &amp; 64/F)</p>	<p style="text-align: center;">Flat A Flat B Flat C Flat D</p>
Tower 1 (1B)		<p style="text-align: center;">Flat A Flat B Flat C Flat D Flat E</p>
Tower 2 (2A)		<p style="text-align: center;">Flat A Flat B Flat C Flat D Flat E</p>
Tower 2 (2B)		<p style="text-align: center;">Flat A Flat B Flat C Flat D Flat E Flat F</p>

**SIGNED   SEALED   and   DELIVERED** )  
by )  
)  
the lawful attorney of MTR Corporation Limited )  
in its capacity as registered owner of the Units in )  
Phase VII of the Development whose signature is )  
verified by : )

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

**SIGNED   SEALED   and   DELIVERED** )  
by )  
)  
the lawful attorney of MTR Corporation Limited )  
in its capacity as Manager whose signature is )  
verified by : )



- LEGEND**
- I** INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
  - LG** LIGHT GREEN - PHASE VII RESIDENTIAL CAR PARK COMMON AREAS
  - P** PINK - PHASE VII RESIDENTIAL AND CAR PARK COMMON AREAS
  - V** VIOLET - PHASE VII COMMERCIAL ACCOMMODATION
  - LV** LIGHT VIOLET - PHASE VII COMMERCIAL COMMON AREAS
  - Y** YELLOW - PHASE VII COMMON AREAS
  - Y** YELLOW STIPPLED BLACK - PHASE VII COMMON AREAS (GREENERY AREA)
  - G** GREEN - RESIDENTIAL DEVELOPMENT COMMON AREAS WITHIN PHASE VII
  - G** GREEN STIPPLED BLACK - RESIDENTIAL DEVELOPMENT COMMON AREAS WITHIN PHASE VII (GREENERY AREA)
  - O** ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII
  - O** ORANGE STIPPLED BLACK - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII (GREENERY AREA)

RED-ORANGE DOTTED LINE - VERTICAL GREEN

GROUND FLOOR TOTAL GREENERY AREA = 1190.354

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂
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<p>PROJECT / 工程          PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSUNG KWAN O TOWN LOT NO. 70</p>		
<p>DRAWING / 圖名          GROUND FLOOR PLAN          (PLAN BELOW +10.75mPD)</p>		
SCALE / 比例 1:1300 總圖	JOB NUMBER / 工程編號 5138	
DATE / 日期 JUN 2017	DRAWING NUMBER / 圖號	
DESIGNED / 設計	CHECKED / 核對	APPROVED / 審定
<p>HEREBY CERTIFY THE ACCURACY OF THIS PLAN</p> <p><i>[Signature]</i>          Chan Kam Tong Angus          Authorized Person (Architect)          AP(A) 6189</p>		
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PART PLAN FOR IDENTIFICATION OF NUMBERING OF CAR PARKING SPACE (1:600)

SCALE 1:1300





# LEGEND

- (I) INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- (LG) LIGHT GREEN - PHASE VII RESIDENTIAL CAR PARK COMMON AREAS
- (P) PINK - PHASE VII RESIDENTIAL AND CAR PARK COMMON AREAS
- (V) VIOLET - PHASE VII COMMERCIAL ACCOMMODATION
- (LV) LIGHT VIOLET - PHASE VII COMMERCIAL COMMON AREAS
- (O) ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII
- (Y) YELLOW - PHASE VII COMMON AREAS

RED-ORANGE DOTTED LINE - VERTICAL GREEN

FIRST FLOOR TOTAL GREENERY AREA = 110.714

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

*[Signature]*

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 圖號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程

PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSUNG KWAN O TOWN LOT NO. 70

DRAWING / 圖名

FIRST FLOOR PLAN  
(PLAN BELOW +10.50mPD & PLAN AT AND ABOVE +10.75mPD AND BELOW +12.50mPD)

SCALE / 比例  
1:1500, 1:600

JOB NUMBER / 工程編號  
5138

DATE / 日期  
JUN 2017

DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 簽定

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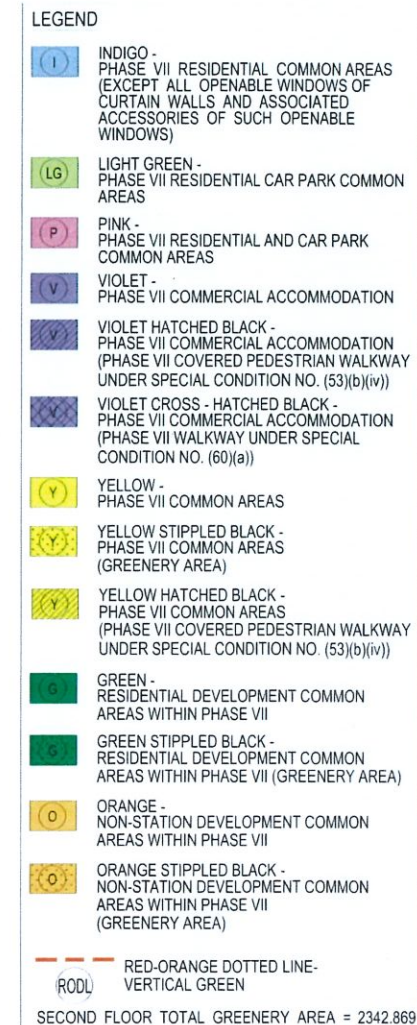
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SCALE 1:1500

PART PLAN FOR IDENTIFICATION OF NUMBERING OF CAR PARKING SPACE (1:600)





SECOND FLOOR TOTAL GREENERY AREA = 2342.869


NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程

PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
SECOND FLOOR PLAN  
(PLAN AT AND ABOVE +12.50mPD  
AND BELOW +15.00mPD)

SCALE / 比例	JOB NUMBER / 工号編號
1:1500 @A3	5158
DATE / 日期	DRAWING NUMBER / 圖號
JUN 2017	

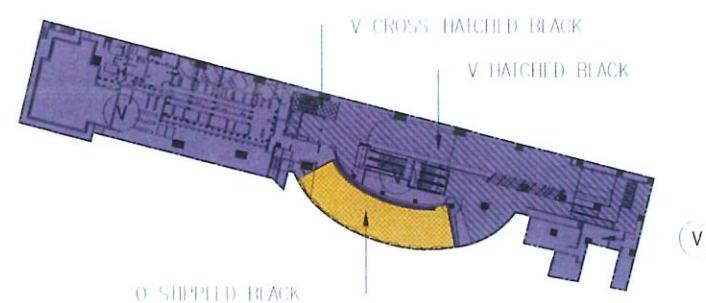
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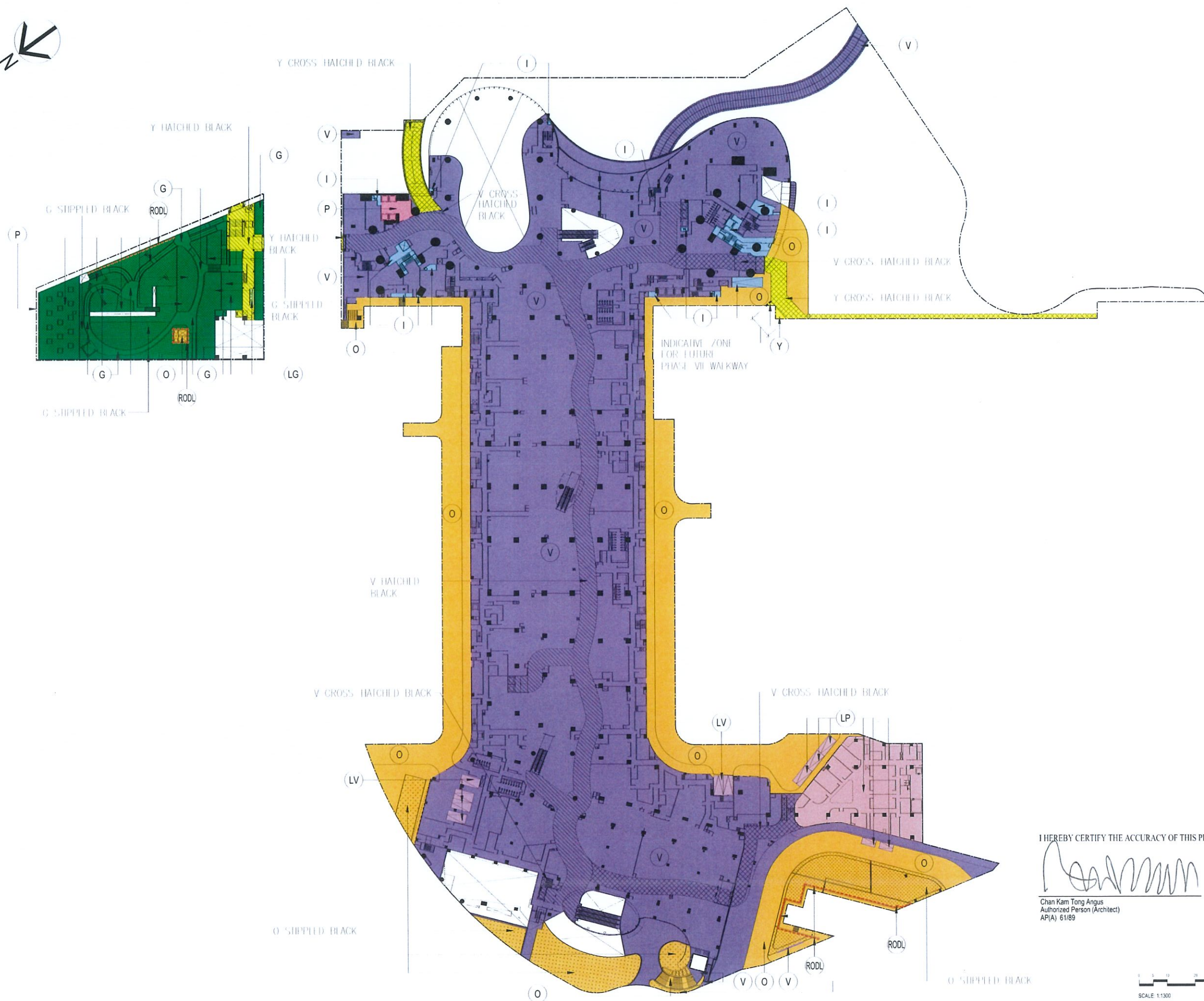
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HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89







#### LEGEND

- (I) INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- (LG) LIGHT GREEN - PHASE VII RESIDENTIAL CAR PARK COMMON AREAS
- (P) PINK - PHASE VII RESIDENTIAL AND CAR PARK COMMON AREAS
- (V) VIOLET - PHASE VII COMMERCIAL ACCOMMODATION
- (V) VIOLET HATCHED BLACK - PHASE VII COMMERCIAL ACCOMMODATION (PHASE VII COVERED PEDESTRIAN WALKWAY UNDER SPECIAL CONDITION NO. (53)(b)(iv))
- (V) VIOLET CROSS - HATCHED BLACK - PHASE VII COMMERCIAL ACCOMMODATION (PHASE VII WALKWAY UNDER SPECIAL CONDITION NO. (60)(a))
- (Y) YELLOW - PHASE VII COMMON AREAS
- (Y) YELLOW CROSS - HATCHED BLACK - PHASE VII COMMON AREAS (PHASE VII WALKWAY UNDER SPECIAL CONDITION NO. (60)(a))
- (Y) YELLOW HATCHED BLACK - PHASE VII COMMON AREAS (PHASE VII COVERED PEDESTRIAN WALKWAY UNDER SPECIAL CONDITION NO. (53)(b)(iv))
- (LV) LIGHT VIOLET - PHASE VII COMMERCIAL COMMON AREAS
- (G) GREEN - RESIDENTIAL DEVELOPMENT COMMON AREAS WITHIN PHASE VII
- (G) GREEN STIPPLED BLACK - RESIDENTIAL DEVELOPMENT COMMON AREAS WITHIN PHASE VII (GREENERY AREA)
- (O) ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII
- (O) ORANGE STIPPLED BLACK - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII (GREENERY AREA)
- (LP) LIGHT PINK - KINDERGARTEN

RED-ORANGE DOTTED LINE - VERTICAL GREEN

THIRD FLOOR TOTAL GREENERY AREA = 3717.296

NUMBER / 编号 DATE / 日期 AMENDMENT / 修订

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PROJECT / 工程  
PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSUNG KWAN O TOWN LOT NO. 70

DRAWING / 圖名  
THIRD FLOOR PLAN  
(PLAN AT AND ABOVE +17.50mPD AND BELOW +22.20mPD)

SCALE / 比例  
1:1500 @A3  
51.58  
DATE / 日期  
JUN 2017  
DRAWING NUMBER / 圖號

DESIGNED / 設計  
CHECKED / 校核  
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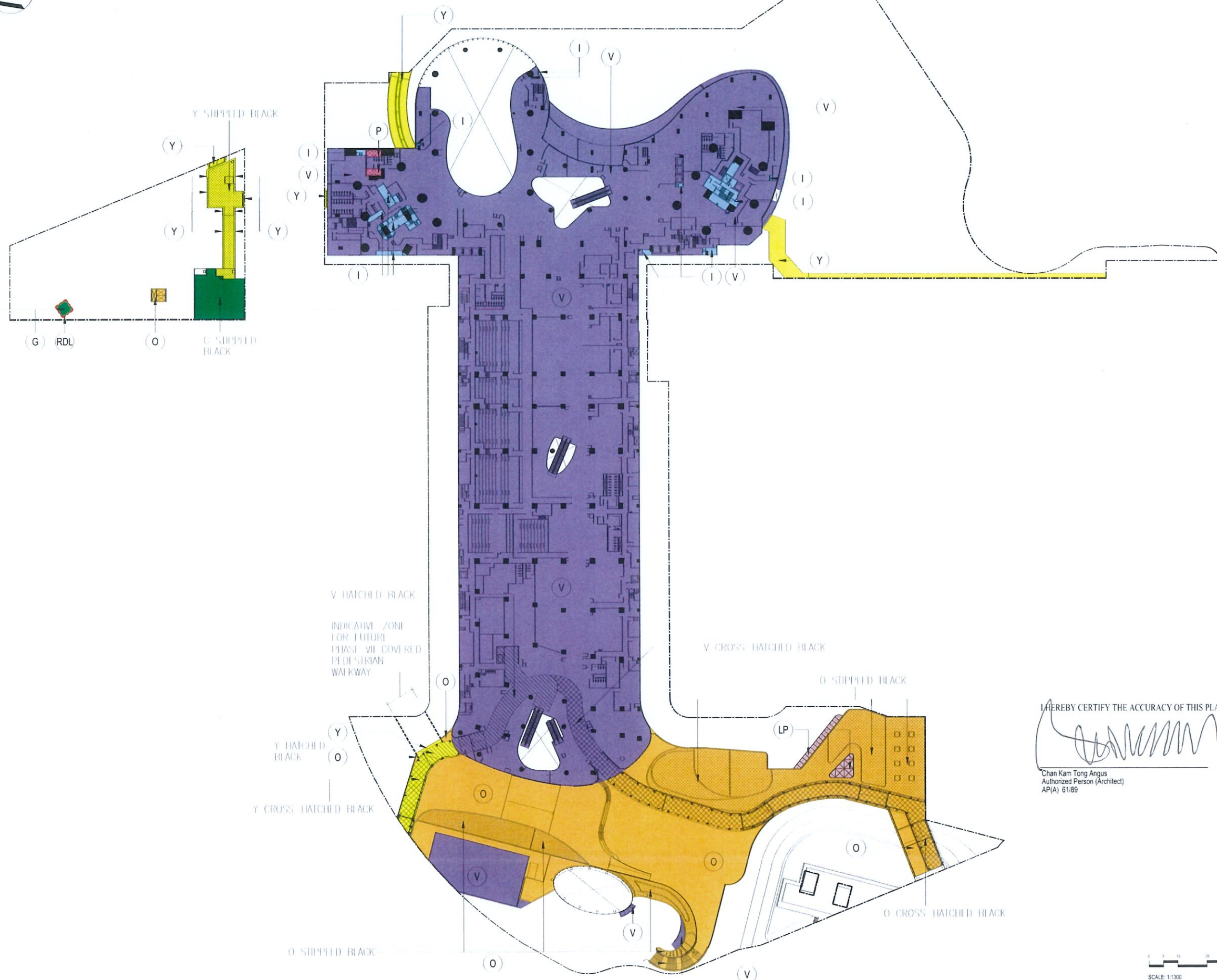
*Chan Kam Tong*

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61189

SCALE 1:1300

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#### LEGEND

- I** INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- P** PINK - PHASE VII RESIDENTIAL AND CAR PARK COMMON AREAS
- V** VIOLET - PHASE VII COMMERCIAL ACCOMMODATION
- V** VIOLET HATCHED BLACK - PHASE VII COMMERCIAL ACCOMMODATION (PHASE VII COVERED PEDESTRIAN WALKWAY UNDER SPECIAL CONDITION NO. (53)(b)(iv))
- V** VIOLET CROSS - HATCHED BLACK - PHASE VII COMMERCIAL ACCOMMODATION (PHASE VII WALKWAY UNDER SPECIAL CONDITION NO. (60)(a))
- Y** YELLOW - PHASE VII COMMON AREAS
- Y** YELLOW STIPPLED BLACK - PHASE VII COMMON AREAS (GREENERY AREA)
- Y** YELLOW CROSS - HATCHED BLACK - PHASE VII COMMON AREAS (PHASE VII WALKWAY UNDER SPECIAL CONDITION NO. (60)(a))
- Y** YELLOW HATCHED BLACK - PHASE VII COMMON AREAS (PHASE VII COVERED PEDESTRIAN WALKWAY UNDER SPECIAL CONDITION NO. (53)(b)(iv))
- G** GREEN - RESIDENTIAL DEVELOPMENT COMMON AREAS WITHIN PHASE VII
- G** GREEN STIPPLED BLACK - RESIDENTIAL DEVELOPMENT COMMON AREAS WITHIN PHASE VII (GREENERY AREA)
- O** ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII
- O** ORANGE STIPPLED BLACK - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII (GREENERY AREA)
- O** ORANGE CROSS - HATCHED BLACK - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII (PHASE VII WALKWAY UNDER SPECIAL CONDITION NO. (60)(a))
- LP** LIGHT PINK - KINDERGARTEN
- RDL** RED DOTTED LINE - EXTENT OF HORIZONTAL SCREEN / COVERED WALKWAY AND TRELLIS

FOURTH FLOOR TOTAL GREENERY AREA = 2684.407

NUMBER / 圖號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 項目  
PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSUNG KWAN O TOWN LOT NO. 70

DRAWING / 圖名  
FOURTH FLOOR PLAN  
(PLAN AT AND ABOVE +22.20mPD AND BELOW +29.00mPD)

SCALE / 比例  
1:1500 (A3)  
DATE / 日期  
JUN 2017

DESIGNED / 設計  
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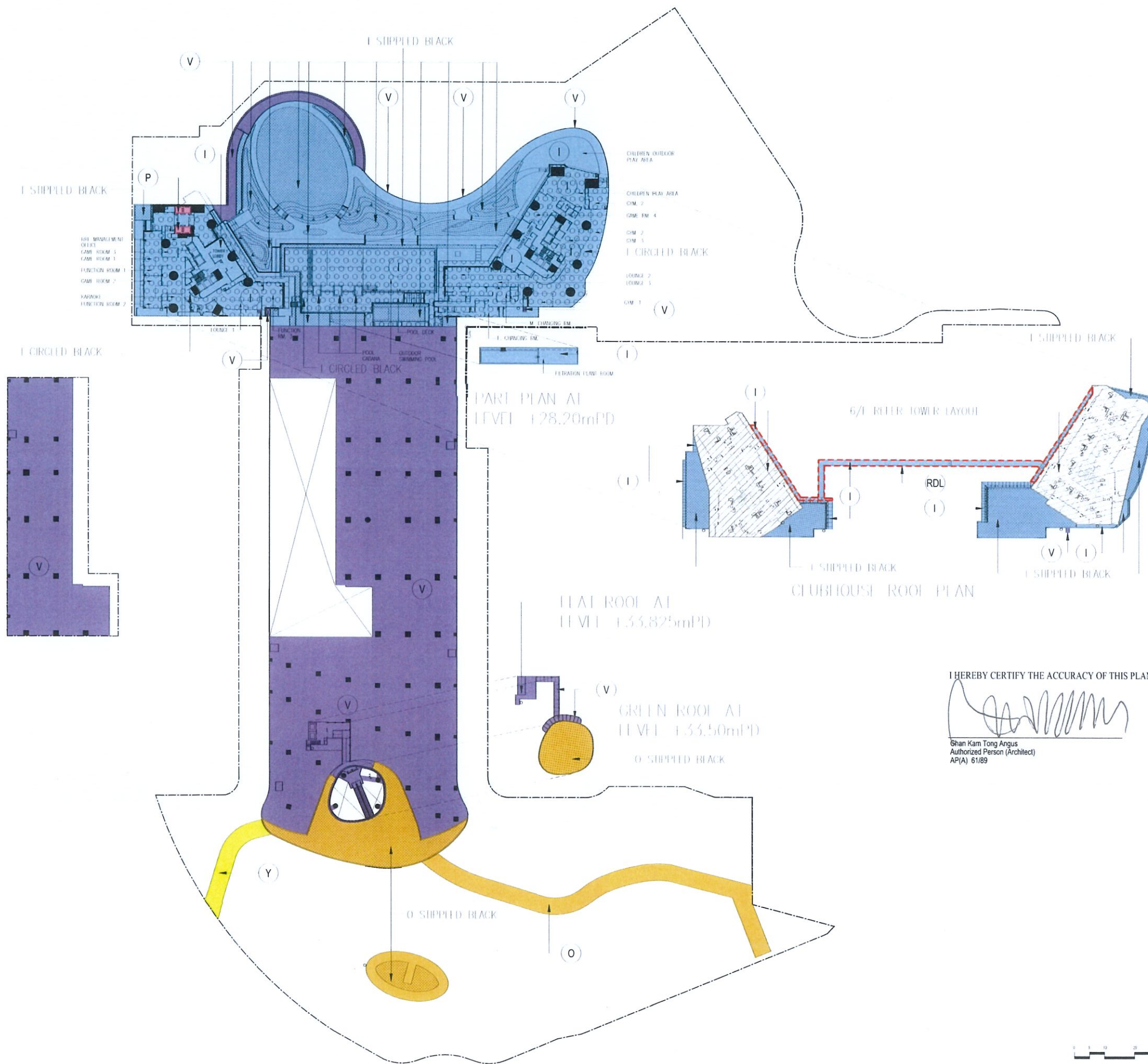
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I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

SCALE: 1:1300





#### LEGEND

- I** INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- I** INDIGO STIPPLED BLACK - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS) (GREENERY AREA)
- I** INDIGO CIRCLED BLACK - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS) (PHASE VII RECREATIONAL AREAS AND FACILITIES)
- P** PINK - PHASE VII RESIDENTIAL AND CAR PARK COMMON AREAS
- V** VIOLET - PHASE VII COMMERCIAL ACCOMMODATION
- Y** YELLOW - PHASE VII COMMON AREAS
- O** ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII
- O** ORANGE STIPPLED BLACK - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE VII (GREENERY AREA)
- RDL** RED DOTTED LINE - EXTENT OF HORIZONTAL SCREEN / COVERED WALKWAY AND TRELLIS

FIFTH FLOOR / FLAT ROOF / UPPER FLAT ROOF / CLUBHOUSE ROOF TOTAL GREENERY AREA = 4386.883


NUMBER / 编号 DATE / 日期 AMENDMENT / 修改

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PROJECT / 項目  
PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF P'UNG KWAN O TOWN LOT NO. 70

DRAWING / 圖名  
FIFTH FLOOR PLAN (PLAN AT AND ABOVE +29.00mPD AND BELOW +31.25mPD)

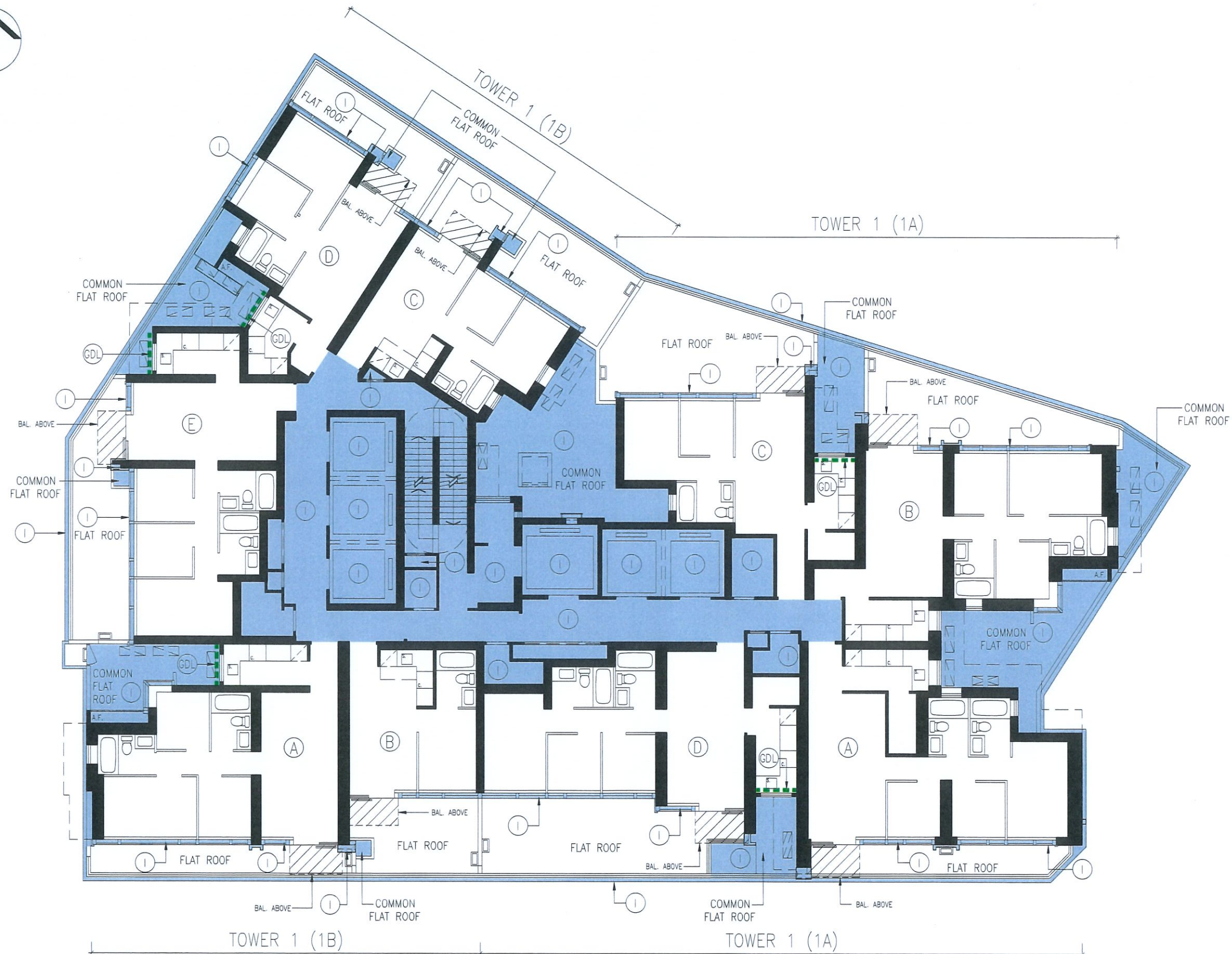
SCALE / 比例  
1:1300 99A5  
JOB NUMBER / 工程編號  
5138  
DATE / 日期  
JUN 2017  
DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED  
所有尺寸均以毫米為單位  
DO NOT SCALE DRAWING  
圖中所有尺寸均以圖中為準，不得量取  
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SCALE 1:1300





#### LEGEND

- INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- GREEN DOTTED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

*[Signature]*

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 SUB-DMC PLAN (1)

SCALE / 比例  
1:150 @A3

JOB NUMBER / 工程編號  
5138

DATE / 日期  
AUG 2016

DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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TOWER 1 (1A & 1B) 6/F

0 0.5 1 2 5m  
SCALE 1 : 150





TOWER 1 (1A & 1B) 7-23/F

#### LEGEND

- INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- GREEN DOTTED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

NOTE:  
THERE WILL BE NO 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS.

THEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 6189

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 SUB-DMC PLAN (2)

SCALE / 比例  
1:150 @A3

JOB NUMBER / 工程編號  
5138

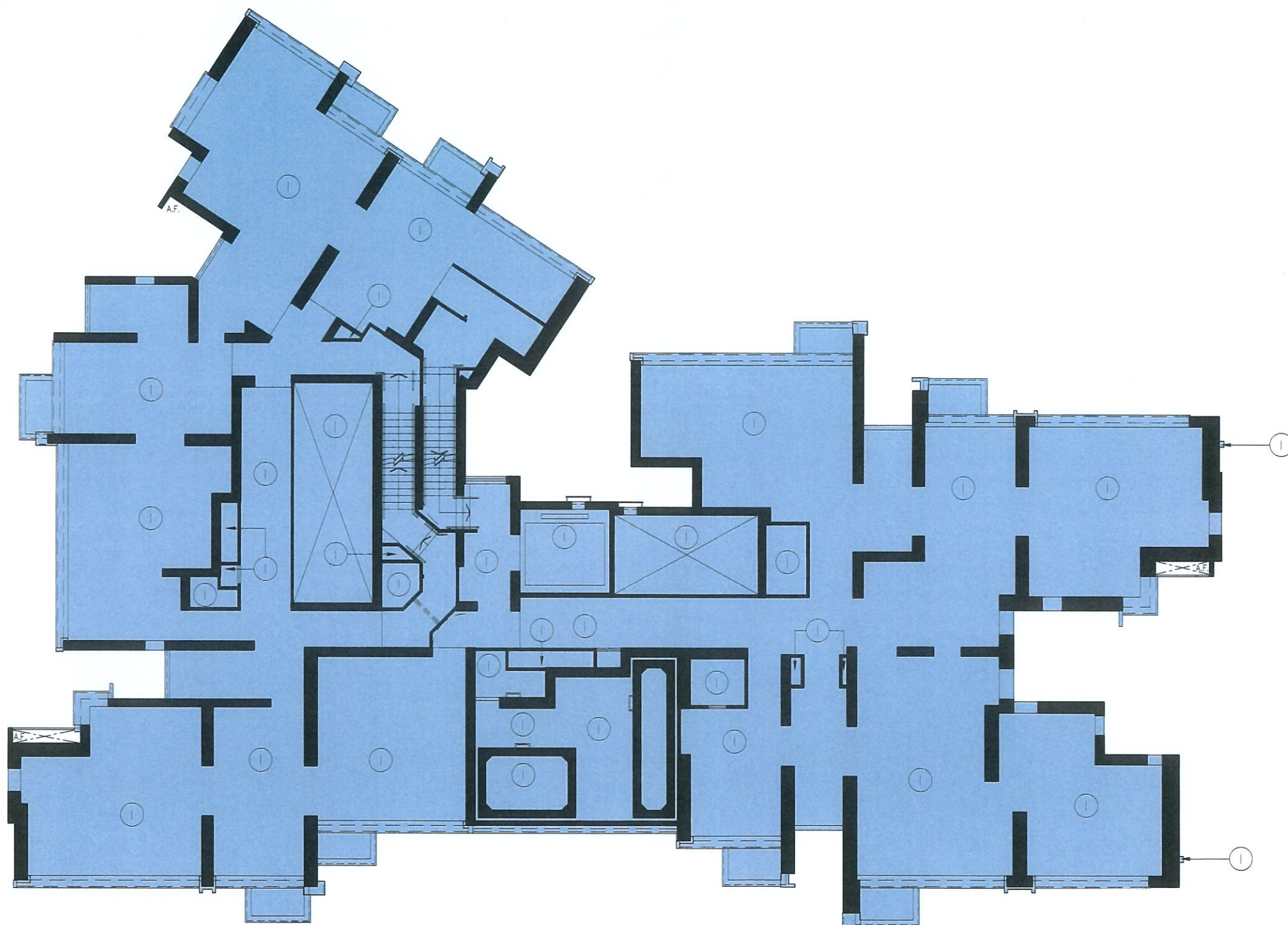
DATE / 日期  
AUG 2016

DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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TOWER 1 (1A & 1B) 25/F

0 0.5 1 2 5m  
SCALE 1 : 150

#### LEGEND

- ① INDIGO -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
WALLS AND ASSOCIATED ACCESSORIES OF  
SUCH OPENABLE WINDOWS)

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 SUB-DMC PLAN (3)

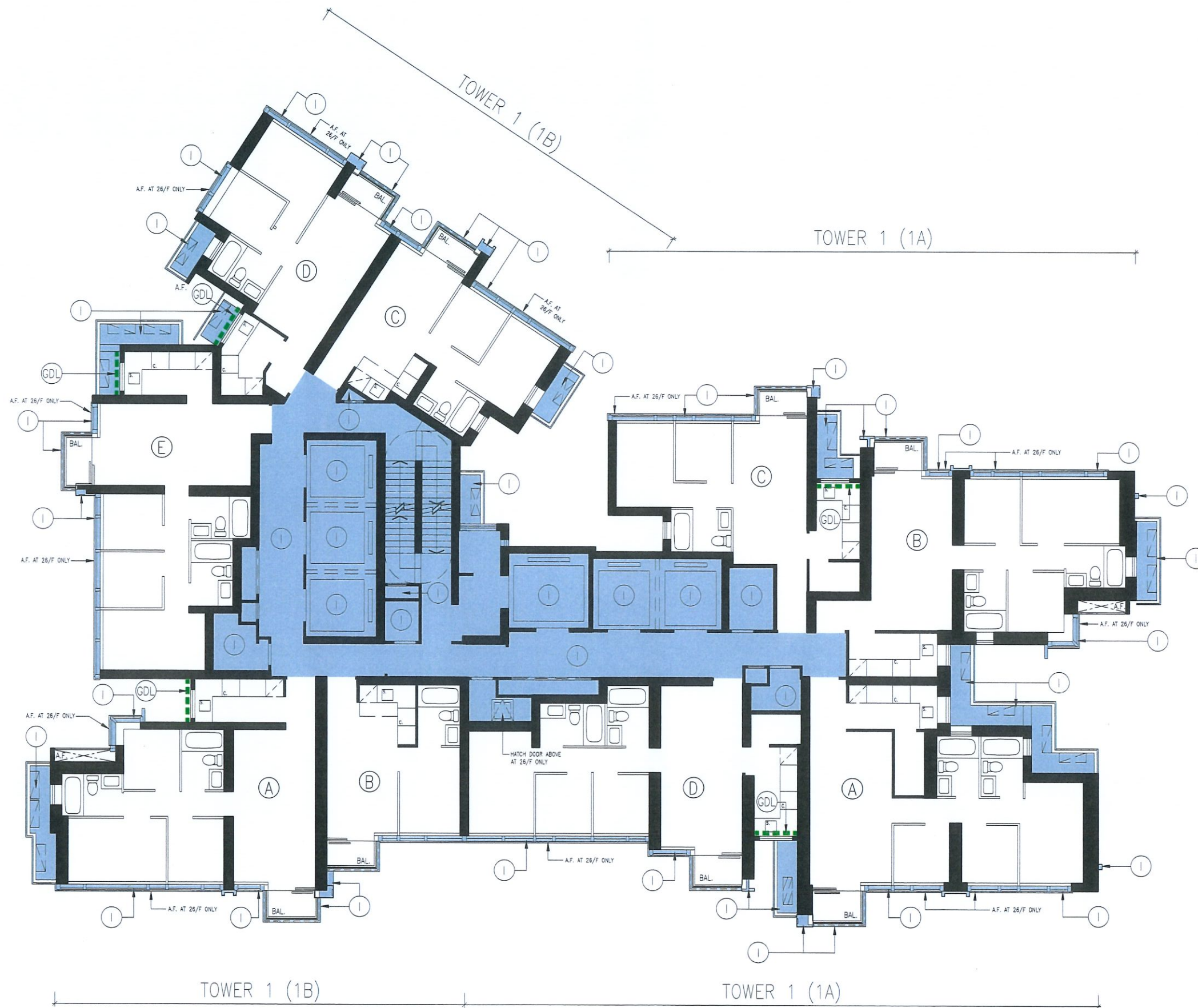
SCALE / 比例  
1:150 @A3  
DATE / 日期  
AUG 2016

JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號  
-

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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TOWER 1 (1A & 1B) 26-47/F

#### LEGEND

- INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- GREEN DOTTED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

NOTE:  
THERE WILL BE NO 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS.

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 SUB-DMC PLAN (4)

SCALE / 比例  
1:150 @A3

JOB NUMBER / 工程編號  
5138

DATE / 日期  
AUG 2016

DRAWING NUMBER / 圖號

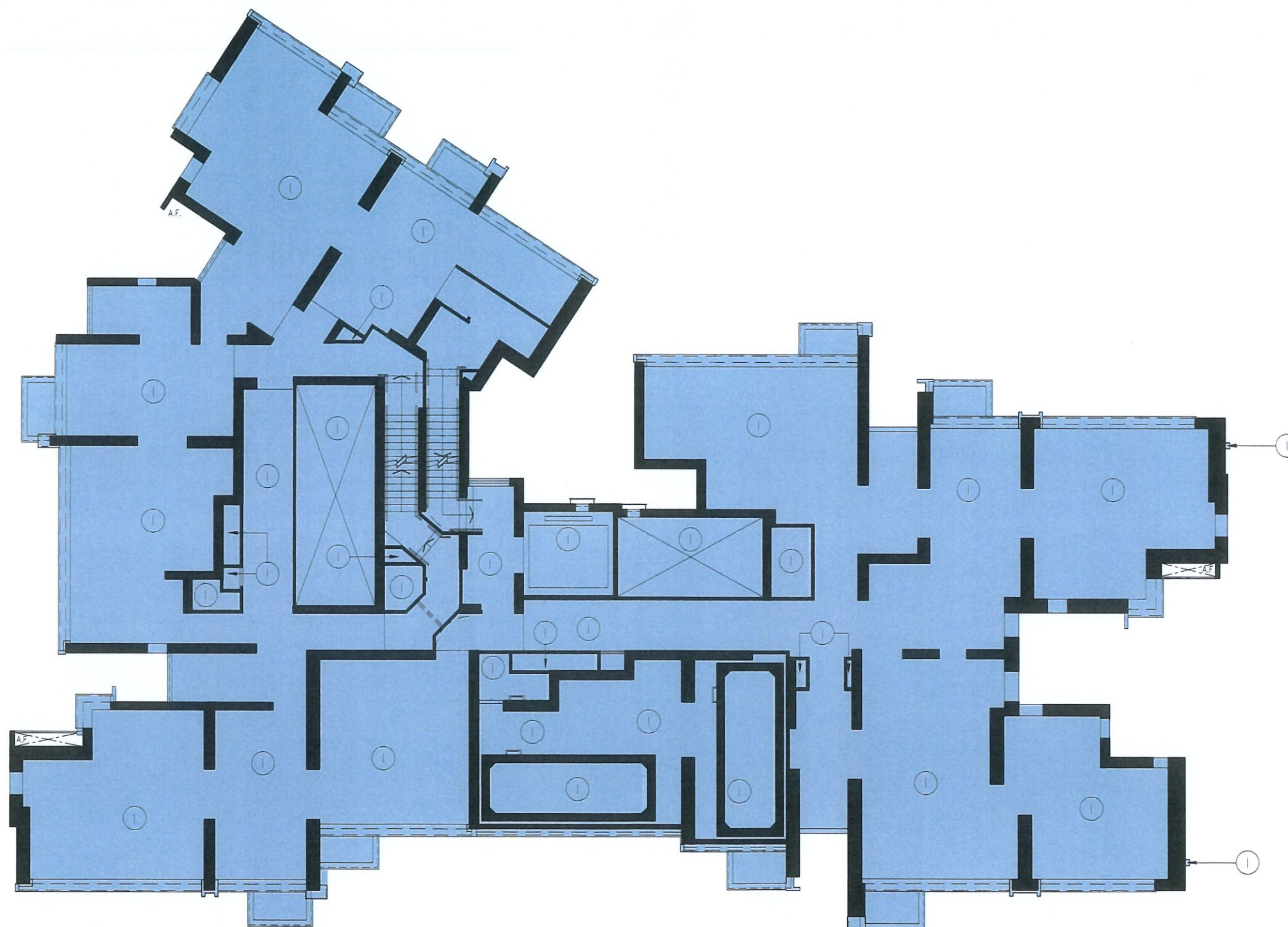
DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED

除特別註明外，所有尺寸是以毫米計  
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0 0.5 1 2 5m  
SCALE 1 : 150





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

0 0.5 1 2 5m  
SCALE 1 : 150

#### LEGEND

- ① INDIGO -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
WALLS AND ASSOCIATED ACCESSORIES OF  
SUCH OPENABLE WINDOWS)

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

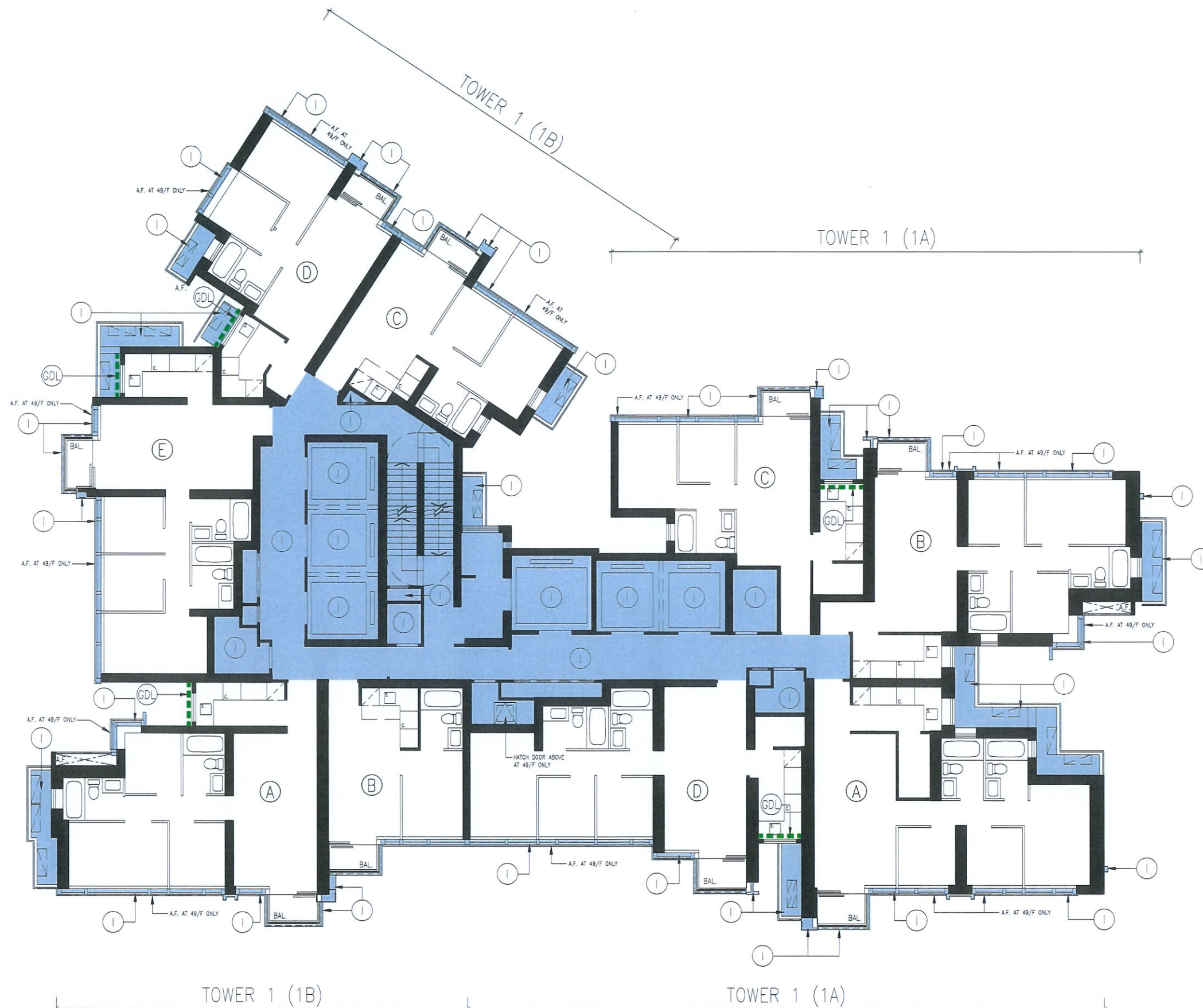
DRAWING / 圖名  
TOWER 1 SUB-DMC PLAN (5)

SCALE / 比例	JOB NUMBER / 工程編號
1:150 @A3	5138
DATE / 日期	DRAWING NUMBER / 圖號
AUG 2016	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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圖中所有標註尺寸為準，不應量度  
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TOWER 1 (1A & 1B) 49-70/F

0 0.5 1 2 5m  
SCALE 1 : 150

#### LEGEND

- INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- GREEN DOTTED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

NOTE:  
THERE WILL BE NO 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS.

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 SUB-DMC PLAN (6)

SCALE / 比例  
1:150 @A3  
DATE / 日期  
AUG 2016

JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號

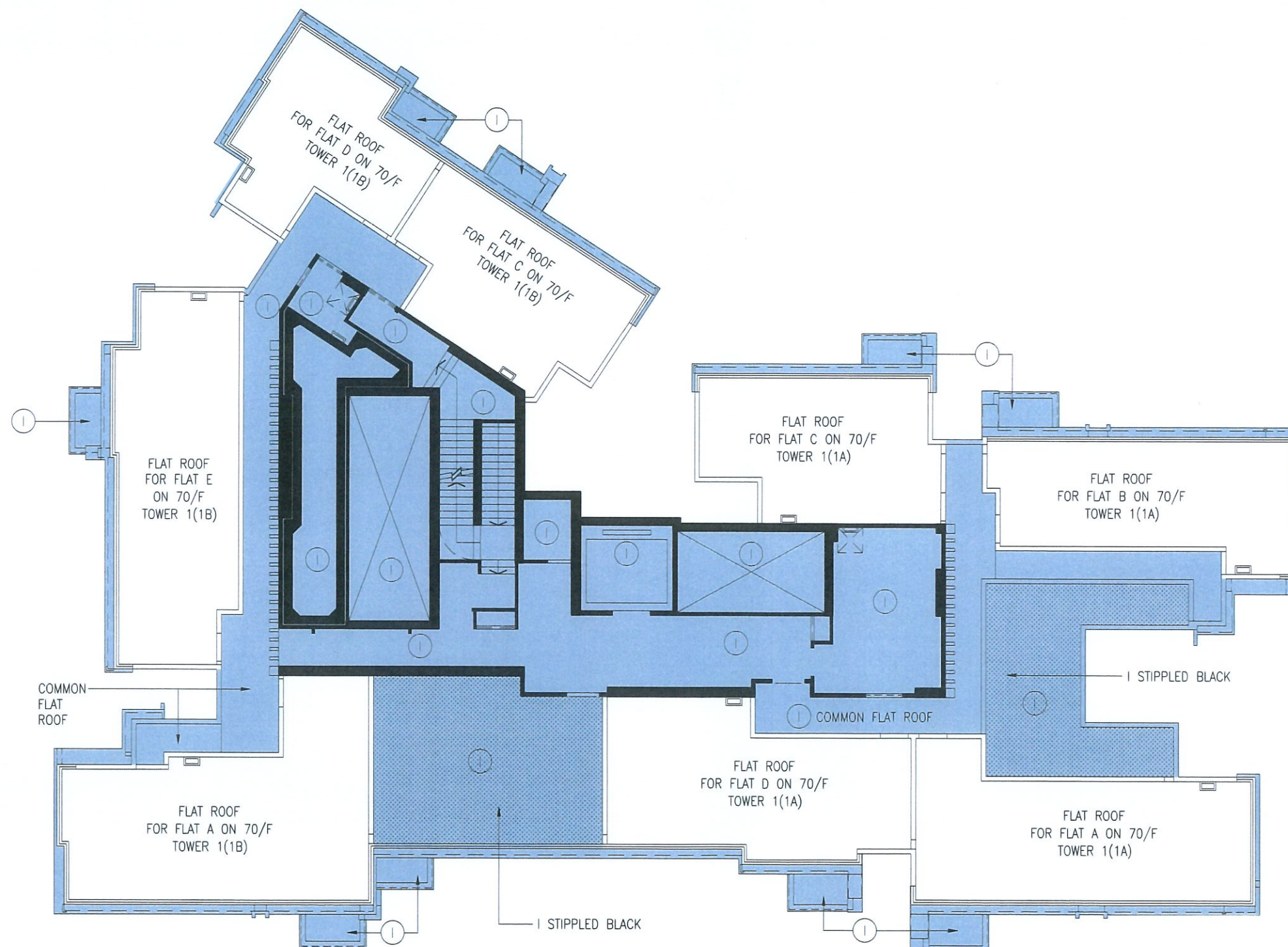
DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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- DO NOT SCALE DRAWING
- 圖中所有標註尺寸為準, 不應量度
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- 最終尺寸須在現場核對準確



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TOWER 1 (1A & 1B) MAIN ROOF

#### LEGEND

-  INDIGO -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
WALLS AND ASSOCIATED ACCESSORIES OF  
SUCH OPENABLE WINDOWS)
-  INDIGO STIPPLED BLACK -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
WALLS AND ASSOCIATED ACCESSORIES OF  
SUCH OPENABLE WINDOWS)  
(GREENERY AREA)

TOWER 1(1A&1B) MAIN ROOF TOTAL GREENERY AREA=64.679 m<sup>2</sup>

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

  
Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 6189

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 SUB-DMC PLAN (7)

SCALE / 比例  
1:150 @A3

JOB NUMBER / 工程編號  
5138

DATE / 日期  
AUG 2016

DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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• 除特別註明外，所有尺寸均以毫米表示

• DO NOT SCALE DRAWING

• 圖中所有標註尺寸為準，不應量度

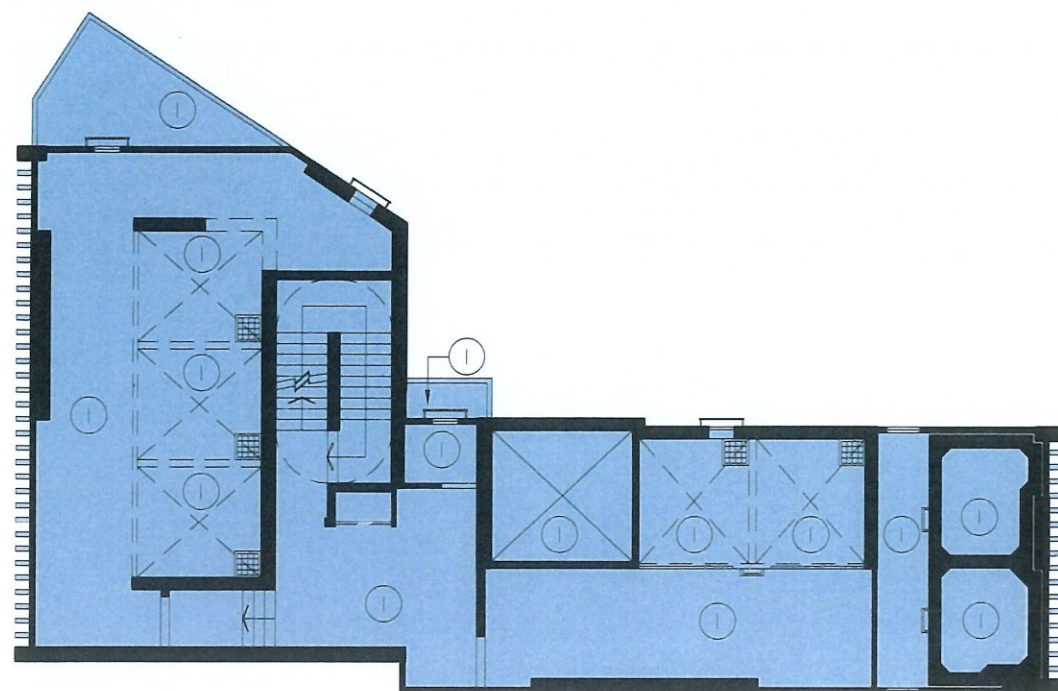
• ALL MEASUREMENTS SHOULD BE VERIFIED ON SITE

• 量測尺寸須在現場核對準確

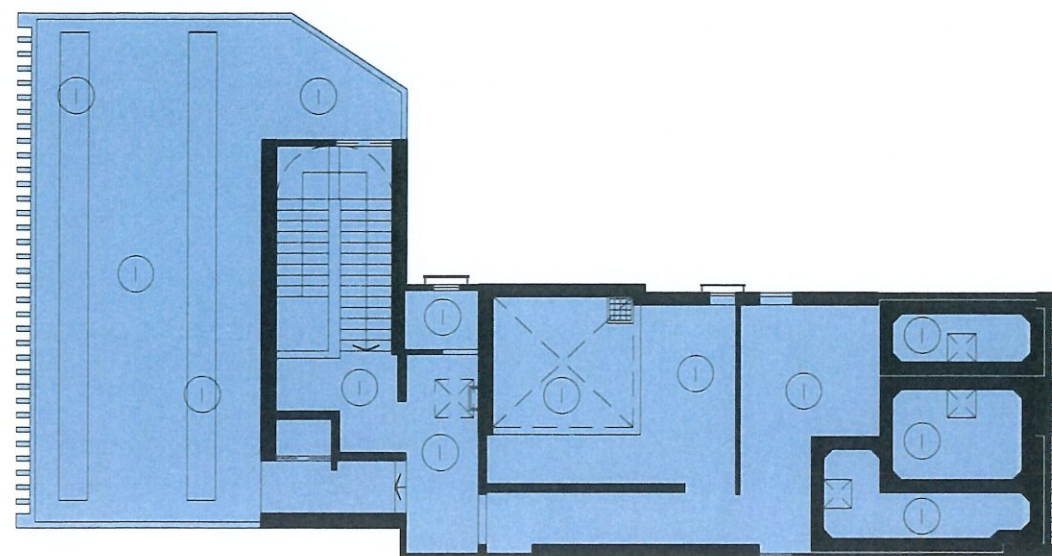
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0 0.5 1 2 5m  
SCALE 1 : 150

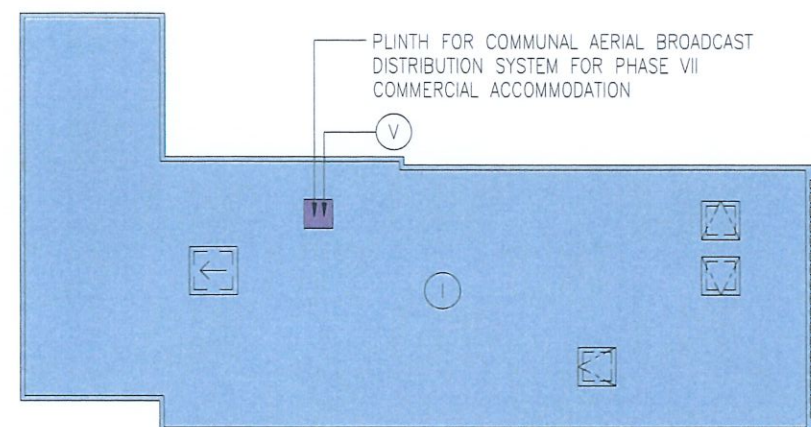




TOWER 1 (1A & 1B) UPPER ROOF 1



TOWER 1 (1A & 1B) UPPER ROOF 2



TOWER 1 (1A & 1B) TOP ROOF

0 0.5 1 2 5m  
SCALE 1 : 150

# LEGEND

- I INDIGO -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
WALLS AND ASSOCIATED ACCESSORIES OF  
SUCH OPENABLE WINDOWS)
- V VIOLET -  
PHASE VII COMMERCIAL ACCOMMODATION

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

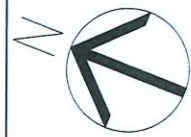
DRAWING / 圖名  
TOWER 1 SUB-DMC PLAN (8)

SCALE / 比例 1:150 @A3	JOB NUMBER / 工程編號 5138
DATE / 日期 AUG 2016	DRAWING NUMBER / 圖號 -

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定
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#### LEGEND

- INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- GREEN DOTTED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
- VIIA - PHASE VIIA DEMARCATION

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
**PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSEUNG KWAN O TOWN LOT NO. 70**

DRAWING / 圖名  
**TOWER 2 SUB-DMC PLAN (1)**

SCALE / 比例 1:150 @A3	JOB NUMBER / 工程編號 5138
DATE / 日期 AUG 2016	DRAWING NUMBER / 圖號

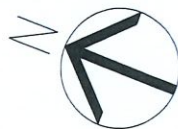
DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定
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TOWER 2 (2A & 2B) 6/F

0 0.5 1 2 5m  
SCALE 1 : 150





#### LEGEND

- INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- GREEN DOTTED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

NOTE:  
THERE WILL BE NO 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS.

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 2 SUB-DMC PLAN (2)

SCALE / 比例  
1:150 @A3

JOB NUMBER / 工程編號  
5138

DATE / 日期  
AUG 2016

DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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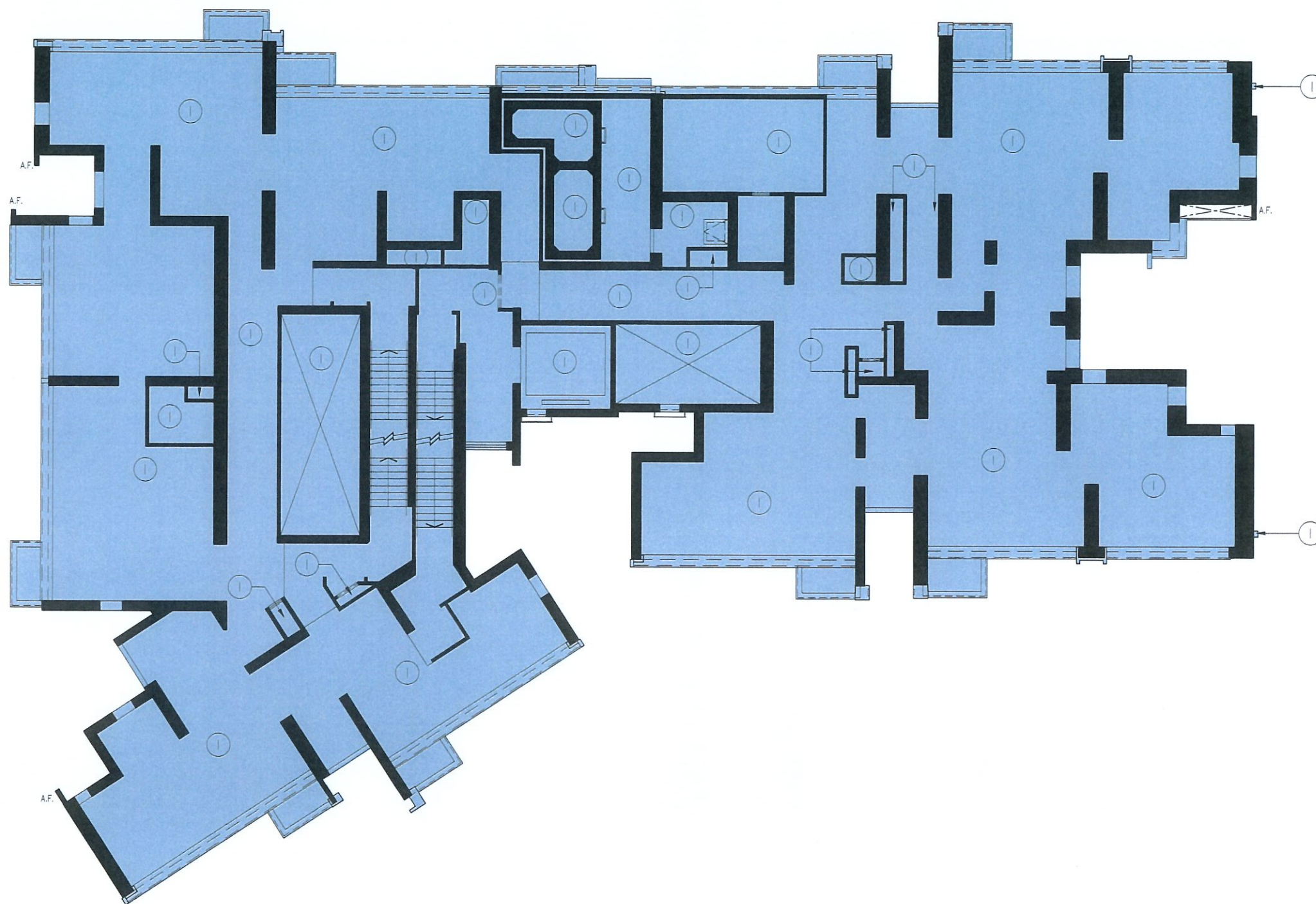
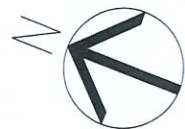
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TOWER 2 (2A & 2B) 7-23/F

0 0.5 1 2 5m  
SCALE 1 : 150





#### LEGEND

- ① INDIGO -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
WALLS AND ASSOCIATED ACCESSORIES OF  
SUCH OPENABLE WINDOWS)

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Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 2 SUB-DMC PLAN (3)

SCALE / 比例  
1:150 @A3

JOB NUMBER / 工程編號  
5138

DATE / 日期  
AUG 2016

DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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• DO NOT SCALE DRAWING

• 圖中所有標註尺寸為準, 不應量度

• ALL MEASUREMENTS SHOULD BE VERIFIED ON SITE

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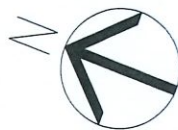
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TOWER 2 (2A & 2B) 25/F

0 0.5 1 2 5m  
SCALE 1 : 150






#### LEGEND

- INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- GREEN DOTTED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

NOTE:  
THERE WILL BE NO 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS.

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Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
**PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSEUNG KWAN O TOWN LOT NO. 70**

DRAWING / 圖名  
**TOWER 2 SUB-DMC PLAN (4)**

SCALE / 比例  
1:150 @A3

JOB NUMBER / 工程編號  
**5138**

DATE / 日期  
AUG 2016

DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

\* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED

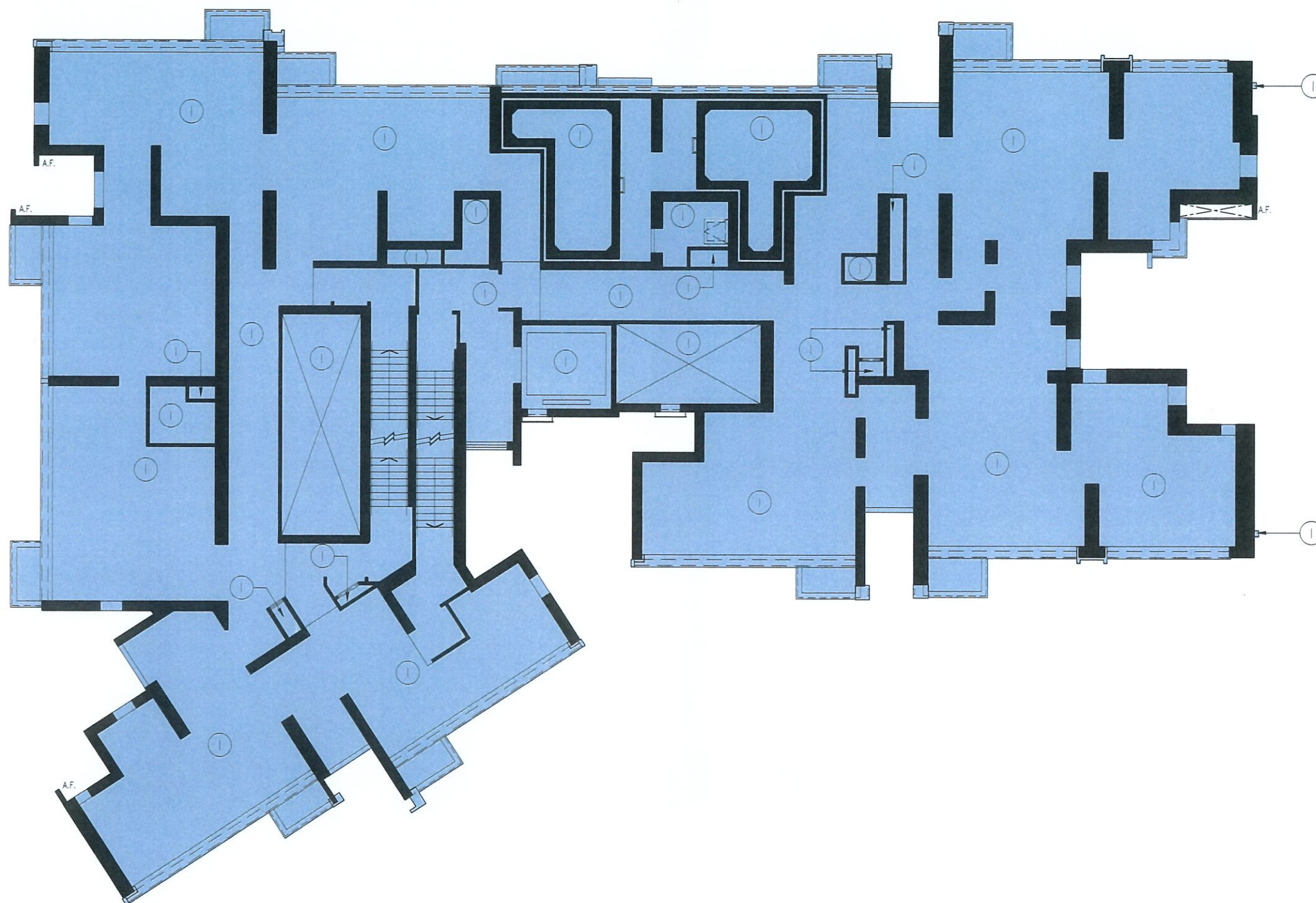
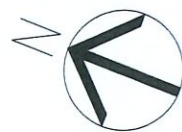
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TOWER 2 (2A & 2B) 26-47/F

0 0.5 1 2 5m  
SCALE 1 : 150





#### LEGEND

- INDIGO -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
WALLS AND ASSOCIATED ACCESSORIES OF  
SUCH OPENABLE WINDOWS)

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

*[Signature]*

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目

PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名

TOWER 2 SUB-DMC PLAN (5)

SCALE / 比例

1:150 @A3

DATE / 日期

AUG 2016

JOB NUMBER / 工程編號

5138

DRAWING NUMBER / 圖號

-

DESIGNED / 設計

CHECKED / 審核

APPROVED / 審定

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\* DO NOT SCALE DRAWING

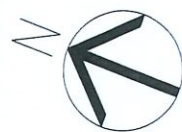
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TOWER 2 (2A & 2B) 48/F

0 0.5 1 2 5m  
SCALE 1 : 150



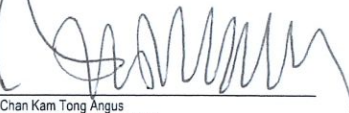


#### LEGEND

- INDIGO - PHASE VII RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS OF CURTAIN WALLS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- GREEN DOTTED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL

NOTE:  
THERE WILL BE NO 13/F, 14/F, 24/F, 34/F, 44/F, 54/F & 64/F FOR ALL DOMESTIC TOWERS IN THE NOMENCLATURE SYSTEM FOR NUMBERING TOWERS & FLOORS.

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

  
Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 6189

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 2 SUB-DMC PLAN (6)

SCALE / 比例  
1:150 @A3

JOB NUMBER / 工程編號  
5138

DATE / 日期  
AUG 2016

DRAWING NUMBER / 圖號

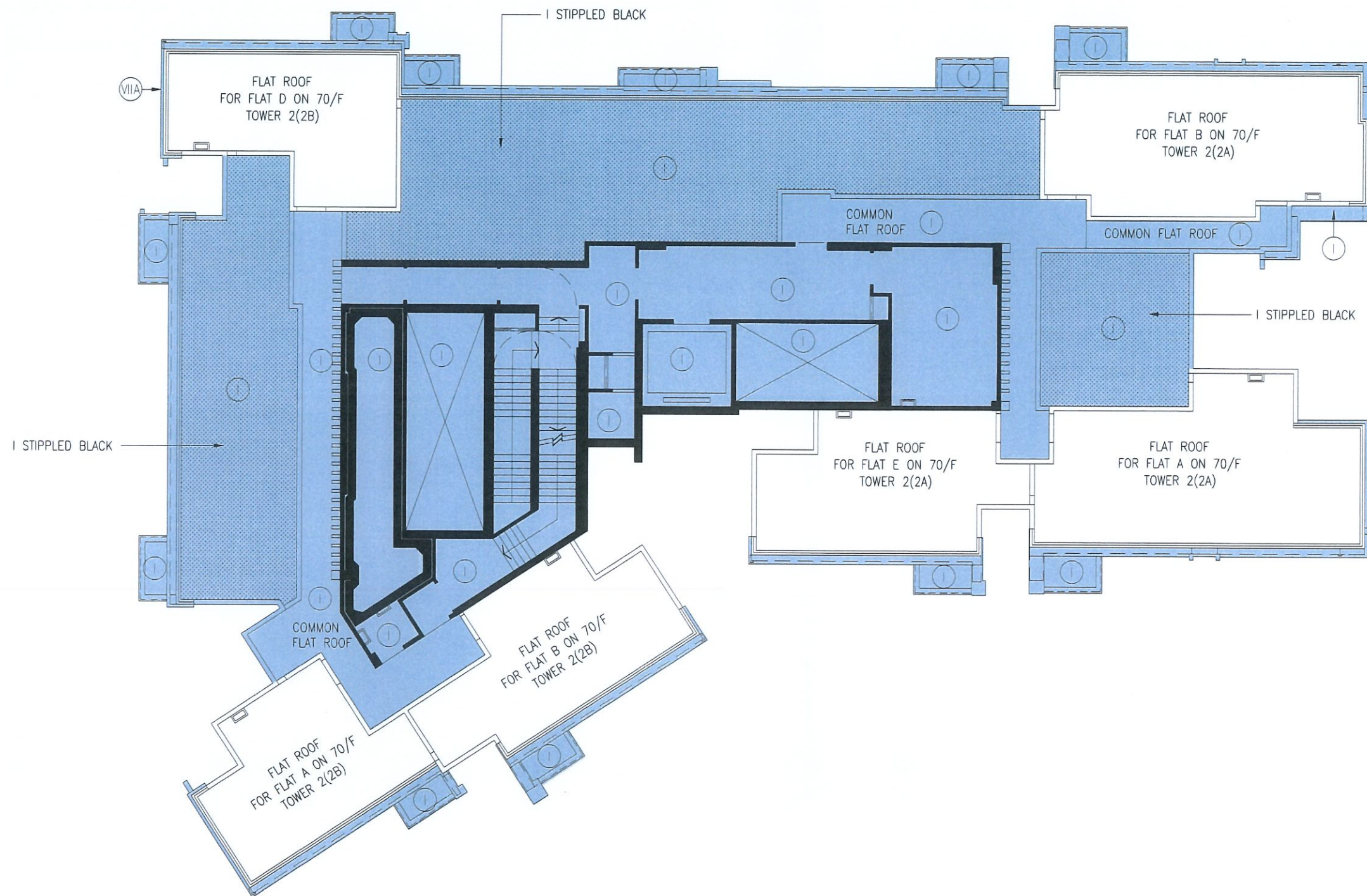
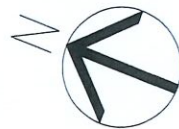
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TOWER 2 (2A & 2B) 49-70/F

0 0.5 1 2 5m  
SCALE 1 : 150





TOWER 2 (2A & 2B) MAIN ROOF

0 0.5 1 2 5m  
SCALE 1 : 150

#### LEGEND

- INDIGO -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
WALLS AND ASSOCIATED ACCESSORIES OF  
SUCH OPENABLE WINDOWS)
- INDIGO STIPPLED BLACK -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
WALLS AND ASSOCIATED ACCESSORIES OF  
SUCH OPENABLE WINDOWS)  
(GREENERY AREA)

TOWER 2(2A&2B) MAIN ROOF TOTAL GREENERY AREA=164.69 m<sup>2</sup>

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 2 SUB-DMC PLAN (7)

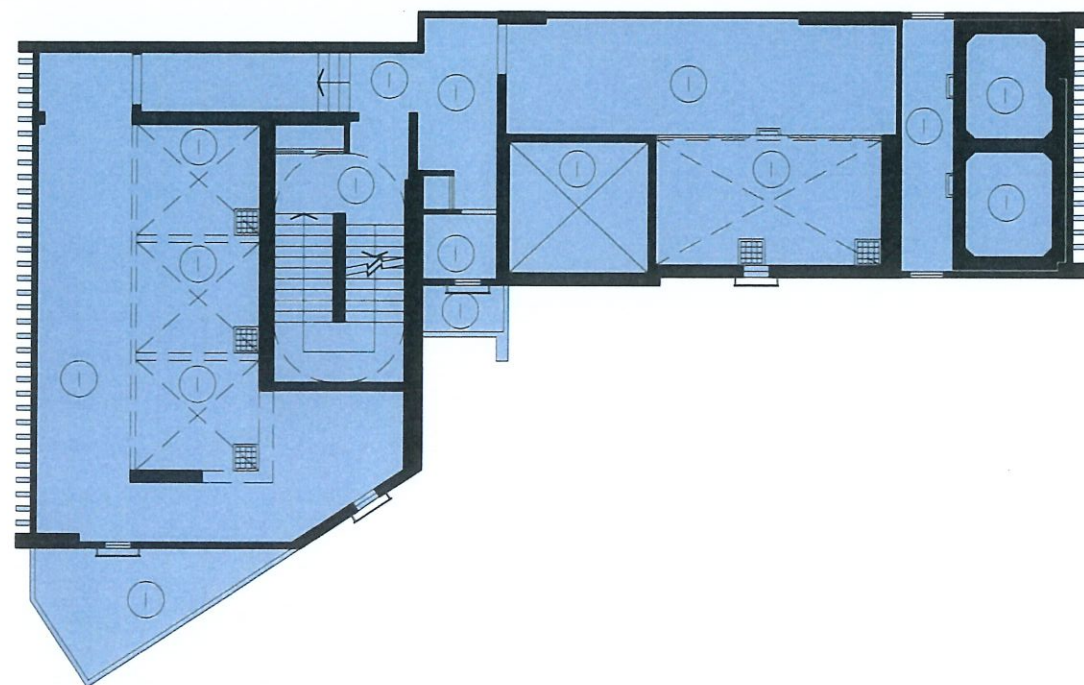
SCALE / 比例  
1:150 @A3  
DATE / 日期  
AUG 2016

JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號

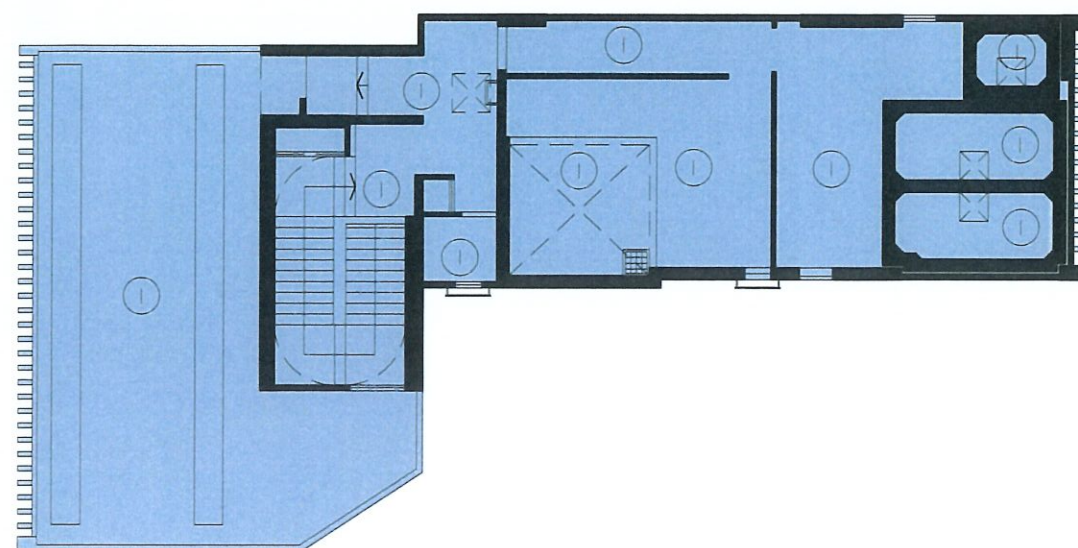
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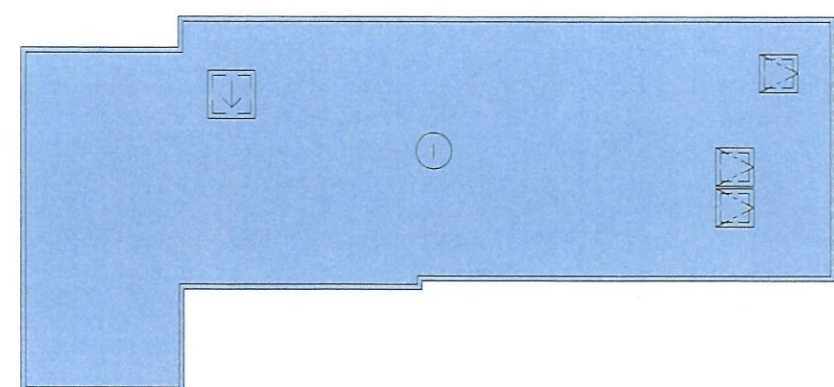




TOWER 2 (2A & 2B) UPPER ROOF 1



TOWER 2 (2A & 2B) UPPER ROOF 2



TOWER 2 (2A & 2B) TOP ROOF

# LEGEND

- INDIGO -  
PHASE VII RESIDENTIAL COMMON AREAS  
(EXCEPT ALL OPENABLE WINDOWS OF CURTAIN  
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SUCH OPENABLE WINDOWS)

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*[Signature]*

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 2 SUB-DMC PLAN (8)

SCALE / 比例  
1:150 @A3

JOB NUMBER / 工程編號  
5138

DATE / 日期  
AUG 2016

DRAWING NUMBER / 圖號

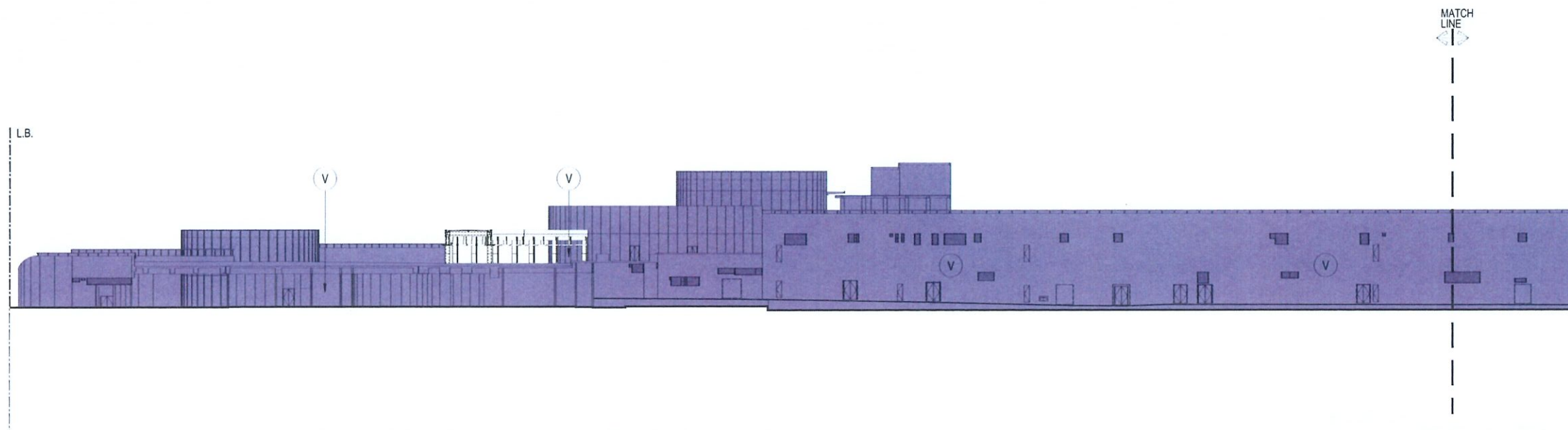
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• ALL MEASUREMENTS SHOULD BE VERIFIED ON SITE  
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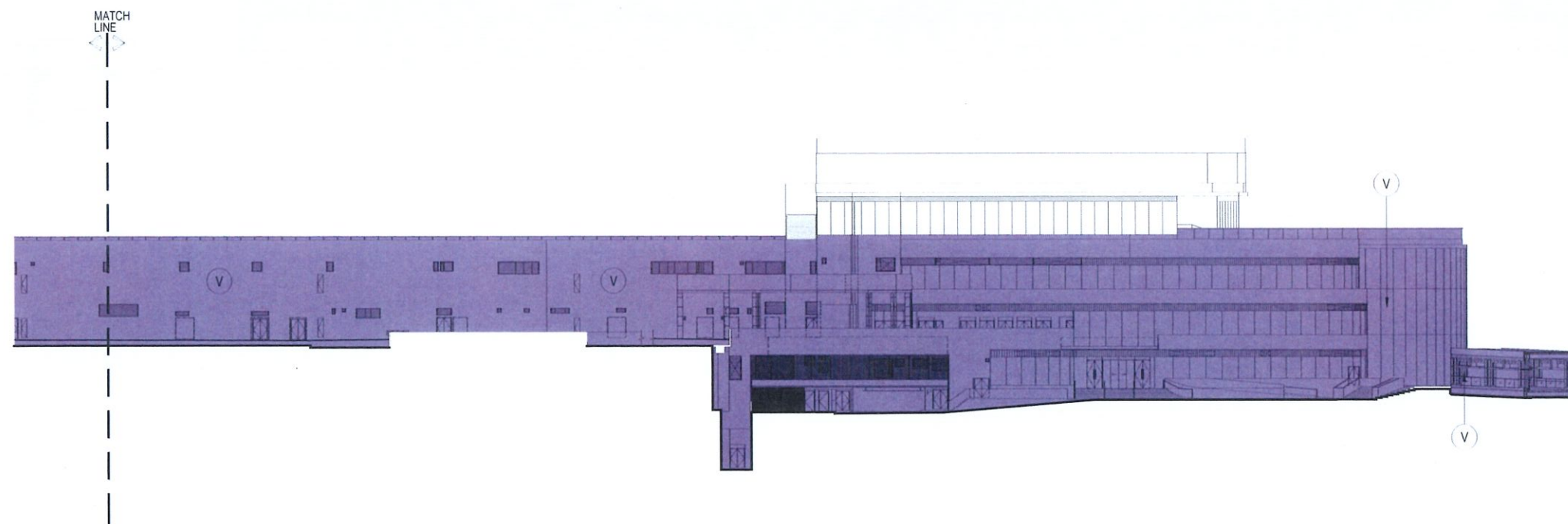
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0 0.5 1 2 5m  
SCALE 1 : 150

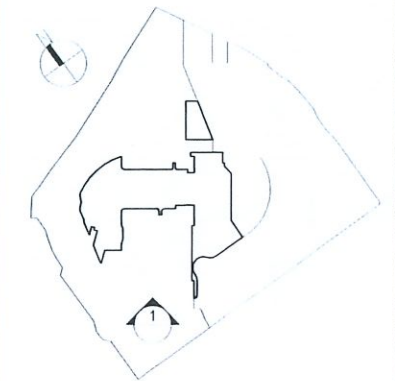




ELEVATION 1



ELEVATION 1



KEY PLAN

LEGEND

(V) PHASE VII COMMERCIAL ACCOMMODATION

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Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程  
PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSUNG KWAN O TOWN LOT NO. 70

DRAWING / 圖名

ELEVATION 1

SCALE / 比例  
1:500 48A3

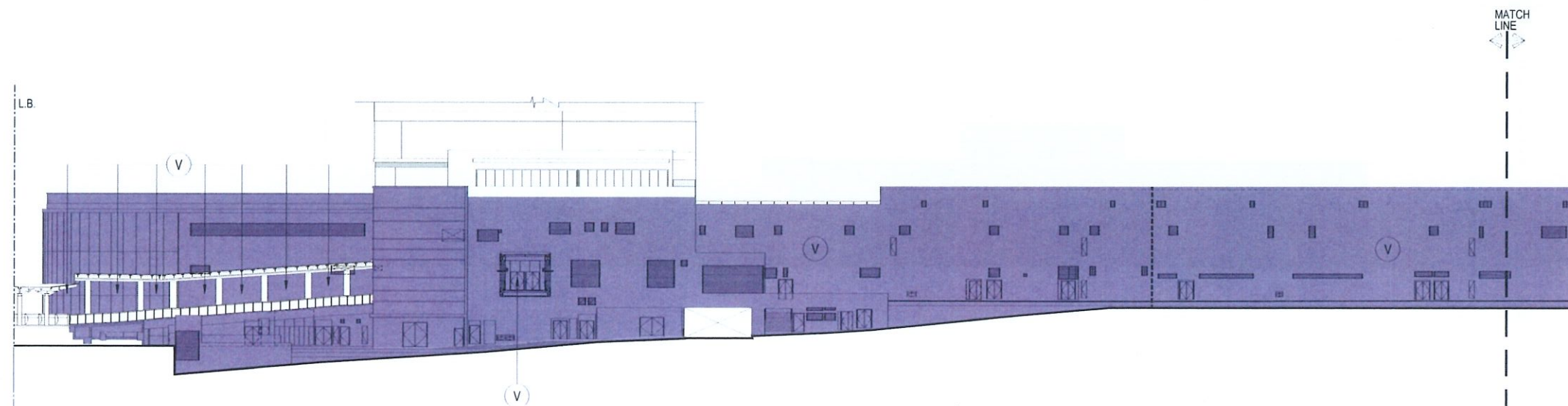
DATE / 日期  
05 / 2017

DESIGNED / 設計 CHECKED / 審核 APPROVED / 簽名

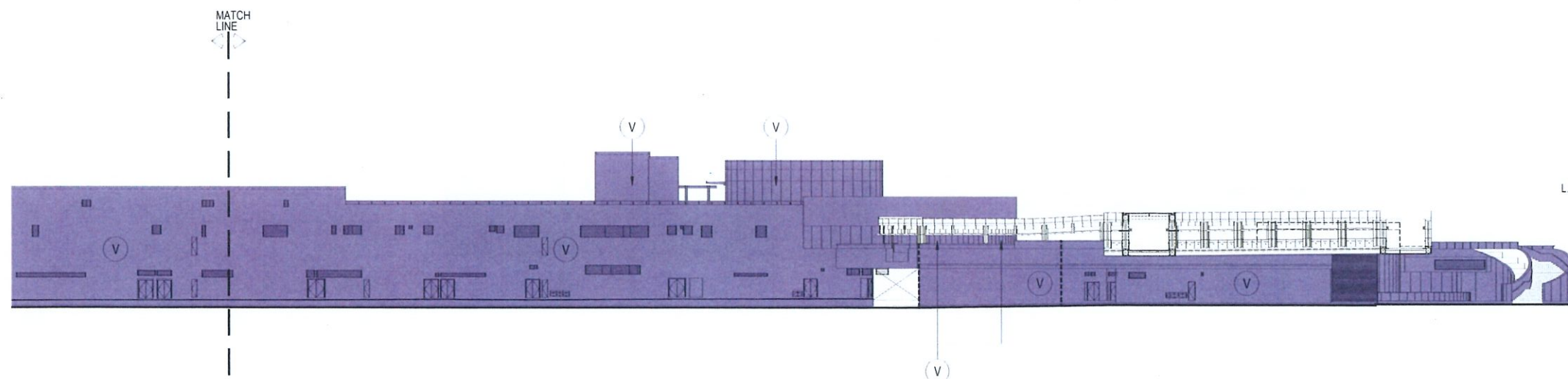
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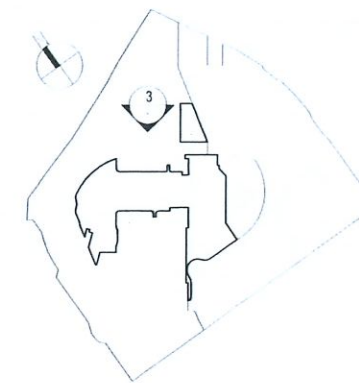
SCALE 1:500  
0 25 50 100



ELEVATION 3



ELEVATION 3



KEY PLAN

LEGEND

(V) PHASE VII COMMERCIAL ACCOMMODATION

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*[Signature]*

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 6189

NUMBER / 圖號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSUNG KWAN O TOWN LOT NO. 70

DRAWING / 圖名

ELEVATION 3

SCALE / 比例 JOB NUMBER / 工程編號  
1:600 @A3 5138

DATE / 日期 DRAWING NUMBER / 圖號  
05/2017

DESIGNED / 設計 CHECKED / 審核 APPROVED / 簽定

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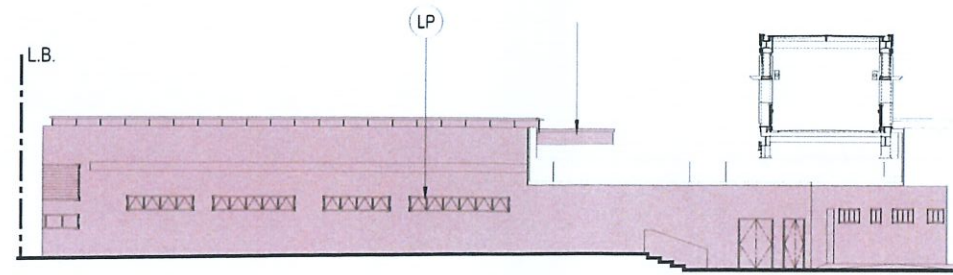
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\* 請勿按圖上尺寸為準, 以圖面為準

\* ALL MEASUREMENTS SHOULD BE VERIFIED ON SITE  
\* 所有尺寸須在現場核對

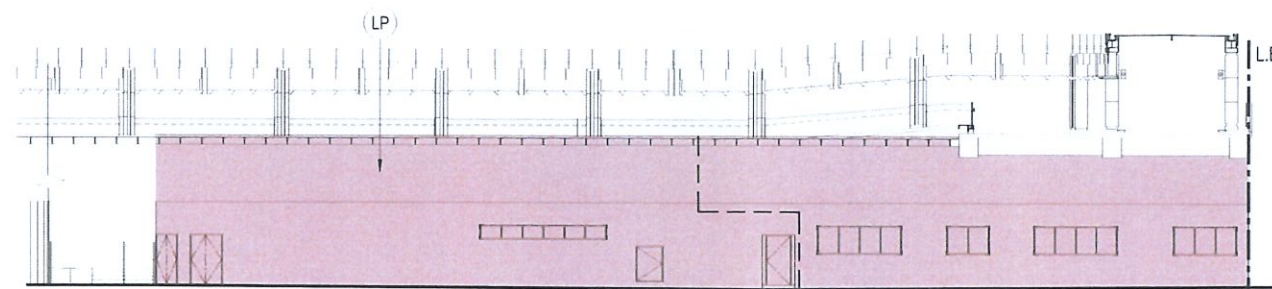
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SCALE 1:600

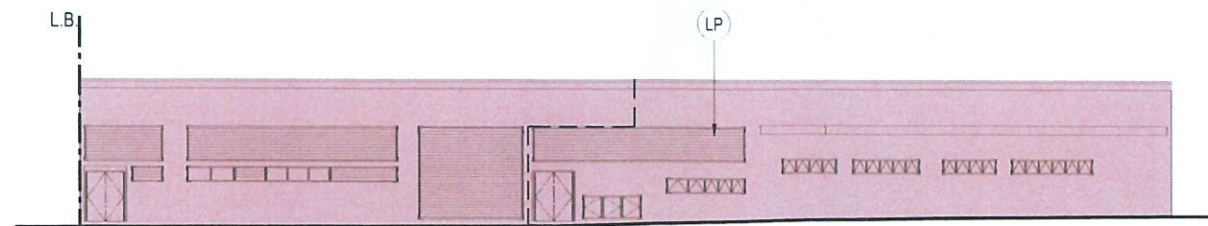




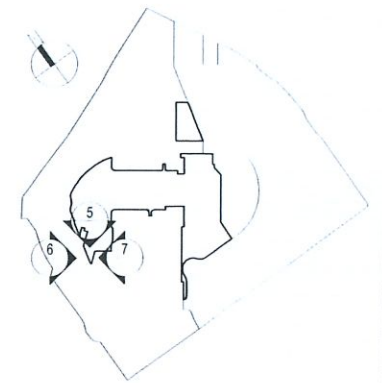
ELEVATION 5



ELEVATION 6



ELEVATION 7



KEY PLAN

LEGEND

LP KINDERGARTEN

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
ELEVATION 5 /

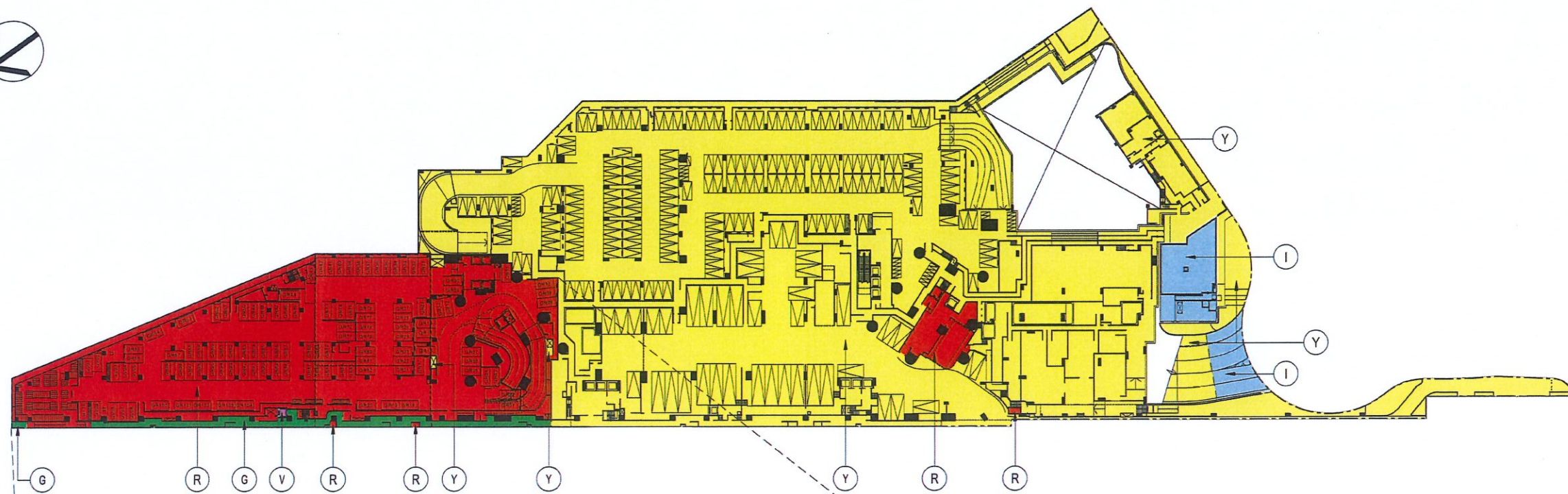
SCALE / 比例  
1:500 (A3)  
JOB NUMBER / 編號  
51.58  
DATE / 日期  
05 / 2017  
DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 簽名

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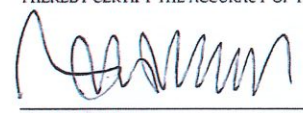






- LEGEND**
- Y YELLOW - PART OF PHASE B WITHIN SITE C1
  - G GREEN - PART OF PHASE C WITHIN SITE C1
  - V VIOLET - PART OF PHASE D WITHIN SITE C1
  - R RED - PHASE E
  - I INDIGO - REMAINING AREA WITHIN SITE C1

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN



Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

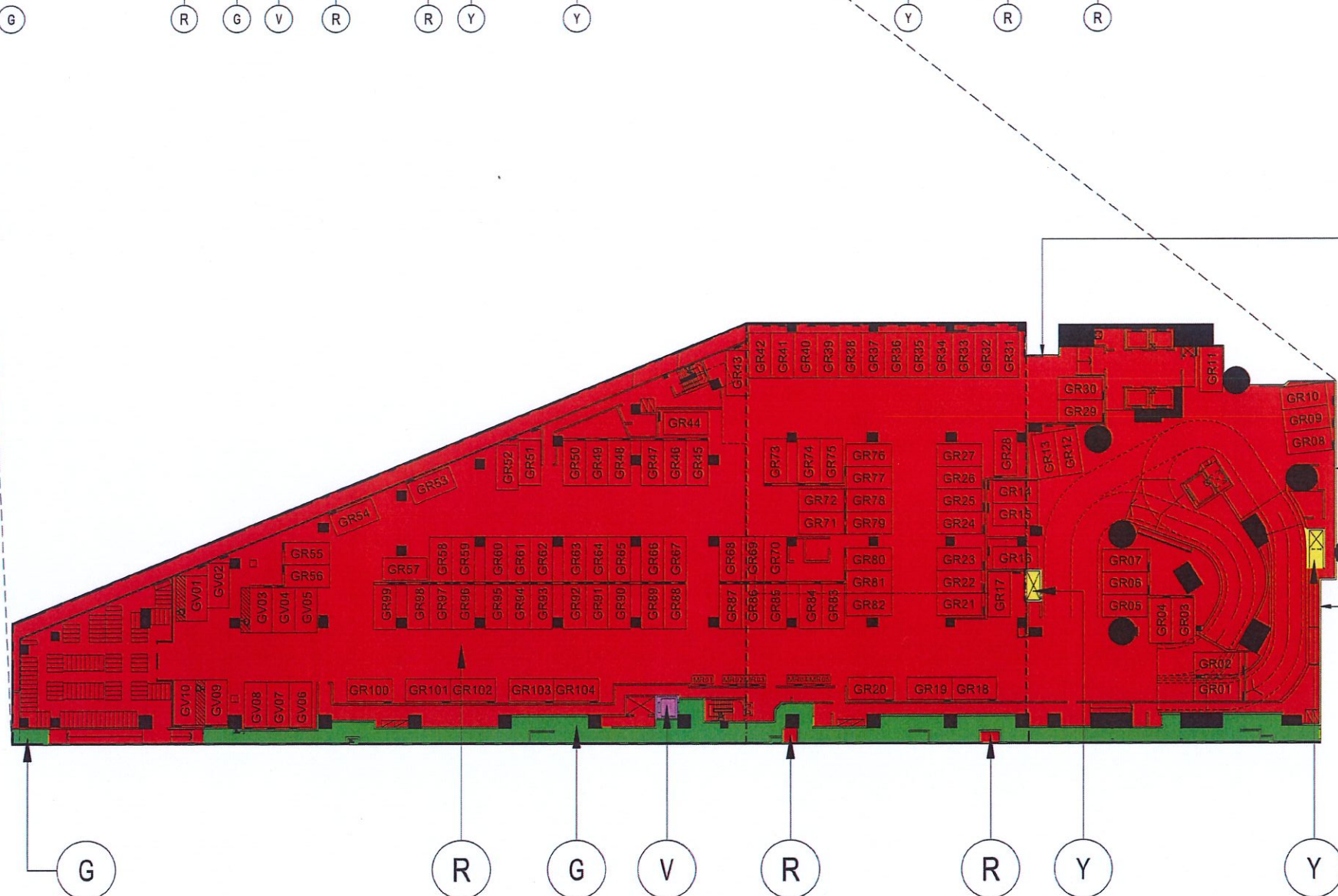
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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
GROUND FLOOR PLAN (PHASING PLAN)  
(PLAN BELOW +10.75mPD)

SCALE / 比例	JOB NUMBER / 工程編號	
1:1300 @A3	5138	
DATE / 日期	DRAWING NUMBER / 圖號	
MAR 2019		
DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

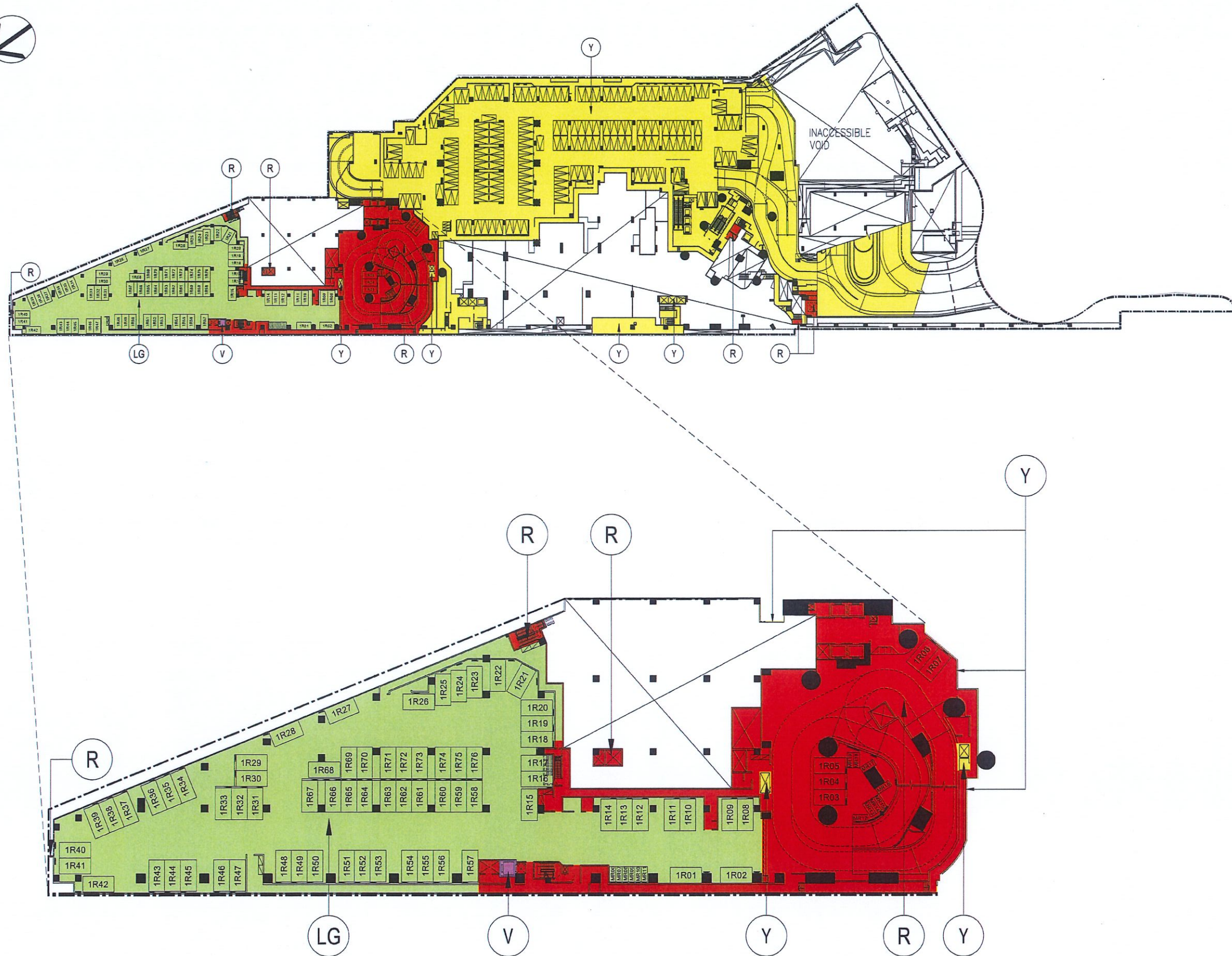
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PART PLAN FOR IDENTIFICATION OF NUMBERING OF CAR PARKING SPACE (1:600)

SCALE: 1:1300



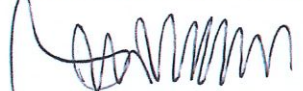


PART PLAN FOR IDENTIFICATION OF NUMBERING OF CAR PARKING SPACE (1:600)

**LEGEND**

- Y YELLOW - PART OF PHASE B WITHIN SITE C1
- V VIOLET - PART OF PHASE D WITHIN SITE C1
- R RED - PHASE E
- LG LIGHT GREEN - PHASE F

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

  
Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSEUNG KWAN O TOWN LOT NO. 70

DRAWING / 圖名  
FIRST FLOOR PLAN (PHASING PLAN)  
(PLAN BELOW +10.50mPD & PLAN AT AND ABOVE +10.75mPD AND BELOW +12.50mPD)

SCALE / 比例	JOB NUMBER / 工程編號
1:1300 @A3	5138

DATE / 日期	DRAWING NUMBER / 圖號
MAR 2019	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

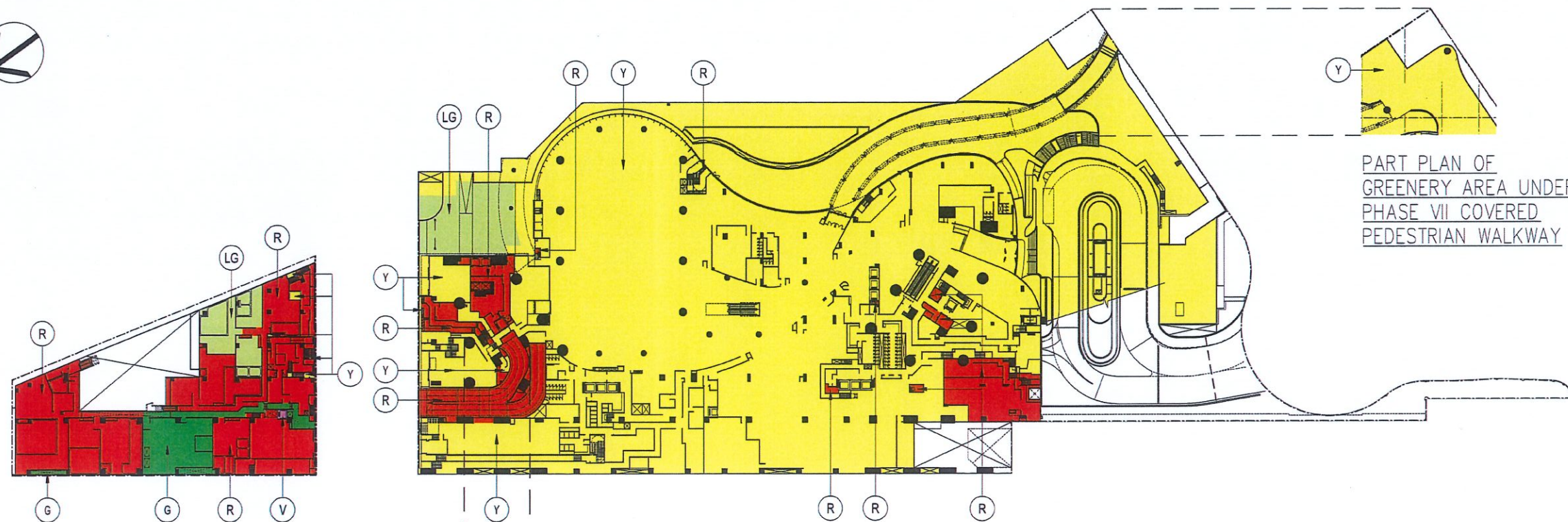
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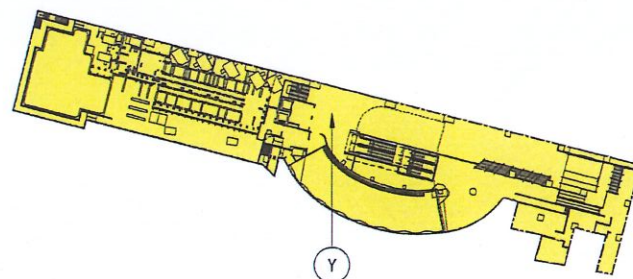
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SCALE: 1:1300





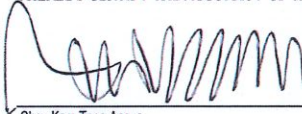
PART PLAN AT  
LEVEL +16.05mPD



#### LEGEND

- Y YELLOW - PART OF PHASE B WITHIN SITE C1
- G GREEN - PART OF PHASE C WITHIN SITE C1
- V VIOLET - PART OF PHASE D WITHIN SITE C1
- R RED - PHASE E
- LG LIGHT GREEN - PHASE F

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

  
Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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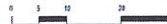
PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
SECOND FLOOR PLAN (PHASING PLAN)  
(PLAN AT AND ABOVE +12.50mPD  
AND BELOW +15.00mPD)

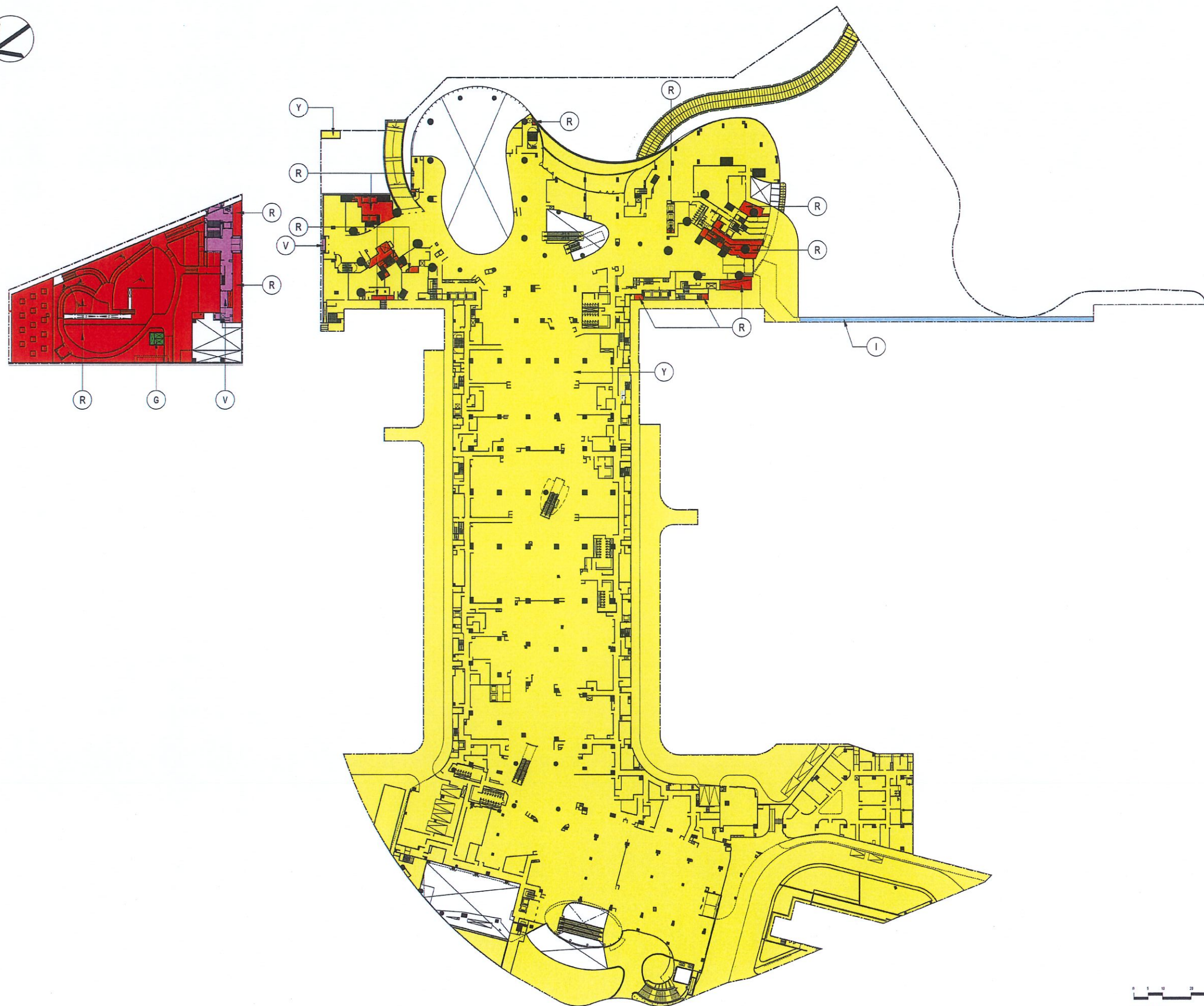
SCALE / 比例	JOB NUMBER / 工程編號
1:1300 @A3	5138
DATE / 日期	DRAWING NUMBER / 圖號
MAR 2019	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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SCALE: 1:1300  






**LEGEND**

- YELLOW - PART OF PHASE B WITHIN SITE C1
- GREEN - PART OF PHASE C WITHIN SITE C1
- VIOLET - PART OF PHASE D WITHIN SITE C1
- RED - PHASE E
- INDIGO - REMAINING AREA WITHIN SITE C1

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL DEVELOPMENT AT SITE C1 OF THE REMAINING PORTION OF TSEUNG KWAN O TOWN LOT NO. 70

DRAWING / 圖名  
THIRD FLOOR PLAN (PHASING PLAN)  
(PLAN AT AND ABOVE +17.50mPD AND BELOW +22.20mPD)

SCALE / 比例	JOB NUMBER / 工程編號
1:1300 @A3	5138

DATE / 日期	DRAWING NUMBER / 圖號
MAR 2019	

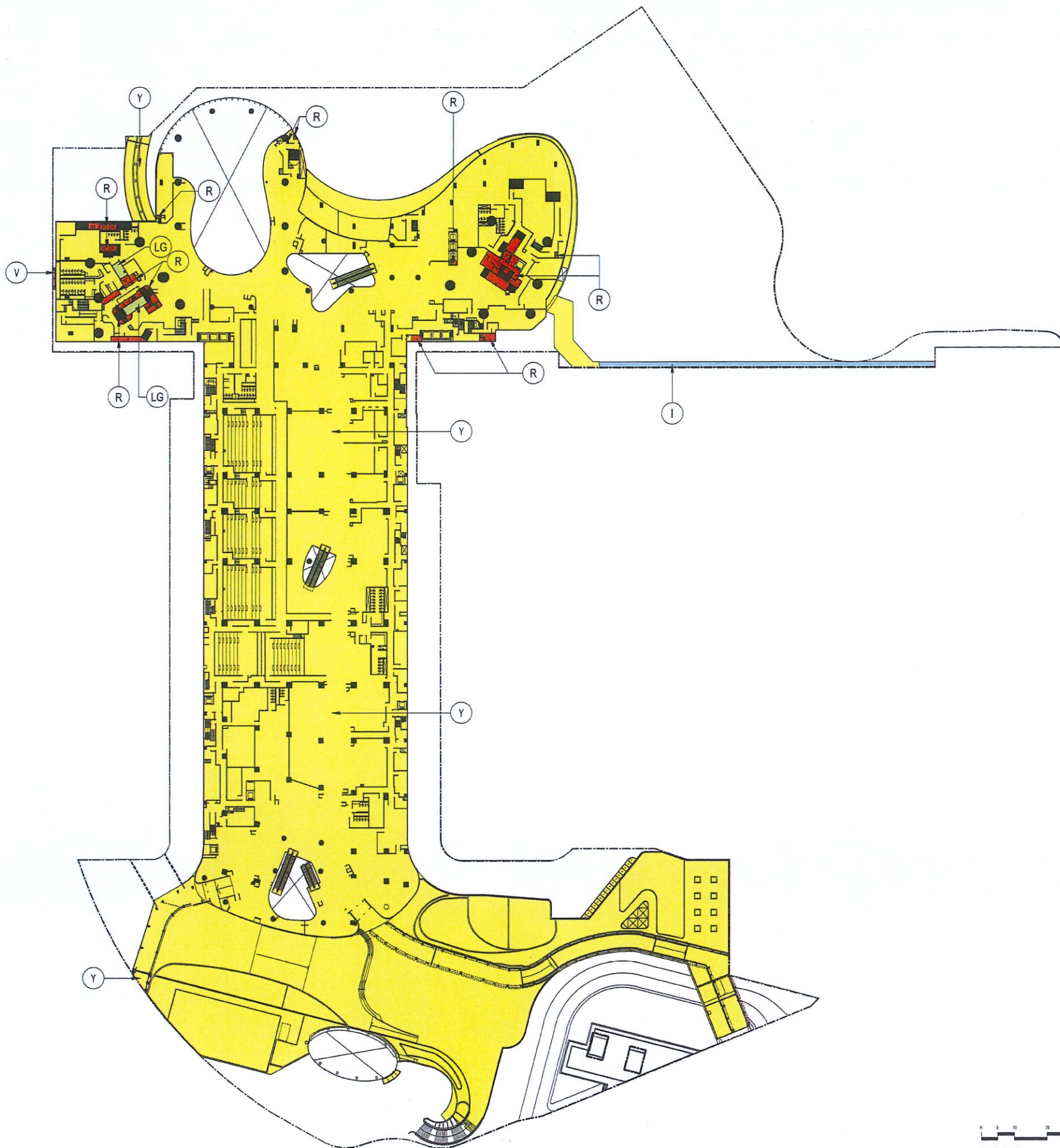
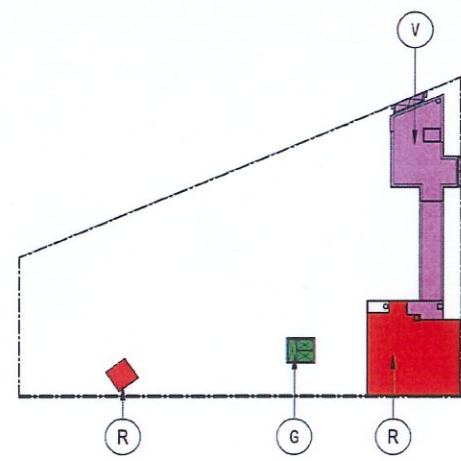
DESIGNED / 設計	CHECKED / 審核	APPROVED / 客定

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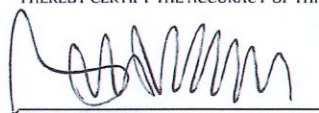
SCALE: 1:1300





- LEGEND**
- Y YELLOW - PART OF PHASE B WITHIN SITE C1
  - G GREEN - PART OF PHASE C WITHIN SITE C1
  - V VIOLET - PART OF PHASE D WITHIN SITE C1
  - R RED - PHASE E
  - LG LIGHT GREEN - PHASE F
  - I INDIGO - REMAINING AREA WITHIN SITE C1

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

  
Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
FOURTH FLOOR PLAN (PHASING PLAN)  
(PLAN AT AND ABOVE +22.20mPD  
AND BELOW +29.00mPD)

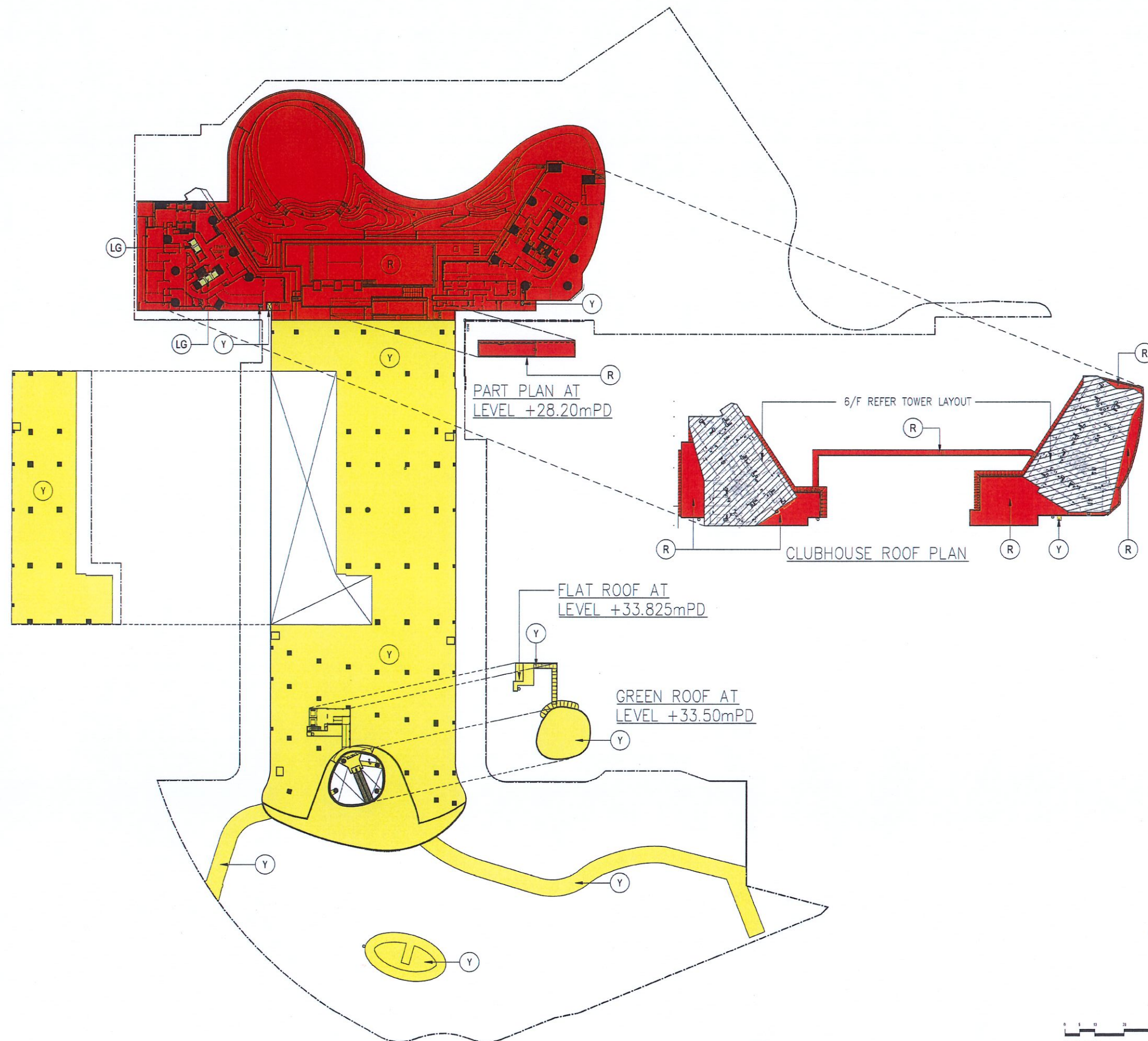
SCALE / 比例 1:1300 @A3	JOB NUMBER / 工程編號 5138
DATE / 日期 MAR 2019	DRAWING NUMBER / 圖號 

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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SCALE: 1:1300





#### LEGEND

- Y YELLOW - PART OF PHASE B WITHIN SITE C1
- R RED - PHASE E
- LG LIGHT GREEN - PHASE F

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NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
FIFTH FLOOR PLAN (PHASING PLAN)  
(PLAN AT AND ABOVE +29.00mPD  
AND BELOW +31.25mPD)

SCALE / 比例	JOB NUMBER / 工程編號
1:1300 @A3	5138
DATE / 日期	DRAWING NUMBER / 圖號
MAR 2019	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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SCALE: 1:1300






TOWER 1 (1A & 1B) 6/F

LEGEND

 RED - PHASE E

 LIGHT GREEN - PHASE F

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Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
**PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70**

DRAWING / 圖名  
**TOWER 1 PLAN (1)  
(PHASING PLAN)**

SCALE / 比例  
1:150 @A3

DATE / 日期  
MAR 2019

JOB NUMBER / 工程編號  
**5138**

DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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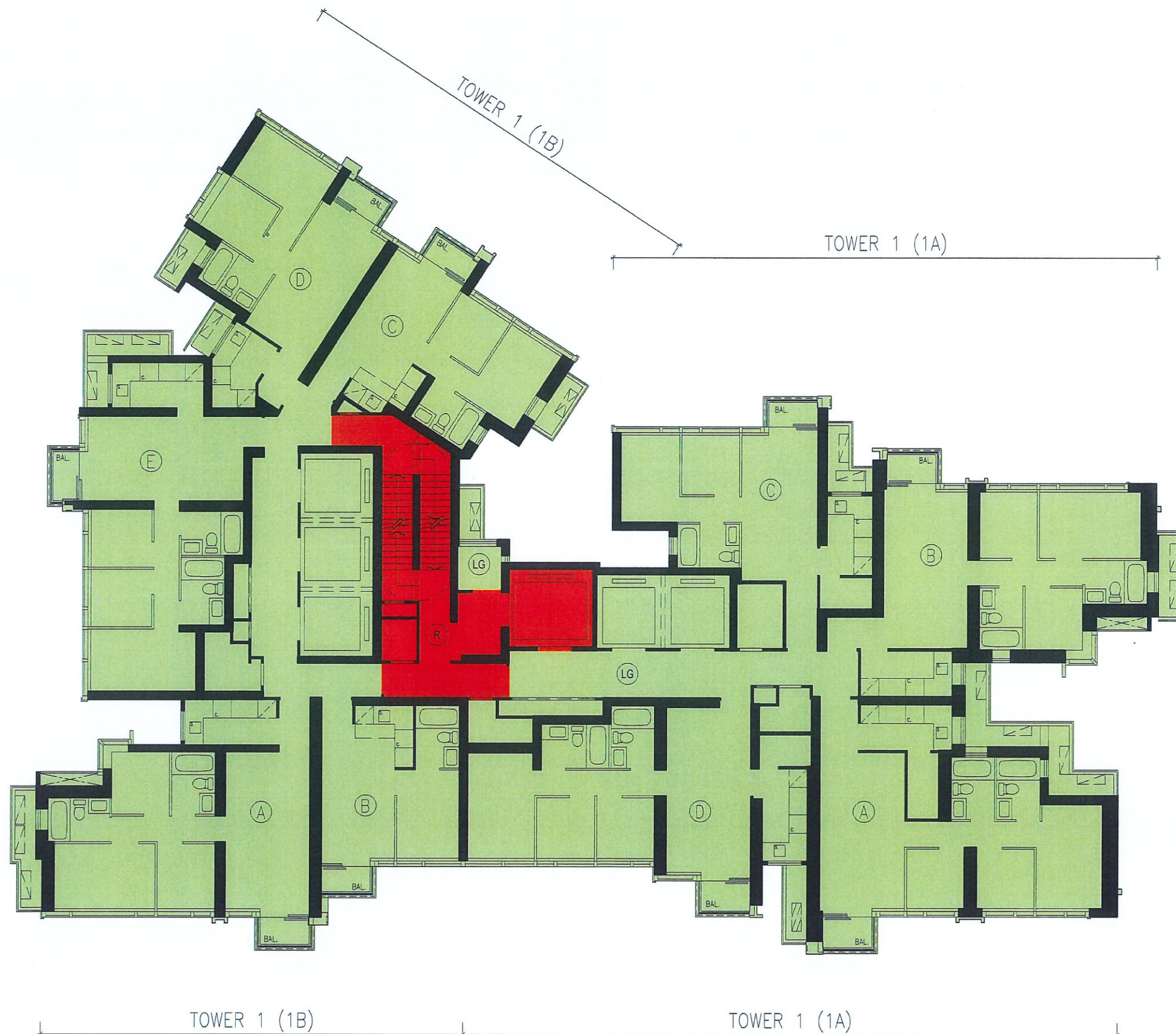
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0 0.5 1 2 5m  
SCALE 1 : 150





TOWER 1 (1A & 1B) 7-23/F

0 0.5 1 2 5m  
SCALE 1 : 150

#### LEGEND

R RED - PHASE E

LG LIGHT GREEN - PHASE F

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Chan Kam Tong Angus  
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AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 PLAN (2)  
(PHASING PLAN)

SCALE / 比例  
1:150 @A3  
DATE / 日期  
MAR 2019

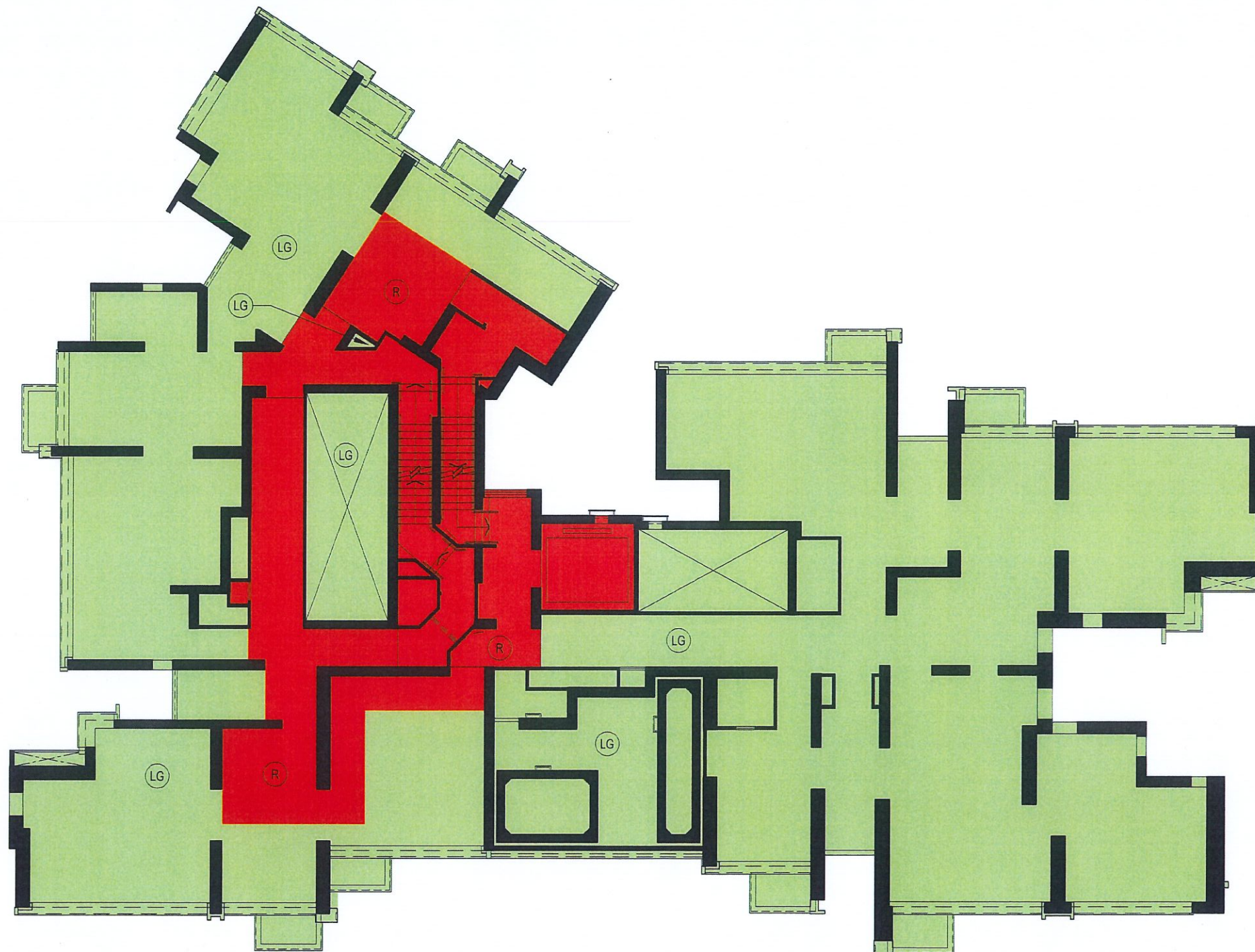
JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 簽定

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TOWER 1 (1A & 1B) 25/F

0 0.5 1 2 5m  
SCALE 1 : 150

#### LEGEND

 RED - PHASE E

 LIGHT GREEN - PHASE F

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Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 PLAN (3)  
(PHASING PLAN)

SCALE / 比例  
1:150 @A3  
DATE / 日期  
MAR 2019

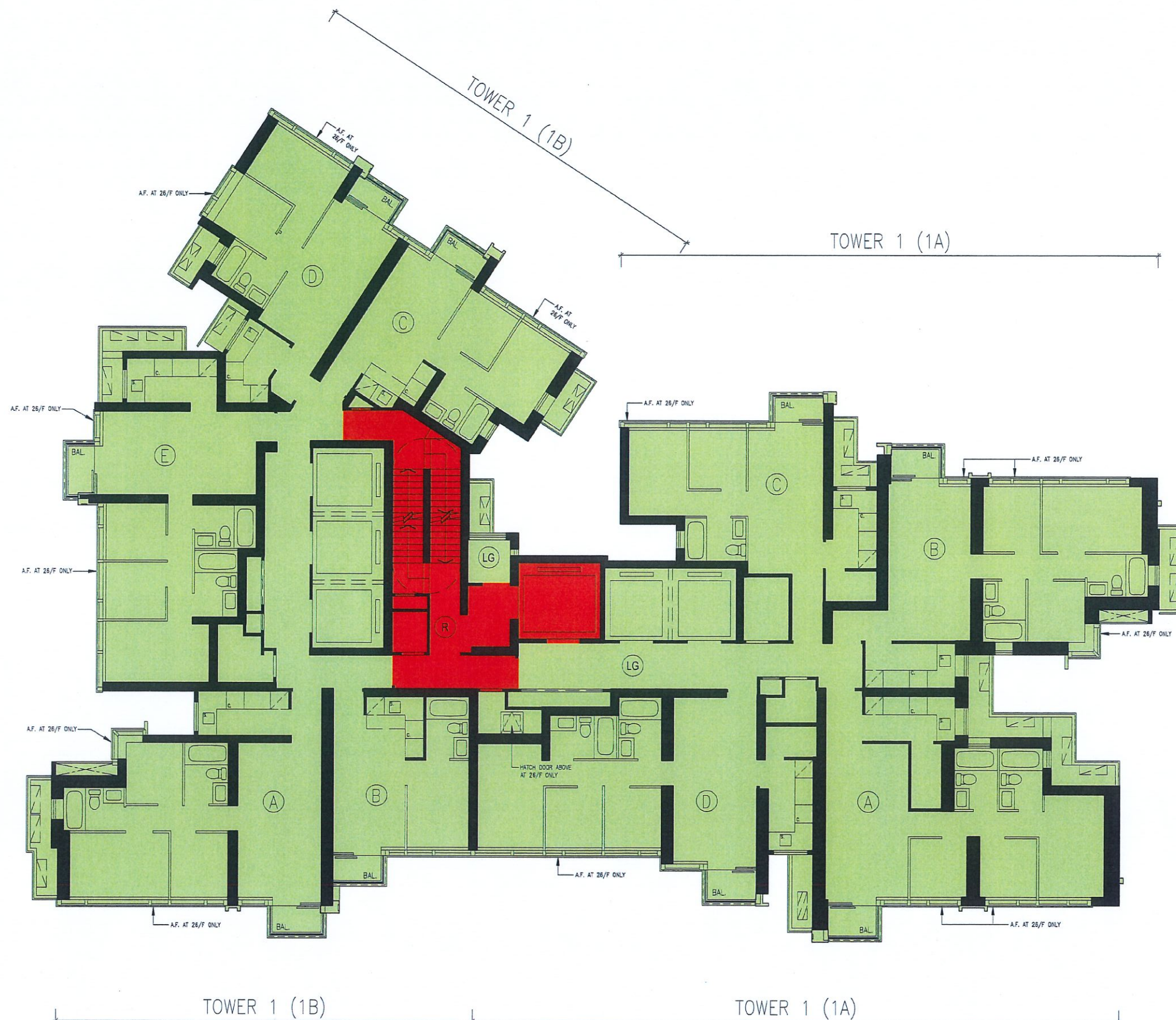
JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號

DESIGNED / 設計 CHECKED / 審核 APPROVED / 審定

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TOWER 1 (1A & 1B) 26-47/F

LEGEND

 RED - PHASE E

 LIGHT GREEN - PHASE F

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Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目

PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名

TOWER 1 PLAN (4)  
(PHASING PLAN)

SCALE / 比例

1:150 @A3

DATE / 日期

MAR 2019

DESIGNED / 設計

CHECKED / 審核

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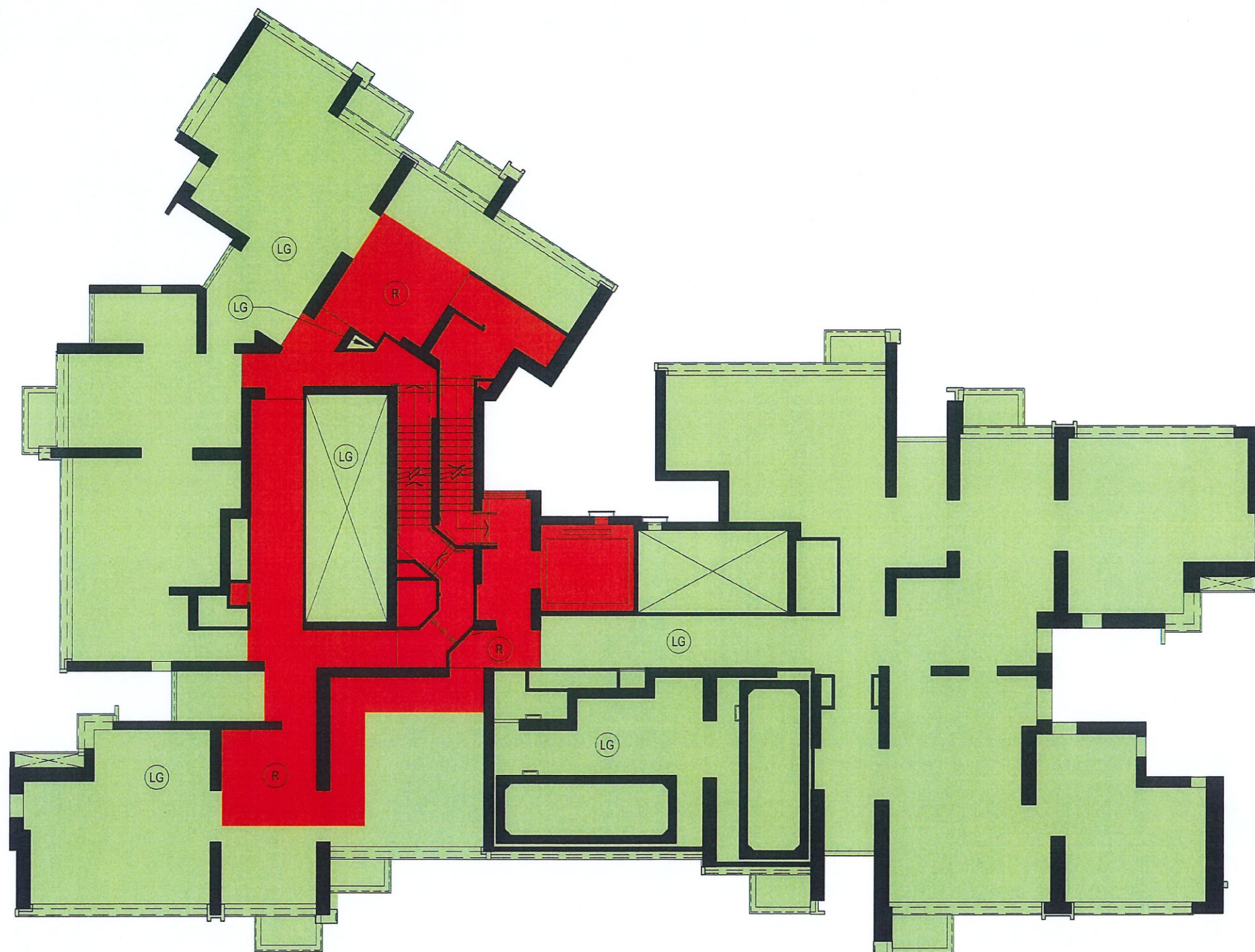
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TOWER 1 (1A & 1B) 48/F

0 0.5 1 2 5m  
SCALE 1 : 150

#### LEGEND

 RED - PHASE E

 LIGHT GREEN - PHASE F

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Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 PLAN (5)  
(PHASING PLAN)

SCALE / 比例  
1:150 @A3  
DATE / 日期  
MAR 2019

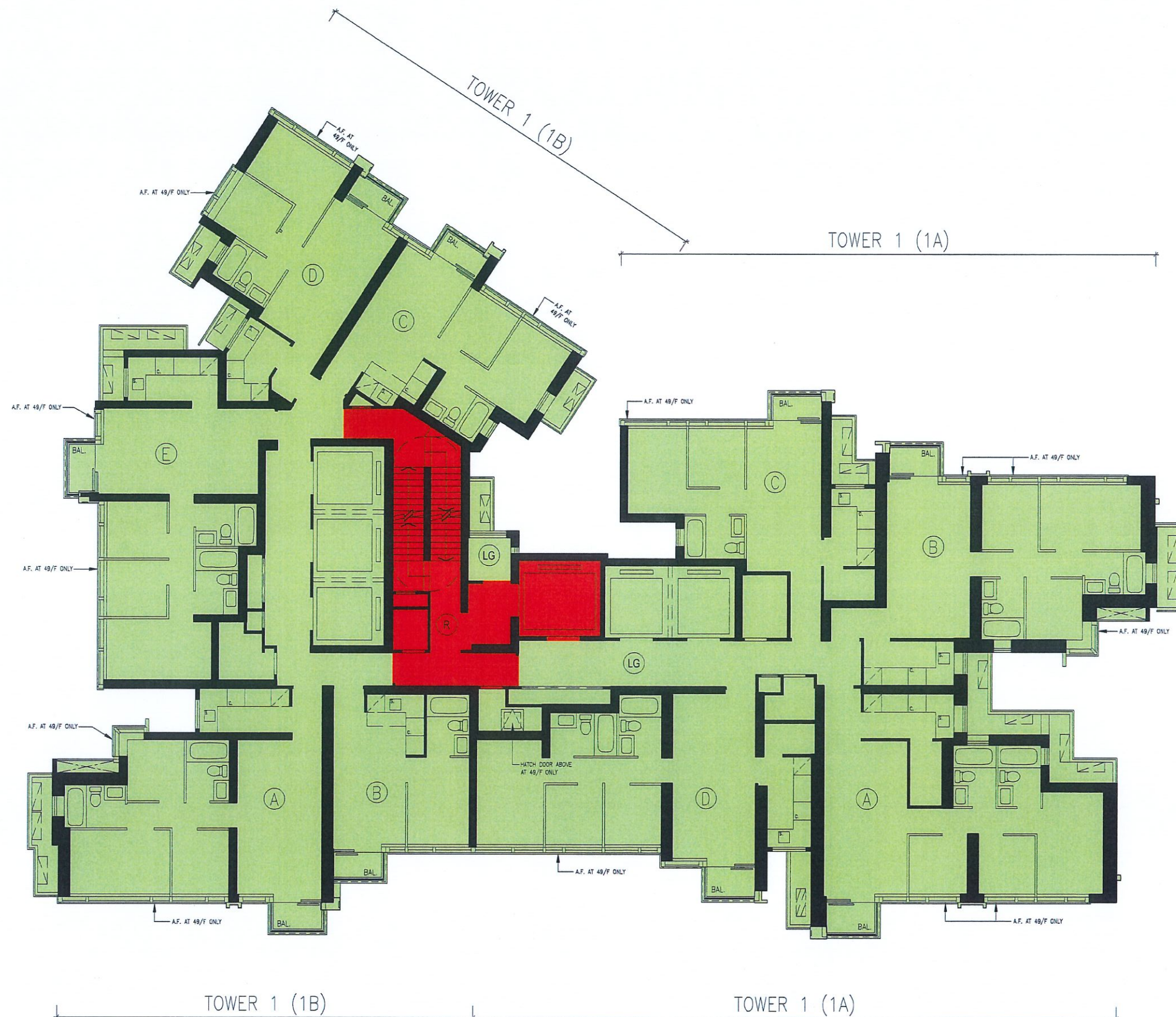
JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號

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TOWER 1 (1A & 1B) 49-70/F

0 0.5 1 2 5m  
SCALE 1 : 150

LEGEND

RED - PHASE E

LG LIGHT GREEN - PHASE F

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Authorized Person (Architect)  
AP(A) 61/89

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PROJECT / 工程項目

PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名

TOWER 1 PLAN (6)  
(PHASING PLAN)

SCALE / 比例  
1:150 @A3

DATE / 日期  
MAR 2019

JOB NUMBER / 工程編號  
5138

DRAWING NUMBER / 圖號

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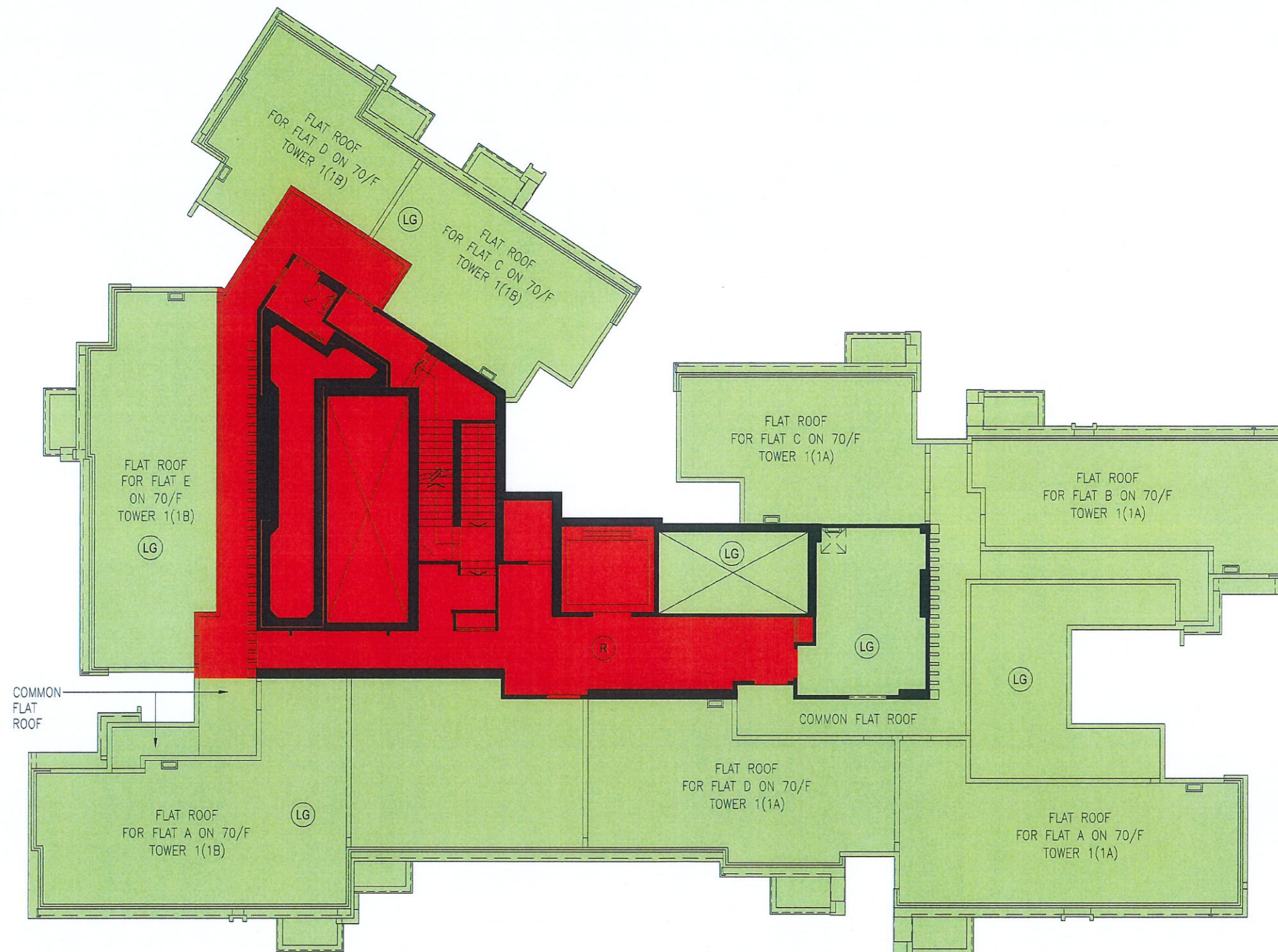
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TOWER 1 (1A & 1B) MAIN ROOF

0 0.5 1 2 5m  
SCALE 1 : 150

#### LEGEND

RED - PHASE E

LIGHT GREEN - PHASE F

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Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

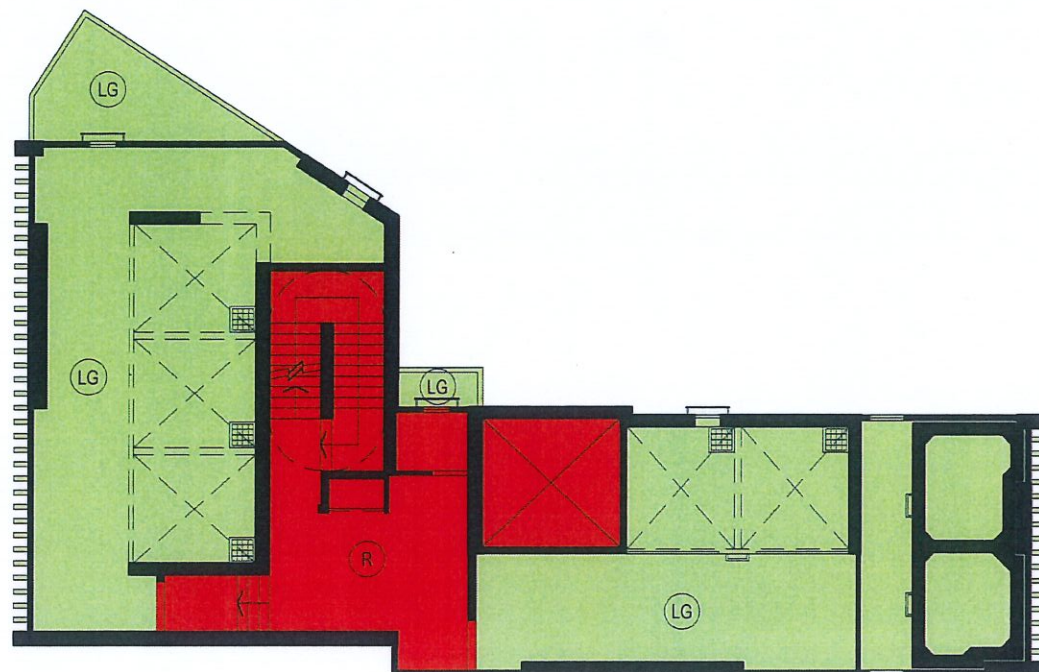
DRAWING / 圖名  
TOWER 1 PLAN (7)  
(PHASING PLAN)

SCALE / 比例	JOB NUMBER / 工程編號
1:150 @A3	5138
DATE / 日期	DRAWING NUMBER / 圖號
MAR 2019	

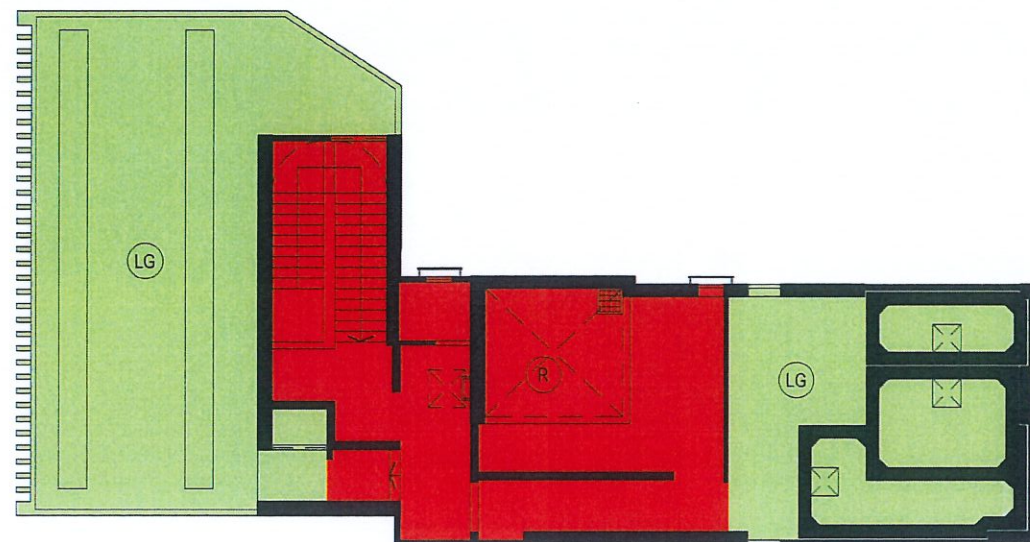
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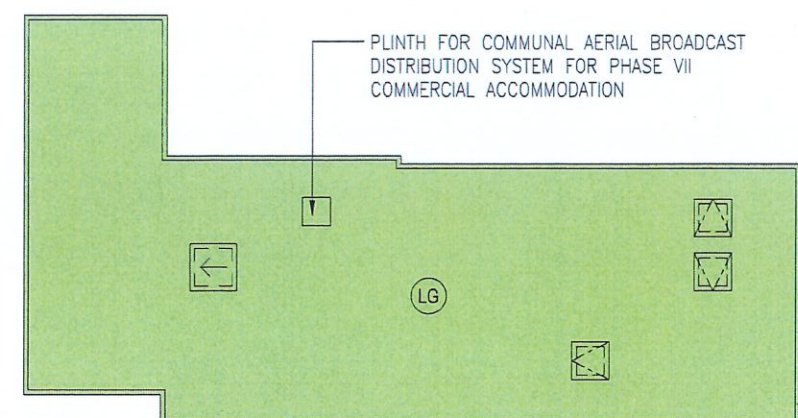




TOWER 1 (1A & 1B) UPPER ROOF 1



TOWER 1 (1A & 1B) UPPER ROOF 2



TOWER 1 (1A & 1B) TOP ROOF

0 0.5 1 2 5m  
SCALE 1 : 150

# LEGEND

(R) RED - PHASE E

(LG) LIGHT GREEN - PHASE F

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

*[Signature]*

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Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號 DATE / 日期 AMENDMENT / 修訂

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PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 1 PLAN (8)  
(PHASING PLAN)

SCALE / 比例  
1:150 @A3  
DATE / 日期  
MAR 2019

JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號

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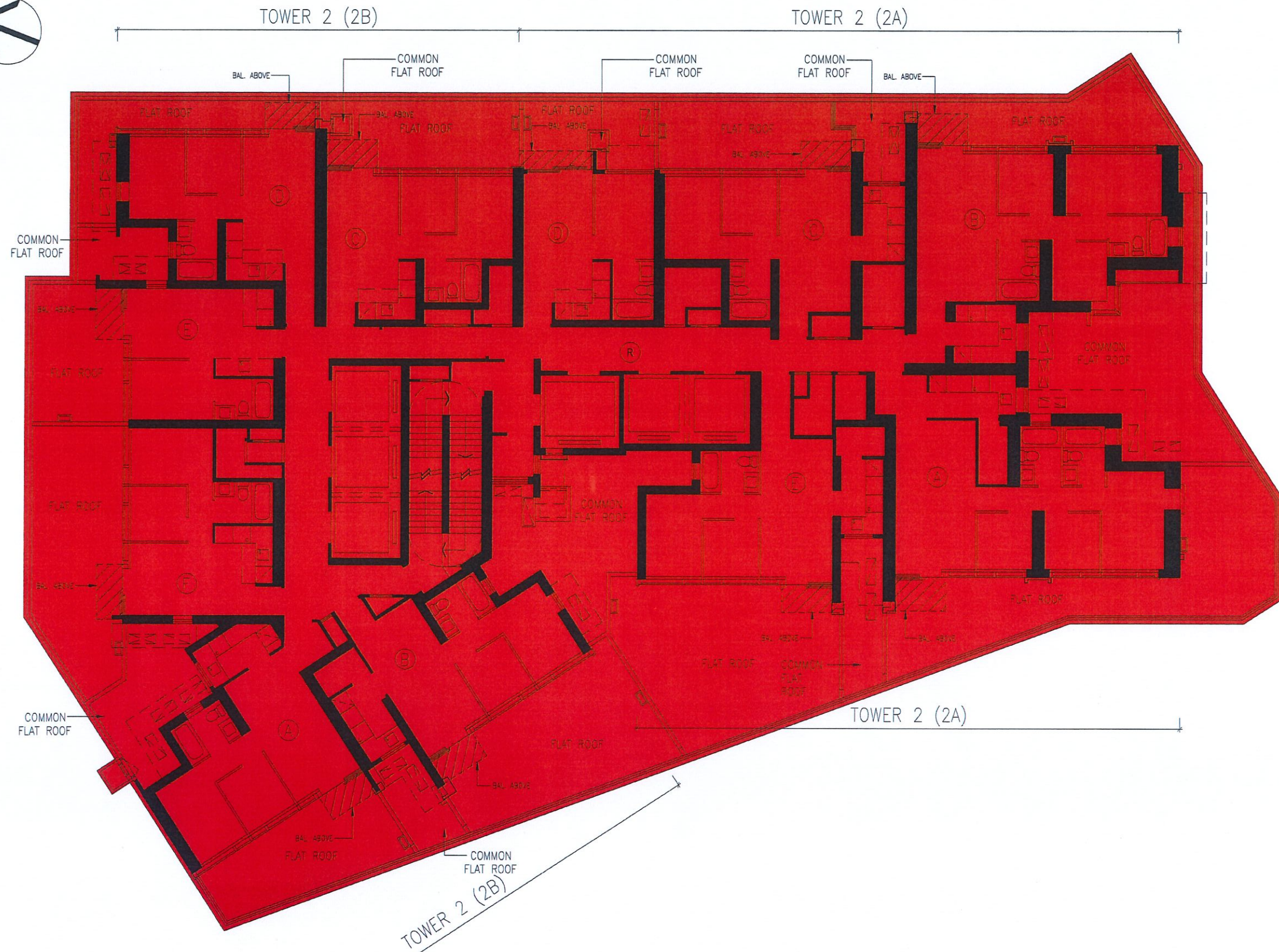
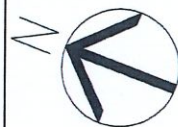
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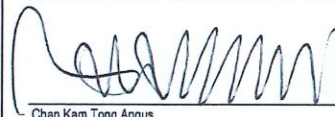




#### LEGEND

RED - PHASE E

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**PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70**

DRAWING / 圖名  
**TOWER 2 PLAN (1)  
(PHASING PLAN)**

SCALE / 比例  
1:150 @A3  
DATE / 日期  
MAR 2019

JOB NUMBER / 工程編號  
**5138**  
DRAWING NUMBER / 圖號  
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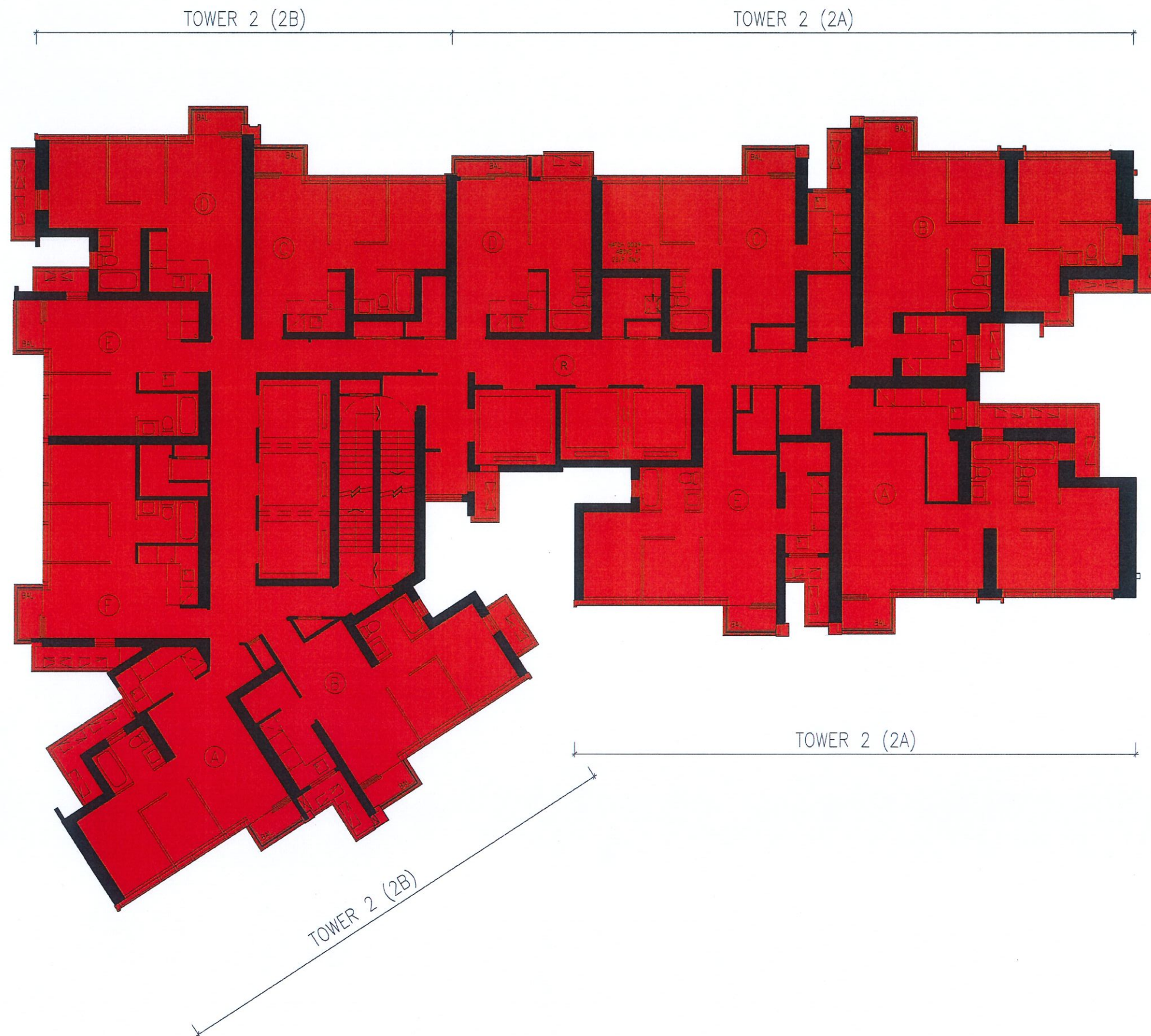
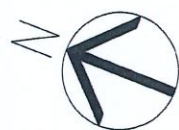
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TOWER 2 (2A & 2B) 6/F

0 0.5 1 2 5m  
SCALE 1 : 150





TOWER 2 (2A & 2B) 7-23/F

0 0.5 1 2 5m  
SCALE 1 : 150

#### LEGEND

RED - PHASE E

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PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

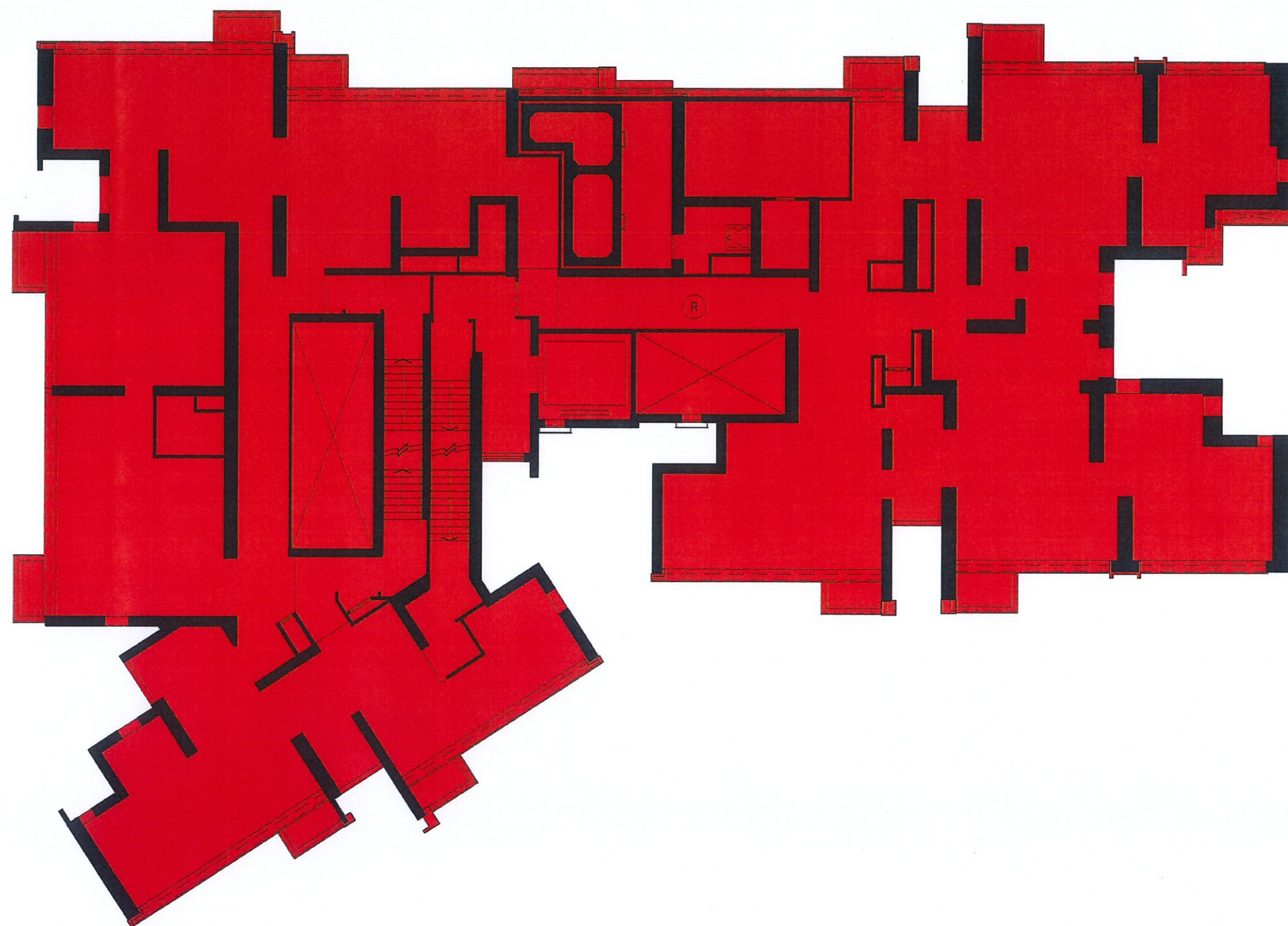
DRAWING / 圖名  
TOWER 2 PLAN (2)  
(PHASING PLAN)

SCALE / 比例	JOB NUMBER / 工程編號
1:150 @A3	5138
DATE / 日期	DRAWING NUMBER / 圖號
MAR 2019	

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# LEGEND

R RED - PHASE E

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AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

**DRAWING / 圖名**  
TOWER 2 PLAN (3)  
(PHASING PLAN)

SCALE / 比例	JOB NUMBER / 工程編號
1:150 @A3	5138
DATE / 日期	DRAWING NUMBER / 圖號
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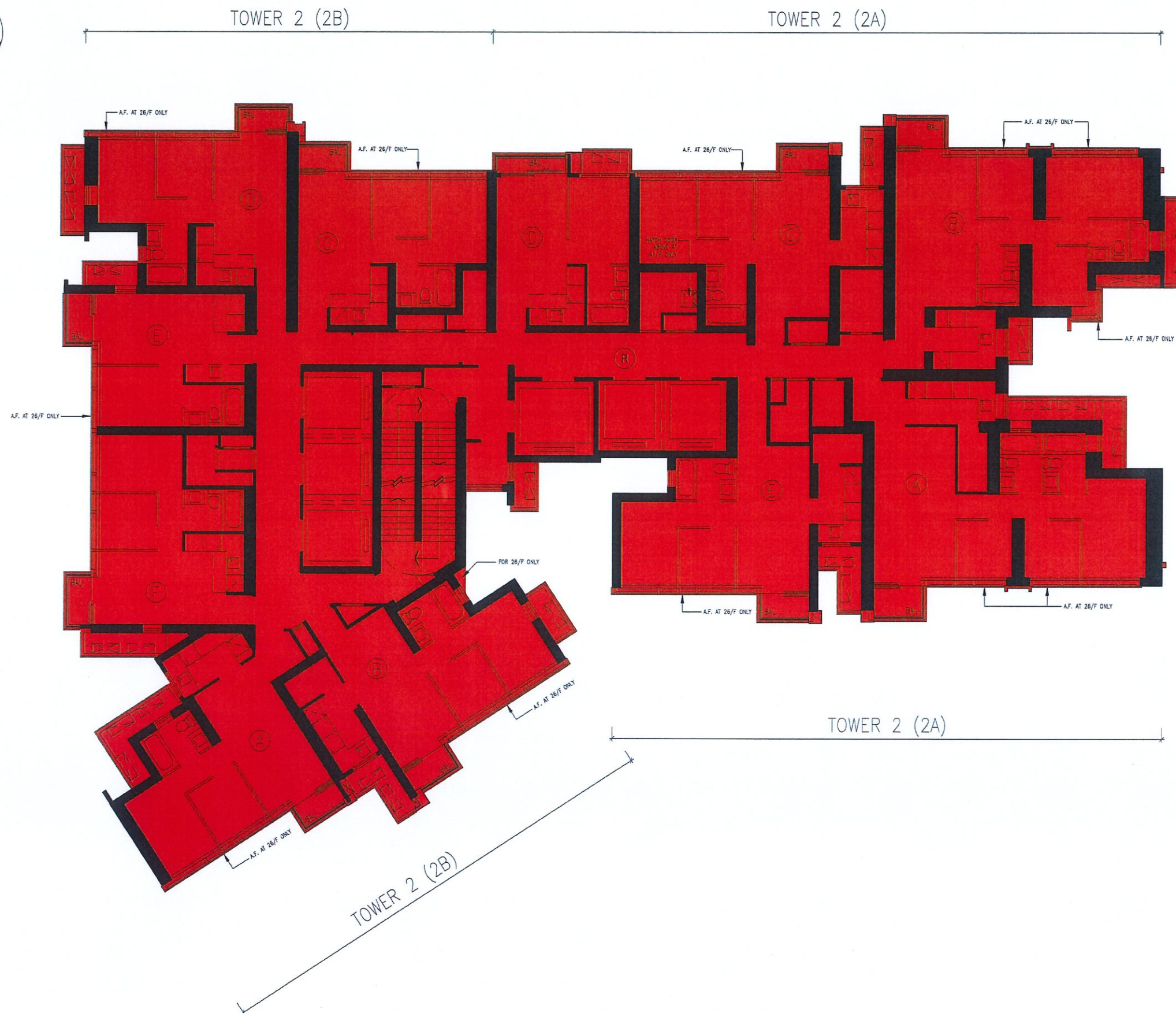
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TOWER 2 (2A & 2B) 25/F

0 0.5 1 2 5m  
SCALE 1 : 150





TOWER 2 (2A & 2B) 26-47/F

0 0.5 1 2 5m  
SCALE 1 : 150

LEGEND

RED - PHASE E

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PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 2 PLAN (4)  
(PHASING PLAN)

SCALE / 比例  
1:150 @A3  
DATE / 日期  
MAR 2019

JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號

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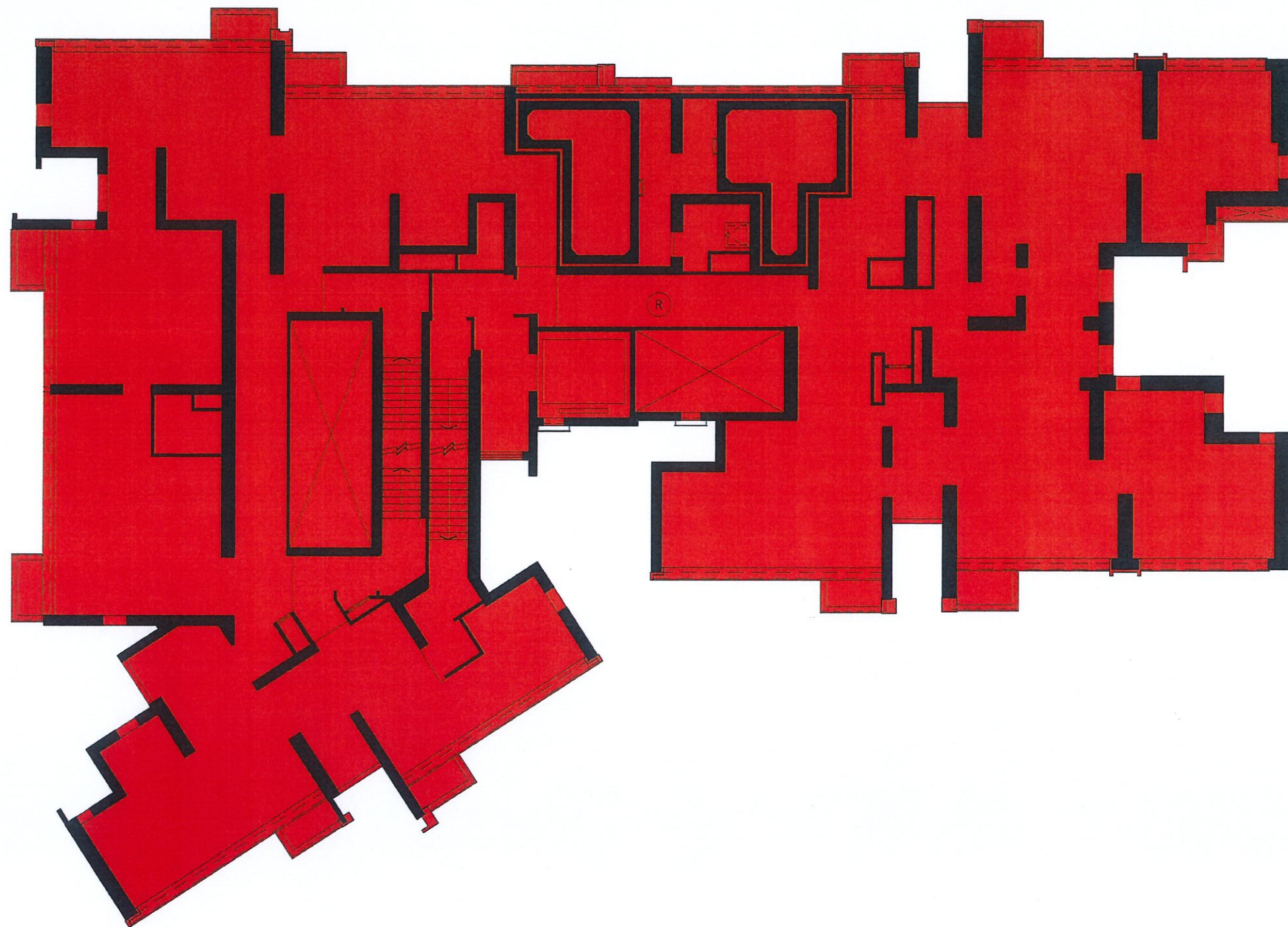
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PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 2 PLAN (5)  
(PHASING PLAN)

SCALE / 比例 1:150 @A3	JOB NUMBER / 工程編號 5138
DATE / 日期 MAR 2019	DRAWING NUMBER / 圖號

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定
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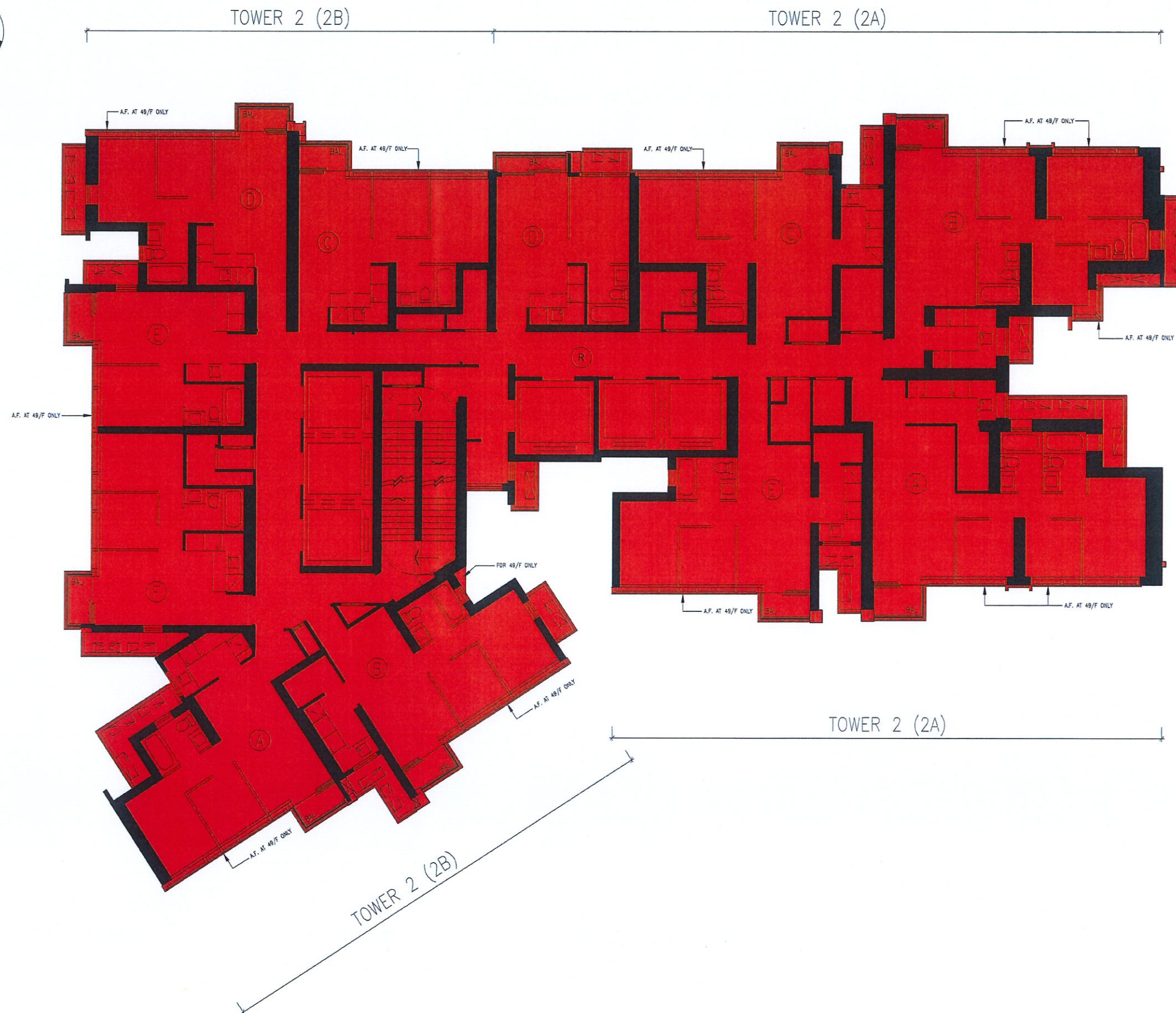
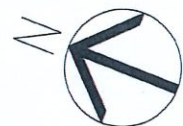
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TOWER 2 (2A & 2B) 48/F

0 0.5 1 2 5m  
SCALE 1 : 150





TOWER 2 (2A & 2B) 49-70/F

LEGEND

RED - PHASE E

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AP(A) 61/89

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NO. 70

DRAWING / 圖名  
TOWER 2 PLAN (6)  
(PHASING PLAN)

SCALE / 比例  
1:150 @A3  
DATE / 日期  
MAR 2019

JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號

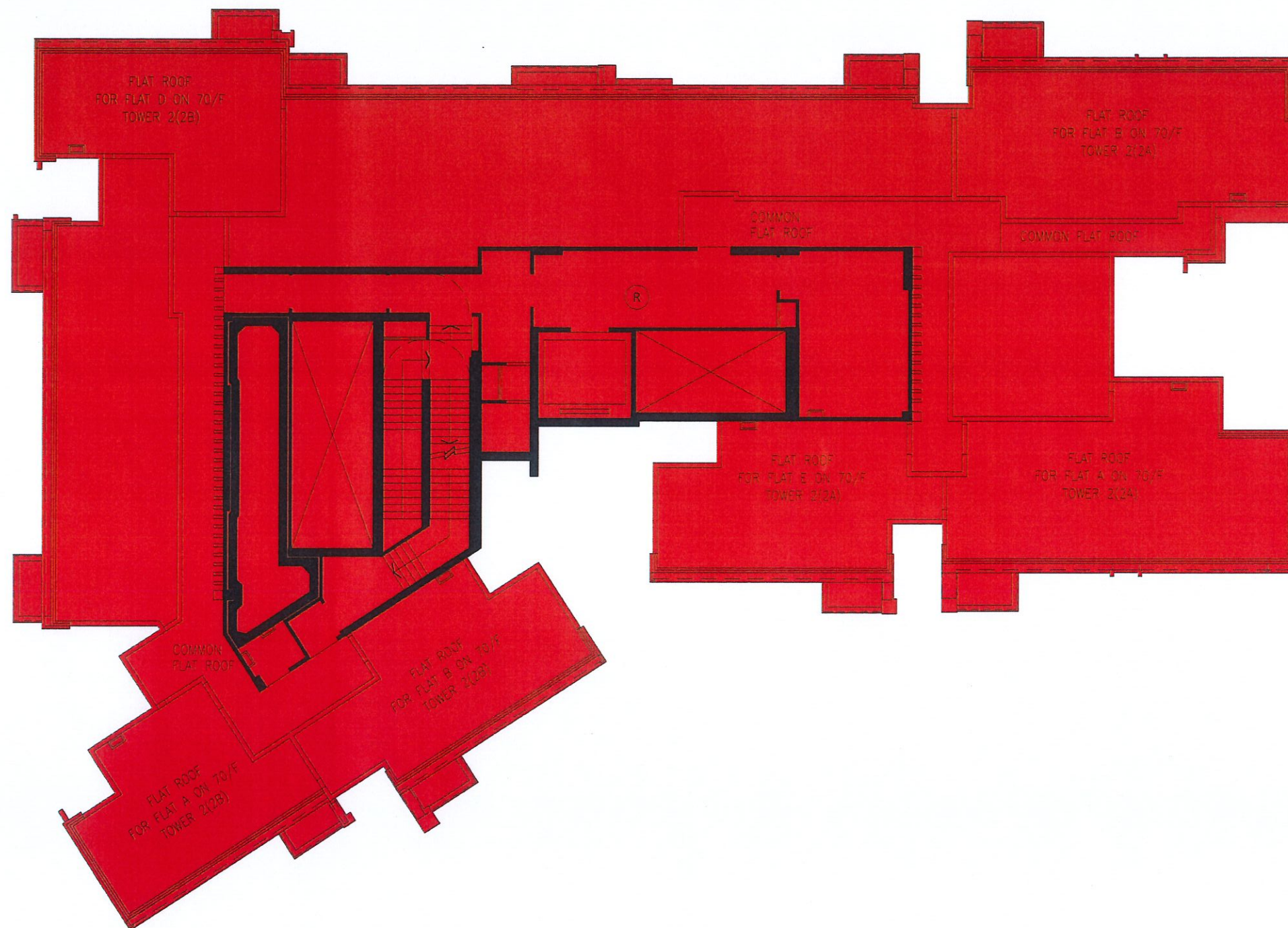
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0 0.5 1 2 5m  
SCALE 1 : 150





#### LEGEND

R RED - PHASE E

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Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修訂

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PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

**DRAWING / 圖名**  
TOWER 2 PLAN (7)  
(PHASING PLAN)

SCALE / 比例	JOB NUMBER / 工程編號
1:150 @A3	5138
DATE / 日期	DRAWING NUMBER / 圖號
MAR 2019	

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

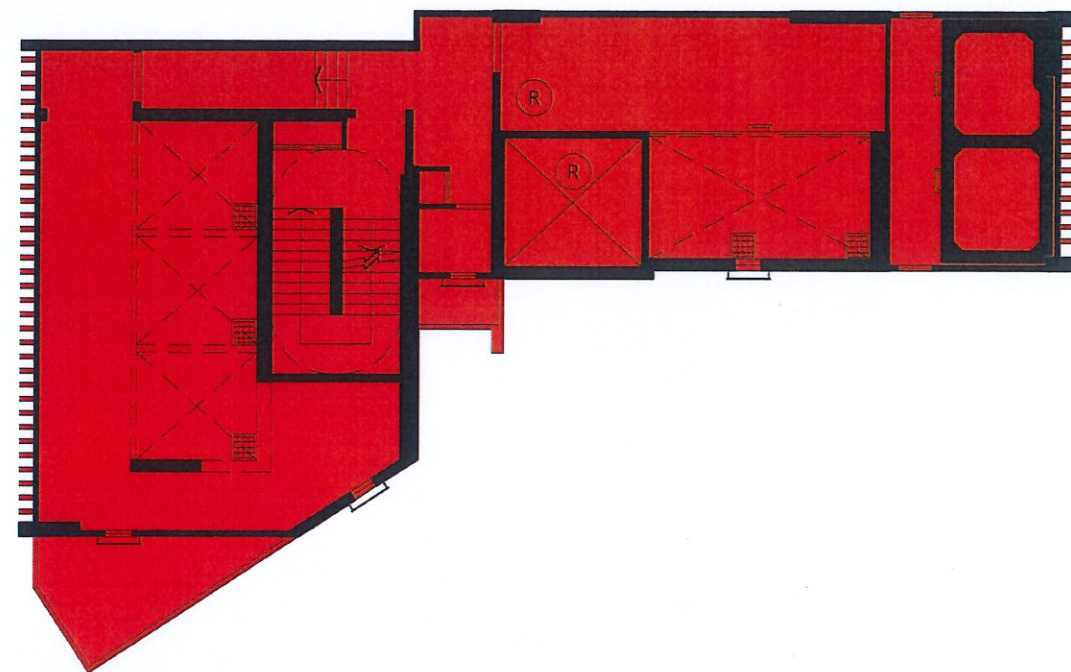
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除特別註明外, 所有尺寸是以毫米制  
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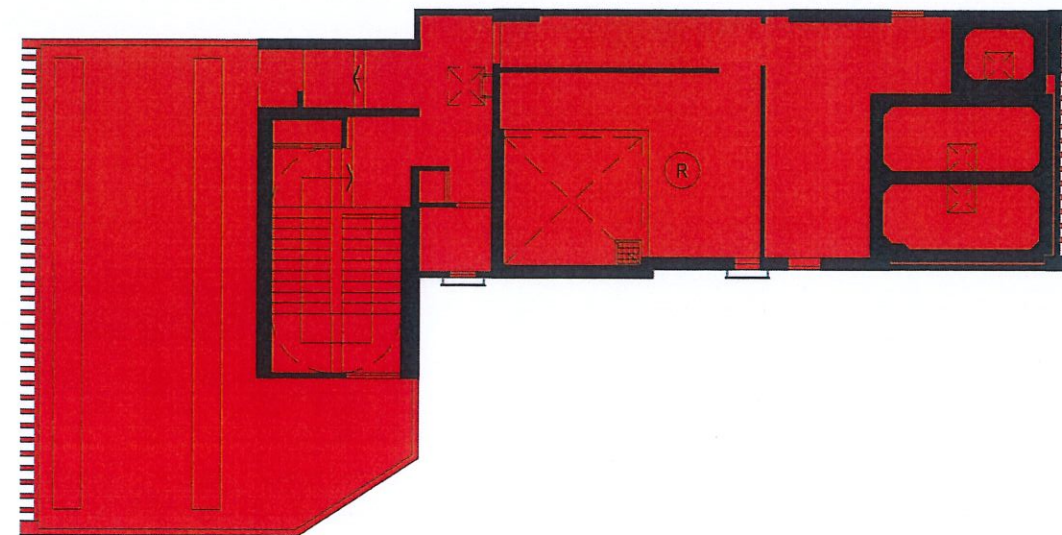
TOWER 2 (2A & 2B) MAIN ROOF

0 0.5 1 2 5m  
SCALE 1 : 150

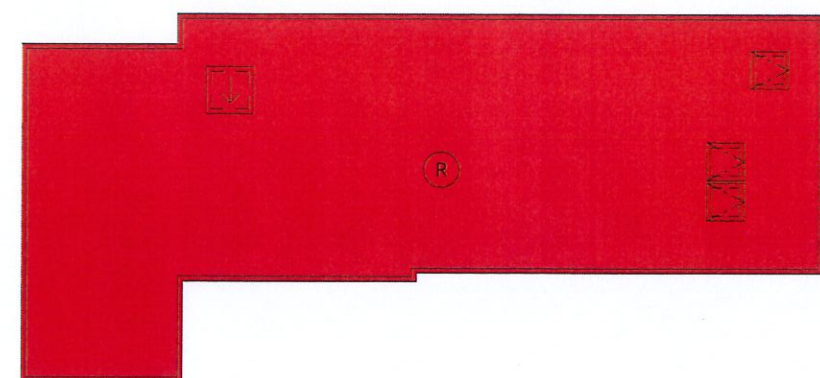




TOWER 2 (2A & 2B) UPPER ROOF 1



TOWER 2 (2A & 2B) UPPER ROOF 2



TOWER 2 (2A & 2B) TOP ROOF

0 0.5 1 2 5m  
SCALE 1 : 150

# LEGEND

(R) RED - PHASE E

I HEREBY CERTIFY THE ACCURACY OF THIS PLAN

Chan Kam Tong Angus  
Authorized Person (Architect)  
AP(A) 61/89

NUMBER / 編號	DATE / 日期	AMENDMENT / 修改

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PROJECT / 工程項目  
PROPOSED RETAIL AND RESIDENTIAL  
DEVELOPMENT AT SITE C1 OF THE REMAINING  
PORTION OF TSEUNG KWAN O TOWN LOT  
NO. 70

DRAWING / 圖名  
TOWER 2 PLAN (8)  
(PHASING PLAN)

SCALE / 比例  
1:150 @A3  
DATE / 日期  
MAR 2019

JOB NUMBER / 工程編號  
5138  
DRAWING NUMBER / 圖號  
-

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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