

Dated _____ 20 _____

MTR CORPORATION LIMITED

as the registered owner

and

[_____]

as the Purchaser

and

MTR CORPORATION LIMITED

as the Manager

SUB-DEED OF MUTUAL COVENANT

and

MANAGEMENT AGREEMENT

in respect of

the development erected on

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

Tseung Kwan O

Draft 6 for Submission to LACO

2019.07.19

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SUB-DEED OF MUTUAL COVENANT

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EXECUTION

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 general building plans and specifications in respect of Phase IX of the Development or in respect of any part or parts of Phase IX of the Development prepared by the Authorized Person and approved by the Building Authority under reference nos. BD 2/7192/97/6(J), BD 2/7192/97/4(C1) and BD 6/7192/97/8(RB) and includes any amendment thereto as approved by the Building Authority;
- “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 IX of the Development;
- “CCTV Imaging Device”** means the CCTV imaging device referred to in paragraph 2(a) of Appendix B of Practice Note No. APP-93 issued by the Buildings Department and which is required by the Building Authority to be provided for the inspection of the external drainage pipes concealed by architectural features of each Tower and such term shall include all such wires, cables, equipment, apparatus, and such other electrical or other installations or otherwise for or in relation to such device;
- “Common EV Facilities”** means all such facilities installed or to be installed within the Phase IX Car Park Common Areas for the common use and benefit of the Owners of the Phase IX Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles or electric motor cycles licensed under the Road Traffic Ordinance Chapter 374 of the Laws of Hong Kong Special Administrative Region parking at any of the Phase IX Car Parking Spaces; such facilities shall not serve any of the Phase IX Car Parking Spaces exclusively or belong to any of the Owners of the Phase IX 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 IX 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 boxes, 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 Management Plan”

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

“First Assigned Premises”

means Flat [] on the [] Floor of Tower [] [and Car/Motor Cycle Parking Space No. [] on [] Floor] of Phase IX of the Non-Station Development;

“Kindergarten”

means (i) 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 the Kindergarten annexed hereto), (ii) planters, flushing water pump room, potable water pump room, sprinkler water tank, water meter cabinets, sprinkler and fire services water pump room, sprinkler control valve room, electrical meter room, air-conditioning platform and canopy serving the said kindergarten or kindergarten cum child care centre or any part thereof exclusively; and (iii) 2 car parking spaces and 2 school bus lay-bys on the Third Floor constructed pursuant to Special Conditions Nos.(16)(b)(i)(x)(VIII) and (50)(b) of the Government Grant; and the Kindergarten is for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Pink;

“Management Units”

means the Management Units attributable to the Phase IX Car Parking Spaces, the Phase IX Residential Units and the Kindergarten as set out in Part II of the First Schedule;

“Non-Common EV Facilities”

means all such facilities installed or to be installed within the Phase IX Car Park for serving any of the Phase IX Car Parking Spaces exclusively or belonging to any of the Owners of the Phase IX 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 IX Car Parking Spaces; such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meters, base boxes, socket outlets, locks, covers and such other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

“Non-Station Development Common Areas within Phase IX”

means those parts of the Non-Station Development Common Areas (as defined in the Principal Deed) situated within Phase IX which are intended for use by or benefit of 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 part of the covered landscaped area (including but not limited to hard-paved areas) (as for identification purpose only as shown on the Plan No.DMC-001 of the common areas plans annexed hereto and thereon demarcated in blue dotted lines), Road R4 on the Ground Floor, footpaths, pipe ducts and master utility service corridor; and the Non-Station Development Common Areas within Phase IX are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Orange;

“Non-Station Development Common Services and Facilities within Phase IX”

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

“Phase IX”

means that part of the Non-Station Development constructed on the part of the Land shown and marked Site J on Plan J annexed to the Government Grant and referred to therein as Site J comprising Phase IX which consists of (i) “Phase IXA” (which is shown as “Phase 1 OP” on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Stippled Orange on the phasing plans annexed hereto) comprising the Phase IX Residential Units in Tower 3(3A & 3B), the Phase IX Car Park, the Kindergarten, part of the Phase IX Recreational Areas and Facilities and part of the Common Areas and the Common Services and Facilities in Phase IX, (ii) “Phase IXB” (which is shown as “Phase 2 OP” on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Hatched Blue on the phasing plans annexed hereto) comprising the Phase IX Residential Units in Tower 2(2A & 2B), part of the Phase IX Recreational Areas and Facilities and part of the Common Areas and the Common Services and Facilities in Phase IX, (iii) “Phase IXC” (which is shown as “Phase 3 OP” on the phasing plans approved by the Building Authority and for identification purpose only is shown and demarcated in Cross-hatched Green on the phasing plans annexed hereto) comprising the Phase IX Residential Units in Tower 1(1A & 1B) and part of the Common Areas and the Common Services and Facilities in Phase IX and (iv) the Remaining Parts of Phase IX (as defined hereinbelow);

“Phase IX Balcony”

means each of the Balconies forming part of a Phase IX Residential Unit specified in the Sixth Schedule, which are for identification purpose only as shown in Hatched Black and marked “BAL” on the common areas plans annexed hereto;

“Phase IX Car Park”

means that part of the Car Park within Phase IX 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 IX Residential Development or the parking of motor cycles to be used by the Owners or occupiers of the Residential Development or their visitors or invitees or the parking of pedal-cycles to be used by the Owners or occupiers of the Phase IX Residential Development or their visitors or invitees and includes areas intended for the common use and benefit of the Owners, occupiers and licensees of such part of the Car Park within Phase IX and also includes parking spaces for disabled persons provided in Site J pursuant to Special Condition No.(44)(a)(vii) of the Government Grant;

“Phase IX Car Park Common Areas”

means the whole of the Phase IX Car Park (except those Phase IX 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 IX Car Park including, but not limited to, the Visitors’ Car Parking Spaces, parking spaces for disabled persons provided in Site J pursuant to Special Condition No.(44)(a)(vii) of the Government Grant, entrances, car ramps, driveways, staircases, electrical meter rooms, lift shafts, carpark shuttle lift lobbies on 2nd Floor and 3rd Floor, air duct maintenance zone, air ducts and pipe ducts; and the Phase IX Car Park Common Areas are for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Green;

“Phase IX Car Park Common Services and Facilities”

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

Common Services and Facilities and the Phase IX Residential Common Services and Facilities;

“Phase IX Car Parking Space”

means a Unit situate in the Phase IX Car Park for the purpose of parking of motor vehicle licensed under the Road Traffic Ordinance and belonging to an Owner or occupier of the Residential Development, or parking of motor cycle to be used by an Owner or occupier of the Residential Development or such Owner’s or occupier’s visitors or invitees and for the avoidance of doubt, includes the Non-Common EV Facilities (if any) exclusively serving such Unit;

“Phase IX Common Areas”

means those parts of Phase IX which are intended for use by or benefit of the Owners of more than one constituent parts of Phase IX, namely the Phase IX Car Park, the Phase IX Residential Development and the Kindergarten and not for the sole benefit of the Owners of only one constituent part including, but not limited to, Existing Temporary Stormwater Drainage Pipes Areas, part of the covered landscaped area (including but not limited to hard-paved areas) (as for identification purpose only as shown on the Plan No.DMC-003 of the common areas plans annexed hereto and thereon demarcated in blue dotted lines), the external walls of the Ground Floor to the 3rd Floor of the buildings erected on Phase IX (excluding those parts of the external walls forming parts of the Kindergarten), emergency vehicular access, carriageway, covered walkways forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant, inaccessible voids, staircases, landings, corridors and open passages; lift lobbies, carpark shuttle lift lobby on 5th Floor; refuse storage and material recovery chamber, parking space for refuse collection operation; gas valve room, guard rooms and lavatory, fuel tank room, transformer room, emergency generator room, low voltage switch room, electrical meter rooms, water meter cabinets, utility corridor, main telecommunications and broadcasting room, sprinkler water tank, sprinkler pump room, cable riser duct room, riser duct rooms, street fire hydrant water tank, street fire hydrant pump room, fire services pump room, fire services water tanks, irrigation tank, potable and cleansing water pump room, flushing and irrigation water pump room(s), flushing water pump room(s), master meter room, lead-in of telecommunication network services, air ducts, pipe ducts, fire control centre sprinkler control valve sets; management office (office accommodation for watchman and caretakers) and lavatories, security control room; and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within Phase IX not used for the sole benefit of the Owners of any one constituent part of Phase IX only and for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Yellow and Yellow Hatched Black;

“Phase IX Common Services and Facilities”

means those services and facilities constructed or to be constructed in on or under Phase IX and which serve more than one constituent parts of Phase IX, namely the Phase IX Car Park, the Phase IX Residential Development and the Kindergarten 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, equipment and apparatus; security systems, equipment and apparatus; refuse disposal equipment; lifts; 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 IX as part of the amenities thereof and not for the sole benefit of any one constituent part of Phase IX only but excluding the Non-Station Development Common Services and Facilities within Phase IX, the Residential Development Common Services and Facilities within Phase IX, the Phase IX Car Park Common Services and Facilities and the Phase IX Residential Common Services and Facilities;

“Phase IX 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 <u>Section G</u> ;
“Phase IX Noise Mitigation Measures”	means the fixed windows (openable with lock for maintenance only) at 6 th Floor to 8 th Floor of Tower 3(3B) as approved by the Director of Environmental Protection and identified on the common areas plans Nos.DMC-006 and DMC-023 annexed hereto, and any subsequent amendments thereto (if any) approved by the Director of Environmental Protection;
“Phase IX Non-enclosed Areas”	means the Phase IX Balconies and the covered areas underneath the Phase IX Balconies, the locations of which are for identification purpose only shown in Hatched Black and marked “BAL” <u>on the common areas plans annexed hereto and the covered areas underneath the lowest balconies are for identification purpose only shown</u> in Hatched Red on the common areas plans annexed hereto;
“Phase IX Owners Sub-Committee”	means the Owners Sub-Committee elected in accordance with the provisions of <u>Section F</u> of this Deed;
“Phase IX Recreational Areas and Facilities”	means the indoor ball court, indoor swimming pool, outdoor swimming pool, outdoor pool deck, jacuzzi, music rooms, children play room, game rooms, gymnasium, sauna, steam, changing rooms, lavatories, accessible unisex toilet, reception, lounge, seating areas, entrance foyers, foyer and any other recreational facilities and ancillary facilities erected within Phase IX 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 IX Residential Development and their bona fide visitors all of which shall form part of the Private Recreational Facilities and the Local Open Space (as the case may be) under the Principal Deed. The Phase IX 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 Hatched Black;
“Phase IX Residential Common Areas”	means those parts of the Phase IX Residential Development intended for the common use and benefit of the Owners, occupiers and licensees of the Phase IX Residential Development including, but not limited to, working spaces and manoeuvring spaces for or in connection with the operation of the CCTV Imaging Device and/or the carrying out of inspection, maintenance, repair or related works for the external drainage pipes concealed by architectural features of each Tower, part of the covered landscaped area (including but not limited to hard-paved areas, water feature and planters) (as for identification purpose only as shown on the Plan Nos.DMC-001, DMC-003, DMC-004 and DMC-005 of the common areas plans annexed hereto and thereon demarcated in blue dotted lines), entrance lobbies, lift lobbies, staircases, landings, planters, flat roofs, corridors and passages, all loading and unloading bays required to be provided pursuant to Special Condition No.(16)(b)(i)(x)(VI) of the Government Grant, lift pits, lift shafts, lift machine rooms, refuge floors, transformer rooms, electrical meter rooms, water meter cabinets, low voltage switch rooms, emergency generator room, sprinkler water tanks, sprinkler water pump rooms, drencher water tanks, drencher pump rooms, sprinkler control valve and drencher control valve rooms, potable water tanks, flushing water tanks, potable water pump rooms, flushing water pump rooms, transfer water tanks, fire services water tanks, fire services water tank room, fuel tank room, fire services intermediate booster water pump rooms, sub-telecommunications and broadcasting rooms, pool double slabs, filtration plant rooms, surge tanks, pool maintenance space, outdoor unit of variable refrigerant volume air-conditioning system for residents recreational facilities, outdoor unit of variable refrigerant volume air-conditioning system for clubhouse and lift lobby, pipe ducts, air ducts, riser duct rooms, cable riser valve room, gas valve chambers, the external walls of the 5 th

Floor and above of the buildings erected on Phase IX (including curtain walls 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 of the 6th Floor and above of the buildings erected on Phase IX (which are for identification purpose only as shown and marked in lime dashed lines on the common areas plans annexed hereto)), the Phase IX Recreational Areas and Facilities, all the pedal-cycle parking spaces in the Phase IX Car Park required to be provided pursuant to Special Condition No.(16)(b)(i)(x)(V) of the Government Grant, part of the greenery areas (including but not limited to vertical greening, lawns, planters and water feature) (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo Stippled Black), horizontal screens, lawns, common flat roofs, roof (lawn), refuse storage and material recovery rooms, extra-low voltage rooms, air-conditioning platforms, hose reels, and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Phase IX Residential Development for the common use and benefit of the Owners, occupiers and licensees of the Phase IX Residential Development and for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo, Indigo Hatched Black, Indigo Stippled Black and Indigo Cross Hatched Black;

“Phase IX Residential Common Services and Facilities”

means those services and facilities in on or under Phase IX of the Non-Station Development and which serve more than one Phase IX Residential Unit including but not limited to, CCTV Imaging Device, emergency lighting system at escape staircases, ducting, pipes, cables, wiring, variable refrigerant volume air-conditioning systems, water pumps, plant and machinery, electrical installations, fittings, equipment and apparatus, lifts, notice board and gondola system but excluding the Non-Station Development Common Services and Facilities within Phase IX, the Residential Development Common Services and Facilities within Phase IX, the Phase IX Car Park Common Services and Facilities and the Phase IX Common Services and Facilities;

“Phase IX Residential Development”

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

“Phase IX Residential Unit”

means a Unit including roof and/or flat roof and/or stairhood appertaining thereto (if any) situate in the Phase IX Residential Development; for the avoidance of doubt it is expressly provided and declared that a Phase IX Residential Unit shall include (i) all openable windows installed in or to any curtain wall enclosing the Phase IX 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 walls (other than curtain wall) enclosing the Phase IX 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 and (iii) Phase IX Noise Mitigation Measures (if any) appertaining to the Phase IX Residential Unit but shall exclude all structural columns (if any) within the Phase IX Residential Unit and structural columns (if any) appertaining to the Phase IX Residential Unit;

“Principal Deed”	means the Principal Deed of Mutual Covenant and Management Agreement dated 16 th June 2009 and registered in the Land Registry by Memorial No.09062303030203 affecting the Land;
“Remaining Parts of Phase IX”	means those parts of the Non-Station Development constructed on Site J comprising part of Road R4 and footpath within Site J as shown on the phasing plans approved by the Building Authority (which for identification purpose only is shown and coloured Hatched Red on the phasing plans annexed hereto);
“Residential Development Common Areas within Phase IX”	means those parts of the Residential Development Common Areas (as defined in the Principal Deed) situated within Phase IX which are intended for use by and benefit of Owners of the Residential Development and not for the sole benefit of any Owner or group of Owners of a particular Phase including, but not limited to, part of the greenery areas (including but not limited to vertical greening, lawns, planters and water feature) (as for identification purpose only as shown on the 5 th Floor Plan of the common areas plans annexed hereto and thereon coloured Grey Stippled Black) and hard paved areas, and the Residential Development Common Areas within Phase IX for identification purpose only are shown on the 5 th Floor Plan of the common areas plans annexed hereto and thereon coloured Grey and Grey Stippled Black;
“Residential Development Common Services and Facilities within Phase IX”	means those services and facilities forming parts of the Residential Development Common Services and Facilities (as defined in the Principal Deed) in Phase IX and which serve the Residential Development as a whole and not for the sole benefit of any Owner or group of Owners of a particular Phase including, but not limited to, lightings, electrical cables, fire services, plumbing and drainage water pipes, gas pipe(s), security system and other ancillary facilities installed in the Residential Development Common Areas within Phase IX but excluding the Non-Station Development Common Services and Facilities within Phase IX, the Phase IX Car Park Common Services and Facilities, the Phase IX Common Services and Facilities and the Phase IX Residential Common Services and Facilities;
“Site J”	means the part of the Land shown and marked Site J on Plan J annexed to the Government Grant and referred to therein as Site J;
“Tower”	means a residential tower block constructed as part of the Phase IX Residential Development;
“Visitors’ Car Parking Spaces”	means parking spaces in the Phase IX Car Park designated for parking of motor vehicles belonging to the visitors or invitees of the Owners or occupiers of the Phase IX Residential Development and include parking spaces for disabled persons provided in Site J pursuant to Special Condition No.(44)(a)(vii) of the Government Grant;
“Works and Installations”	means all the major works and installations in Phase IX 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 IX 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 IX 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 IX 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 IX Residential Unit or Phase IX Car Parking Space or the Kindergarten 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 IX Car Parking Spaces shall not be used for any purpose other than for the purposes of parking of motor vehicles licensed under the Road Traffic Ordinance and belonging to the Owners or occupiers of the Residential Development or parking of motor cycles to be used by the Owners or occupiers of the Residential Development or their visitors or invitees.

SECTION D

OBLIGATIONS OF OWNERS AND POWERS OF MANAGER

- Owners to comply**
1. (a) The Owners of Units in Phase IX (including MTR) and the Manager shall at all times hereafter so long as they remain as Owners of any Shares in Phase IX 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 IX in accordance with Clause 1(b)(xxxiii) of Section I of the Principal Deed and Clause 2(a) of Part II of the Second Schedule to the Principal Deed, shall repair at its own costs and expense any damage caused by such entry and shall be liable for the negligent, wilful or criminal acts of the Manager, its employees, agents and contractors.
- Owners to indemnify the Manager**
- (c) Nothing contained in the Principal Deed and this Deed shall exclude the liability of the Manager to the Owners of Units in Phase IX for any act or omission involving criminal liability, dishonesty or negligence on the part of the Manager or his employees, agents or contractors and no Owner of a Unit in Phase IX 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 Phase IX 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 IX 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 IX 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 IXB or in Phase IXC before MTR assigns any Unit in Phase IXB or Phase IXC (as the case may be) pursuant to Consent to Assign to be issued by the Director of Lands for Phase IXB or Phase IXC (as the case may be) shall be borne by MTR solely so that the Owners of Units in the completed parts of Phase IX with Consent to Assign issued by the Director of Lands shall not be liable for the payment of any construction costs of uncompleted parts of Phase IX and any management and maintenance expenses in relation to the Common Areas and the Common Services and Facilities in Phase IXB or in Phase IXC before MTR assigns any Unit in Phase IXB or Phase IXC (as the case may be) pursuant to Consent to Assign to be issued by the Director of Lands for Phase IXB or Phase IXC (as the case may be).
- Assignment of Common Areas and Common Services and Facilities**
4. (a) MTR shall upon execution of this Deed assign the Shares in those parts of :
- (i) the Non-Station Development Common Areas within Phase IX and Non-Station Development Common Services and Facilities within Phase IX in Phase IXA and the Remaining Parts of Phase IX,

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

together with the said Common Areas and Common Services and Facilities in Phase IXA and the Remaining Parts of Phase IX 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 its successor as manager on termination of its appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

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

- (i) the Non-Station Development Common Areas within Phase IX and Non-Station Development Common Services and Facilities within Phase IX in Phase IXB,
- (ii) the Phase IX Common Areas and Phase IX Common Services and Facilities in Phase IXB,
- (iii) the Phase IX Car Park Common Areas and Phase IX Car Park Common Services and Facilities in Phase IXB,
- (iv) the Phase IX Residential Common Areas and Phase IX Residential Common Services and Facilities in Phase IXB and
- (v) the Residential Development Common Areas within Phase IX and Residential Development Common Services and Facilities within Phase IX in Phase IXB

together with the said Common Areas and Common Services and Facilities in Phase IXB 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 its successor as manager on termination of its appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

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

- (i) the Non-Station Development Common Areas within Phase IX and Non-Station Development Common Services and Facilities within Phase IX in Phase IXC,
- (ii) the Phase IX Common Areas and Phase IX Common Services and Facilities in Phase IXC,
- (iii) the Phase IX Car Park Common Areas and Phase IX Car Park Common Services and Facilities in Phase IXC,
- (iv) the Phase IX Residential Common Areas and Phase IX Residential Common Services and Facilities in Phase IXC and
- (v) the Residential Development Common Areas within Phase IX and Residential Development Common Services and Facilities within Phase IX in Phase IXC

together with the said Common Areas and Common Services and Facilities in Phase IXC 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 its successor as manager on termination of its appointment or to the Owners Corporation at any time if so required by the Owners Corporation.

**Phase IX Residential
Units with open kitchen**

5. (a) Each Owner of Phase IX 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 IX 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 IX 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 IX Residential Units shall not be removed or tampered or obstructed;
- (ii) addressable smoke detectors with sounder base provided inside the Phase IX Residential Units shall not be removed or tampered or obstructed;
- (iii) sprinkler head provided at the ceiling immediately above the open kitchen area shall not be removed or tampered 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 IX Residential Unit shall not be removed or tampered;
- (v) self-closing devices of main entrance door of Phase IX Residential Units 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 IX 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 IX 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 IX Residential Units; and
- (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 IX 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 such maintenance certificate shall be submitted by the Owner to the Fire Services Department.

(b) The Owner or residents of any Phase IX 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 IX Residential Unit observe and comply with the same.

(c) The Manager shall have the power to implement and/or monitor proper implementation of the Fire Safety Management Plan (including but not limited to 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 IX 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 IX Residential Units contain approved open kitchen design in accordance with the Fire Safety Management Plan and to enter into the relevant Phase IX 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 IX 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 IX 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 IX for inspection by all Owners of Phase IX free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund for Phase IX.

Curtain walls and casement windows

6. The Owner of any Phase IX 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 IX 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 IX Residential Unit shall also be responsible for the repair, maintenance and replacement of the casement windows (whether openable or not) belonging to his Unit. The Owners of the Phase IX 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 IX Residential Common Areas.

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

7. (a) Each Owner of the Phase IX 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 IX Car Parking Space exclusively and the ownership of all such facilities shall belong to him. Each Owner of the Phase IX Car Parking Space shall indemnify the Owners or occupiers of other Units for his failure to observe and comply with the provisions of this Clause.

(b) Without prejudice to the generality of sub-clause (a) above, if any Owner of Phase IX Car Parking Space shall fail to repair, maintain, replace or renew the Non-Common EV Facilities serving his Phase IX 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 IX 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 or renewal works to the relevant Non-Common EV Facilities and make good all damage (if any) caused by the Owner's failure to repair, maintain, replace or renew 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 IX Car Parking Space as a debt.

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

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

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

(a) observe and comply with all Ordinances, bye-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 IX 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 IX 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 IX 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 IX Residential Units shall ensure that the bona fide guests, visitors and invitees of the Owners or occupiers of the Phase IX Residential Units shall at all times:-

(a) observe and comply with all Ordinances, bye-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.

Contribution to maintenance of Station Slab, etc.

10. (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 IX ("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 IX or any part thereof, are parts of the Station Complex.

(b) As Phase IX is supported by the Station Complex, the Owners of Phase IX 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 IX in accordance with Clause 8(b) of Section E of the Principal Deed.

Maintenance of slabs of Phase IX

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

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

Contribution to maintenance of Utility Spine

12. As there are communal/utility services and facilities (including but not limited to drains, town gas pipes, pipes, wires and cables) serving Phase IX running through the Utility Spine in the Station Complex, the Owners of Phase IX shall contribute to the maintenance costs and expenses of the Utility Spine supporting or serving Phase IX 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 IX Noise Mitigation Measures

13. (a) The Owner of any Phase IX Residential Unit with any Phase IX Noise Mitigation Measures serving or belonging to his Phase IX Residential Unit exclusively shall at his own cost and expense keep and maintain such Phase IX Noise Mitigation Measures in good repair and substantial repair and condition and

if any repair or replacement of such Phase IX Noise Mitigation Measures are required, the design, specification and use of materials thereof shall comply with the design and specification approved by the Director of Environmental Protection and shall also be subject to such guidelines and/or specifications and/or prescribed design as may be adopted or issued by the Manager from time to time.

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

**Inspection of external
drainage pipes concealed
by architectural features**

14. In respect of the external drainage pipes concealed by architectural features of each Tower, the Manager shall have the following powers and duties:

(a) the Manager shall provide a suitable CCTV Imaging Device and shall also provide trained personnel to operate the CCTV Imaging Device or enter into a contract with a service provider for conducting inspection of the external concealed drainage pipes by the CCTV Imaging Device; and

(b) the Manager shall arrange for regular inspection of the external concealed drainage pipes on such specified interval as proposed by the Authorized Person so as to alert any early signs of water leakage and pipe joints/pipe brackets conditions.

SECTION E

MEETINGS OF THE OWNERS OF PHASE IX

Meetings of the Owners

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

Annual Meeting

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

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

Notice

4. The person convening the meeting of the Owners of Phase IX shall, at least 14 days before the date of the meeting, give notice of the meeting to each Owner of Phase IX. 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 IX 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 IX" shall be construed as a reference to 10% of the number of persons who are Owners of Phase IX without regard to their ownership of any particular percentage of the total number of Shares into which Phase IX is divided and not be construed as the Owners of 10% of the Shares in Phase IX in aggregate.

Chairman

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

Resolutions binding on Owners

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

Meetings before completion of Phase IXB and IXC

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

X
Phase

SECTION F

PHASE IX OWNERS SUB-COMMITTEE

- Number of members**
1. (a) The Phase IX Owners Sub-Committee shall consist of five (5) members.
 - (b) The members of the Phase IX Owners Sub-Committee shall be made up of:
 - (i) three (3) members as representatives of the Phase IX Residential Development;
 - (ii) one (1) member as representative of the Phase IX Car Park; and
 - (iii) one (1) member as representative of the Kindergarten.
- Quorum**
2. (a) A quorum for meetings of the Phase IX Owners Sub-Committee shall be at least 3 members.
 - (b) Provided a quorum exists, the Phase IX Owners Sub-Committee shall be entitled to act and continue to act notwithstanding that the number of its members falls below five (5) or that for any reason less than five (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 IX Owners Sub-Committee :-
 - (a) Any Owner (including any one of two or more co-Owners) of a Unit in Phase IX.
 - (b) The duly authorised representative (provided that such authorisation shall be in writing addressed to the Phase IX Owners Sub-Committee and may be revoked at any time on notice in writing given to the Phase IX Owners Sub-Committee), in his place, of any Owner of a Unit in Phase IX, 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 IX comprising :-
 - (i) each Tower in the Phase IX Residential Development;
 - (ii) the Phase IX Car Park; and
 - (iii) 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 IX Owners Sub-Committee, who are the representatives of the Phase IX Residential Development and the Phase IX Residential Car Park, and appoint the Chairman and Secretary of the Phase IX Owners Sub-Committee. The member of the Phase IX Owners Sub-Committee who is the representative of the Kindergarten shall be appointed by the Owner of the Kindergarten who may remove and replace its representative from time to time as the Owner of the

Kindergarten shall see fit Provided that notice of removal and replacement shall be given to the Phase IX 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 IX, 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 IX Residential Development shall elect one (1) representative of that Tower to the Phase IX Owners Sub-Committee;
- (ii) the Owners of the Phase IX Car Park shall elect one (1) representative to the Phase IX Owners Sub-Committee; and
- (iii) the Owner of the Kindergarten shall appoint one (1) representative to the Phase IX Owners Sub-Committee.

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

Officers

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

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

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

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

Tenure of office

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

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

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

Votes of members

7. Members of the Phase IX Owners Sub-Committee shall be entitled to one vote each at Phase IX 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 IX 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 IX 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 IX Owners Sub-Committee or the Manager may at any time convene a meeting of the Phase IX 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 IX 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 IX HOUSE RULES

**Phase IX House Rules
first in force**

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

**Making and
Amendment of
Phase IX House Rules**

2. The Manager shall have power from time to time to make, revoke and amend the Phase IX House Rules regulating the use, occupation, maintenance and environmental control of Phase IX and the conduct of persons occupying, visiting or using the same and the Phase IX 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 IX Owners Sub-Committee is in existence, the Phase IX House Rules shall only be made, revoked or amended by the Manager with the prior approval of the Phase IX Owners Sub-Committee.

**Phase IX House Rules to
be posted on notice
boards**

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

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 IX 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 IX Owners Sub-Committee shall be properly served if sent by prepaid post to or left with the Chairman or Secretary of the Phase IX 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 in Phase IX for inspection by all Owners of Phase IX 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 IX. 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 IX for reference by all Owners of Phase IX free of costs and for taking copies at their own expense and

upon payment of a reasonable charge. All charges received must be credited to the Special Fund for Phase IX.

Works and Installations

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

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

(f) The Manager shall deposit the revised Works Manual in the management office in Phase IX within one month after the date of its preparation for inspection by all Owners of Phase IX 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 IX.

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

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

	<u>No. of Shares</u>
Phase IX Residential Development :	
Tower 1(1A)	151,278
Tower 1(1B)	148,870
Tower 2(2A)	141,328
Tower 2(2B)	147,311
Tower 3(3A)	147,389
Tower 3(3B)	142,522
Phase IX Car Park :	
(i) 172 Car Parking Spaces Nos. R103 to R274 on 2 nd Floor (125 Shares each)	21,500
(ii) 102 Car Parking Spaces Nos. R01 to R102 on 3 rd Floor (125 Shares each)	12,750
(iii) 29 Motor Cycle Parking Spaces Nos. M01 to M29 on 2 nd Floor (24 Shares each)	696
Kindergarten	12,895
Common Areas and Common Services and Facilities :	
(i) Phase IX Common Areas and Phase IX Common Services and Facilities	27,882
The parts in Phase IXA	27,882
The parts in Phase IXB	0
The parts in Phase IXC	0
(ii) Phase IX Car Park Common Areas and Phase IX Car Park Common Services and Facilities	23,188
The parts in Phase IXA	23,188
The parts in Phase IXB	0
The parts in Phase IXC	0
(iii) Phase IX Residential Common Areas and Phase IX Residential Common Services and Facilities	142,262
The parts in Phase IXA	73,423
The parts in Phase IXB	34,591
The parts in Phase IXC	34,248
(iv) Non-Station Development Common Areas within Phase IX and Non-Station Development Common Services and Facilities within Phase IX	6,690
The parts in Phase IXA and Remaining Parts of Phase IX	6,690
The parts in Phase IXB	0
The parts in Phase IXC	0

(v) Residential Development Common Areas within Phase IX and Residential
Development Common Services and Facilities within Phase IX 7,622

The parts in Phase IXA 7,622
The parts in Phase IXB 0
The parts in Phase IXC 0

Total Shares : 1,134,183

Allocation of Shares to each Phase IX Residential Unit

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
1(1A)	6/F	A @	967	967
		B @	768	768
		C @	577	577
		D @	440	440
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	969	15,504
		B #	744	11,904
		C #	562	8,992
		D #	428	6,848
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	970	17,460
		B #	743	13,374
		C #	562	10,116
		D #	428	7,704
	48/F-57/F (excluding 54/F) (9 storeys)	A #	970	8,730
		B #	742	6,678
		C #	562	5,058
		D #	428	3,852
	58/F-69/F (excluding 64/F) (11 storeys)	A #	970	10,670
		B #	742	8,162
		C #	562	6,182
		D #	428	4,708
70/F	A # @ & ^	1,512	1,512	
	C # &	609	609	
	D # &	463	463	
				----- 151,278

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<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 @	516	516
		B @	518	518
		C @	753	753
		D @	517	517
		E @	450	450
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	499	7,984
		B #	498	7,968
		C #	729	11,664
		D #	494	7,904
		E #	435	6,960
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	498	8,964
		B #	499	8,982
		C #	729	13,122
		D #	494	8,892
		E #	435	7,830
	48/F-57/F (excluding 54/F) (9 storeys)	A #	496	4,464
		B #	500	4,500
		C #	729	6,561
		D #	494	4,446
		E #	435	3,915
58/F-69/F (excluding 64/F) (11 storeys)	A #	496	5,456	
	B #	500	5,500	
	C #	725	7,975	
	D #	491	5,401	
	E #	435	4,785	
70/F	A # &	526	526	
	B # &	528	528	
	C # &	786	786	
	D # &	528	528	
	E # &	475	475	
				----- 148,870

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
2(2A)	6/F	A @	670	670
		B @	745	745
		C @	727	727
		D @	445	445
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	666	10,656
		B #	738	11,808
		C #	684	10,944
		D #	435	6,960
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	667	12,006
		B #	738	13,284
		C #	684	12,312
		D #	435	7,830
	48/F-55/F (excluding 54/F) (7 storeys)	A #	668	4,676
		B #	738	5,166
		C #	684	4,788
		D #	435	3,045
	56/F-69/F (excluding 64/F) (13 storeys)	A #	668	8,684
		B #	736	9,568
		C #	684	8,892
		D #	435	5,655
70/F	A #&	459	459	
	B #&	795	795	
	C #&	738	738	
	D #&	475	475	
				----- 141,328

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<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 @	742	742
		B @	508	508
		C @	515	515
		D @	596	596
		E @	336	336
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	717	11,472
B #		475	7,600	
C #		497	7,952	
D #		595	9,520	
E #		339	5,424	
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	717	12,906
B #		475	8,550	
C #		497	8,946	
D #		595	10,710	
E #		338	6,084	
	48/F-55/F (excluding 54/F) (7 storeys)	A #	717	5,019
B #		475	3,325	
C #		497	3,479	
D #		595	4,165	
E #		336	2,352	
	56/F-69/F (excluding 64/F) (13 storeys)	A #	717	9,321
B #		475	6,175	
C #		497	6,461	
D #		595	7,735	
E #		336	4,368	
	70/F	A #&^	1,369	1,369
		B #&	515	515
		C #&	519	519
		D #&	647	647
				----- 147,311

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
3(3A)	6/F	A @	508	508
		B @	487	487
		C @	354	354
		D @	583	583
		E @	445	445
		F @	434	434
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	496	7,936
		B #	475	7,600
		C #	343	5,488
		D #	546	8,736
		E #	450	7,200
		F #	424	6,784
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	496	8,928
		B #	475	8,550
		C #	343	6,174
		D #	546	9,828
		E #	450	8,100
		F #	424	7,632
	48/F-66/F (excluding 54/F and 64/F) (17 storeys)	A #	496	8,432
		B #	474	8,058
		C #	344	5,848
D #		546	9,282	
E #		450	7,650	
F #		424	7,208	
67/F	A #	496	496	
	B #	474	474	
	C #	344	344	
	D #	546	546	
	E #	450	450	
	F #	420	420	
68/F	B #&	502	502	
	C #&	372	372	
	D #&	597	597	
	E #&	493	493	
	F #&	450	450	

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Shares allocated to each Flat</u>	<u>Sub-Total</u>
3(3B)	6/F	A @	710	710
		B @	347	347
		C @	430	430
		D @	495	495
		E @	341	341
		F @	350	350
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	703	11,248
B #		334	5,344	
C #		415	6,640	
D #		487	7,792	
E #		342	5,472	
F #		343	5,488	
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	703	12,654
B #		334	6,012	
C #		415	7,470	
D #		487	8,766	
E #		342	6,156	
F #		343	6,174	
	48/F-66/F (excluding 54/F and 64/F) (17 storeys)	A #	703	11,951
B #		334	5,678	
C #		415	7,055	
D #		487	8,279	
E #		343	5,831	
F #		343	5,831	
	67/F	A #	703	703
B #		334	334	
C #		415	415	
D #		487	487	
E #		343	343	
F #		343	343	
	68/F	A #&^	1,301	1,301
B #&		358	358	
C #&		450	450	
D #&		528	528	
E #&		370	370	
F #&		376	376	
				----- 142,522

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

THE FIRST SCHEDULE
PART II
ALLOCATION OF MANAGEMENT UNITS

	<u>No. of Management Units</u>
Phase IX Residential Development :	
Tower 1(1A)	151,278
Tower 1(1B)	148,870
Tower 2(2A)	141,328
Tower 2(2B)	147,311
Tower 3(3A)	147,389
Tower 3(3B)	142,522
Phase IX Car Park :	
(i) 172 Car Parking Spaces Nos. R103 to R274 on 2 nd Floor (125 Shares each)	21,500
(ii) 102 Car Parking Spaces Nos. R01 to R102 on 3 rd Floor (125 Shares each)	12,750
(iii) 29 Motor Cycle Parking Spaces Nos. M01 to M29 on 2 nd Floor (24 Shares each)	696
Kindergarten	12,895
Common Areas and Common Services and Facilities :	
(i) Phase IX Common Areas and Phase IX Common Services and Facilities	0
(ii) Phase IX Car Park Common Areas and Phase IX Car Park Common Services and Facilities	0
(iii) Phase IX Residential Common Areas and Phase IX Residential Common Services and Facilities	0
(iv) Non-Station Development Common Areas within Phase IX and Non-Station Development Common Services and Facilities within Phase IX	0
(v) Residential Development Common Areas within Phase IX and Residential Development Common Services and Facilities within Phase IX	0
Total Management Units :	926,539

Allocation of Management Units to each Phase IX Residential Unit

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
1(1A)	6/F	A @	967	967
		B @	768	768
		C @	577	577
		D @	440	440
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	969	15,504
		B #	744	11,904
		C #	562	8,992
		D #	428	6,848
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	970	17,460
		B #	743	13,374
		C #	562	10,116
		D #	428	7,704
	48/F-57/F (excluding 54/F) (9 storeys)	A #	970	8,730
		B #	742	6,678
		C #	562	5,058
		D #	428	3,852
	58/F-69/F (excluding 64/F) (11 storeys)	A #	970	10,670
		B #	742	8,162
		C #	562	6,182
		D #	428	4,708
70/F	A # @ & ^	1,512	1,512	
	C # &	609	609	
	D # &	463	463	
				----- 151,278

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
1(1B)	6/F	A @	516	516
		B @	518	518
		C @	753	753
		D @	517	517
		E @	450	450
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	499	7,984
		B #	498	7,968
		C #	729	11,664
		D #	494	7,904
		E #	435	6,960
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	498	8,964
		B #	499	8,982
		C #	729	13,122
		D #	494	8,892
		E #	435	7,830
	48/F-57/F (excluding 54/F) (9 storeys)	A #	496	4,464
		B #	500	4,500
		C #	729	6,561
		D #	494	4,446
		E #	435	3,915
58/F-69/F (excluding 64/F) (11 storeys)	A #	496	5,456	
	B #	500	5,500	
	C #	725	7,975	
	D #	491	5,401	
	E #	435	4,785	
70/F	A #&	526	526	
	B #&	528	528	
	C #&	786	786	
	D #&	528	528	
	E #&	475	475	
				----- 148,870

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
2(2A)	6/F	A @	670	670
		B @	745	745
		C @	727	727
		D @	445	445
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	666	10,656
B #		738	11,808	
C #		684	10,944	
D #		435	6,960	
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	667	12,006
B #		738	13,284	
C #		684	12,312	
D #		435	7,830	
	48/F-55/F (excluding 54/F) (7 storeys)	A #	668	4,676
B #		738	5,166	
C #		684	4,788	
D #		435	3,045	
	56/F-69/F (excluding 64/F) (13 storeys)	A #	668	8,684
B #		736	9,568	
C #		684	8,892	
D #		435	5,655	
	70/F	A # &	459	459
B # &		795	795	
C # &		738	738	
D # &		475	475	
				----- 141,328

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
2(2B)	6/F	A @	742	742
		B @	508	508
		C @	515	515
		D @	596	596
		E @	336	336
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	717	11,472
		B #	475	7,600
		C #	497	7,952
		D #	595	9,520
		E #	339	5,424
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	717	12,906
		B #	475	8,550
		C #	497	8,946
		D #	595	10,710
		E #	338	6,084
	48/F-55/F (excluding 54/F) (7 storeys)	A #	717	5,019
		B #	475	3,325
		C #	497	3,479
		D #	595	4,165
		E #	336	2,352
56/F-69/F (excluding 64/F) (13 storeys)	A #	717	9,321	
	B #	475	6,175	
	C #	497	6,461	
	D #	595	7,735	
	E #	336	4,368	
70/F	A #&^	1,369	1,369	
	B #&	515	515	
	C #&	519	519	
	D #&	647	647	
				----- 147,311

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
3(3A)	6/F	A @	508	508
		B @	487	487
		C @	354	354
		D @	583	583
		E @	445	445
		F @	434	434
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	496	7,936
		B #	475	7,600
		C #	343	5,488
		D #	546	8,736
		E #	450	7,200
		F #	424	6,784
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	496	8,928
		B #	475	8,550
		C #	343	6,174
		D #	546	9,828
		E #	450	8,100
		F #	424	7,632
	48/F-66/F (excluding 54/F and 64/F) (17 storeys)	A #	496	8,432
		B #	474	8,058
		C #	344	5,848
D #		546	9,282	
E #		450	7,650	
F #		424	7,208	
67/F	A #	496	496	
	B #	474	474	
	C #	344	344	
	D #	546	546	
	E #	450	450	
	F #	420	420	
68/F	B #&	502	502	
	C #&	372	372	
	D #&	597	597	
	E #&	493	493	
	F #&	450	450	
				----- 147,389

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

<u>Tower</u>	<u>Floor</u>	<u>Flat</u>	<u>No. of Management Units allocated to each Flat</u>	<u>Sub-Total</u>
3(3B)	6/F	A @	710	710
		B @	347	347
		C @	430	430
		D @	495	495
		E @	341	341
		F @	350	350
	7/F-26/F (excluding 13/F, 14/F, 16/F and 24/F) (16 storeys)	A #	703	11,248
		B #	334	5,344
		C #	415	6,640
		D #	487	7,792
		E #	342	5,472
		F #	343	5,488
	27/F-47/F (excluding 34/F, 43/F and 44/F) (18 storeys)	A #	703	12,654
		B #	334	6,012
		C #	415	7,470
		D #	487	8,766
		E #	342	6,156
		F #	343	6,174
	48/F-66/F (excluding 54/F and 64/F) (17 storeys)	A #	703	11,951
		B #	334	5,678
		C #	415	7,055
D #		487	8,279	
E #		343	5,831	
F #		343	5,831	
67/F	A #	703	703	
	B #	334	334	
	C #	415	415	
	D #	487	487	
	E #	343	343	
	F #	343	343	
68/F	A #&^	1,301	1,301	
	B #&	358	358	
	C #&	450	450	
	D #&	528	528	
	E #&	370	370	
	F #&	376	376	
				----- 142,522

Notes

1. There are no designations of 13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F.
2. 16/F and 43/F are refuge floors.
3. # means with balcony.
4. @ means with flat roof.
5. & means with roof.
6. ^ means with stairhood.

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 IX Residential Unit to go, pass and re-pass over and along and upon the Non-Station Development Common Areas within Phase IX, the Residential Development Common Areas within Phase IX, the Phase IX Common Areas and the Phase IX Residential Common Areas in common with all others having the like right;
- (b) of a Phase IX Car Parking Space to go, pass and re-pass over and along and upon the Non-Station Development Common Areas within Phase IX, the Phase IX Common Areas and the Phase IX Car Park Common Areas in common with all others having the like right;
- (c) of the Kindergarten to go, pass and re-pass over and along and upon the Non-Station Development Common Areas within Phase IX and the Phase IX Common Areas in common with all others having the like right;

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

Rights of Owners of Phase IX 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 Phase IX Car Parking Spaces, the full right and liberty (Subject Always to the rights of the Manager under the Principal Deed and this Deed) for the Owner of a Phase IX 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 IX 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 IX 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 IX Car Parking Space exclusively.

Rights relating to Visitors' Car Parking Spaces

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

Rights relating to utility pits and trenches

4. 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 J 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 J 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 other parts of the Non-Station Development Provided That the Owners of Site J 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 other parts of the Non-Station Development in such proportion as the Manager shall reasonably determine in accordance with the provisions of the Principal Deed.

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 relating to Internal Transport System | 2. 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 reposs those parts within Phase IX forming part of the Internal Transport System as defined under Special Condition No.(60)(a) of the Government Grant 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). |
| Rights of the Owner of the Station Complex | 3. The full right and liberty for the Owner of the Station Complex, his servants, agents, licensees, tenants and lawful occupants, on foot and with or without vehicle(s) and/or equipment, to go, pass and reposs over and along and upon Road R4 on the Ground Floor of Phase IX forming part of the Non-Station Development Common Areas within Phase IX in common with all others having the like right for the purposes of access and egress to and from the depot of the Station Complex in the case of emergency. |
| Rights of MTR as registered owner | 4. Pursuant to Clause 3(a) of Part II of the Second Schedule to the Principal Deed, MTR as the registered owner shall, after completion of the diversion works of the drains of depot phase 2 of the Station Complex, have the right to enter into and upon such parts of Ground Floor and 1 st Floor of the buildings erected on Phase IX as for identification purpose only shown and coloured in Yellow Hatched Black on the Ground Floor and 1 st Floor Plans of the common areas plans annexed hereto (“ the Existing Temporary Stormwater Drainage Pipes Areas ”) which form parts of the Phase IX Common Areas for the purpose of carrying out demolition works of existing temporary stormwater drainage pipes located therein and reinstatement works of the Existing Temporary Stormwater Drainage Pipes Areas , subject as provided in Clause 3(a) of Part II of the Second Schedule to the Principal Deed. |
| Right of Owners of the Non-Station Development to pass and use the Non-Station Development Common Areas within Phase IX and the Non-Station Development Common Services and Facilities with Phase IX | 5. Full right and liberty for the Owners of the Non-Station Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and reposs over and along and upon and use such part(s) of the Non-Station Development Common Areas within Phase IX and the Non-Station Development Common Services and Facilities within Phase IX for all purposes connected with the proper use and enjoyment of his Unit. |

THE THIRD SCHEDULE
RESTRICTIONS AND PROHIBITIONS

- | | |
|--------------------------------------|---|
| Not to partition | 1. Not to partition any Phase IX Residential Unit or Phase IX Car Parking Space or the Kindergarten. |
| User | 2. (a) Not to use or permit or suffer to be used any Phase IX 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 IX 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 the Kindergarten 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 IX Residential Units, alter the exterior window glass, alter or remove the railings or balustrades on any Phase IX Balcony, or generally do anything that might alter or affect the external appearance of the Phase IX Residential Units.

(b) Not to make any structural alteration which will interfere with or affect the rights of the other Owners. |
| Phase IX Non-enclosed Areas | 4. (a) Not to cause, permit, suffer or allow any Phase IX Non-enclosed Areas to be enclosed by any material of whatsoever kind or nature save for the Phase IX Balconies which can only be enclosed below the safe parapet height thereof in the design and layout as <u>provided</u> 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 IX 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 IX 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 at the locations as for identification purpose only demarcated in indigo dotted lines on the elevation plans of the Kindergarten (Plan No.DMC-031 of the common areas plans) annexed hereto 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 IX 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 IX Residential Common Areas, the Phase IX Car Park Common Areas, the Phase IX Common Areas, the Residential Development Common Areas within Phase IX or the Non-Station Development Common Areas within Phase IX 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 IX Residential Common Areas, the Phase IX Car Park Common Areas, the Phase IX Common Areas, the Residential Development Common Areas within Phase IX or the Non-Station Development Common Areas within Phase IX 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 IX 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 IX Residential Common Areas or the Phase IX 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 its 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 IX 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 IX Car Park, which form parts of the Phase IX 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 IX 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 IX 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 IX Residential Development and their bona fide guests, visitors and invitees.
- Loading and unloading bays
13. The loading and unloading bays on the 5th Floor of the buildings erected on Phase IX, which form parts of the Phase IX Residential Common Areas, shall be used only for the purpose of loading and unloading by the Owners or residents of the Phase IX Residential Development.
- Pedal-cycle parking spaces
14. The pedal-cycle parking spaces on the Ground Floor, which form parts of the Phase IX 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 IX Residential Development.
- No demolition or alteration of partition walls and/or floor/roof slabs and consent record
15. (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase IX 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 IX Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase IX Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
- (b) The Manager shall deposit in the management office of Phase IX 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 IX 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 IX.
- Greenery Areas
16. Not to use the greenery areas (as for identification purpose only as shown on the common areas plans annexed hereto and thereon coloured Indigo Stippled Black and Grey Stippled Black) for any other purpose other than for the common use and benefit of the Owners, occupiers and licensees of the Phase IX Residential Development (for greenery areas forming part of the Phase IX Residential Common Areas) and for the common use and benefit of the Owners of the Residential Development and not for the sole benefit of any Owner or group of Owners of a particular Phase (for greenery areas forming part of the Residential Development Common Areas within Phase IX) without the prior consent of the Building Authority.

THE FOURTH SCHEDULE
PHASE IX HOUSE RULES

1. (a) The purpose of Phase IX House Rules is to help maintain and preserve Phase IX of the Non-Station Development as a high quality residential estate. They are for the benefit of all Owners of Phase IX and residents and occupiers, on whom (together with their tenants, licensees, guests, servants and agents) they are binding.
- (b) The Phase IX 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 IX 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 IX 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 IX is 20 kph.
3. (a) No vehicle of any description, whether belonging to a resident or otherwise, may park anywhere on Phase IX other than in one of the proper parking spaces provided for that purpose.
- (b) Each resident may park his car(s) in his Phase IX Car Parking Space(s) and must not use the Phase IX Car Parking Space of any other resident without his prior consent.
- (c) Each Phase IX Car Parking Space may be used only for the parking of one private car or one motor cycle (as the case may be); the carrying out of repairs and the storage of anything whatsoever is strictly prohibited.
- (d) No lorries, commercial or goods vehicles may be parked in any Phase IX 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 IX 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, 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 IX 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 the consent and such fee must be credited to the Special Fund for Phase IX.

5. No washing may be hung on or anything projected from or out of any roof, flat roof, balcony or window of the Phase IX Residential Units or any other buildings on Phase IX.

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 IX 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 persons with disability in vision.
11. The Manager is empowered to make, revoke and amend the Fitting Out Rules relating to the carrying out of work to any Unit and regulations governing the use and enjoyment of the swimming pool(s) and all other recreational facilities to be used by the residents and occupiers of Phase IX Residential Development and their bona fide visitors.
12. Residents are not permitted to utilise any employee of the Manager or any of the staff of Phase IX for their own private business or purposes.
13. Any consent or approval under Phase IX 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 IX 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 IX BALCONIES

Tower 1(1A & 1B)			
Floor	Tower	Flat	Balcony
7/F – 27/F (excluding 13/F, 14/F, 16/F & 24/F) (17 storeys)	1(1A)	A	Y
		B	Y
		C	Y
		D	Y
	1(1B)	A	Y
		B	Y
		C	Y
		D	Y
		E	Y
	28/F – 48/F (excluding 34/F, 43/F & 44/F) (18 storeys)	1(1A)	A
B			Y
C			Y
D			Y
1(1B)		A	Y
		B	Y
		C	Y
		D	Y
		E	Y
49/F – 57/F (excluding 54/F) (8 storeys)		1(1A)	A
	B		Y
	C		Y
	D		Y
	1(1B)	A	Y
		B	Y

		C	Y
		D	Y
		E	Y
58/F – 69/F (excluding 64/F) (11 storeys)	1(1A)	A	Y
		B	Y
		C	Y
		D	Y
	1(1B)	A	Y
		B	Y
		C	Y
		D	Y
		E	Y
	70/F	1(1A)	A
C			Y
D			Y
1(1B)		A	Y
		B	Y
		C	Y
		D	Y
		E	Y

Note: “Y” means with balcony.

Tower 2(2A & 2B)			
Floor	Tower	Flat	Balcony
7/F – 27/F (excluding 13/F, 14/F, 16/F & 24/F) (17 storeys)	2(2A)	A	Y
		B	Y
		C	Y
		D	Y
	2(2B)	A	Y
		B	Y
		C	Y
		D	Y
		E	Y
	28/F – 48/F (excluding 34/F, 43/F & 44/F) (18 storeys)	2(2A)	A
B			Y
C			Y
D			Y
2(2B)		A	Y
		B	Y
		C	Y
		D	Y
		E	Y
49/F – 57/F (excluding 54/F) (8 storeys)		2(2A)	A
	B		Y
	C		Y
	D		Y
	2(2B)	A	Y
		B	Y
		C	Y
		D	Y
		E	Y

58/F – 69/F (excluding 64/F) (11 storeys)	2(2A)	A	Y
		B	Y
		C	Y
		D	Y
	2(2B)	A	Y
		B	Y
		C	Y
		D	Y
E		Y	
70/F	2(2A)	A	Y
		B	Y
		C	Y
		D	Y
	2(2B)	A	Y
		B	Y
		C	Y
		D	Y

Note: “Y” means with balcony.

Tower 3(3A & 3B)			
Floor	Tower	Flat	Balcony
7/F – 27/F (excluding 13/F, 14/F, 16/F & 24/F) (17 storeys)	3(3A)	A	Y
		B	Y
		C	Y
		D	Y
		E	Y
		F	Y
	3(3B)	A	Y
		B	Y
		C	Y
		D	Y
		E	Y
		F	Y
28/F – 48/F (excluding 34/F, 43/F & 44/F) (18 storeys)	3(3A)	A	Y
		B	Y
		C	Y
		D	Y
		E	Y
		F	Y
	3(3B)	A	Y
		B	Y
		C	Y
		D	Y
		E	Y
		F	Y
49/F – 66/F (excluding 54/F & 64/F) (16 storeys)	3(3A)	A	Y
		B	Y
		C	Y

		D	Y	
		E	Y	
		F	Y	
		3(3B)	A	Y
			B	Y
			C	Y
	D		Y	
	E	Y		
	F	Y		
	67/F	3(3A)	A	Y
			B	Y
			C	Y
D			Y	
E			Y	
F			Y	
3(3B)		A	Y	
		B	Y	
		C	Y	
		D	Y	
		E	Y	
		F	Y	
68/F	3(3A)	B	Y	
		C	Y	
		D	Y	
		E	Y	
		F	Y	
		3(3B)	A	Y
	B		Y	
	C		Y	

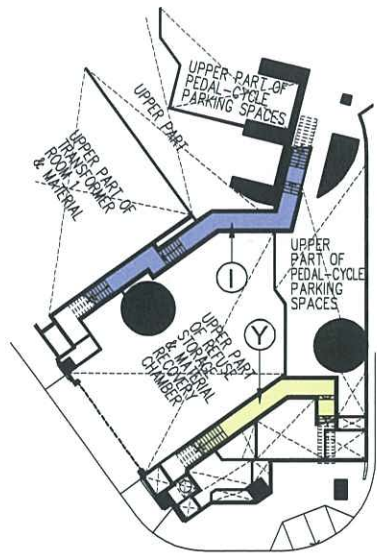
	D	Y
	E	Y
	F	Y

Note: “Y” means with balcony.

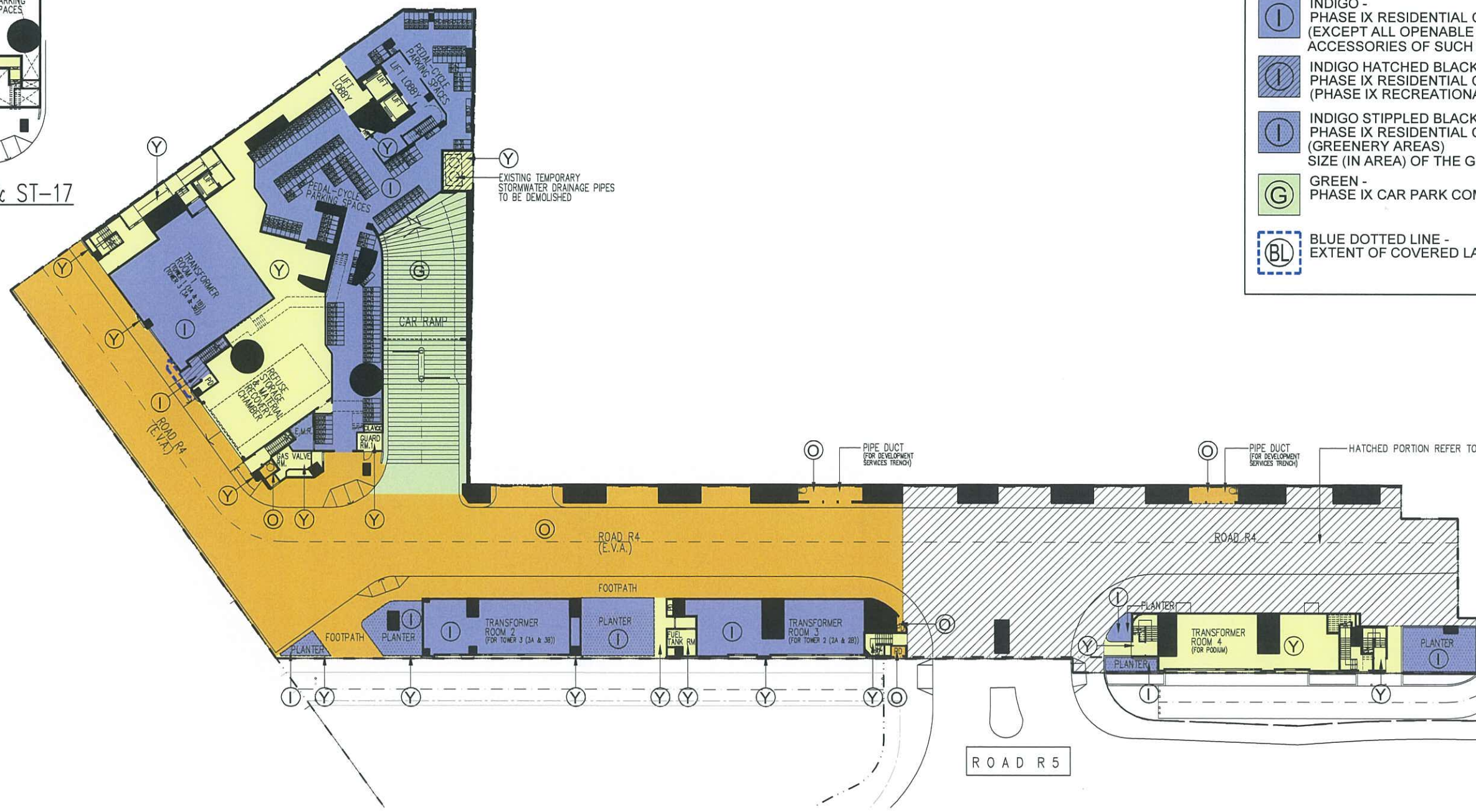
SIGNED SEALED and DELIVERED)
by)
)
the lawful attorney of MTR Corporation Limited)
in its capacity as registered owner of the Units in)
Phase IX of the Development (except the First)
Assigned Premises) whose signature is verified)
by :

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 :)



STAIRCASE ST-16 & ST-17
PART PLAN



LEGEND:

- ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE IX
- YELLOW - PHASE IX COMMON AREAS
- YELLOW HATCHED BLACK - EXISTING TEMPORARY STORMWATER DRAINAGE PIPES AREAS
- INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- INDIGO HATCHED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (PHASE IX RECREATIONAL AREAS AND FACILITIES)
- INDIGO STIPPLED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS = 64.374m²
- GREEN - PHASE IX CAR PARK COMMON AREAS
- BLUE DOTTED LINE - EXTENT OF COVERED LANDSCAPED AREA

GROUND FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
A	2ND SUBMISSION	CWL	KEI	KI	09/01/19
B	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	6TH SUBMISSION	CWL	KEI	KI	02/07/19
D	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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F.S.D. Ref. -
D.L.O. Ref. -
Drawn - Date -
Checked - Date -
Approved - Date -

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
GROUND FLOOR PLAN

Project No. 16002NT
Scale 1:500
Drawing No. DMC-001
Cad File No.

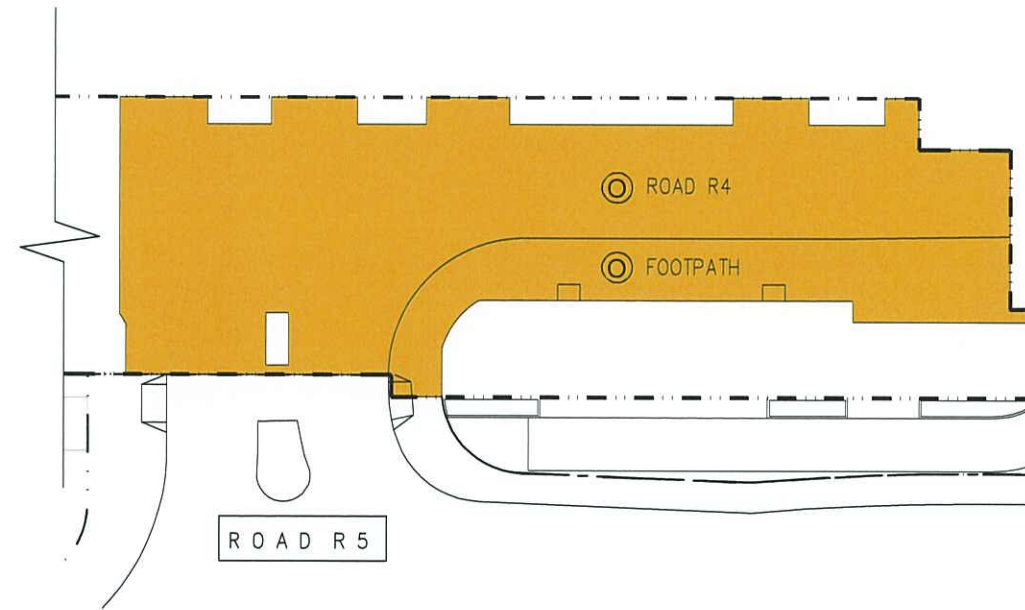
Drawing Purpose

hereby certify the accuracy of this plan

IP Kar-Wai, Kelvin
Authorized Person

LEGEND:

 ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE IX



GROUND FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -





呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.







Drawing Title
 GROUND FLOOR PART PLAN

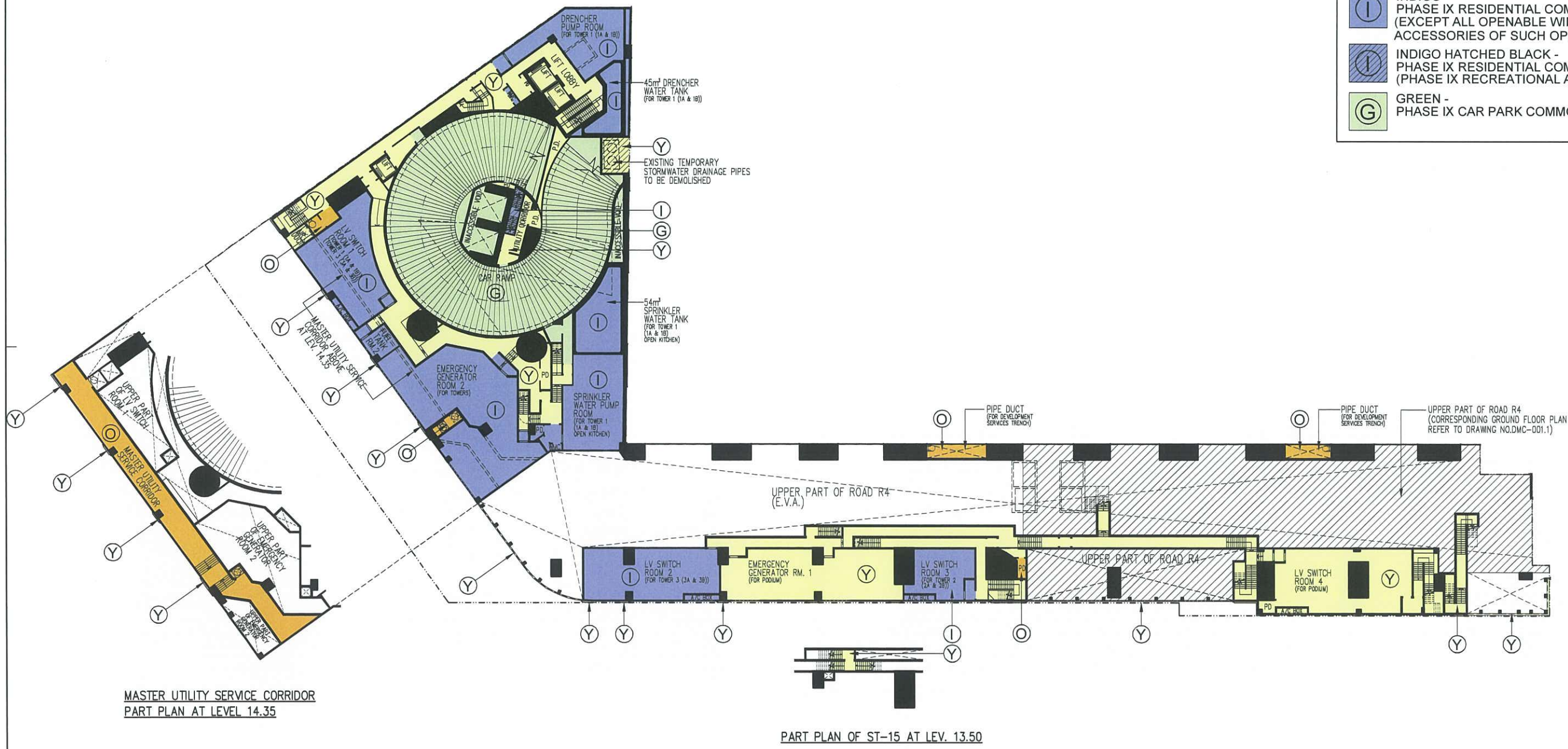
Project No.	Scale	1:500
16002NT	Issue Date	
Drawing No.	DMC-001.1	
Cad File No.		

Drawing Purpose

I hereby certify the accuracy of this plan 

 [IP Kar-Wai, Kelvin]
 Authorized Person

LEGEND:

-  ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE IX
-  YELLOW - PHASE IX COMMON AREAS
-  YELLOW HATCHED BLACK - EXISTING TEMPORARY STORMWATER DRAINAGE PIPES AREAS
-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  INDIGO HATCHED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (PHASE IX RECREATIONAL AREAS AND FACILITIES)
-  GREEN - PHASE IX CAR PARK COMMON AREAS



MASTER UTILITY SERVICE CORRIDOR
PART PLAN AT LEVEL 14.35

PART PLAN OF ST-15 AT LEV. 13.50

1ST FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
A	2ND SUBMISSION	CWL	KEI	KI	09/01/19
B	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	6TH SUBMISSION	CWL	KEI	KI	02/07/19
D	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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

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F.S.D. Ref. -
D.L.O. Ref. -
Drawn - Date -
Checked - Date -
Approved - Date -



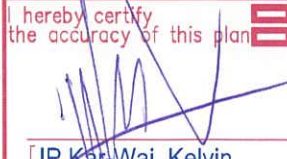
Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.


Drawing Title
1ST FLOOR PLAN

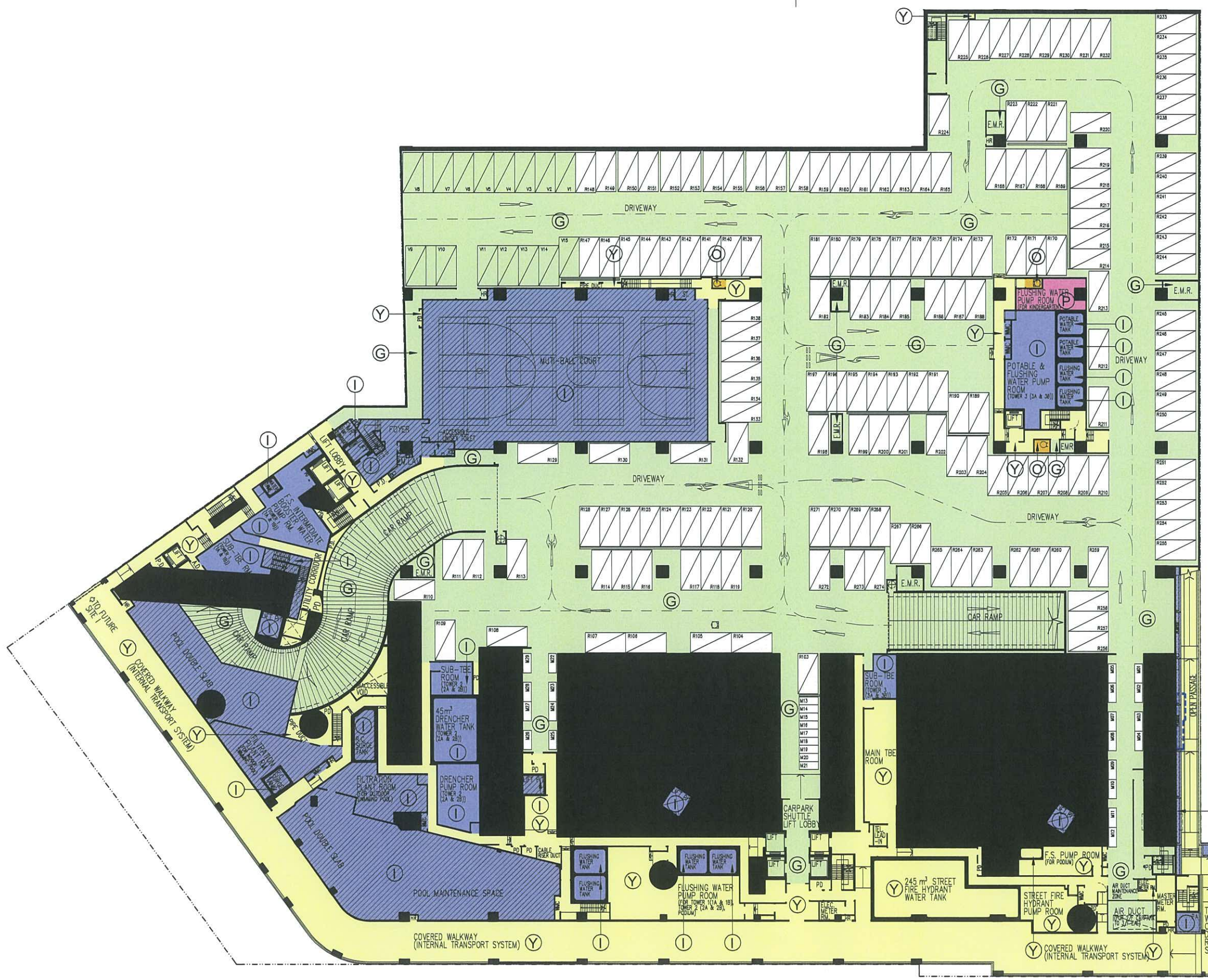
Project No. 16002NT
Scale 1:500
Drawing No. DMC-002
Cad File No.

Drawing Purpose

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IP Kar-Wai, Kelvin
Authorized Person





- LEGEND:**
- O ORANGE - NON-STATION DEVELOPMENT COMMON AREAS WITHIN PHASE IX
 - Y YELLOW - PHASE IX COMMON AREAS
 - I INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
 - I INDIGO HATCHED BLACK - PHASE IX RECREATIONAL COMMON AREAS (PHASE IX RECREATIONAL AREAS AND FACILITIES)
 - I INDIGO STIPPLED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS = 42.207m²
 - G GREEN - PHASE IX CAR PARK COMMON AREAS
 - P PINK - KINDERGARTEN
 - BL BLUE DOTTED LINE - EXTENT OF COVERED LANDSCAPED AREA
- PA = PLANTER

2ND FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
A	2ND SUBMISSION	CWL	KEI	KI	09/01/19
B	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	6TH SUBMISSION	CWL	KEI	KI	02/07/19
D	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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 D.L.O. Ref. -
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 Checked - Date -
 Approved - Date -



Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 2ND FLOOR PLAN

Project No. 16002NT
 Scale 1:500
 Issue Date
 Drawing No. DMC-003
 Cad File No.

Drawing Purpose

I hereby certify the accuracy of this plan.

IP Kar-Wai, Kelvin
 Authorized Person

RONALD LU & PARTNERS



LEGEND:

- Y YELLOW - PHASE IX COMMON AREAS
- I INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- I INDIGO HATCHED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (PHASE IX RECREATIONAL AREAS AND FACILITIES)
- I INDIGO STIPPLED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS = 575.688m²
- G GREEN - PHASE IX CAR PARK COMMON AREAS
- P PINK - KINDERGARTEN
- BL BLUE DOTTED LINE - EXTENT OF COVERED LANDSCAPED AREA

3RD FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
A	2ND SUBMISSION	CWL	KEI	KI	09/01/19
B	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	5TH SUBMISSION	CWL	KEI	KI	10/06/19
D	6TH SUBMISSION	CWL	KEI	KI	02/07/19
E	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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 Approved - Date -

RONALD LU & PARTNERS
 呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

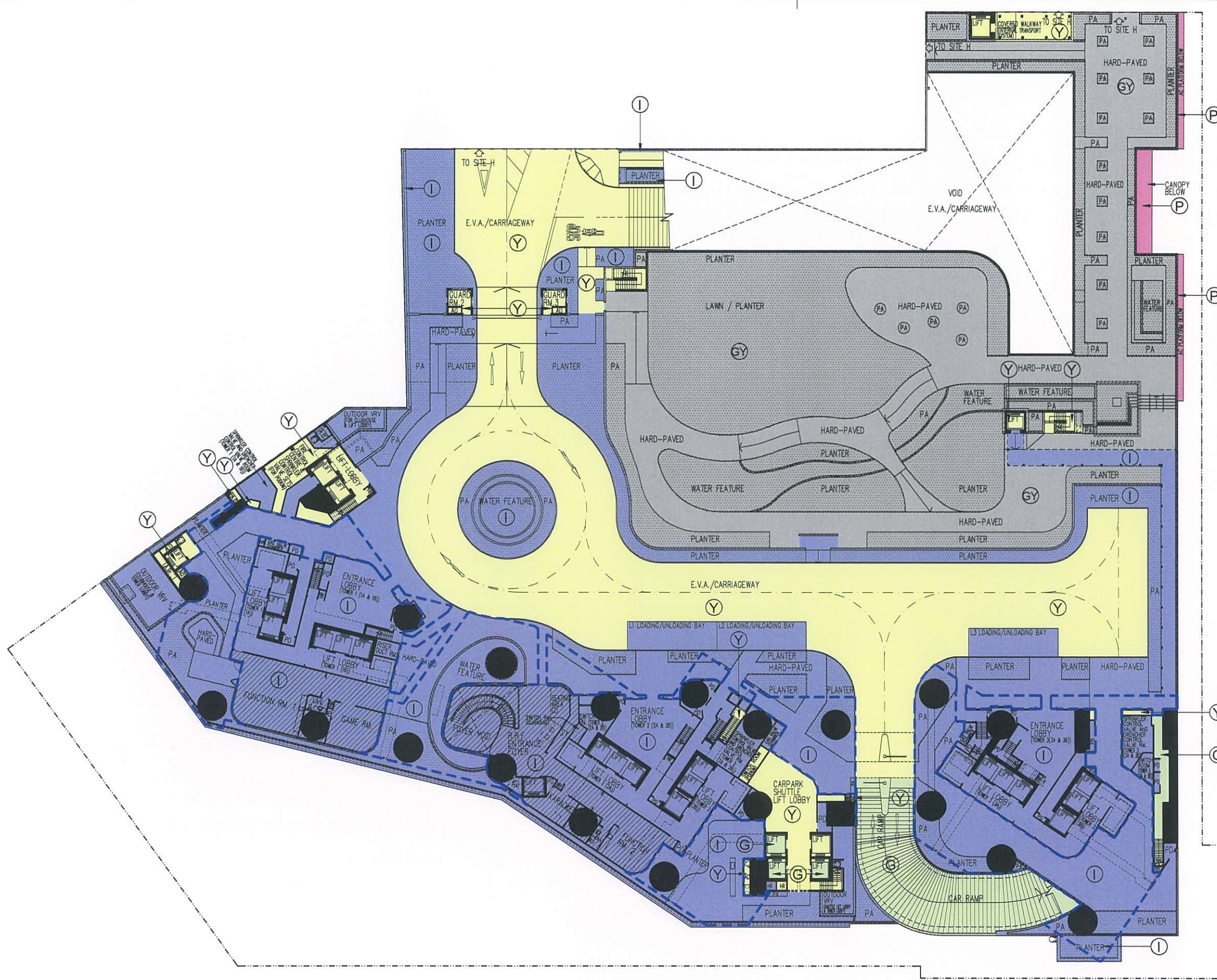
Drawing Title
 3RD FLOOR PLAN

Project No. 16002NT
 Scale 1:500
 Issue Date
 Drawing No. DMC-004
 Cad File No.

I hereby certify the accuracy of this plan.

RONALD LU & PARTNERS

[Signature]
 IP Kar-Wai, Kelvin
 Authorized Person



- LEGEND:**
- GY GREY - RESIDENTIAL DEVELOPMENT COMMON AREAS WITHIN PHASE IX
 - GY GREY STIPPLED BLACK - RESIDENTIAL DEVELOPMENT COMMON AREAS WITHIN PHASE IX (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS = 1416.737 m²
 - Y YELLOW - PHASE IX COMMON AREAS
 - I INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
 - I INDIGO HATCHED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (PHASE IX RECREATIONAL AREAS AND FACILITIES)
 - I INDIGO STIPPLED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (GREENERY AREAS) SIZE (IN AREA) OF THE GREENERY AREAS = 1281.232 m²
 - G GREEN - PHASE IX CAR PARK COMMON AREAS
 - P PINK - KINDERGARTEN
 - BL BLUE DOTTED LINE - EXTENT OF COVERED LANDSCAPED AREA
- PA = PLANTER

5TH FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
A	2ND SUBMISSION	CWL	KEI	KI	09/01/19
B	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	5TH SUBMISSION	CWL	KEI	KI	10/06/19
D	6TH SUBMISSION	CWL	KEI	KI	02/07/19
E	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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 F.S.D. Ref. -
 D.L.O. Ref. -
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 Checked - Date -
 Approved - Date -

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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 5TH FLOOR PLAN







Project No. 16002NT
 Scale 1:500
 Drawing No. DMC-005
 Issue Date
 Cad File No.

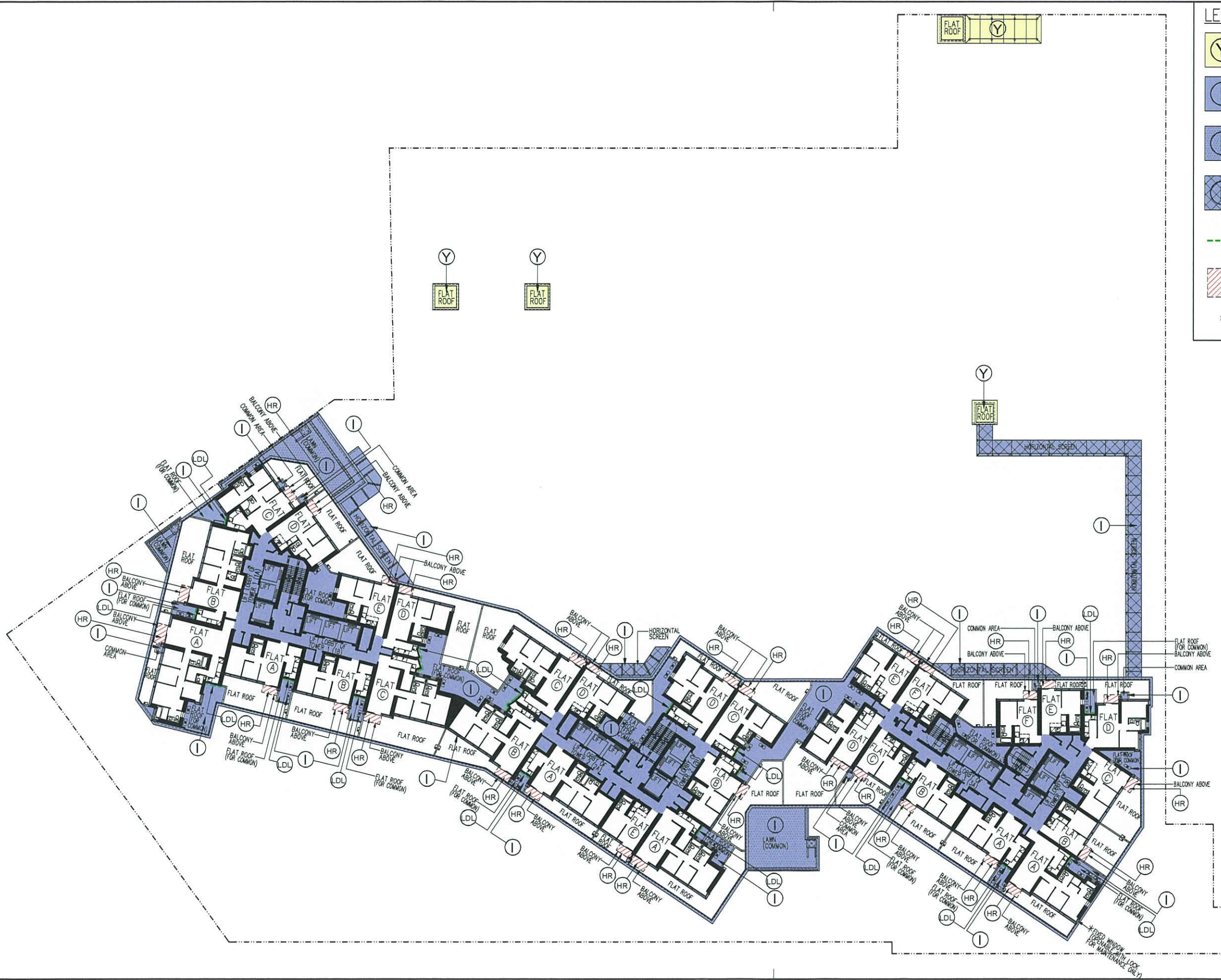
Drawing Purpose

I hereby certify the accuracy of this plan **RONALD LU & PARTNERS**

[IP Kar-Wai, Kelvin]
 Authorized Person

LEGEND:

-  YELLOW - PHASE IX COMMON AREAS
-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (EXCEPT ALL OPENABLE WINDOWS AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  INDIGO STIPPLED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (GREENERY AREAS)
SIZE (IN AREA) OF THE GREENERY AREAS = 100.580 m²
-  INDIGO CROSSED HATCHED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (HORIZONTAL SCREENS / COVERED WALKWAY)
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
-  HATCHED RED - COVERED NON-ENCLOSED AREAS UNDERNEATH THE LOWEST BALCONIES
- * PHASE IX NOISE MITIGATION MEASURES



6TH FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
A	2ND SUBMISSION	CWL	KEI	KI	09/01/19
B	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	5TH SUBMISSION	CWL	KEI	KI	10/06/19
D	6TH SUBMISSION	CWL	KEI	KI	02/07/19

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 D.L.O. Ref. -
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 Checked - Date -
 Approved - Date -



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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 6TH FLOOR PLAN

Project No. 16002NT
 Scale 1:500
 Issue Date
 Drawing No. DMC-006
 Cad File No.

Drawing Purpose




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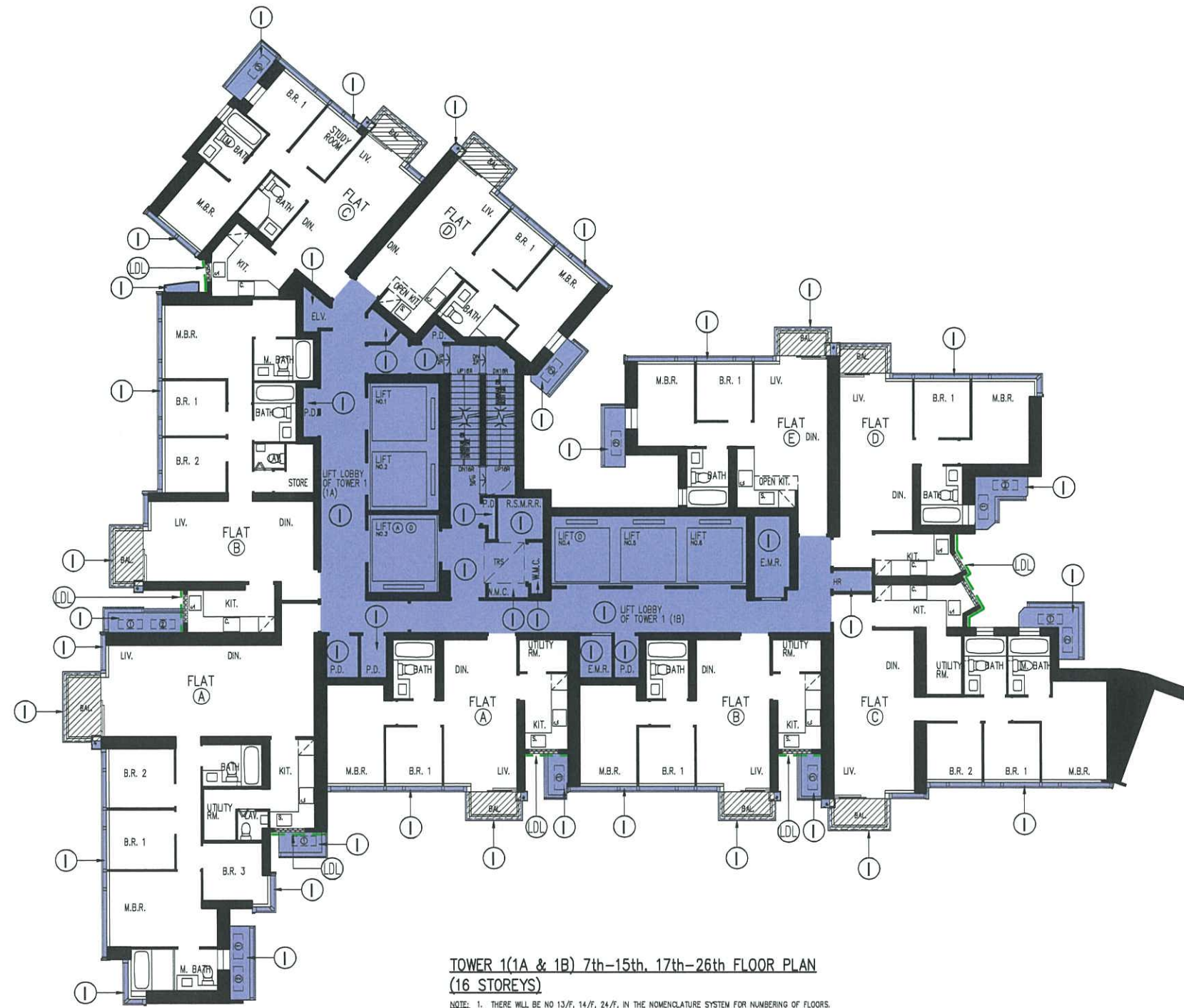


IP Kar-Wai, Kelvin
 Authorized Person



LEGEND:

-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



**TOWER 1(1A & 1B) 7th-15th, 17th-26th FLOOR PLAN
(16 STOREYS)**

NOTE: 1. THERE WILL BE NO 13/F, 14/F, 24/F, IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	6TH SUBMISSION	CWL	KEI	KI	02/07/19
D	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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 F.S.D. Ref. -
 D.L.O. Ref. -
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 Checked - Date -
 Approved - Date -



RONALD LU & PARTNERS
 呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 7th-15th, 17th-26th FLOOR PLAN TOWER 1(1A & 1B)

Project No. 16002NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-007
 Cad File No.

Drawing Purpose




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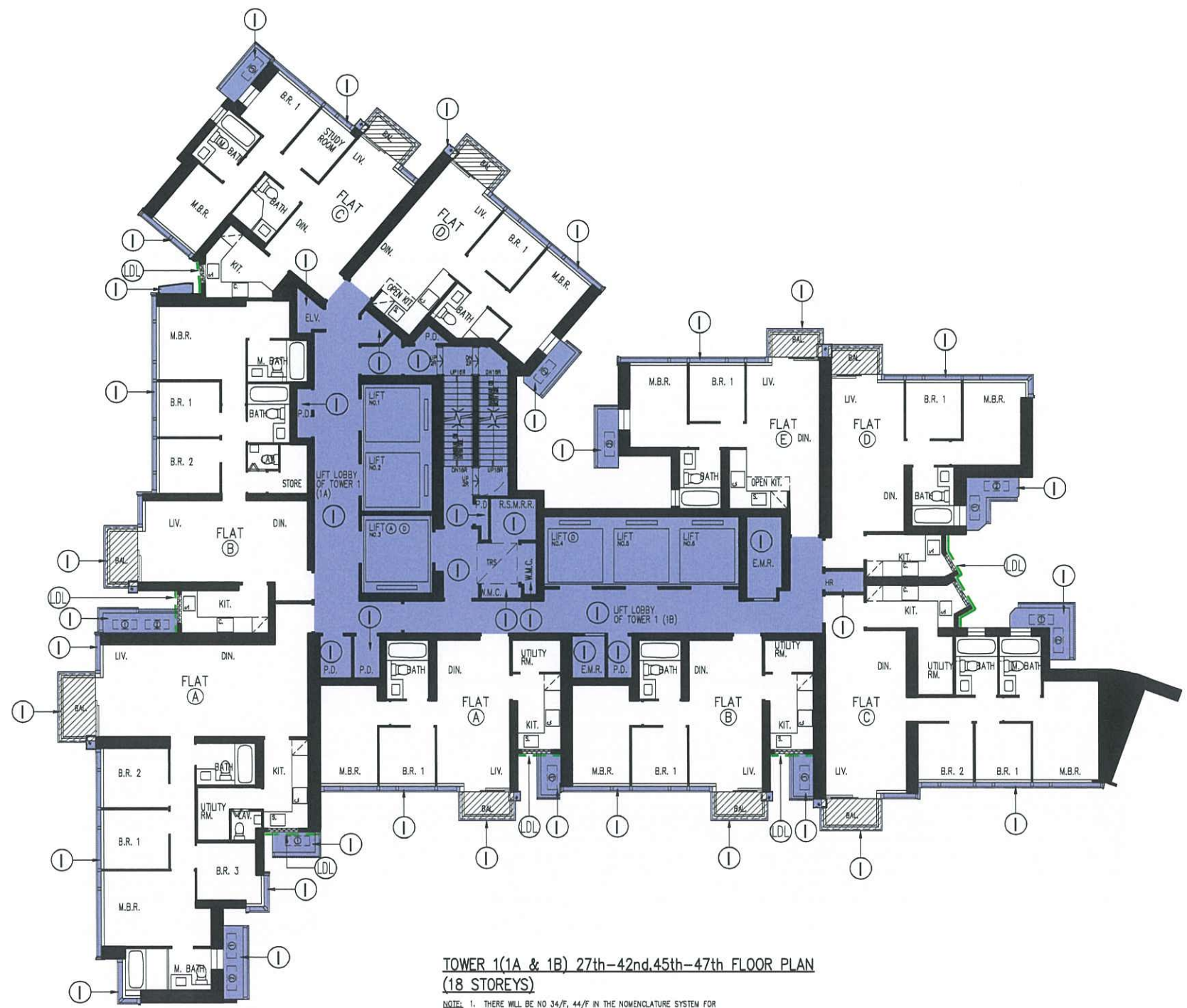


IP Kar-Wai, Kelvin
 Authorized Person



LEGEND:

-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



TOWER 1(1A & 1B) 27th-42nd, 45th-47th FLOOR PLAN (18 STOREYS)

NOTE: 1. THERE WILL BE NO 34/F, 44/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	6TH SUBMISSION	CWL	KEI	KI	02/07/19
D	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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B.D. Ref. -
 F.S.D. Ref. -
 D.L.O. Ref. -
 Drawn - Date -
 Checked - Date -
 Approved - Date -

RONALD LU & PARTNERS
 呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 27th-42nd, 45th-47th FLOOR PLAN TOWER 1(1A & 1B)

Project No. 16002NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-008
 Cad File No.




Drawing Purpose

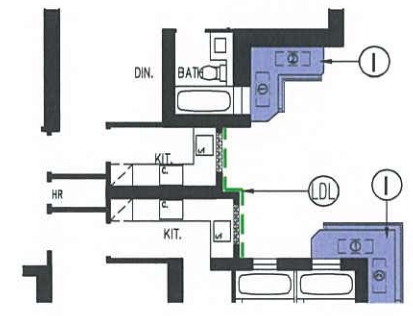
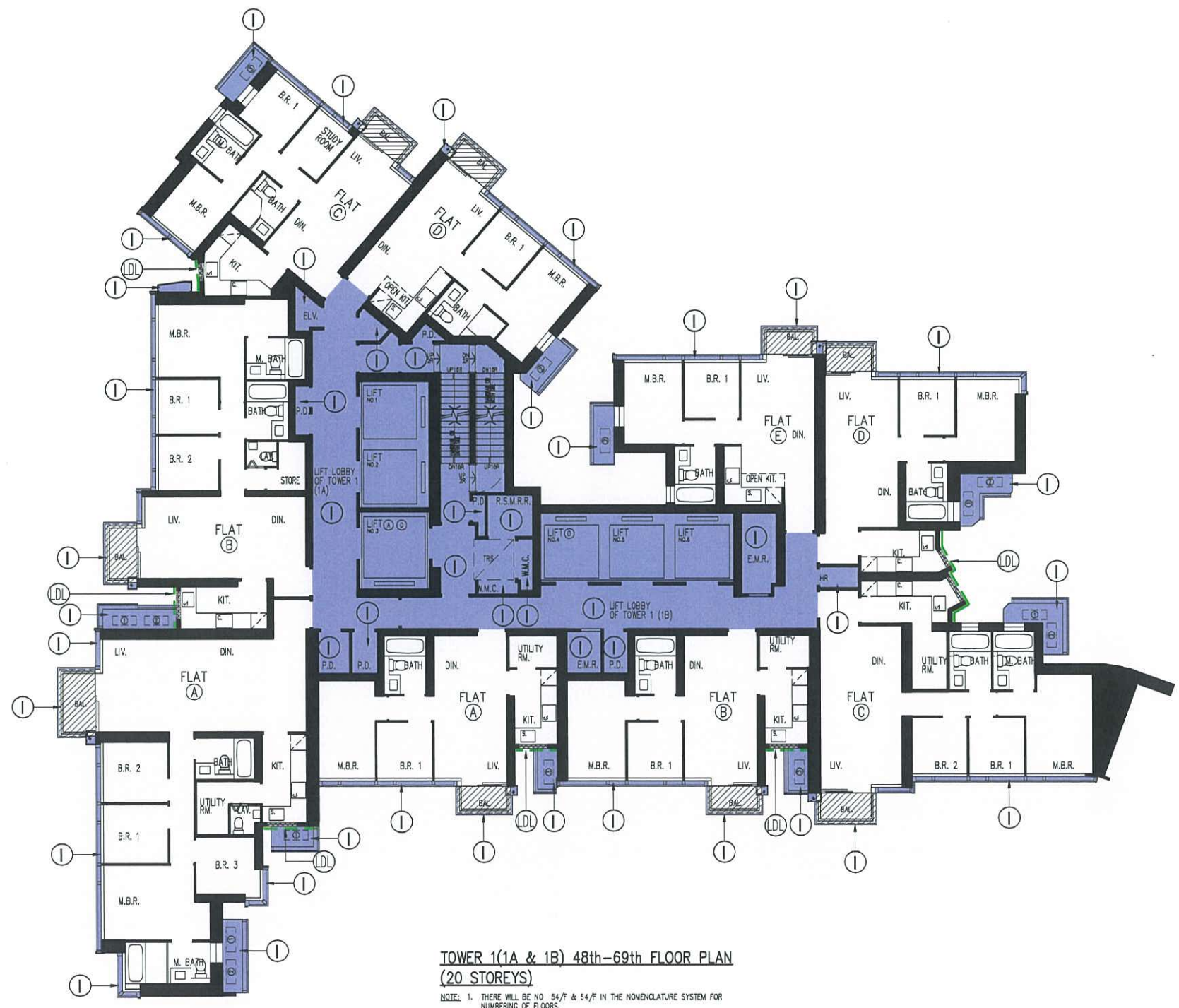
I hereby certify the accuracy of this plan


 IP Kar-Wai, Kelvin
 Authorized Person

 RONALD LU & PARTNERS

LEGEND:

-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



**TOWER 1(1B) 58th-69th FLAT C & D PART PLAN
(11 STOREYS)**

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	6TH SUBMISSION	CWL	KEI	KI	02/07/19
D	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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 D.L.O. Ref. -
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 Checked - Date -
 Approved - Date -

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 呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
48th-69th FLOOR PLAN TOWER 1(1A & 1B)

Project No. **16002NT**
 Scale **1:200**
 Issue Date
 Drawing No. **DMC-009**
 Cad File No.

Drawing Purpose

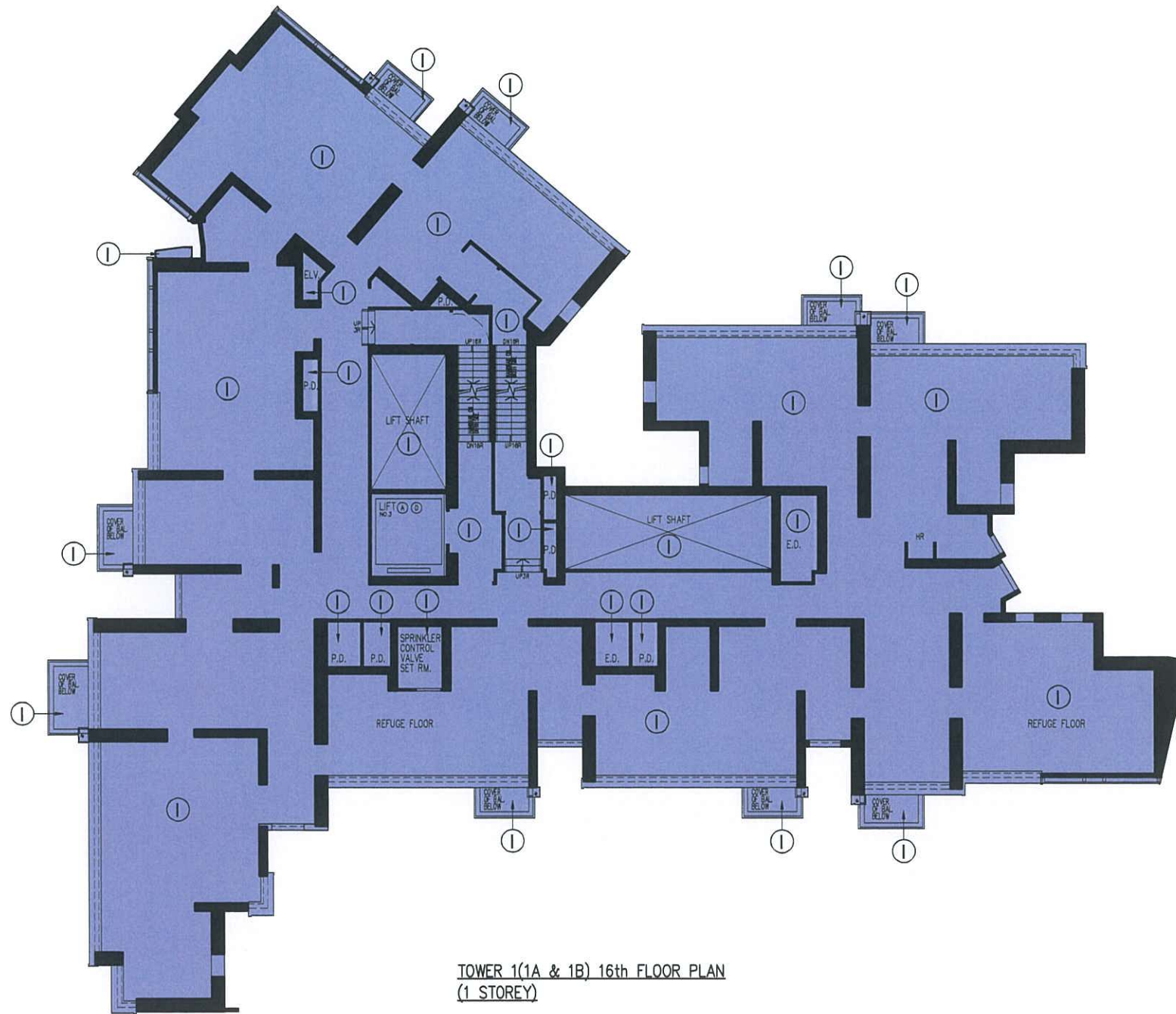
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[IP Kar-Wai, Kelvin]
 Authorized Person

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Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	6TH SUBMISSION	CWL	KEI	KI	02/07/19
C	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

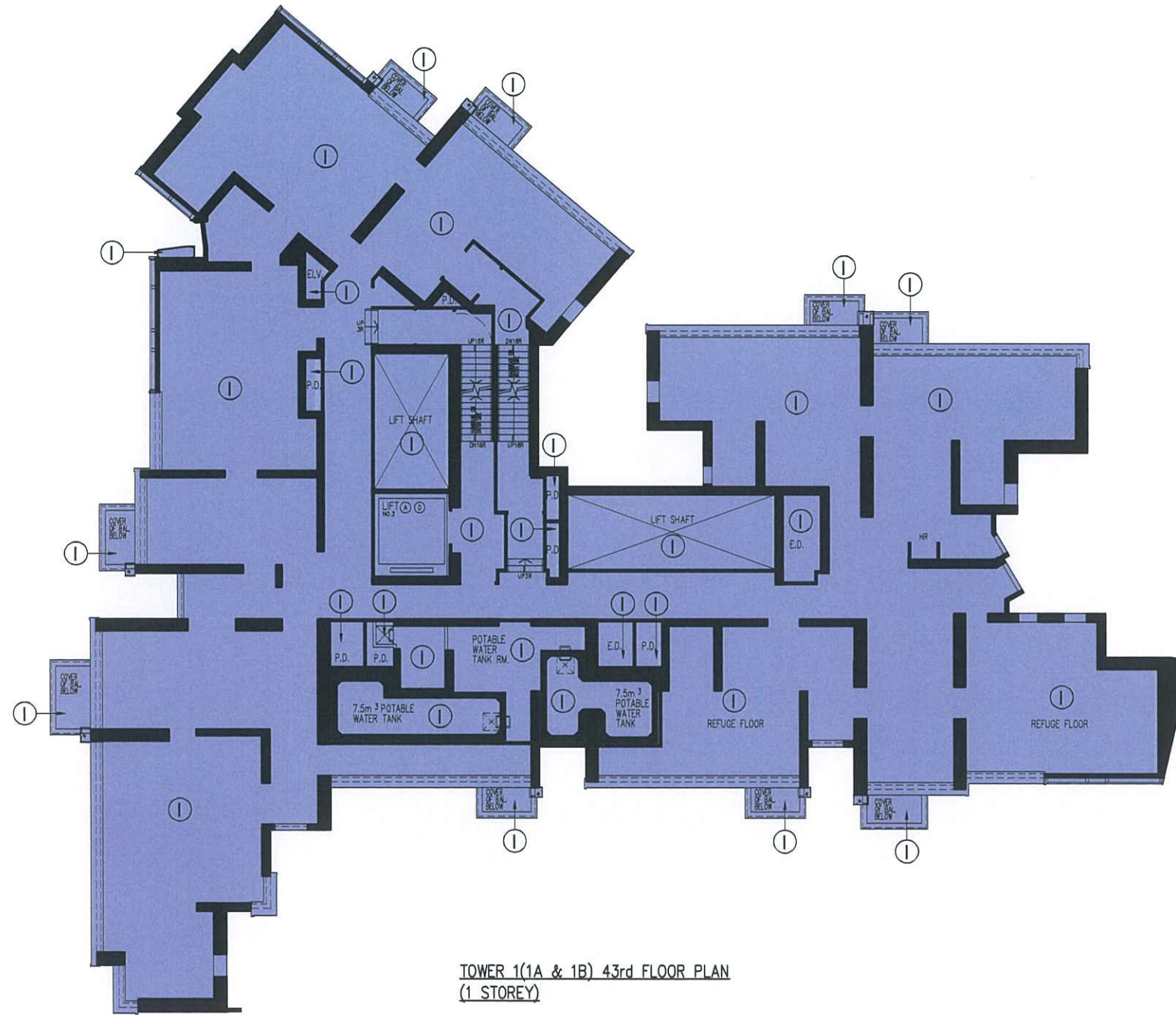
Drawing Title
 16th FLOOR PLAN TOWER 1(1A & 1B)

Project No. 16002NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-010
 Cad File No.

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 [IP Ker-Wai, Kelvin] Authorized Person

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TOWER 1(1A & 1B) 43rd FLOOR PLAN
(1 STOREY)

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	6TH SUBMISSION	CWL	KEI	KI	02/07/19
C	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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Approved - Date -

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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
43rd FLOOR PLAN TOWER 1(1A & 1B)

Project No. 16002NT
Scale 1:200
Issue Date
Drawing No. DMC-011
Cad File No.




Drawing Purpose

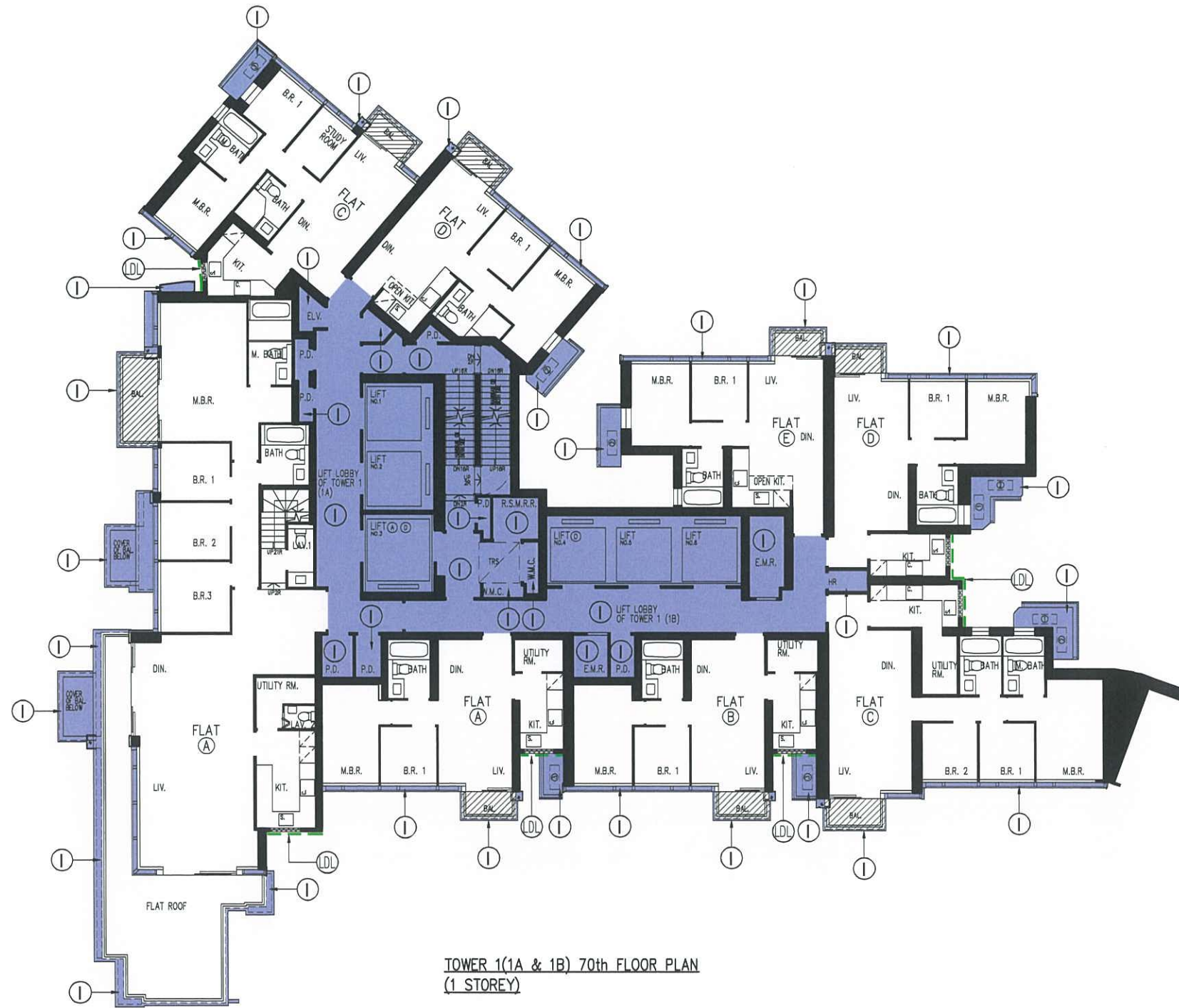
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HP Kar-Wai, Kelvin
Authorized Person

LEGEND:

-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



TOWER 1(1A & 1B) 70th FLOOR PLAN
(1 STOREY)

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	6TH SUBMISSION	CWL	KEI	KI	02/07/19
C	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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D.L.O. Ref. -
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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
70th FLOOR PLAN TOWER 1(1A & 1B)

Project No. 16002NT
Scale 1:200
Issue Date
Drawing No. DMC-012
Cad File No.

Drawing Purpose

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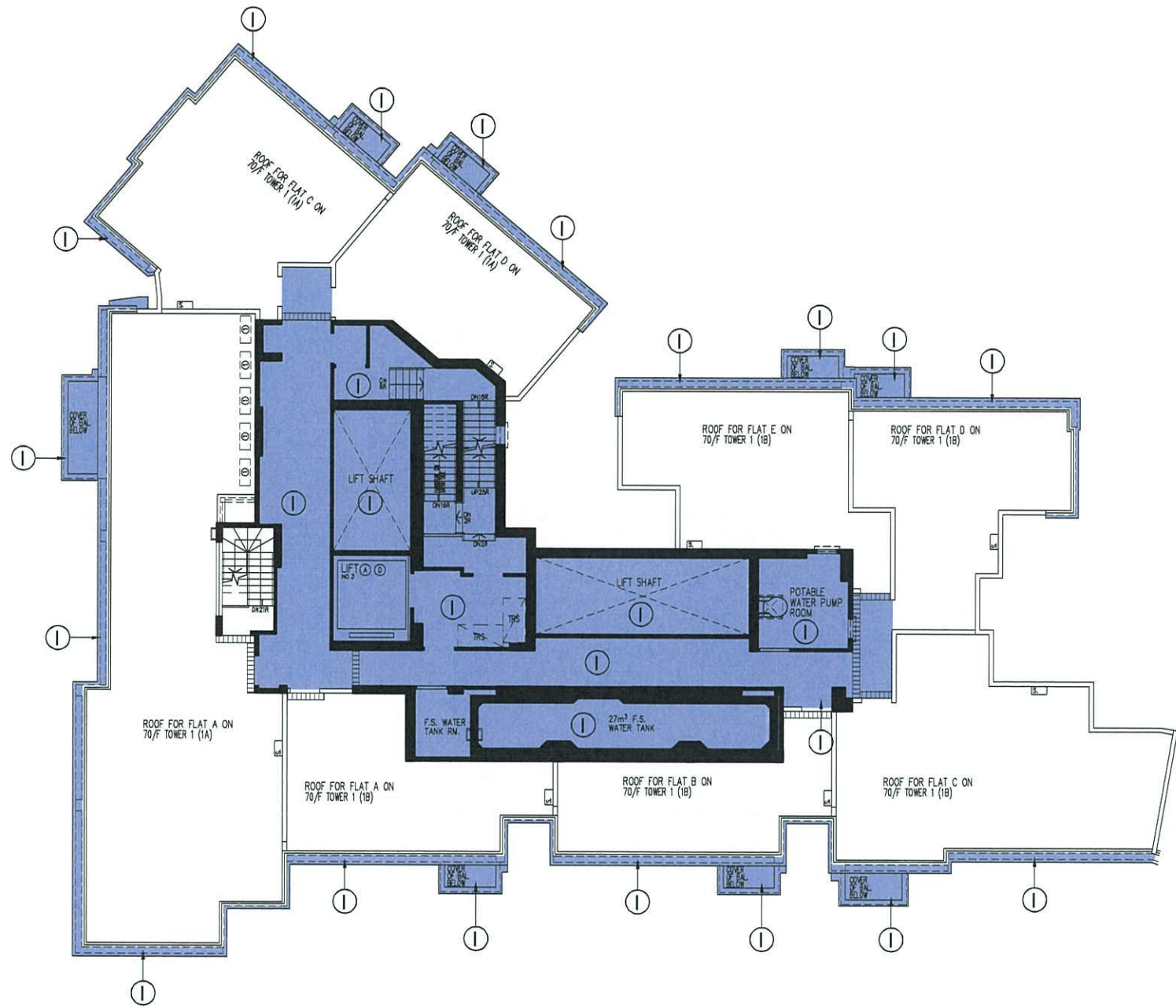


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Authorized Person



LEGEND:

I INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)



**TOWER 1(1A & 1B) ROOF FLOOR PLAN
(1 STOREY)**

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -

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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 ROOF FLOOR PLAN TOWER 1(1A & 1B)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-013	
Cad File No.		

Drawing Purpose

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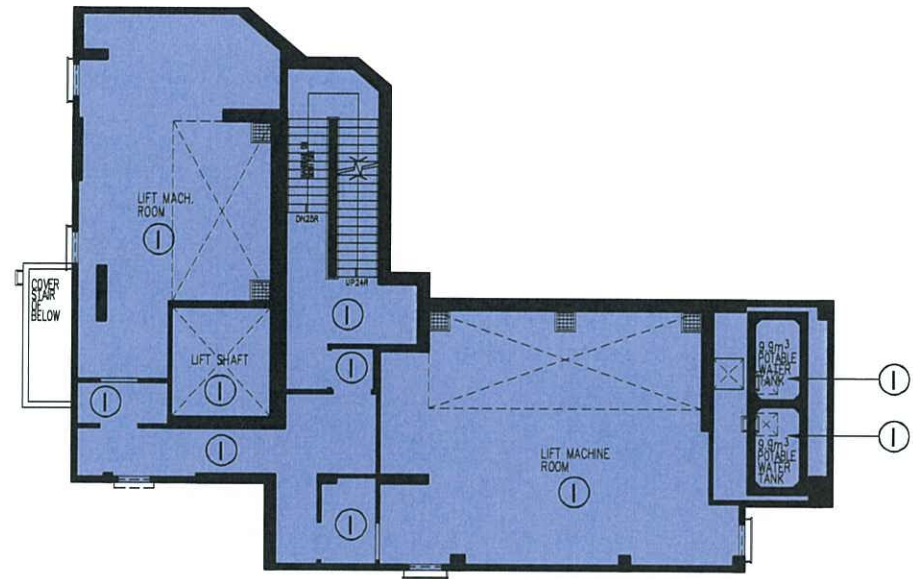
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[Signature]
 [IP Kar-Wai, Kelvin]
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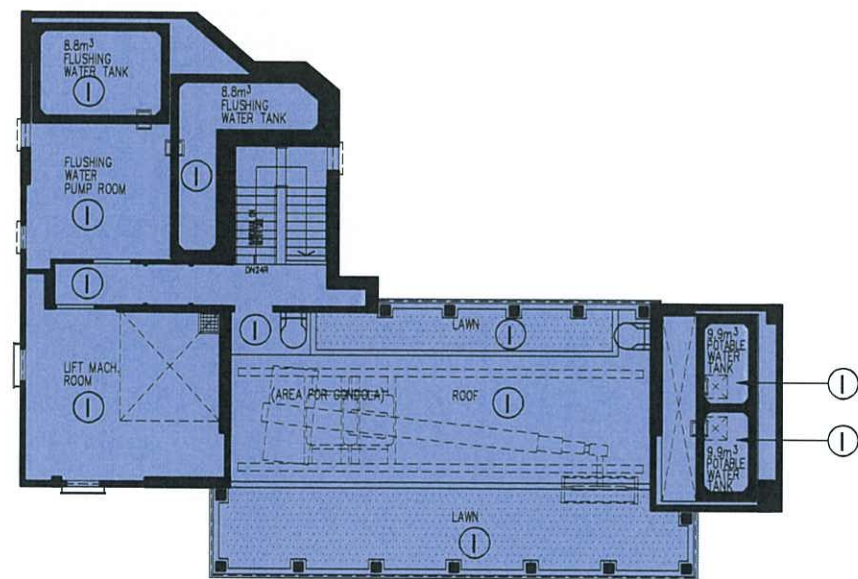
LEGEND:

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

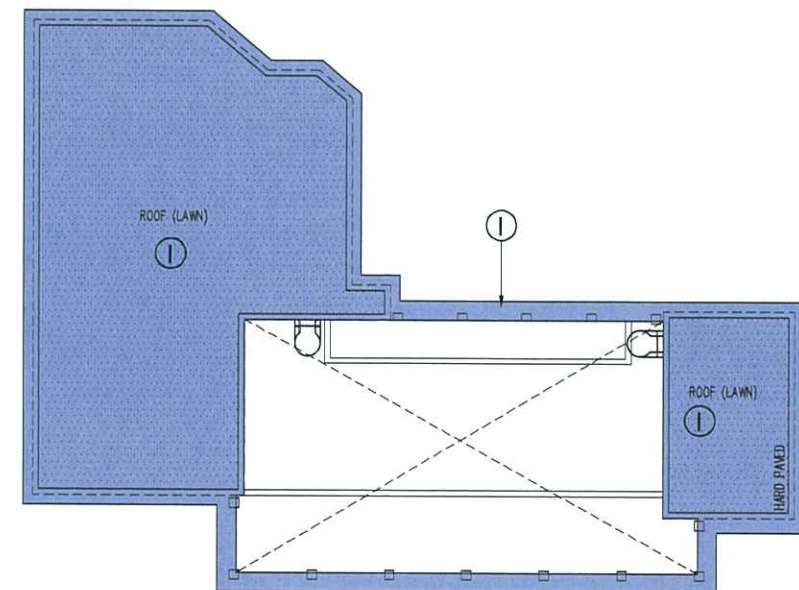
INDIGO STIPPLED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (GREENERY AREAS)
 SIZE (IN AREA) OF THE GREENERY AREAS = 128.310 m²



TOWER 1(1A & 1B) LIFT MACHINE ROOM PLAN



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



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

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 LIFT MACHINE ROOM PLAN, UPPER ROOF PLAN & TOP ROOF PLAN TOWER 1(1A & 1B)

Project No. 16002NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-014
 Cad File No.




Drawing Purpose

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 Authorized Person

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-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



**TOWER 2(2A & 2B) 7th-15th, 17th-26th FLOOR PLAN
(16 STOREYS)**

NOTE: 1. THERE WILL BE NO 13/F, 14/F, 24/F, IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	Date
Checked	Date
Approved	Date



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
7th-15th, 17th-26th FLOOR PLAN TOWER 2(2A & 2B)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-015	
Cad File No.		

Drawing Purpose




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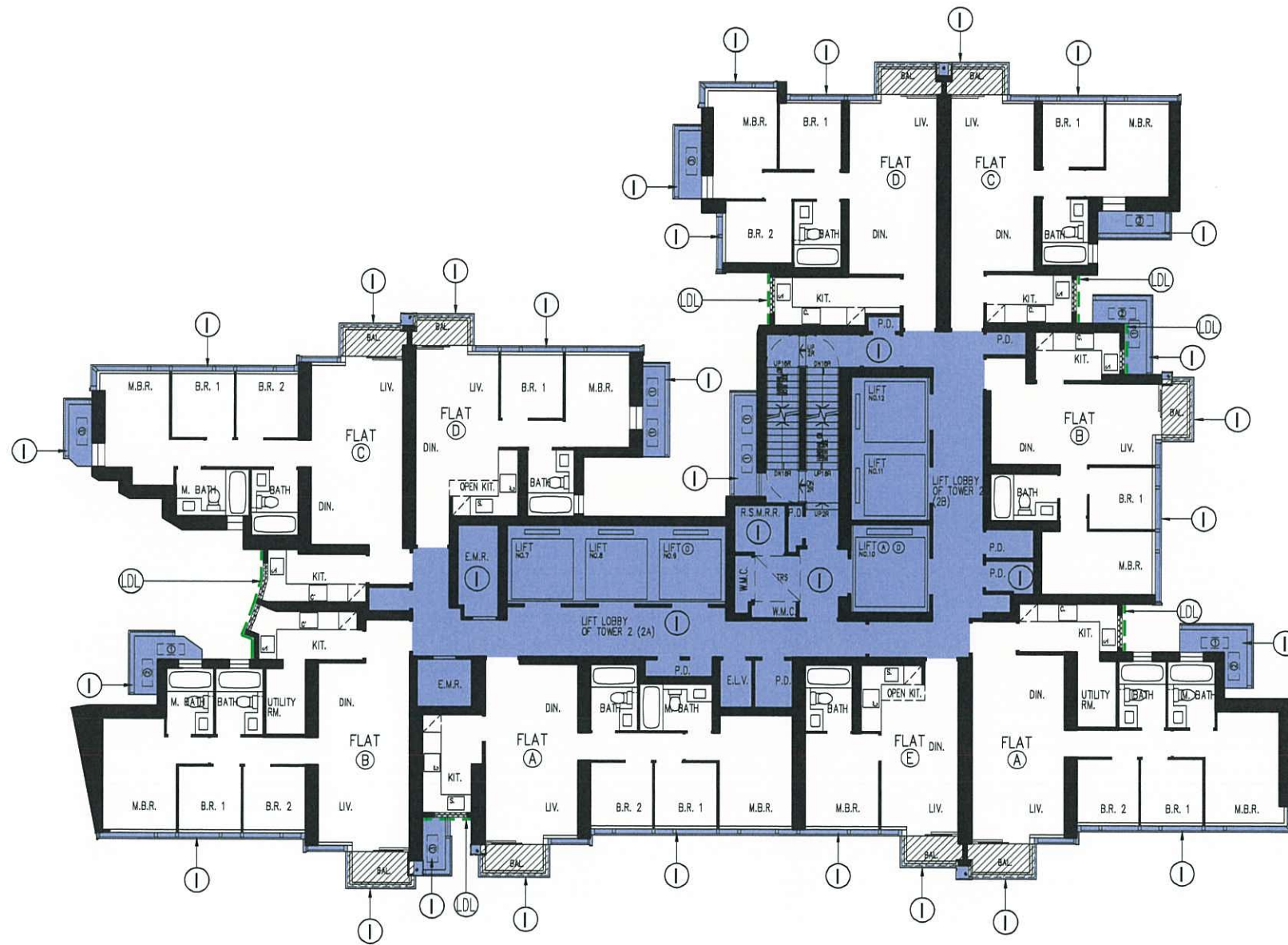


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LEGEND:

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-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



TOWER 2(2A & 2B) 27th-42nd, 45th-47th FLOOR PLAN (18 STOREYS)

NOTE: 1. THERE WILL BE NO 34/F, 44/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-	Date	-
D.L.O. Ref.	-	Date	-
Drawn	-	Date	-
Checked	-	Date	-
Approved	-	Date	-



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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 27th-42nd, 45th-47th FLOOR PLAN TOWER 2(2A & 2B)

Project No.	16002NT	Scale	1:200
Issue Date			
Drawing No.	DMC-016		
Cad File No.			

Drawing Purpose

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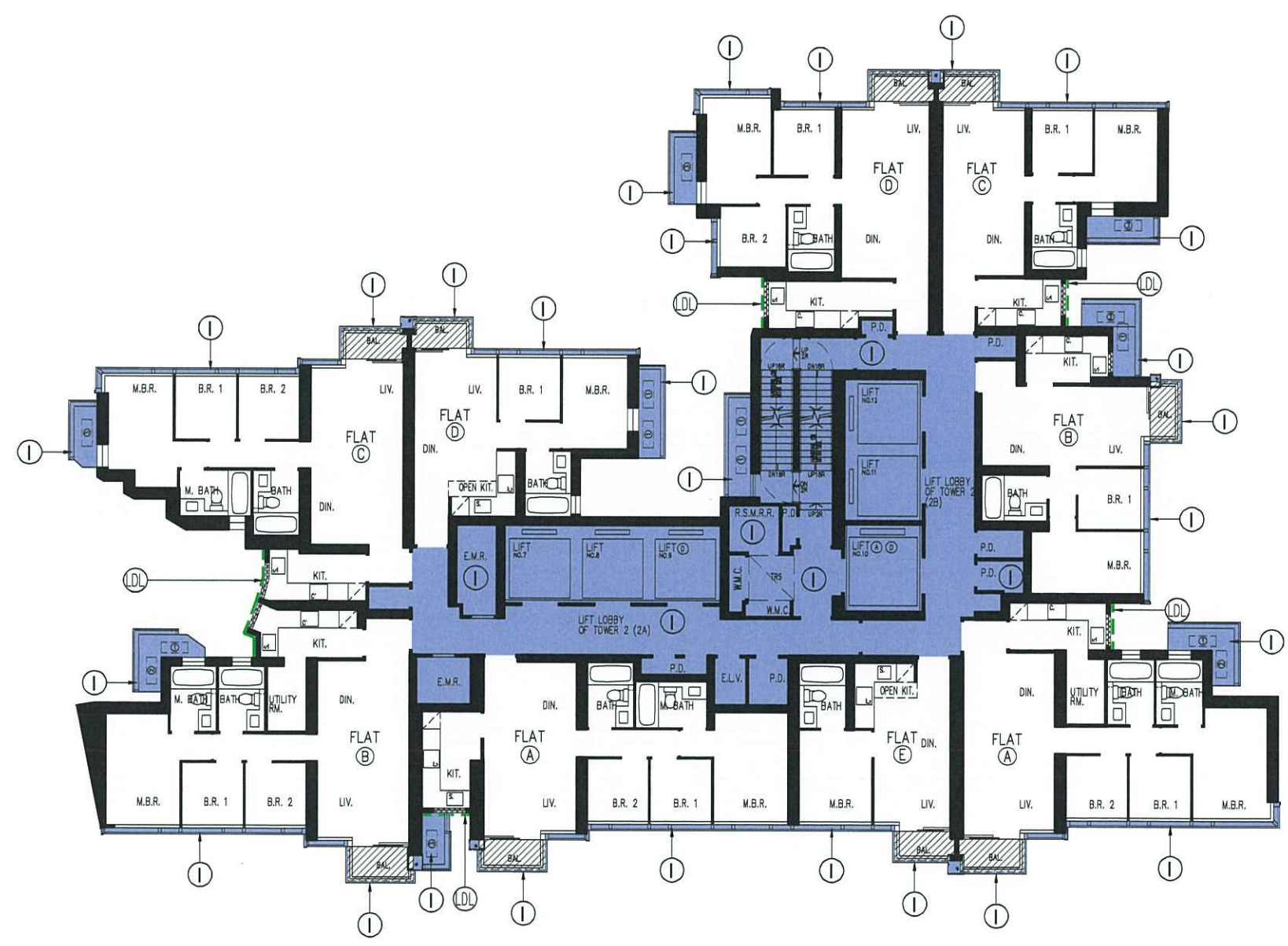


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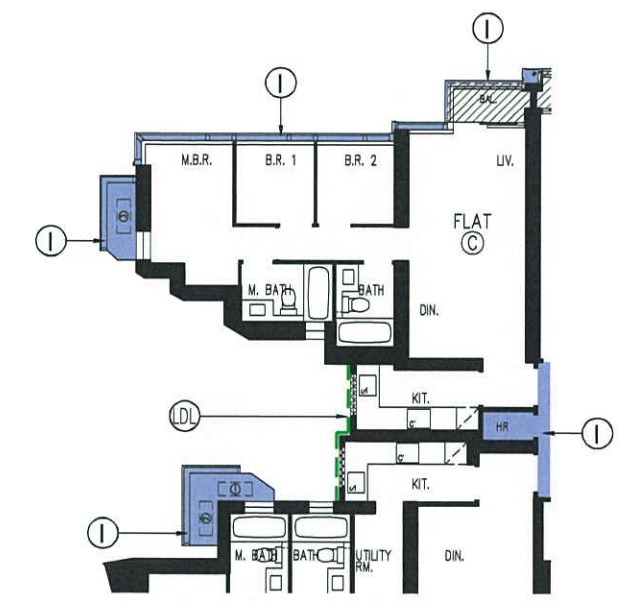
LEGEND:

- INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
- HATCHED BLACK - BALCONIES
- LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



**TOWER 2(2A & 2B) 48th-69th FLOOR PLAN
(20 STOREYS)**

NOTE: 1. THERE WILL BE NO 54/F & 56/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.



**TOWER 2(2A) 56th-69th FLAT B & C PART PLAN
(13 STOREYS)**

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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D.L.O. Ref.	-
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Checked	- Date -
Approved	- Date -

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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.


Drawing Title
48th-69th FLOOR PLAN TOWER 2(2A & 2B)

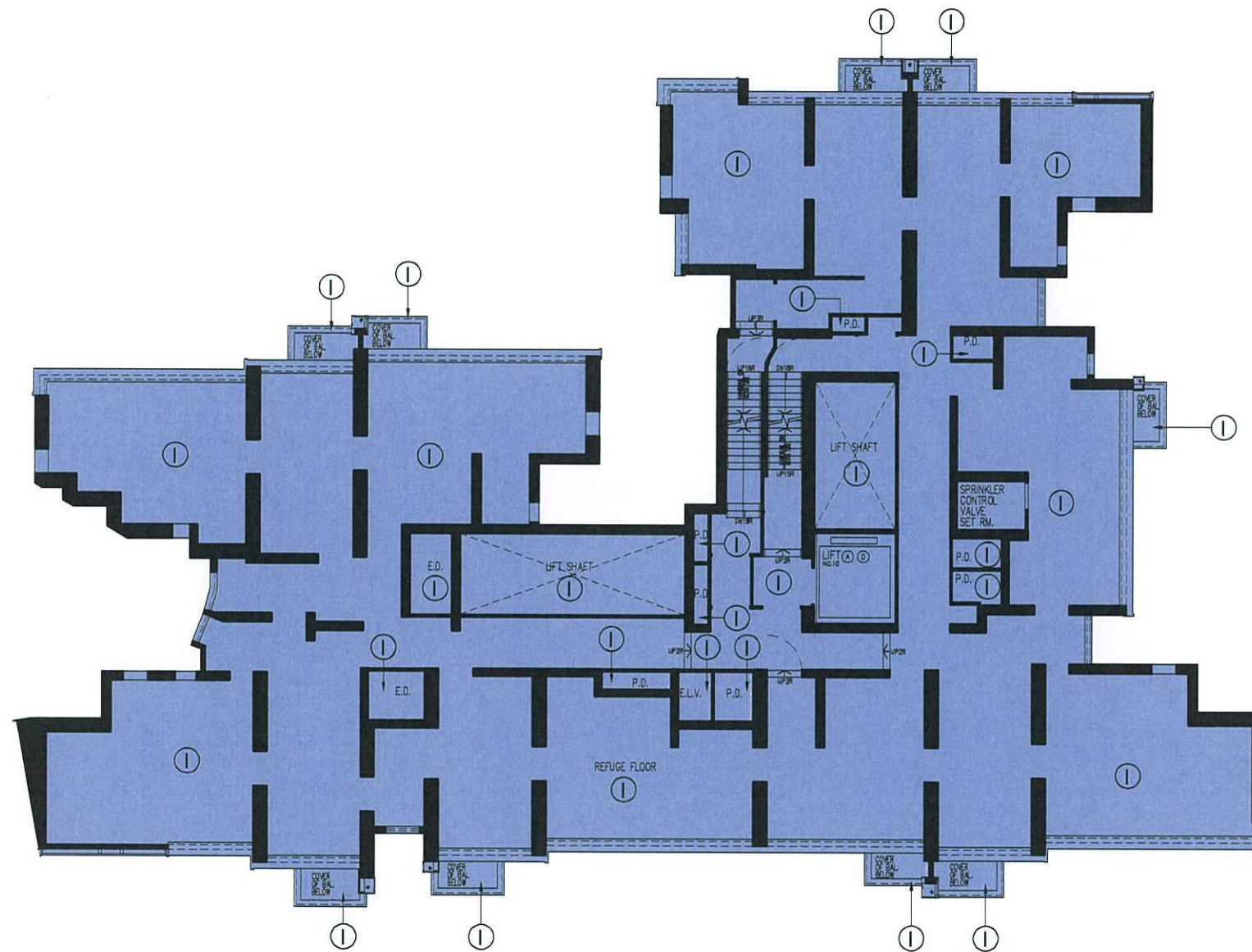
Project No.	16002NT	Scale	1:200
Issue Date		Drawing Purpose	
Drawing No.	DMC-017		
Cad File No.			

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



TOWER 2(2A & 2B) 16th FLOOR PLAN
(1 STOREY)

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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D.L.O. Ref.	-
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Checked	- Date -
Approved	- Date -



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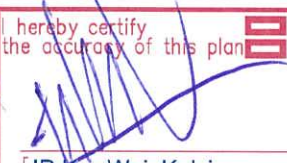
Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
16th FLOOR PLAN TOWER 2(2A & 2B)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-018	
Cad File No.		

Drawing Purpose


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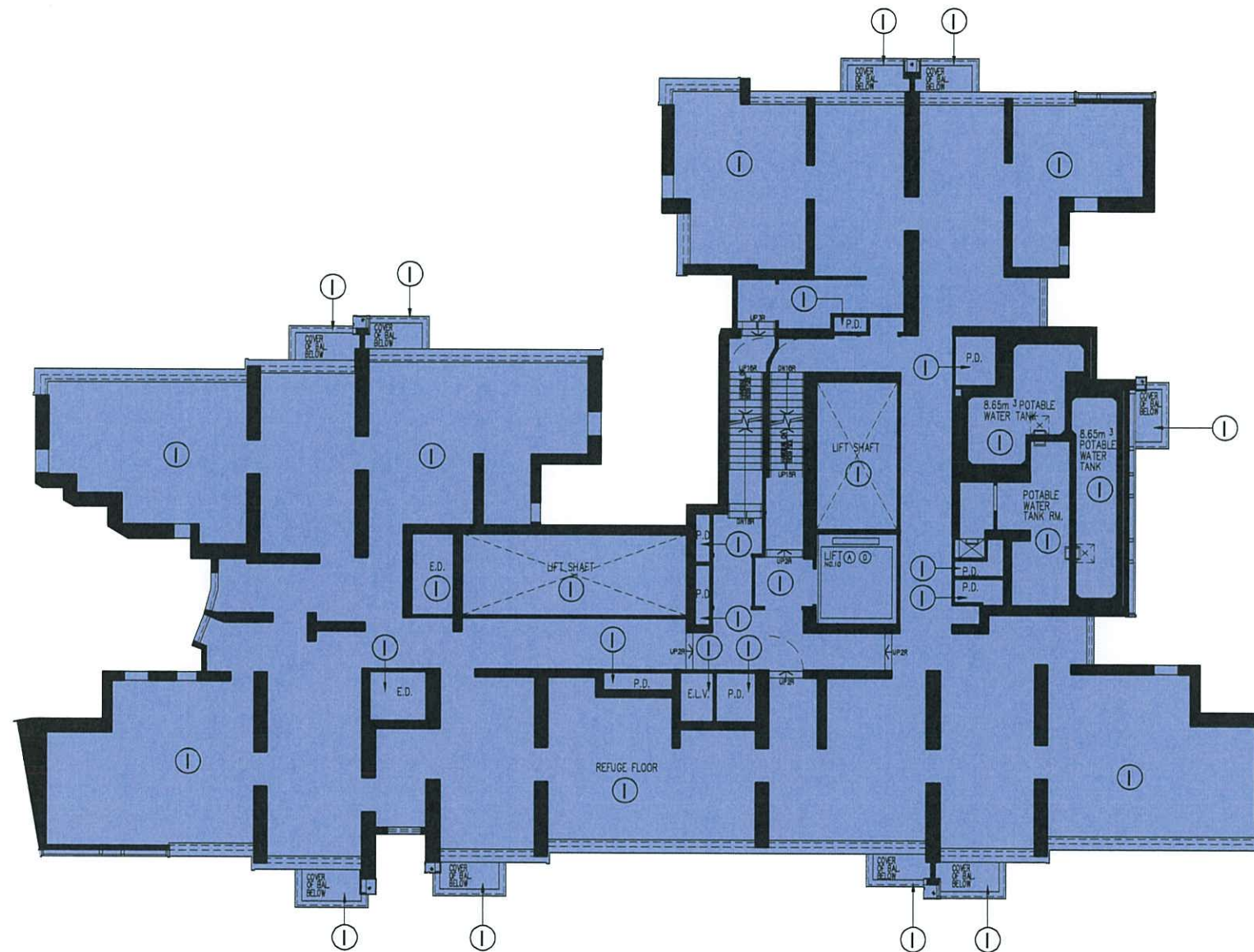


[IP Kar-Wai, Kelvin]
Authorized Person

RONALD LU & PARTNERS

LEGEND:

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



TOWER 2(2A & 2B) 43rd FLOOR PLAN
(1 STOREY)

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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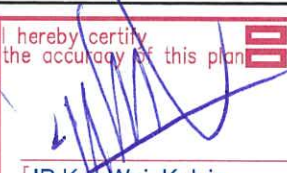
Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
43rd FLOOR PLAN TOWER 2(2A & 2B)


Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-019	
Cad File No.		

Drawing Purpose




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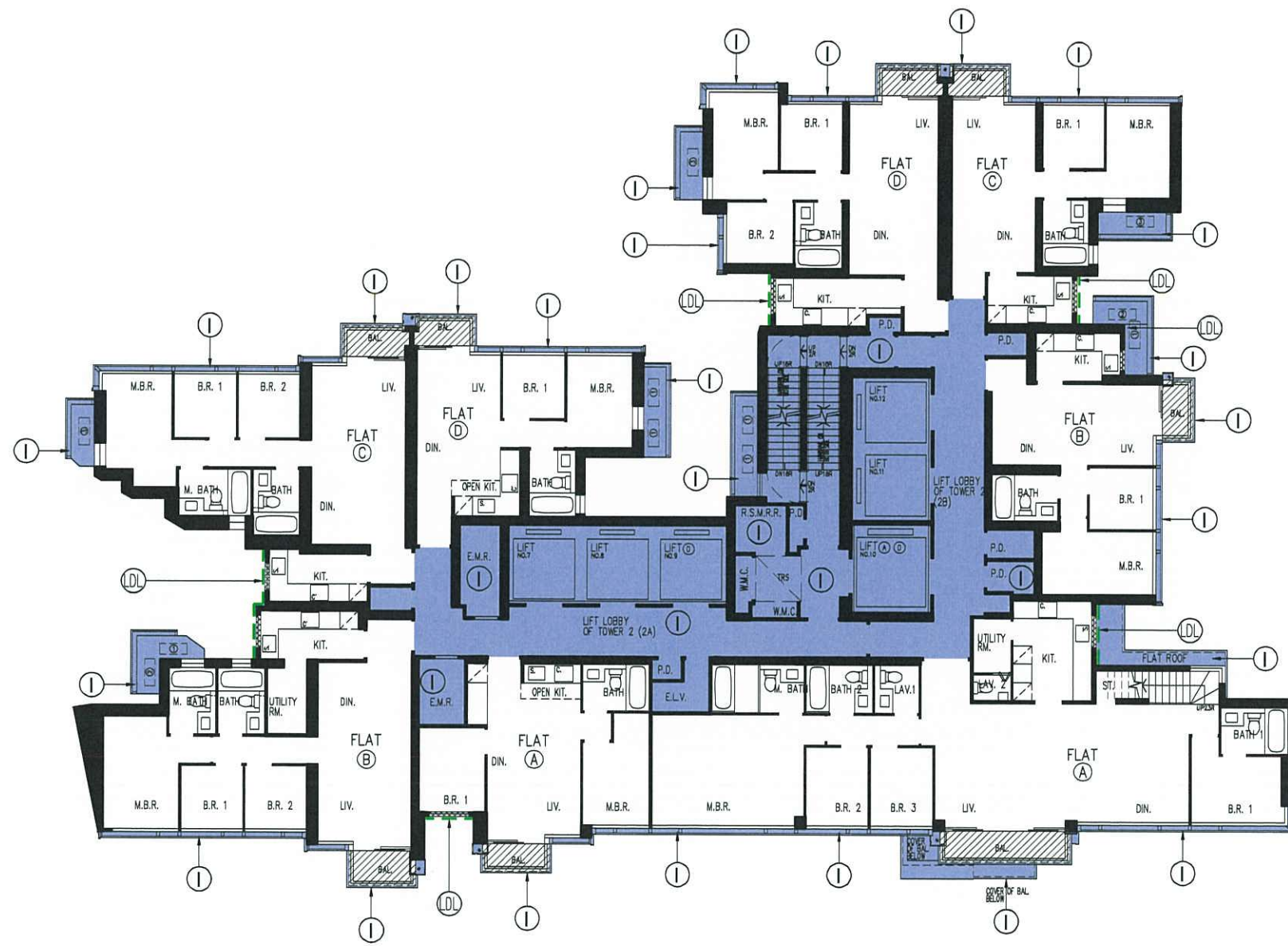


[IP Kar Wai, Kelvin]
Authorized Person

 RONALD LU & PARTNERS

LEGEND:

-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



TOWER 2(2A & 2B) 70th FLOOR PLAN
(1 STOREY)

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
70th FLOOR PLAN TOWER 2(2A & 2B)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-020	
Cad File No.		


Drawing Purpose

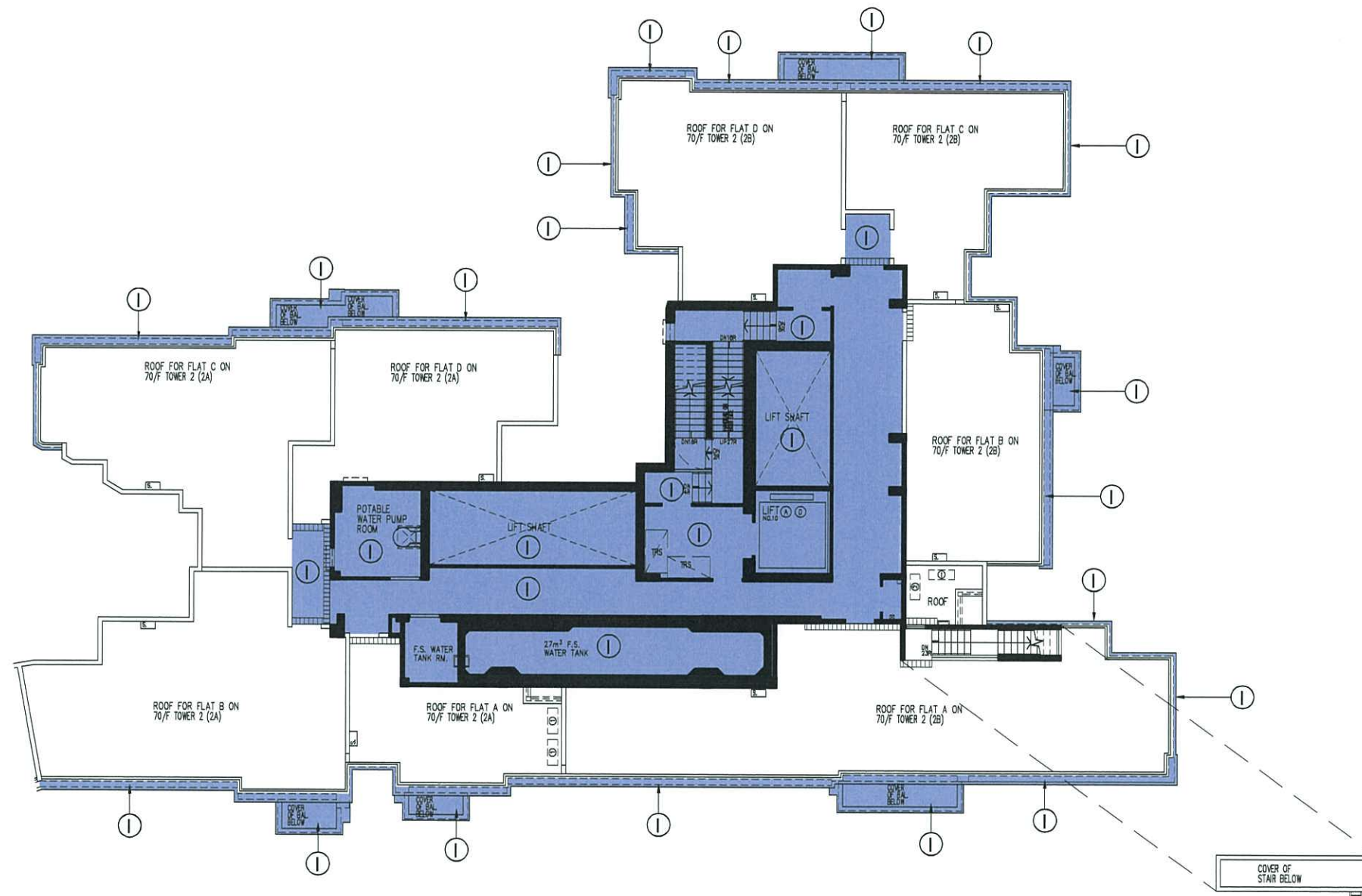
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[IP-Kai Wai, Kelvin]
Authorized Person

LEGEND:

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



**TOWER 2(2A & 2B) ROOF FLOOR PLAN
(1 STOREY)**

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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B.D. Ref.	-
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



呂元祥建築師事務所


Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 ROOF FLOOR PLAN TOWER 2(2A & 2B)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.		DMC-021
Cad File No.		

Drawing Purpose


hereby certify the accuracy of this plan




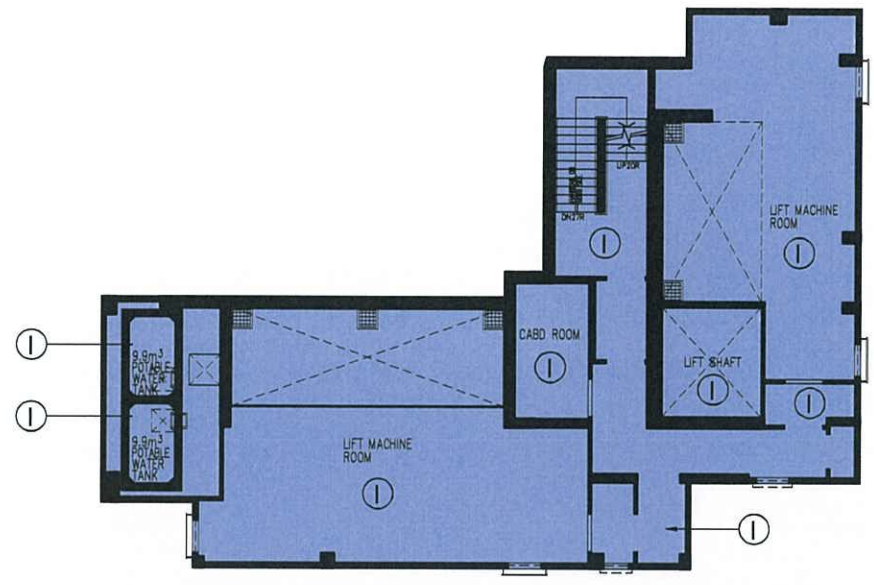
[IP Kar-Wai, Kelvin
 Authorized Person]



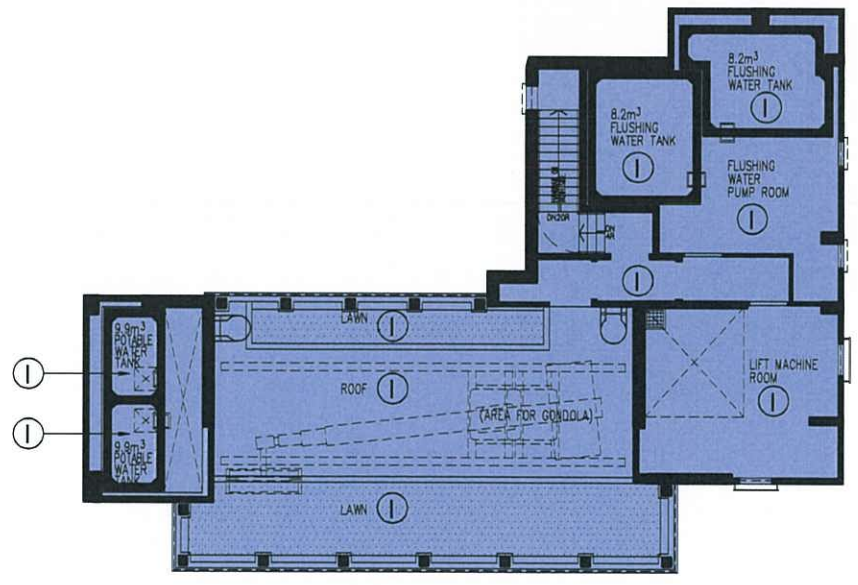
LEGEND:

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

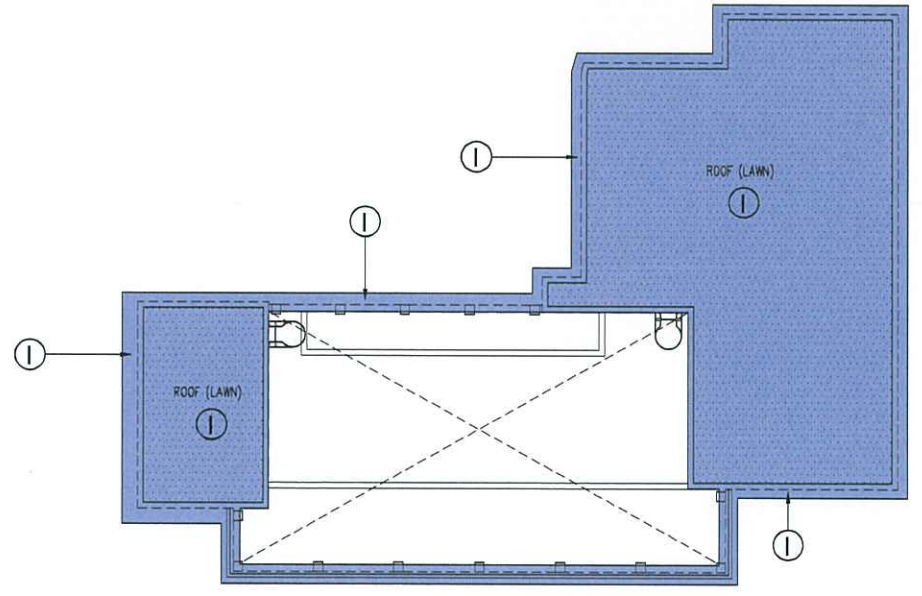
 INDIGO STIPPLED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (GREENERY AREAS)
 SIZE (IN AREA) OF THE GREENERY AREAS = 128.409 m²



TOWER 2(2A & 2B) LIFT MACHINE ROOM PLAN



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



TOWER 2(2A & 2B) TOP ROOF PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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

B.D. Ref.	-
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 LIFT MACHINE ROOM PLAN, UPPER ROOF PLAN & TOP ROOF PLAN TOWER 2(2A & 2B)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-022	
Cad File No.		

Drawing Purpose




hereby certify the accuracy of this plan

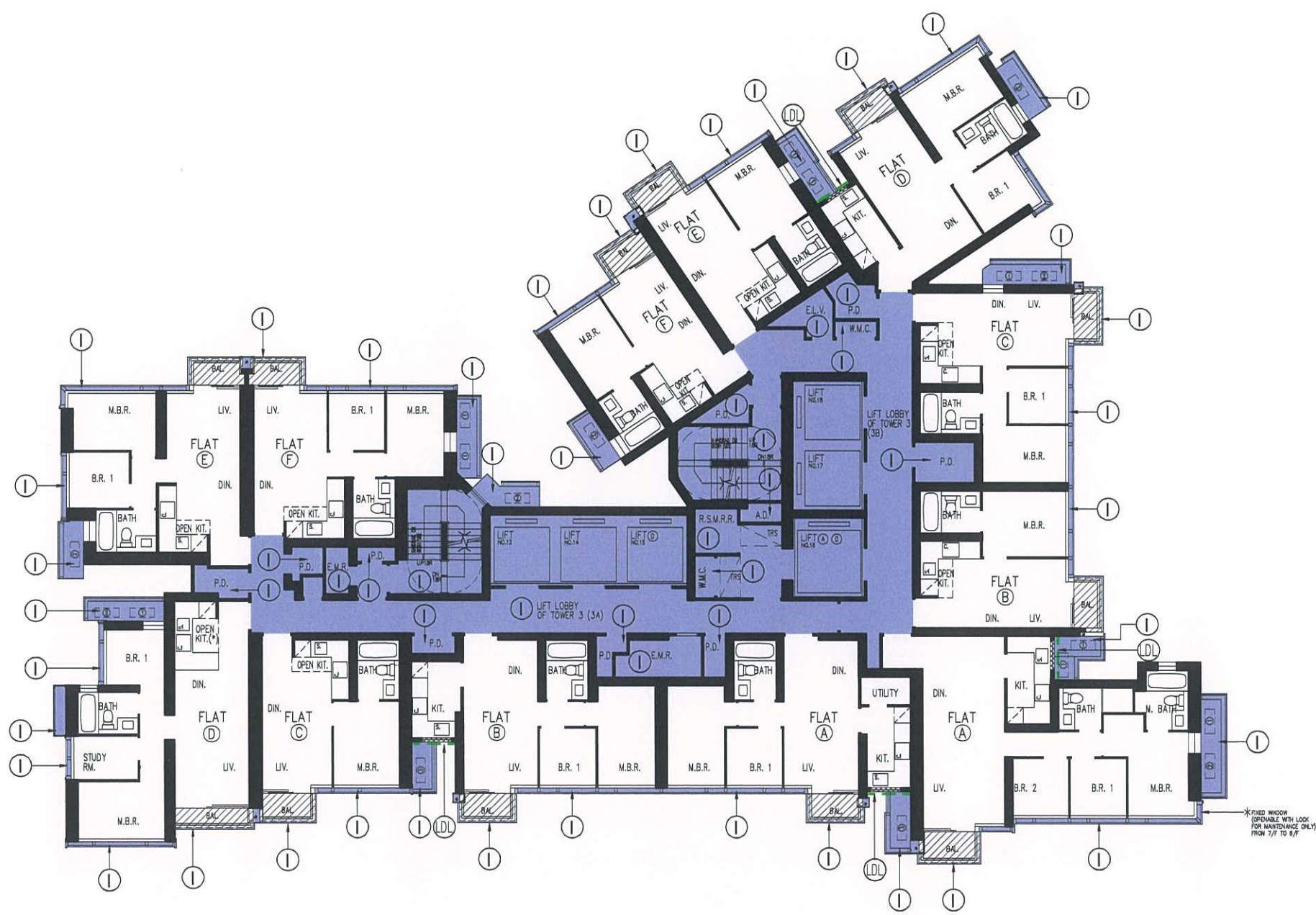


[IP Kar-Wai, Kelvin]
 Authorized Person

 RONALD LU & PARTNERS

LEGEND:

-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL
- * PHASE IX NOISE MITIGATION MEASURES



TOWER 3(3A & 3B) 7th-15th, 17th-26th FLOOR PLAN (16 STOREYS)

NOTE: 1. THERE WILL BE NO 13/F, 14/F, 24/F, IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	6TH SUBMISSION	CWL	KEI	KI	02/07/19
D	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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 F.S.D. Ref. -
 D.L.O. Ref. -
 Drawn - Date -
 Checked - Date -
 Approved - Date -

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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 7th-15th, 17th-26th FLOOR PLAN TOWER 3(3A & 3B)

Project No. 16002NT
 Scale 1:200
 Drawing No. DMC-023
 Cad File No.




Drawing Purpose

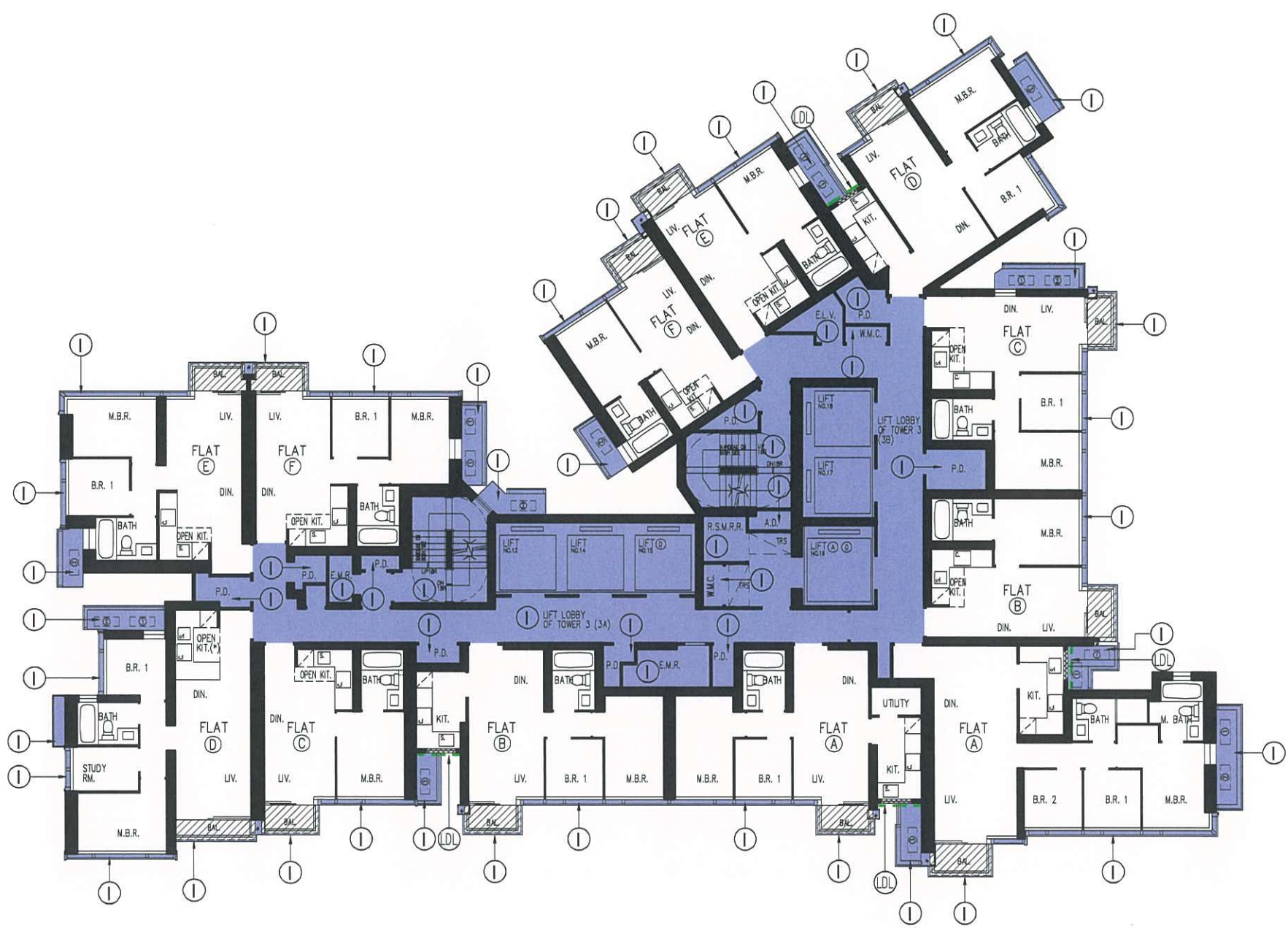
I hereby certify the accuracy of this plan.

RONALD LU & PARTNERS

IP Kar-Wai, Kelvin
 Authorized Person

LEGEND:

-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



**TOWER 3(3A & 3B) 27th-42nd, 45th-47th FLOOR PLAN
(18 STOREYS)**

NOTE: 1. THERE WILL BE NO 34/F, 44/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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F.S.D. Ref.	-	Date	-
D.L.O. Ref.	-	Date	-
Drawn	-	Date	-
Checked	-	Date	-
Approved	-	Date	-

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呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
27th-42nd, 45th-47th FLOOR PLAN TOWER 3(3A & 3B)

Project No.	16002NT
Scale	1:200
Issue Date	
Drawing No.	DMC-024
Cad File No.	




Drawing Purpose

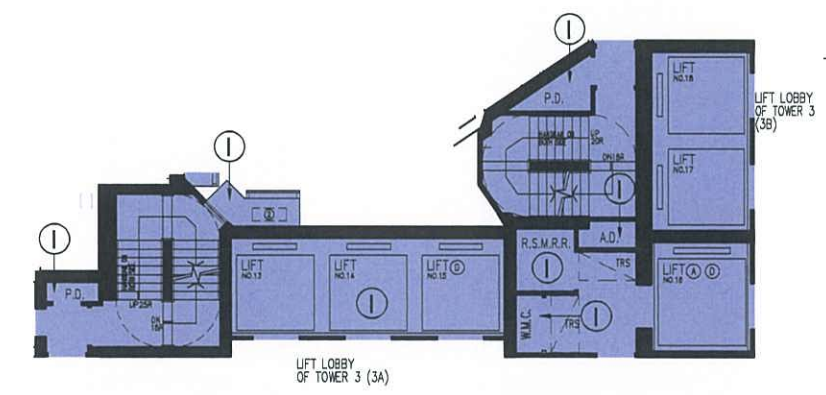
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RONALD LU & PARTNERS

[IP Kar-Wai, Kelvin] Authorized Person

LEGEND:

-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



**TOWER 3(3A & 3B) 48th-67th FLOOR PLAN
(18 STOREYS)**

NOTE: 1. THERE WILL BE NO 54/F, 64/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19
C	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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B.D. Ref.	-	Date	-
F.S.D. Ref.	-	Date	-
D.L.O. Ref.	-	Date	-
Drawn	-	Date	-
Checked	-	Date	-
Approved	-	Date	-

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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
48th-67th FLOOR PLAN TOWER 3(3A & 3B)

Project No.	16002NT
Scale	1:200
Issue Date	
Drawing No.	DMC-025
Cad File No.	

Drawing Purpose

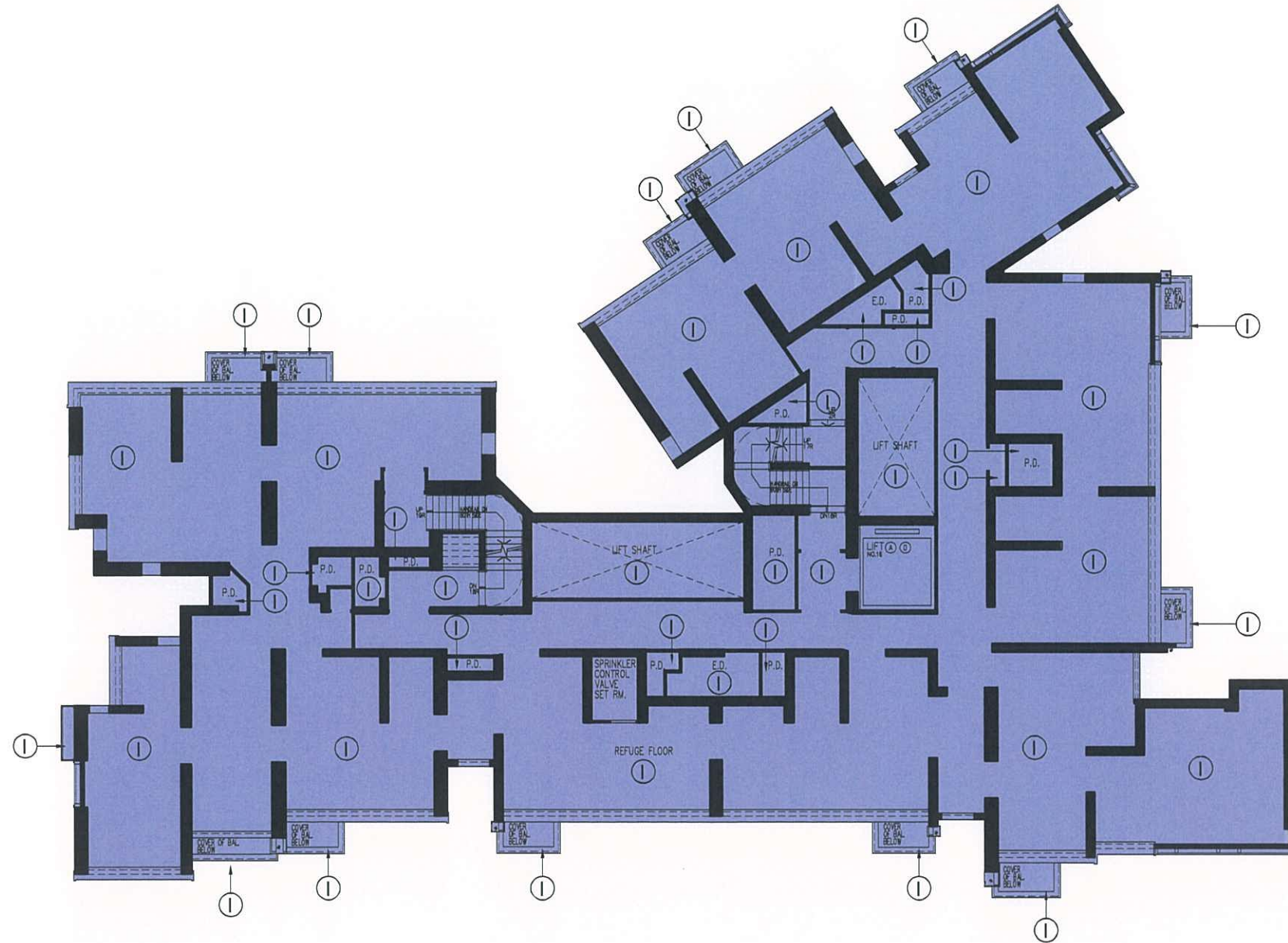
I hereby certify the accuracy of this plan.

RONALD LU & PARTNERS

IP Kar-Wai, Kelvin
Authorized Person

LEGEND:

I INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)



**TOWER 3(3A & 3B) 16th FLOOR PLAN
(1 STOREY)**

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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 D.L.O. Ref. -
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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
16th FLOOR PLAN TOWER 3(3A & 3B)

Project No. **16002NT**
 Scale **1:200**
 Issue Date
 Drawing No. **DMC-026**
 Cod File No.

Drawing Purpose:

I hereby certify the accuracy of this plan.

RONALD LU & PARTNERS

[IP Kai-Wai, Kelvin]
 Authorized Person

LEGEND:
 (I) INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)



TOWER 3(3A & 3B) 43rd FLOOR PLAN
(1 STOREY)

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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 F.S.D. Ref. -
 D.L.O. Ref. -
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 Checked - Date -
 Approved - Date -

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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 43rd FLOOR PLAN TOWER 3(3A & 3B)

Project No. 16002NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-027
 Cod File No.

Drawing Purpose
 I hereby certify the accuracy of this plan
 [IP Kar Wai, Kelvin]
 Authorized Person

LEGEND:

-  INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)
-  HATCHED BLACK - BALCONIES
-  LIME DASHED LINE - NON-STRUCTURAL PREFABRICATED EXTERNAL WALL



TOWER 3(3A & 3B) 68th FLOOR PLAN
(1 STOREY)

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -

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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
68th FLOOR PLAN
TOWER 3(3A & 3B)

Project No.	16002NT
Scale	1:200
Drawing No.	DMC-028
Cad File No.	

Drawing Purpose

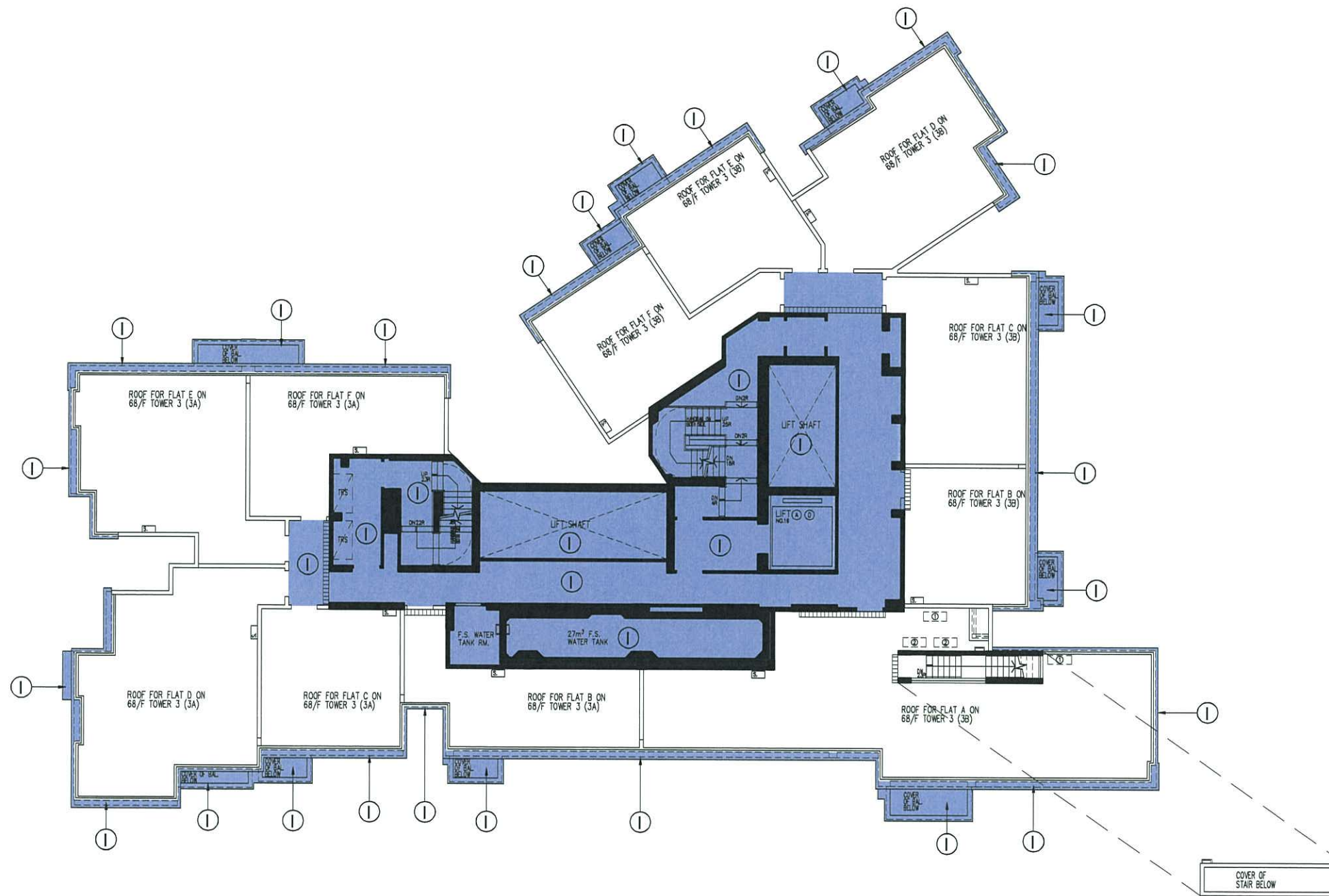
I hereby certify the accuracy of this plan

 **RONALD LU & PARTNERS**

[IP Kar Wai, Kelvin]
Authorized Person

LEGEND:

I INDIGO - PHASE IX RESIDENTIAL COMMON AREAS (INCLUDING CURTAIN WALLS EXCEPT ALL OPENABLE WINDOWS THEREIN AND ASSOCIATED ACCESSORIES OF SUCH OPENABLE WINDOWS)



**TOWER 3(3A & 3B) ROOF FLOOR PLAN
(1 STOREY)**

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
ROOF FLOOR PLAN TOWER 3(3A & 3B)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.		DMC-029
Cad File No.		

Drawing Purpose

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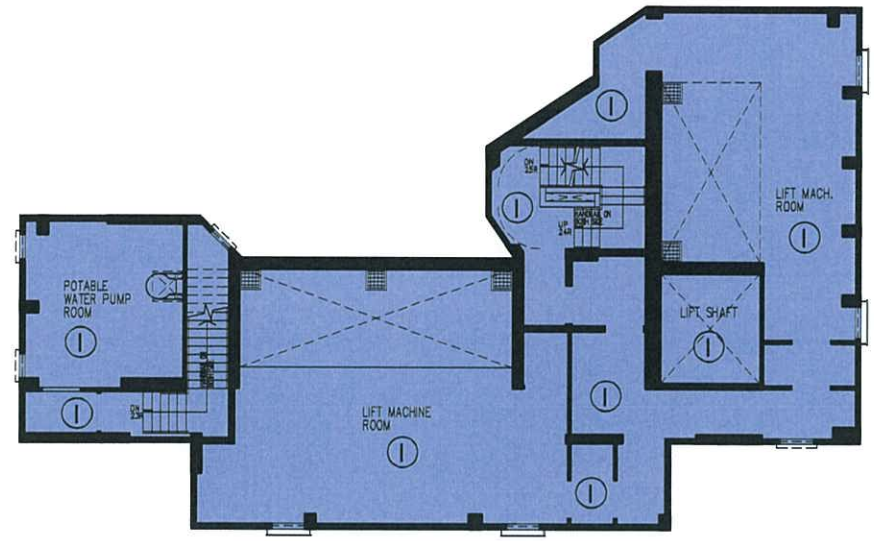
RONALD LU & PARTNERS

[IP Kar-Wai, Kelvin]
 Authorized Person

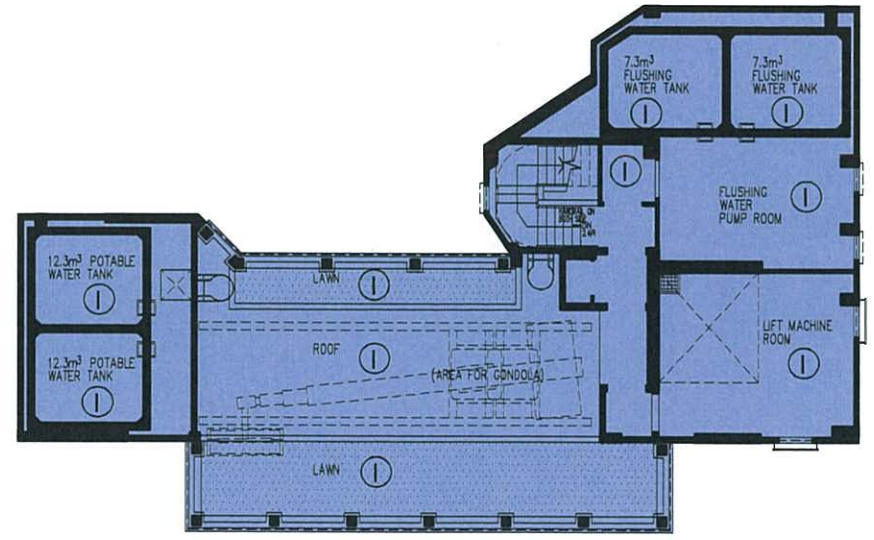
LEGEND:

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

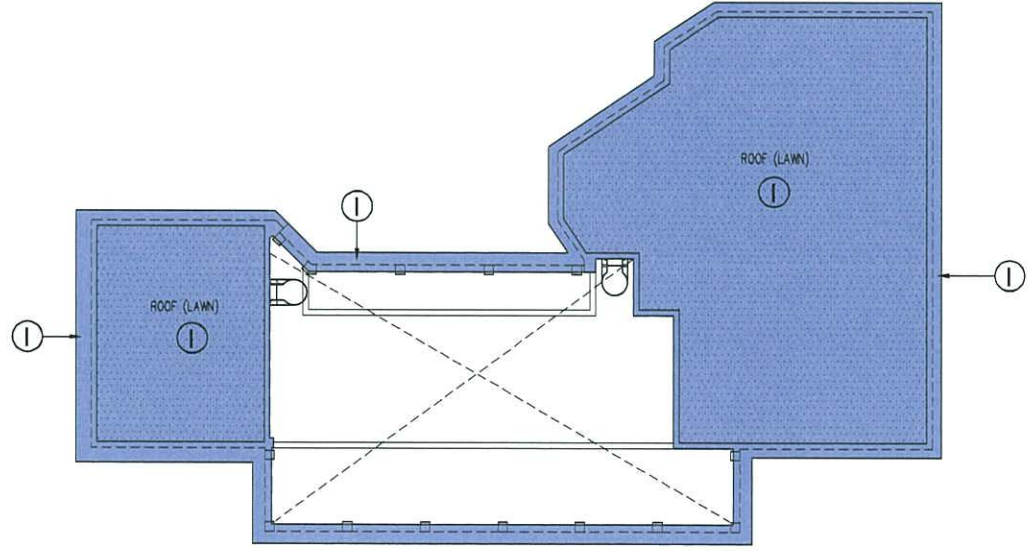
① INDIGO STIPPLED BLACK - PHASE IX RESIDENTIAL COMMON AREAS (GREENERY AREAS)
 SIZE (IN AREA) OF THE GREENERY AREAS = 140.266 m²



TOWER 3(3A & 3B) LIFT MACHINE ROOM PLAN



TOWER 3(3A & 3B) UPPER ROOF PLAN



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

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
-	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	Date
Checked	Date
Approved	Date

RONALD LU & PARTNERS

呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 LIFT MACHINE ROOM PLAN, UPPER ROOF PLAN & TOP ROOF PLAN TOWER 3(3A & 3B)

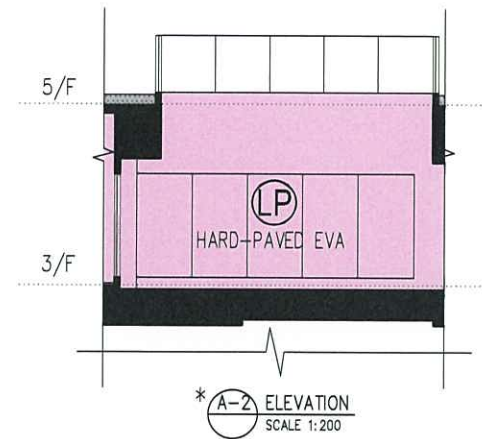
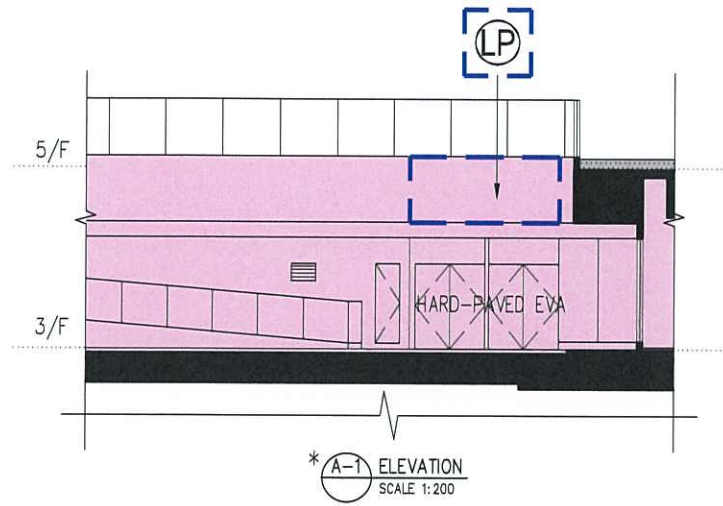
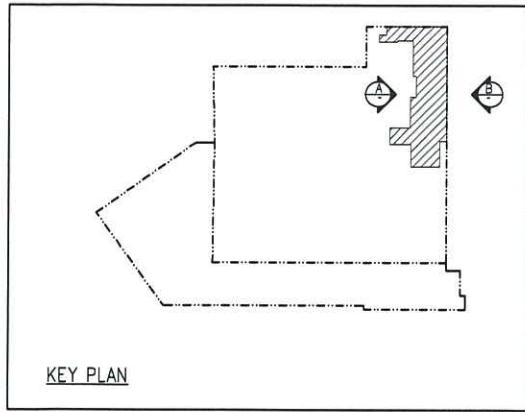
Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.		DMC-030
Cad File No.		

Drawing Purpose

hereby certify the accuracy of this plan

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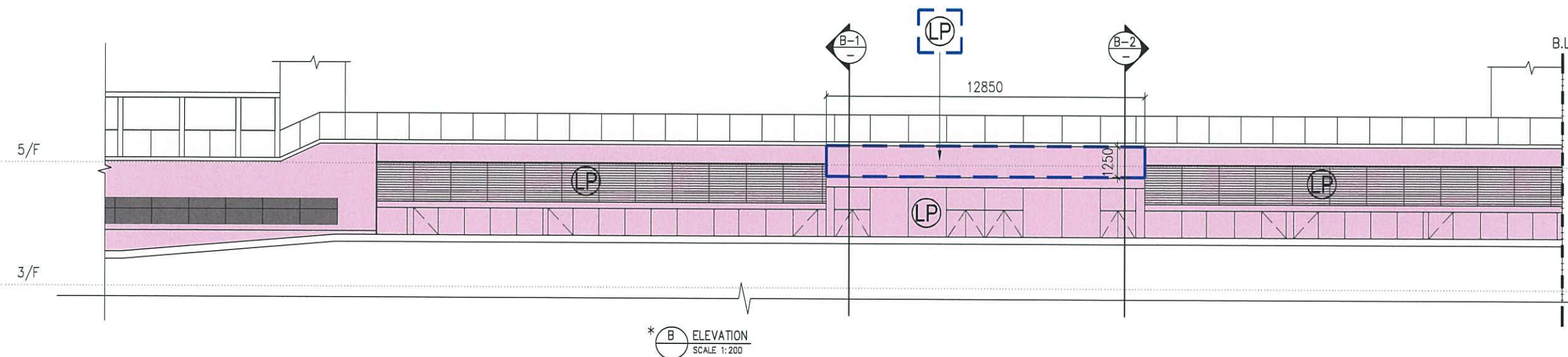
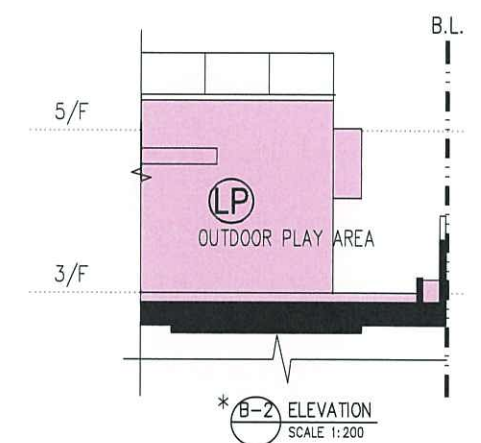
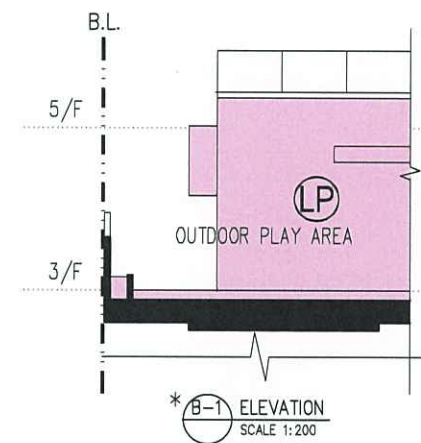
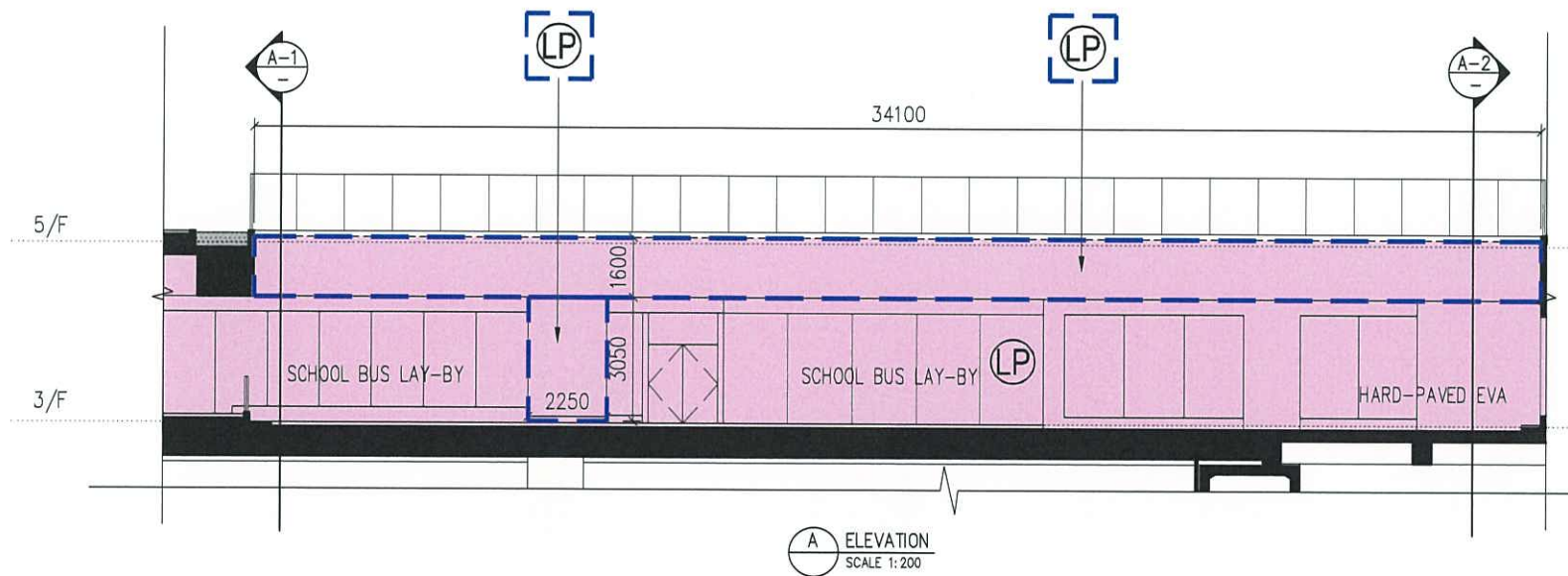
[IP Kar Wai, Kelvin]
 Authorized Person



LEGEND:

LIGHT PINK - KINDERGARTEN

INDIGO DOTTED LINE - SIGNAGE FOR KINDERGARTEN



KINDERGARTEN ELEVATIONS

Rev.	Description	Drawn	Checked	Approved	Date
-	1ST SUBMISSION	CWL	KEI	KI	30/10/18
A	2ND SUBMISSION	CWL	KEI	KI	09/01/19
A	3RD SUBMISSION	CWL	KEI	KI	03/04/19
B	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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 F.S.D. Ref. -
 D.L.O. Ref. -
 Drawn - Date -
 Checked - Date -
 Approved - Date -



呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

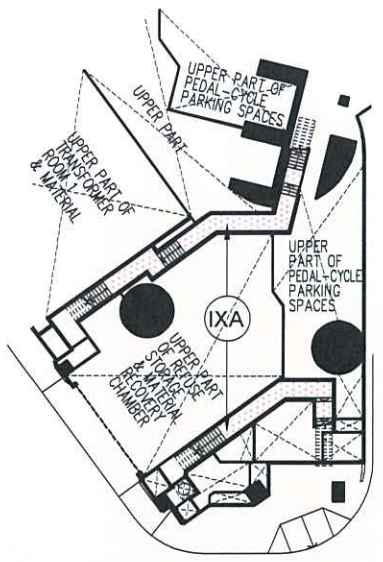
Drawing Title
 KINDERGARTEN ELEVATIONS

Project No. 16002NT
 Scale 1:200
 Issue Date
 Drawing No. DMC-031
 Cad File No.

Drawing Purpose

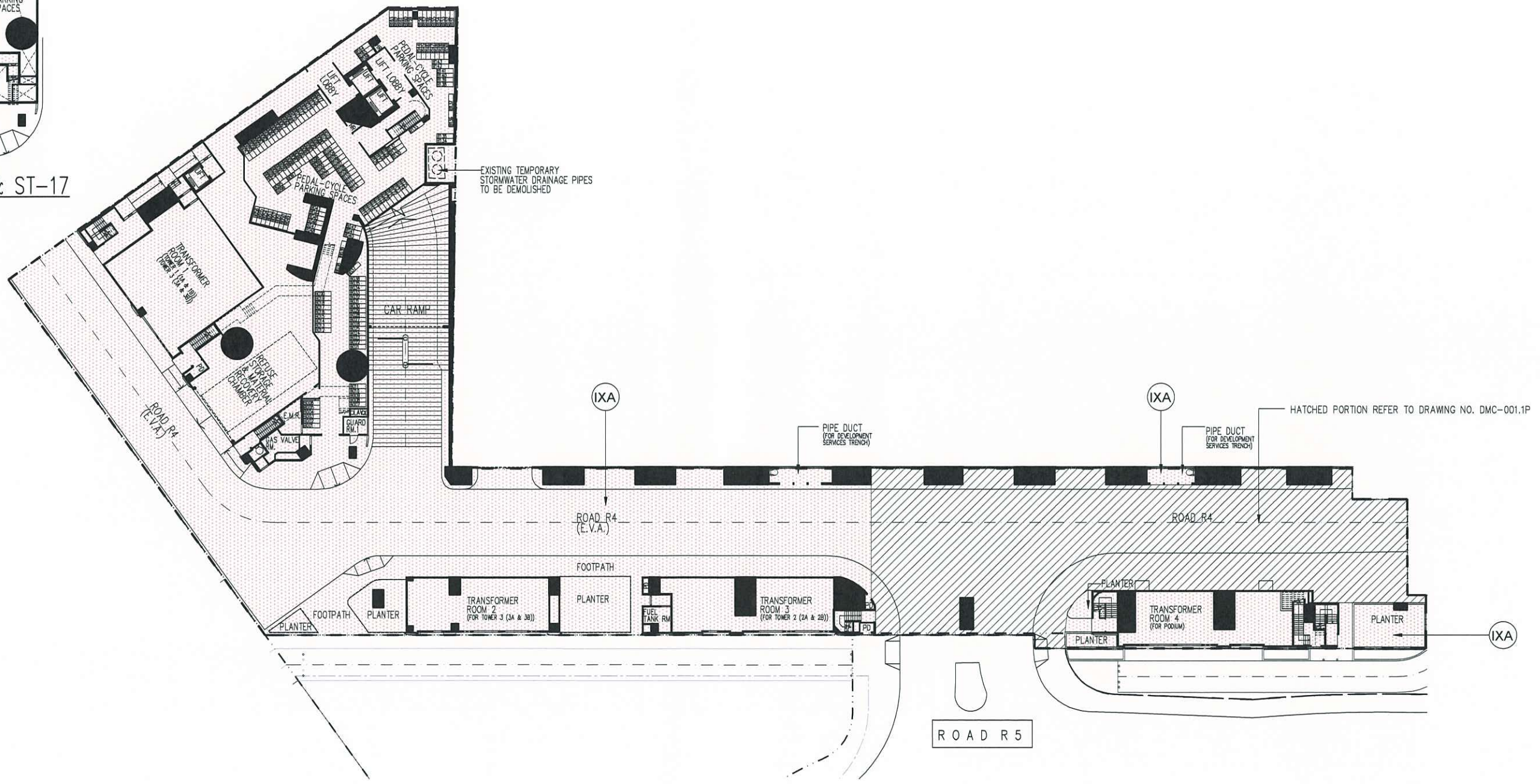
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 [IP Kar-Wai, Kelvin]
 Authorized Person



STAIRCASE ST-16 & ST-17
PART PLAN

LEGEND:
 IXA PHASE IXA (STIPPLED ORANGE)



GENERAL NOTES:
 THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PLII).

GROUND FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	5TH SUBMISSION	CWL	KEI	KI	10/06/19

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B.D. Ref. -
 F.S.D. Ref. -
 D.L.O. Ref. -
 Drawn - Date -
 Checked - Date -
 Approved - Date -

RONALD LU & PARTNERS
 呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 GROUND FLOOR PLAN (PHASING PLAN)

Project No. 16002NT
 Scale 1:500
 Drawing No. DMC-001P
 Issue Date
 Cad File No.

Drawing Purpose

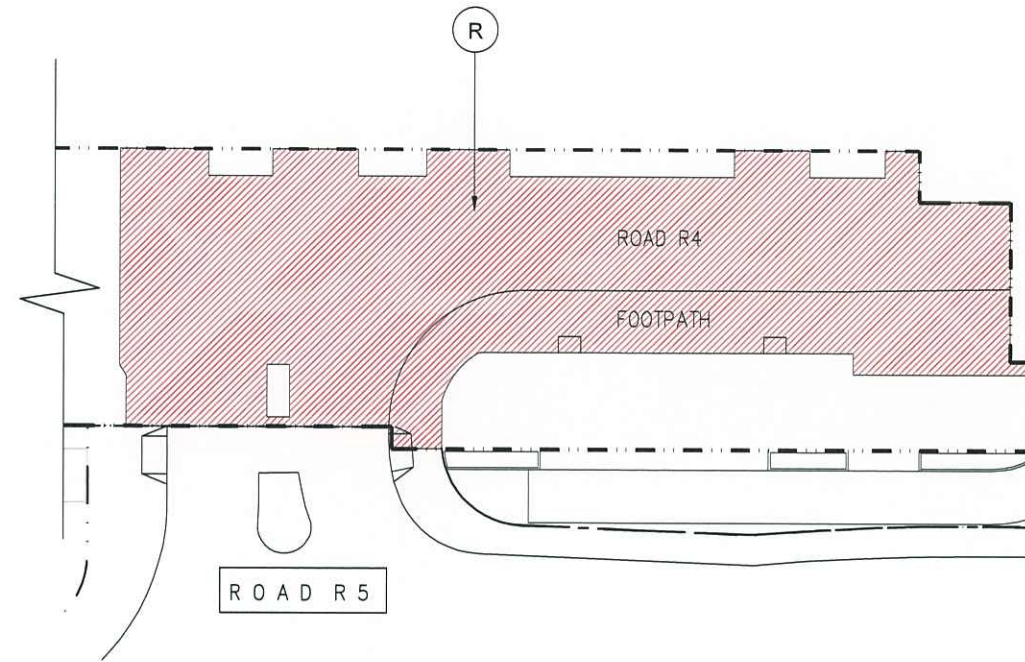
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RONALD LU & PARTNERS

[IP Kar Wai, Kelvin]
 Authorized Person

LEGEND:

 (R) REMAINING PARTS OF PHASE IX (HATCHED RED)



GROUND FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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B.D. Ref.	-	
F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	-	Date -
Checked	-	Date -
Approved	-	Date -



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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 GROUND FLOOR PART PLAN (PHASING PLAN)

Project No.	Scale	1:500
16002NT	Issue Date	
Drawing No.	DMC-001.1P	
Cad File No.		

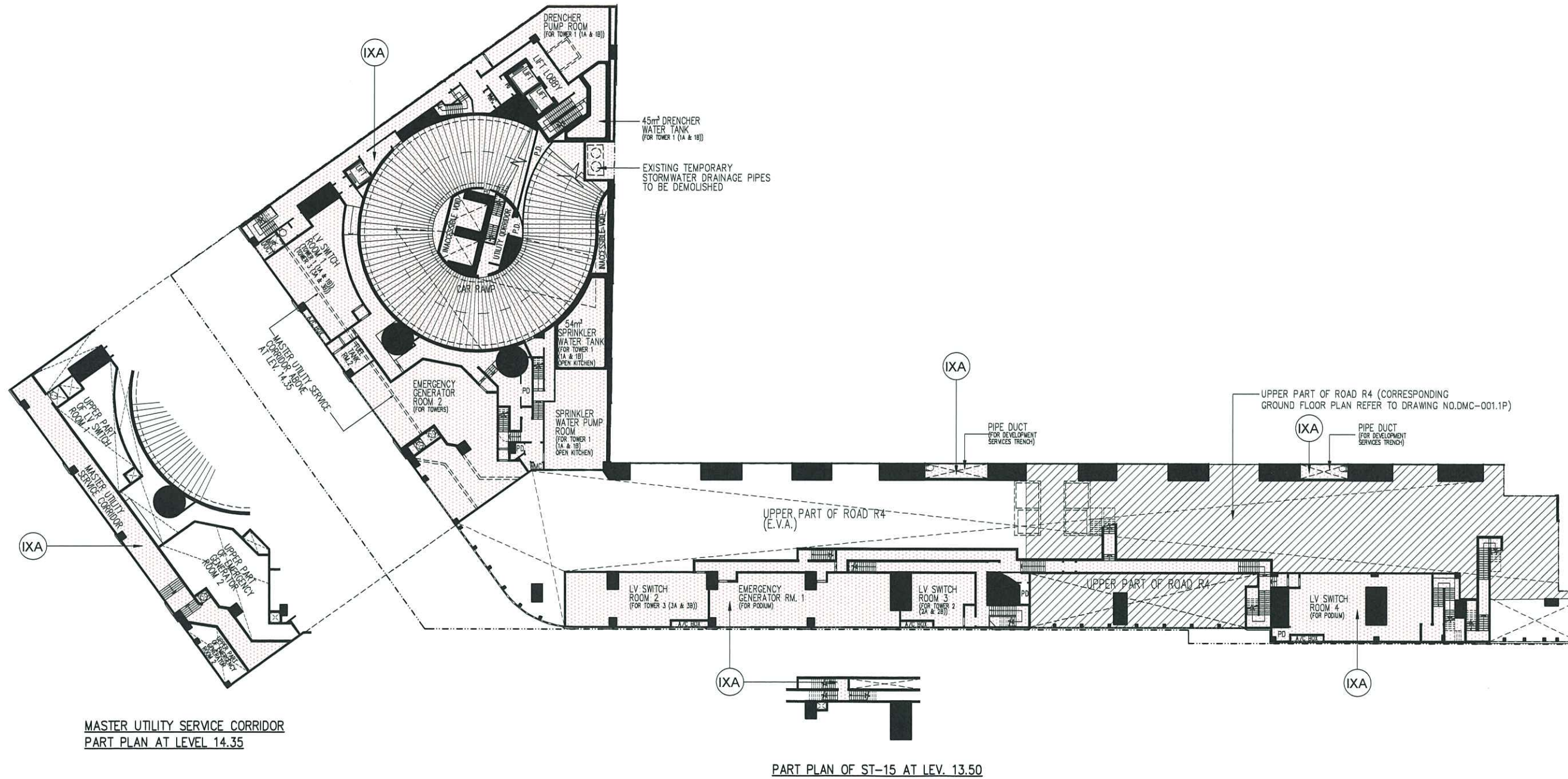
Drawing Purpose

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 [IP Kai-Wai, Kelvin]
 Authorized Person

LEGEND:

 (IXA) PHASE IXA (STIPPLED ORANGE)



GENERAL NOTES:
 THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.L.I.).


 1ST FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	5TH SUBMISSION	CWL	KEI	KI	10/06/19

Check all measurements on site.
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F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	-	Date -
Checked	-	Date -
Approved	-	Date -



呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

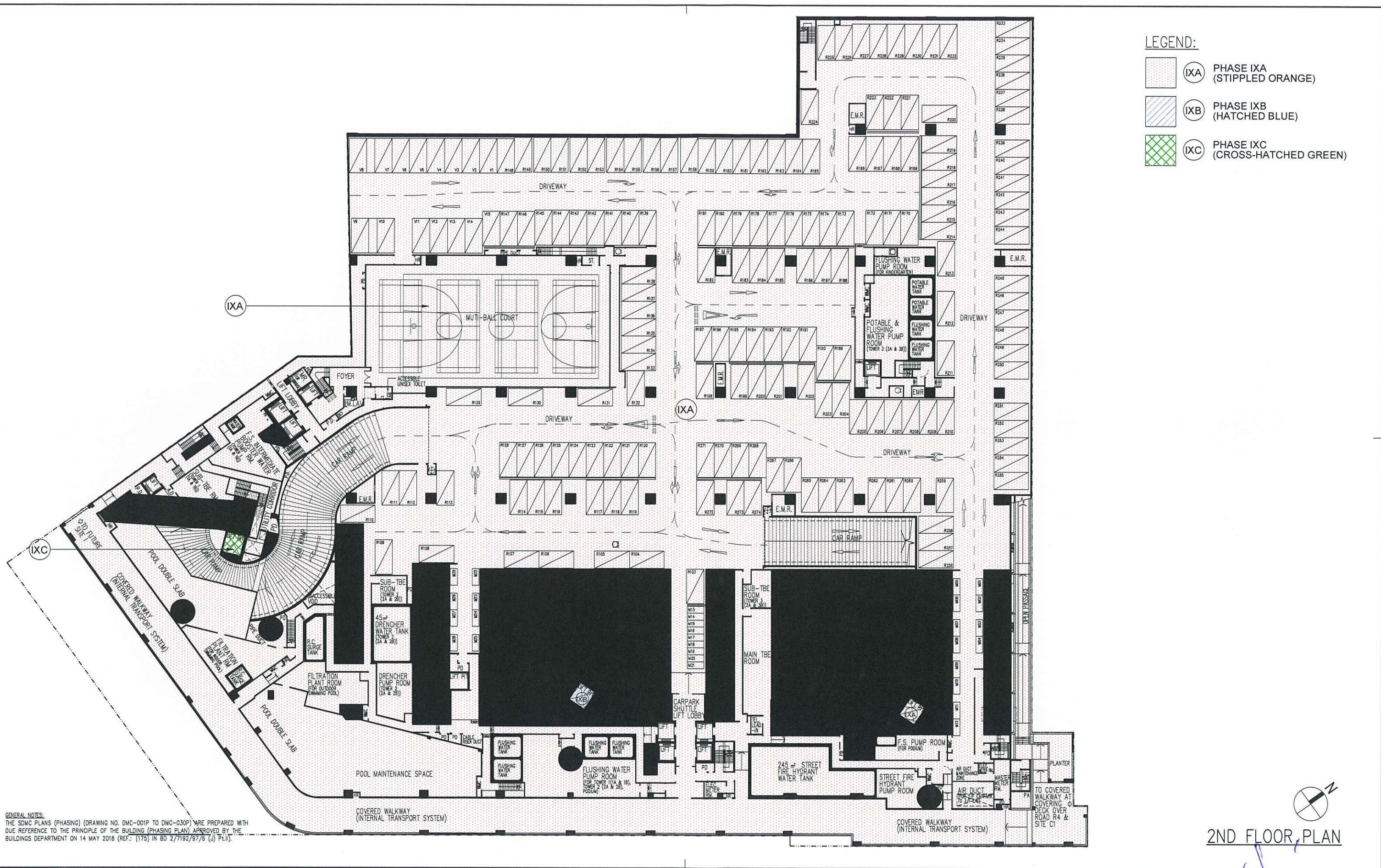
Drawing Title
 1ST FLOOR PLAN (PHASING PLAN)

Project No.	Scale	1:500
16002NT	Issue Date	
Drawing No.	DMC-002P	
Cad File No.		

Drawing Purpose

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 [IP Kai-Wai, Kelvin] Authorized Person



- LEGEND:**
- (IXA) PHASE IXA (STIPPLED ORANGE)
 - (IXB) PHASE IXB (HATCHED BLUE)
 - (IXC) PHASE IXC (CROSS-HATCHED GREEN)

GENERAL NOTES:
 THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PL1).

2ND FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	5TH SUBMISSION	CWL	KEI	KI	10/06/19

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

B.D. Ref. -	
F.S.D. Ref. -	
D.L.O. Ref. -	
Drawn -	Date -
Checked -	Date -
Approved -	Date -

RONALD LU & PARTNERS
 呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

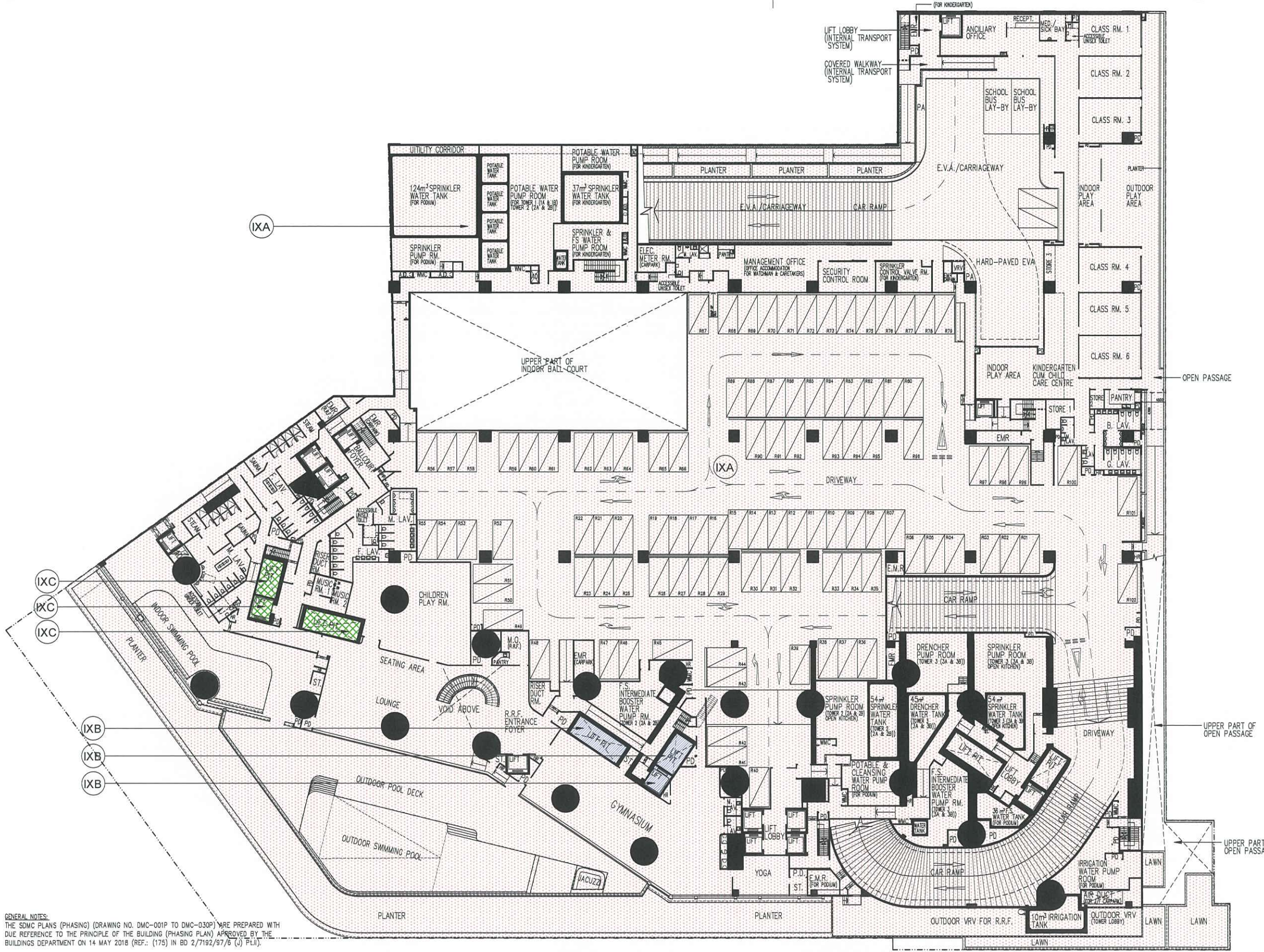
Drawing Title
 2ND FLOOR PLAN (PHASING PLAN)

Project No.	Scale	1:500
16002NT	Issue Date	
Drawing No.	DMC-003P	
Cad File No.		

Drawing Purpose

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 Authorized Person



LEGEND:

- (IXA) PHASE IXA (STIPPLED ORANGE)
- (IXB) PHASE IXB (HATCHED BLUE)
- (IXC) PHASE IXC (CROSS-HATCHED GREEN)

GENERAL NOTES:
 THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) WERE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.L.I.).

3RD FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	5TH SUBMISSION	CWL	KEI	KI	10/06/19
B	6TH SUBMISSION	CWL	KEI	KI	02/07/19
C	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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B.D. Ref.	-
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -

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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

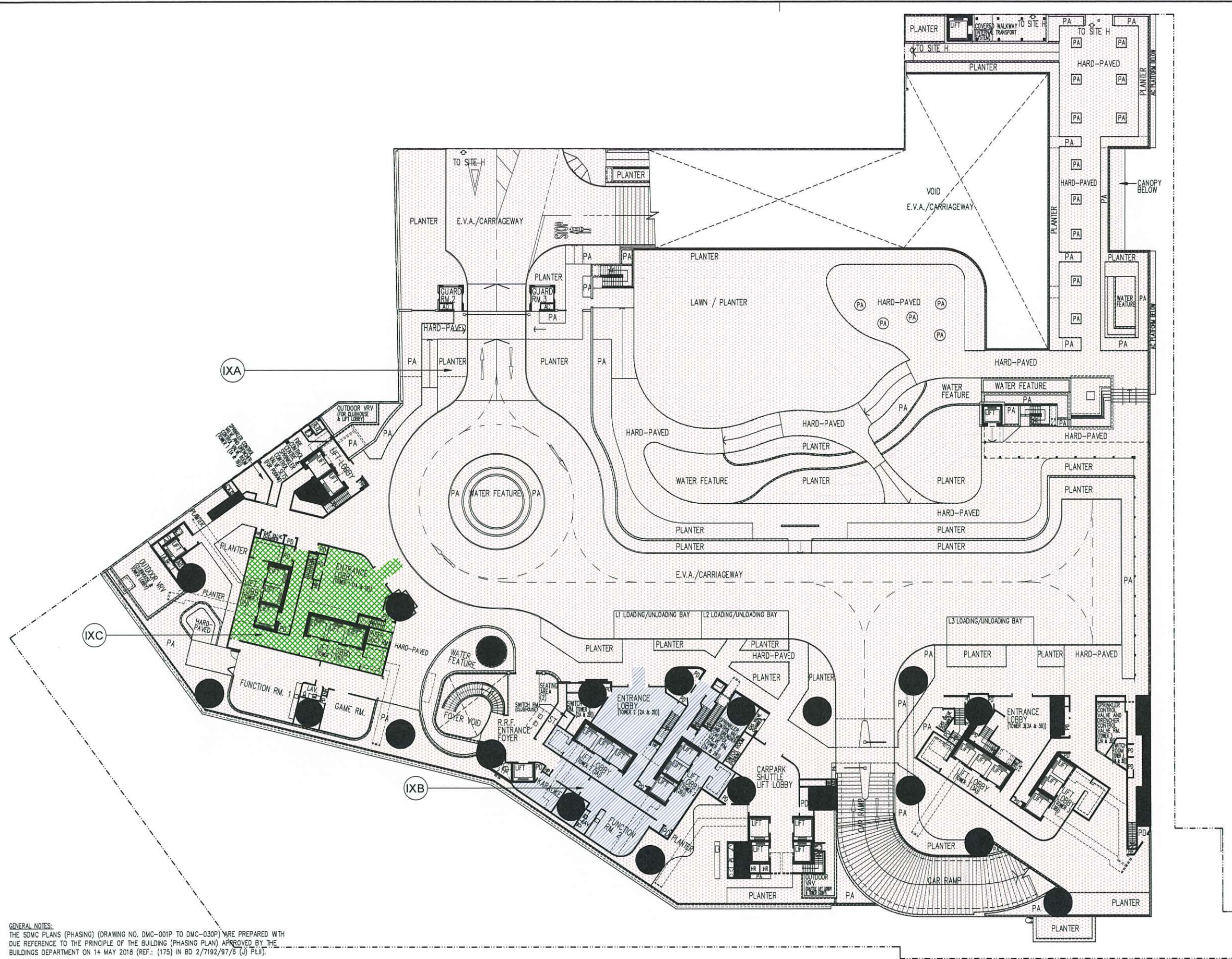
Drawing Title
 3RD FLOOR PLAN (PHASING PLAN)

Project No.	16002NT
Scale	1:500
Issue Date	
Drawing No.	DMC-004P
Cad File No.	




Drawing Purpose

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 [IP Kar-Wai, Kelvin]
 Authorized Person



LEGEND:

-  (IXA) PHASE IXA (STIPPLED ORANGE)
-  (IXB) PHASE IXB (HATCHED BLUE)
-  (IXC) PHASE IXC (CROSS-HATCHED GREEN)

GENERAL NOTES:
 THE SDCM PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) WERE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PL1).


5TH FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	5TH SUBMISSION	CWL	KEI	KI	10/06/19
B	7TH SUBMISSION	CWL	KEI	KI	19/07/19
C	8TH SUBMISSION	CWL	KEI	KI	24/07/19

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B.D. Ref.	-	Date	-
F.S.D. Ref.	-	Date	-
D.L.O. Ref.	-	Date	-
Drawn	-	Date	-
Checked	-	Date	-
Approved	-	Date	-




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Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 5TH FLOOR PLAN (PHASING PLAN)

Project No. 16002NT
 Scale 1:500
 Issue Date
 Drawing No. DMC-005P
 Cad File No.

Drawing Purpose

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 [**UP Kar-Wai, Kelvin** Authorized Person]



- LEGEND:**
-  IXA PHASE IXA (STIPPLED ORANGE)
 -  IXB PHASE IXB (HATCHED BLUE)
 -  IXC PHASE IXC (CROSS-HATCHED GREEN)

GENERAL NOTES:
 THE SDCM PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PL1).


6TH FLOOR PLAN

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	5TH SUBMISSION	CWL	KEI	KI	10/06/19
B	6TH SUBMISSION	CWL	KEI	KI	02/07/19

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B.D. Ref.	-
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -


RONALD LU & PARTNERS
 呂元祥建築師事務所

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
 6TH FLOOR PLAN (PHASING PLAN)

Project No.	16002NT	Scale	1:500
Drawing No.	DMC-006P	Issue Date	
Cad File No.			

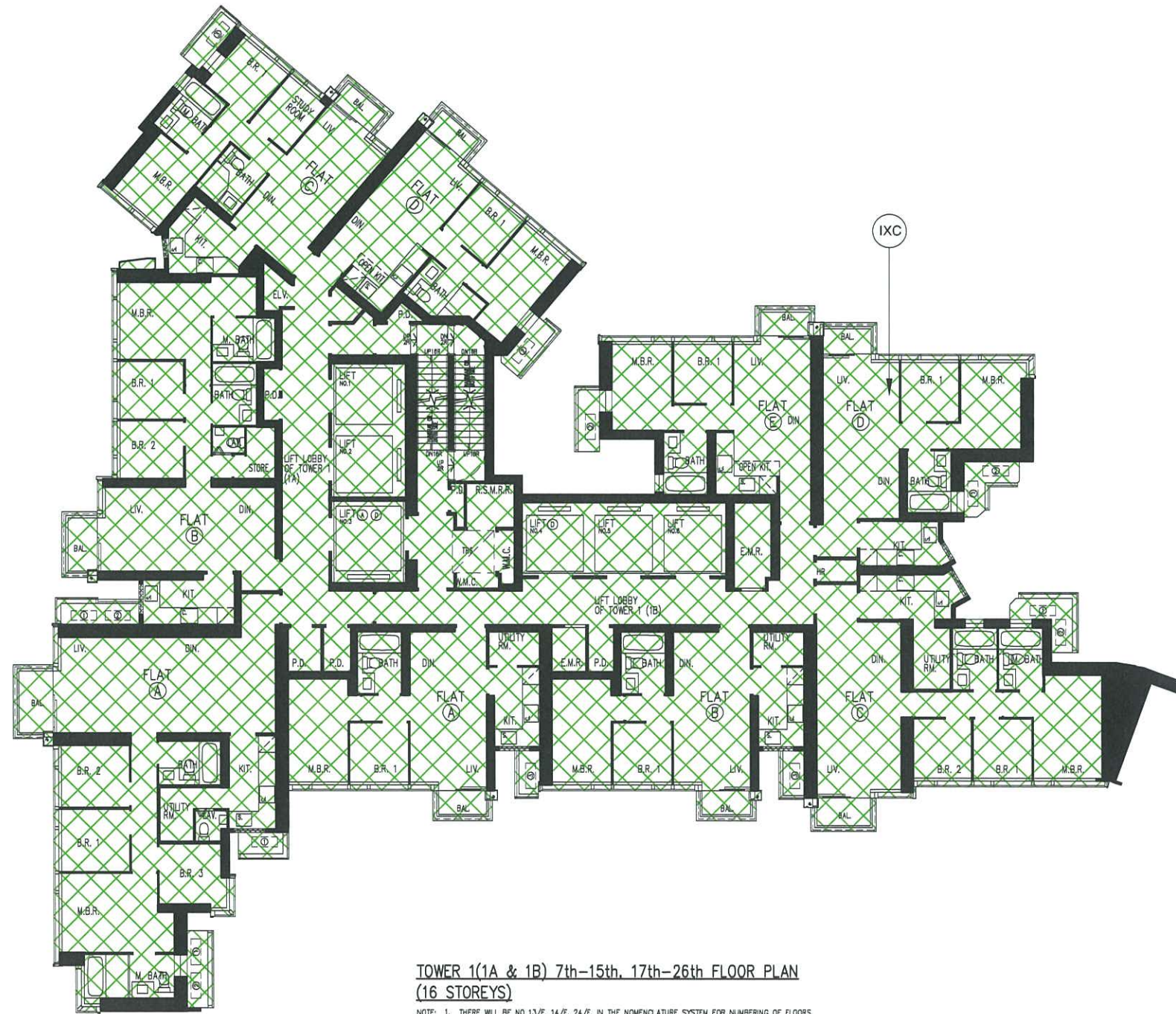
Drawing Purpose

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 RONALD LU & PARTNERS

 [IP Kar-Wai, Kelvin Authorized Person]

LEGEND:

 IXC PHASE IXC (CROSS-HATCHED GREEN)



TOWER 1(1A & 1B) 7th-15th, 17th-26th FLOOR PLAN
(16 STOREYS)

NOTE: 1. THERE WILL BE NO 13/F, 14/F, 24/F, IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2016 (REF.: (175) IN BD 2/7192/97/6 (J) PL.1).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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B.D. Ref. -
F.S.D. Ref. -
D.L.O. Ref. -
Drawn - Date -
Checked - Date -
Approved - Date -



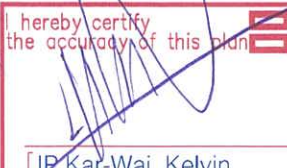
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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
7th-15th, 17th-26th FLOOR PLAN TOWER 1(1A & 1B) (PHASING PLAN)

Project No. 16002NT
Scale 1:200
Issue Date
Drawing No. DMC-007P
Cod File No.

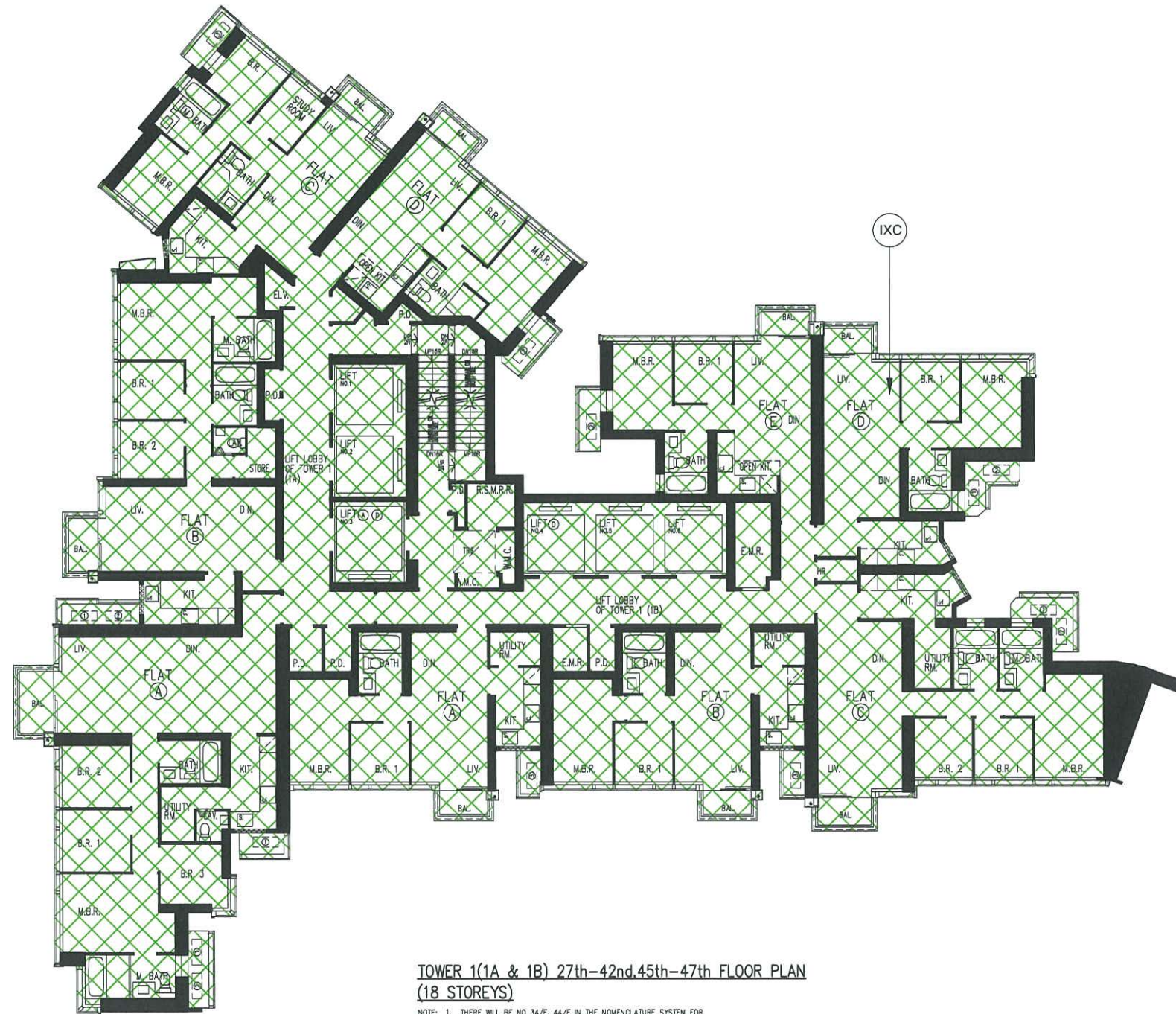
Drawing Purpose

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[IP Kar-Wai, Kelvin]
Authorized Person



LEGEND:

 IXC PHASE IXC (CROSS-HATCHED GREEN)



TOWER 1(1A & 1B) 27th-42nd,45th-47th FLOOR PLAN
(18 STOREYS)

NOTE: 1. THERE WILL BE NO 34/F, 44/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/5 (J) PL1).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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

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F.S.D. Ref. -	
D.L.O. Ref. -	
Drawn -	Date -
Checked -	Date -
Approved -	Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
27th-42nd, 45th-47th FLOOR PLAN TOWER 1(1A & 1B) (PHASING PLAN)

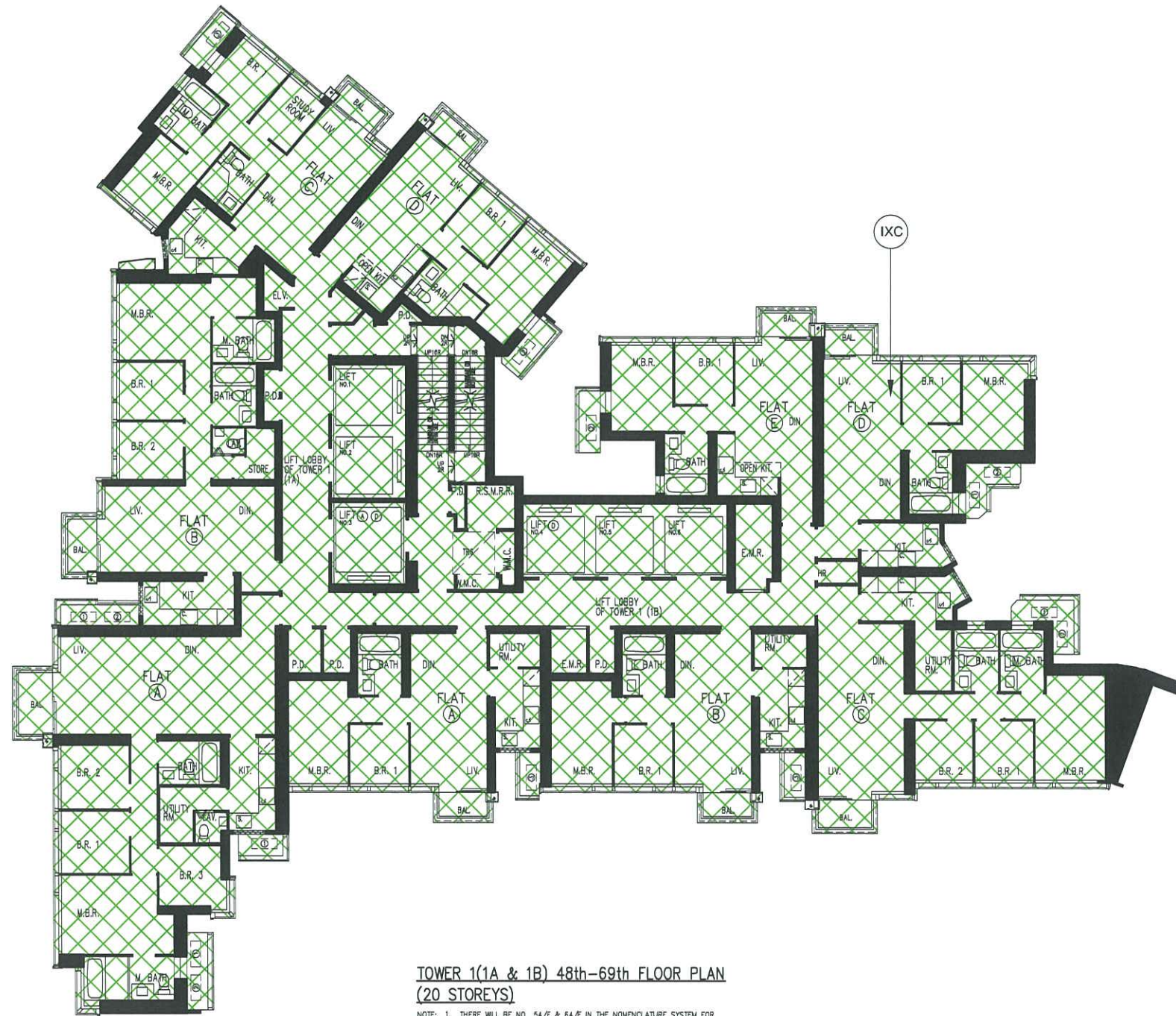
Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-008P	
Cad File No.		

Drawing Purpose

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[IP Kar Wai, Kelvin] Authorized Person

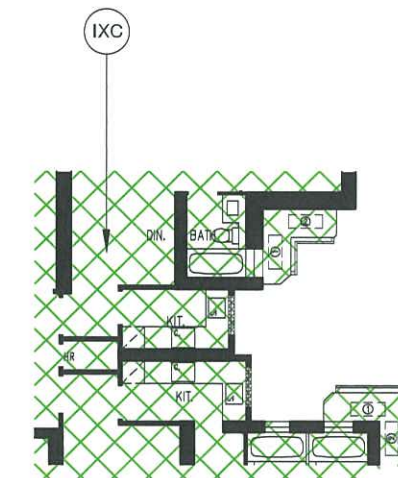
LEGEND:

 IXC PHASE IXC (CROSS-HATCHED GREEN)



**TOWER 1(1A & 1B) 48th-69th FLOOR PLAN
(20 STOREYS)**

NOTE: 1. THERE WILL BE NO 54/F & 54/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.



**TOWER 1(1B) 58th-69th FLAT C & D PART PLAN
(11 STOREYS)**

GENERAL NOTES:
THE S/M/C PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) Pt.II).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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F.S.D. Ref. -
D.L.O. Ref. -
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Checked - Date -
Approved - Date -




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Project Title
PROPOSED RESIDENTIAL
DEVELOPMENT AT SITE J OF
THE REMAINING PORTION OF
TKOTL 70, AREA 86,
TSEUNG KWAN O, N.T.

Drawing Title
48th-69th FLOOR PLAN
TOWER 1(1A & 1B)
(PHASING PLAN)

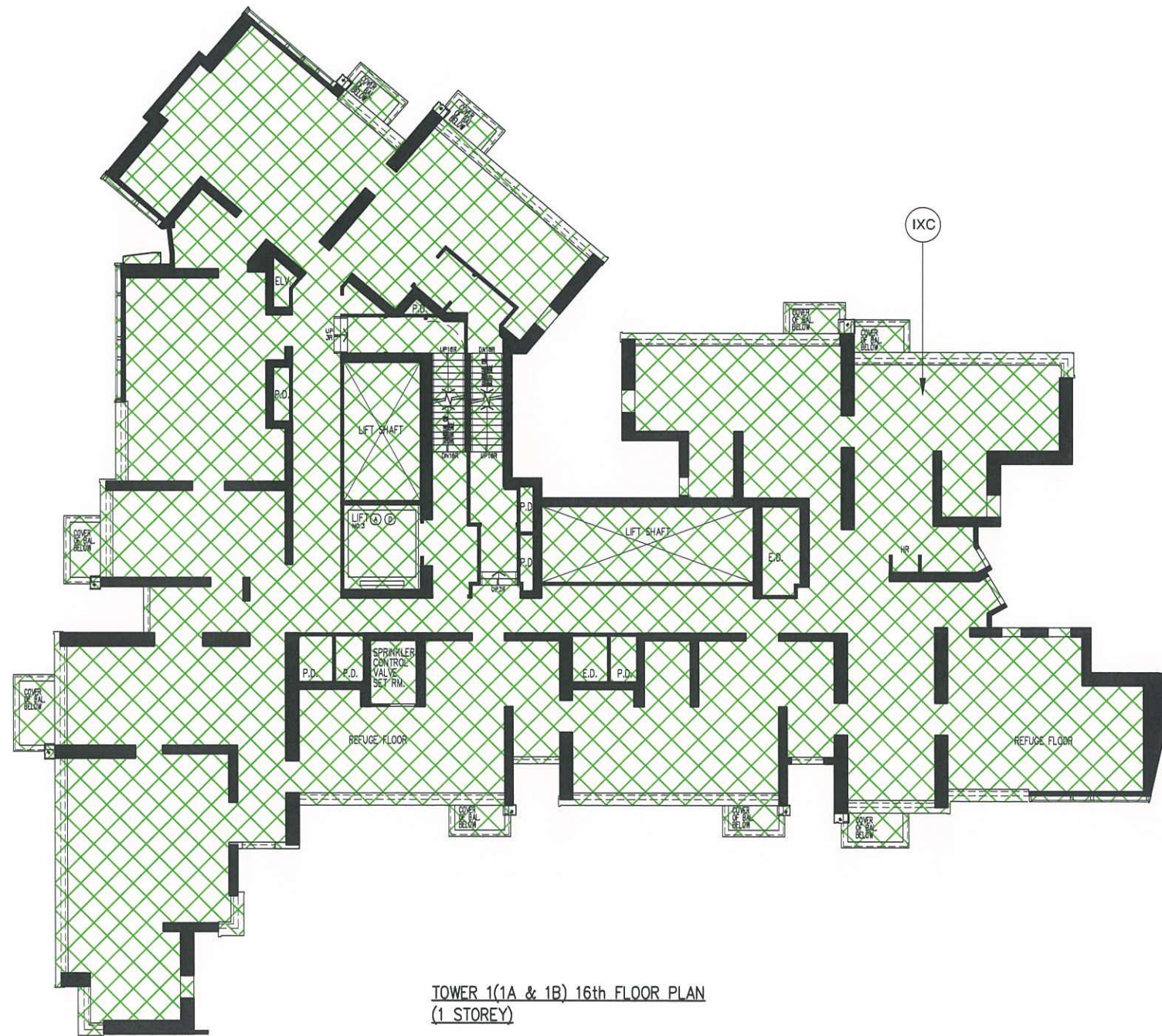
Project No. 16002NT
Scale 1:200
Issue Date
Drawing No. DMC-009P
Cad File No.

Drawing Purpose

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[IP Kak-Wai, Kelvin]
Authorized Person

LEGEND:

 (IXC) PHASE IXC (CROSS-HATCHED GREEN)



TOWER 1(1A & 1B) 16th FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.I.I).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	-	Date -
Checked	-	Date -
Approved	-	Date -

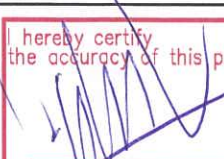

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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
16th FLOOR PLAN TOWER 1(1A & 1B) (PHASING PLAN)

Project No.	16002NT	Scale	1:200
Drawing No.	DMC-010P	Issue Date	
Cad File No.			

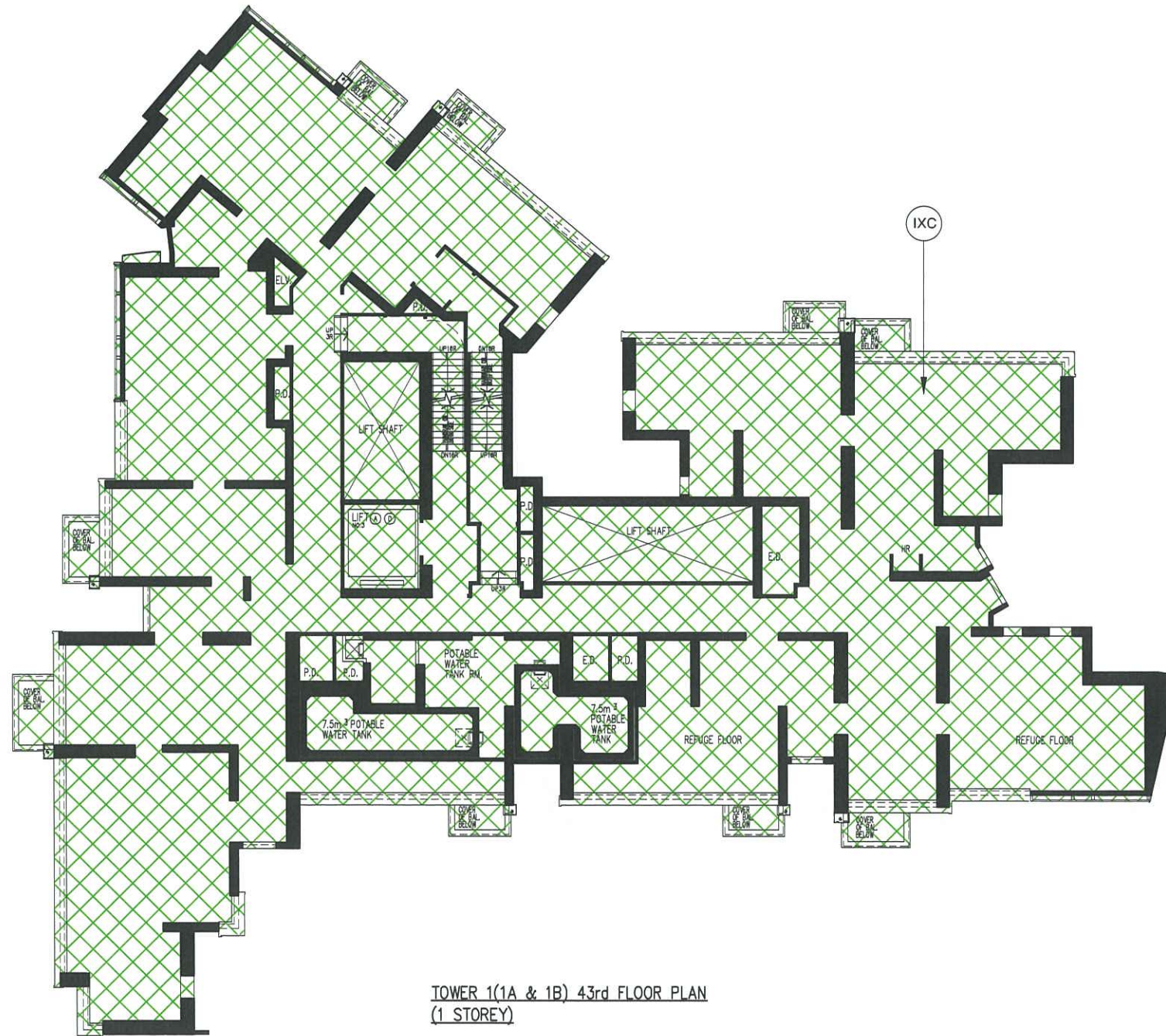
Drawing Purpose

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[IP Kar-Wai, Kelvin] Authorized Person

LEGEND:

 IXC PHASE IXC (CROSS-HATCHED GREEN)



TOWER 1(1A & 1B) 43rd FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.L.R.).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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B.D. Ref. -	_____
F.S.D. Ref. -	_____
D.L.O. Ref. -	_____
Drawn -	Date -
Checked -	Date -
Approved -	Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
43rd FLOOR PLAN TOWER 1(1A & 1B) (PHASING PLAN)

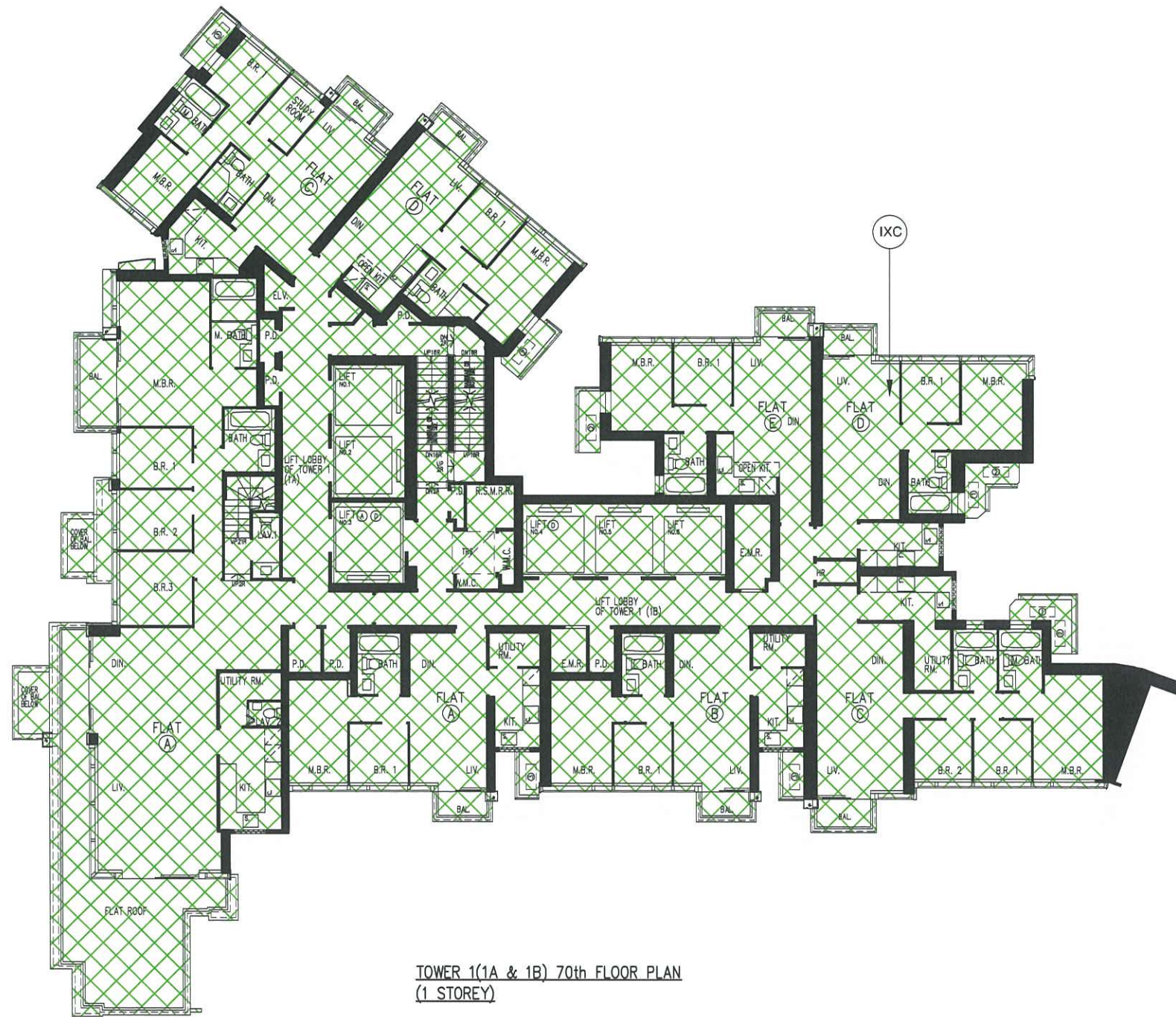
Project No.	Scale 1:200
16002NT	Issue Date
Drawing No.	DMC-011P
Cad File No.	

Drawing Purpose

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[IP Kar-Wai, Kelvin]
Authorized Person

LEGEND:

 IXC PHASE IXC (CROSS-HATCHED GREEN)



TOWER 1(1A & 1B) 70th FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PL8).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	7TH SUBMISSION	CWL	KEI	KI	19/07/19

Check all measurements on site.
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B.D. Ref.	-	
F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	-	Date -
Checked	-	Date -
Approved	-	Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
70th FLOOR PLAN TOWER 1(1A & 1B) (PHASING PLAN)

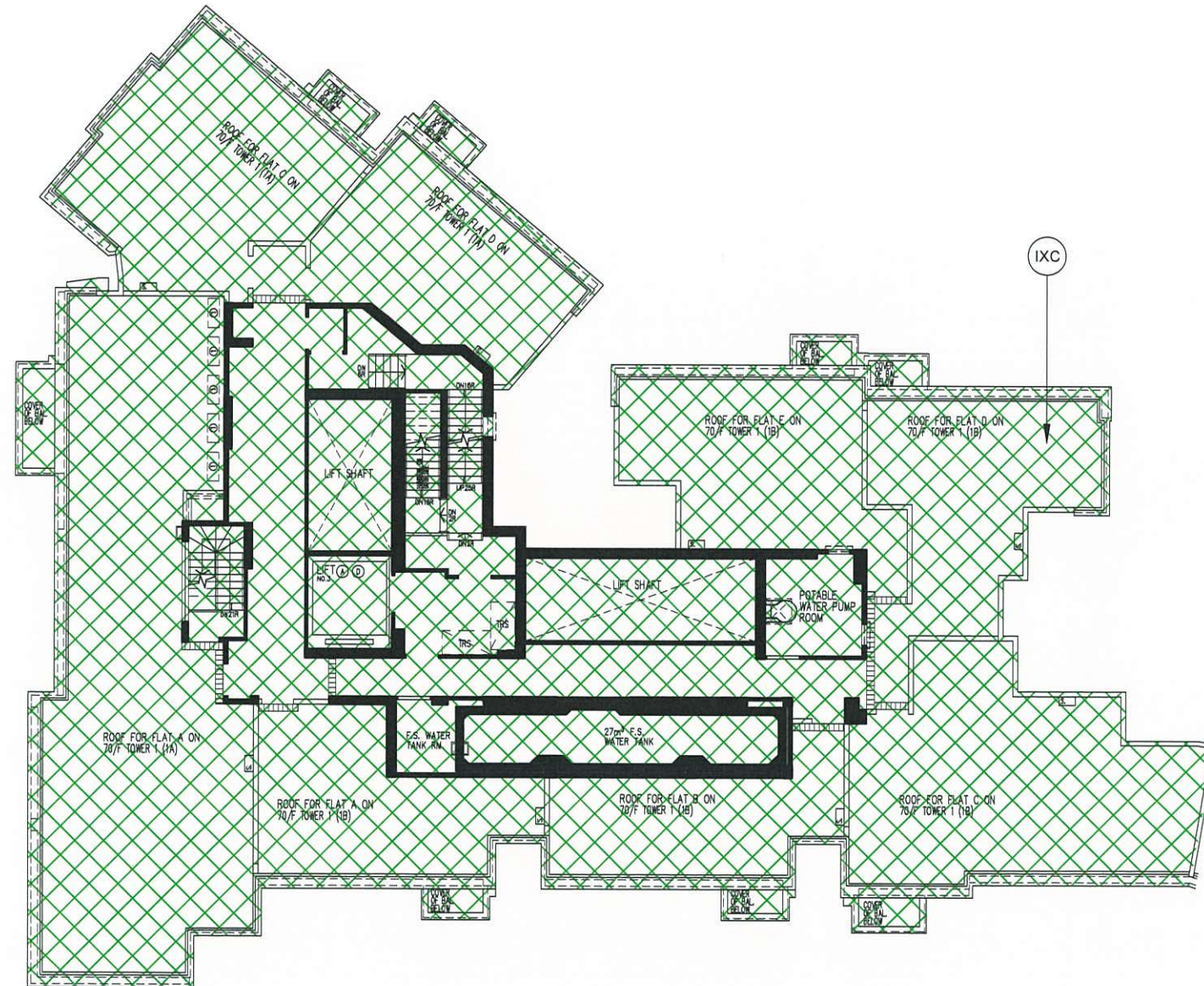
Project No.	16002NT
Scale	1:200
Issue Date	
Drawing No.	DMC-012P
Cad File No.	

Drawing Purpose

hereby certify the accuracy of this plan 
[IP Kar Wai, Kelvin] Authorized Person

LEGEND:

 (IXC) PHASE IXC (CROSS-HATCHED GREEN)



TOWER 1(1A & 1B) ROOF FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.LII).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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

B.D. Ref.	-	Date	-
F.S.D. Ref.	-	Date	-
D.L.O. Ref.	-	Date	-
Drawn	-	Date	-
Checked	-	Date	-
Approved	-	Date	-





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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
ROOF FLOOR PLAN TOWER 1(1A & 1B) (PHASING PLAN)

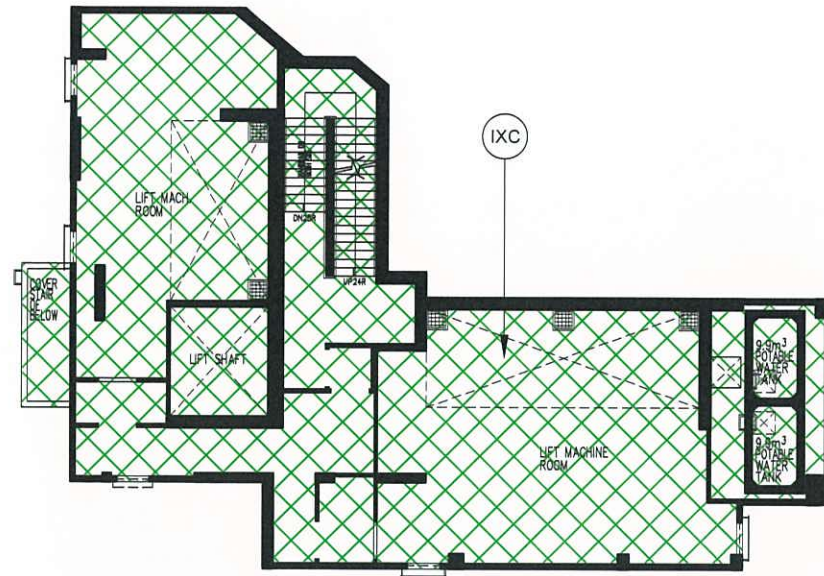
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16002NT	Issue Date	
Drawing No.	DMC-013P	
Cad File No.		

Drawing Purpose

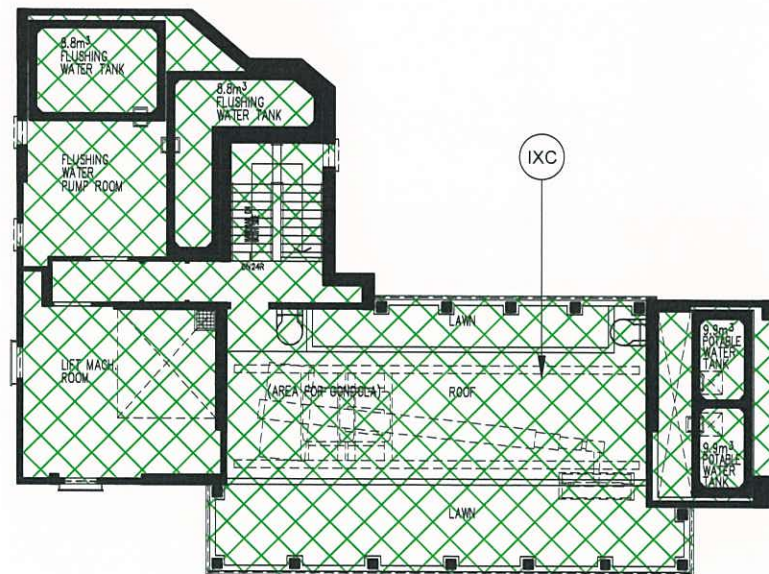
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[HP Kar-Wai, Kelvin] Authorized Person

LEGEND:

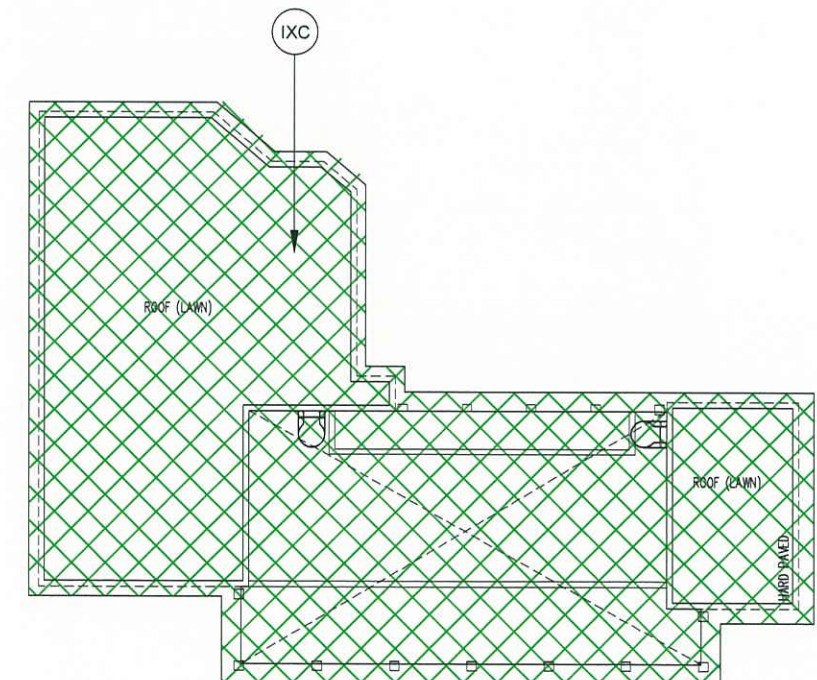
 (IXC) PHASE IXC (CROSS-HATCHED GREEN)



TOWER 1(1A & 1B) LIFT MACHINE ROOM PLAN



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



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

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.L.II).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -





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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
LIFT MACHINE ROOM PLAN, UPPER ROOF PLAN & TOP ROOF PLAN TOWER 1(1A & 1B) (PHASING PLAN)

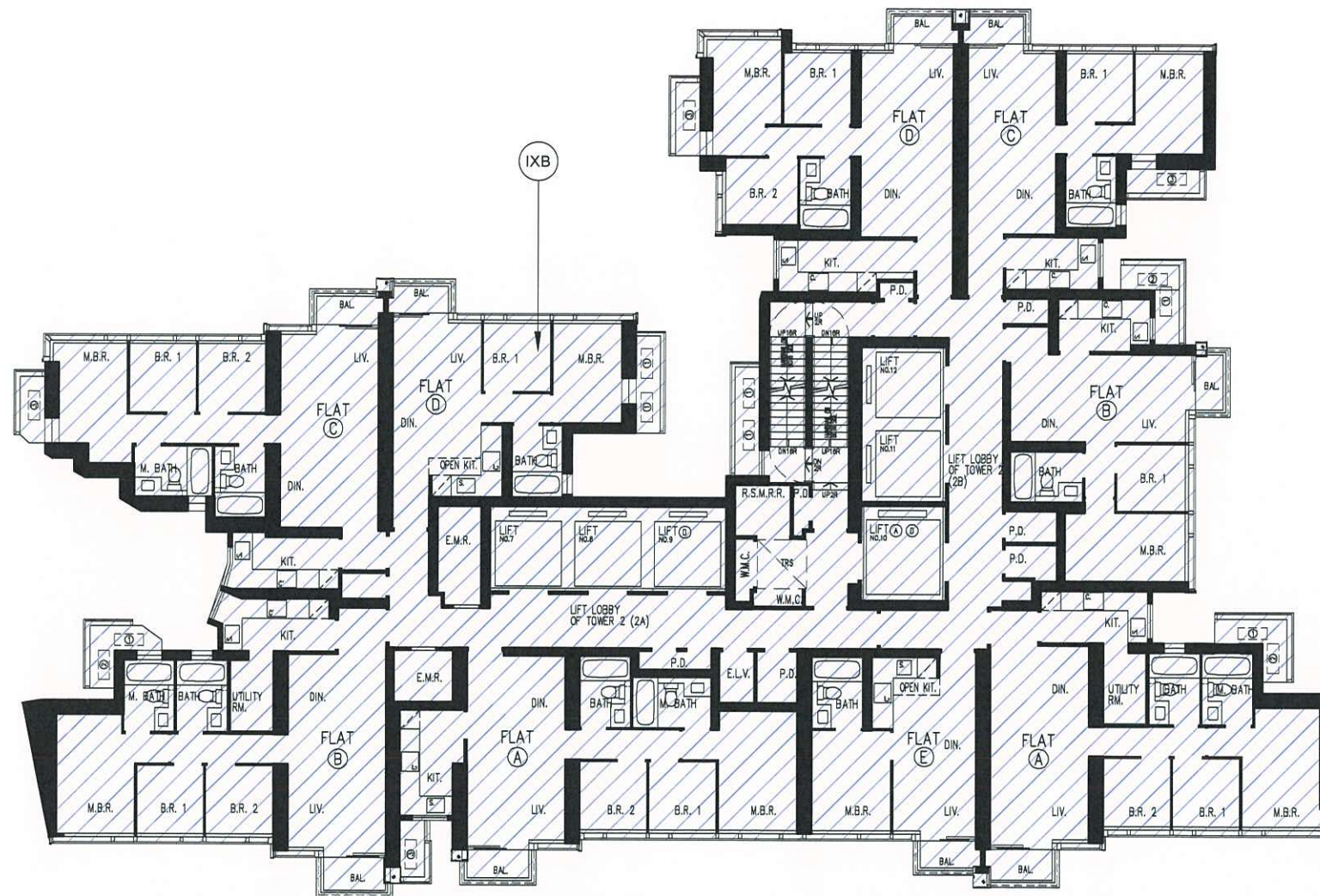
Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-014P	
Cad File No.		

Drawing Purpose

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IP Kar-Wai, Kelvin
Authorized Person

LEGEND:

 (IXB) PHASE IXB (HATCHED BLUE)



**TOWER 2(2A & 2B) 7th-15th, 17th-26th FLOOR PLAN
(16 STOREYS)**

NOTE: 1. THERE WILL BE NO 13/F, 14/F, 24/F, IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PL1).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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

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F.S.D. Ref.	-	Date	-
D.L.O. Ref.	-	Date	-
Drawn	-	Date	-
Checked	-	Date	-
Approved	-	Date	-




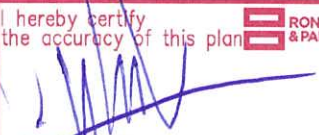
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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

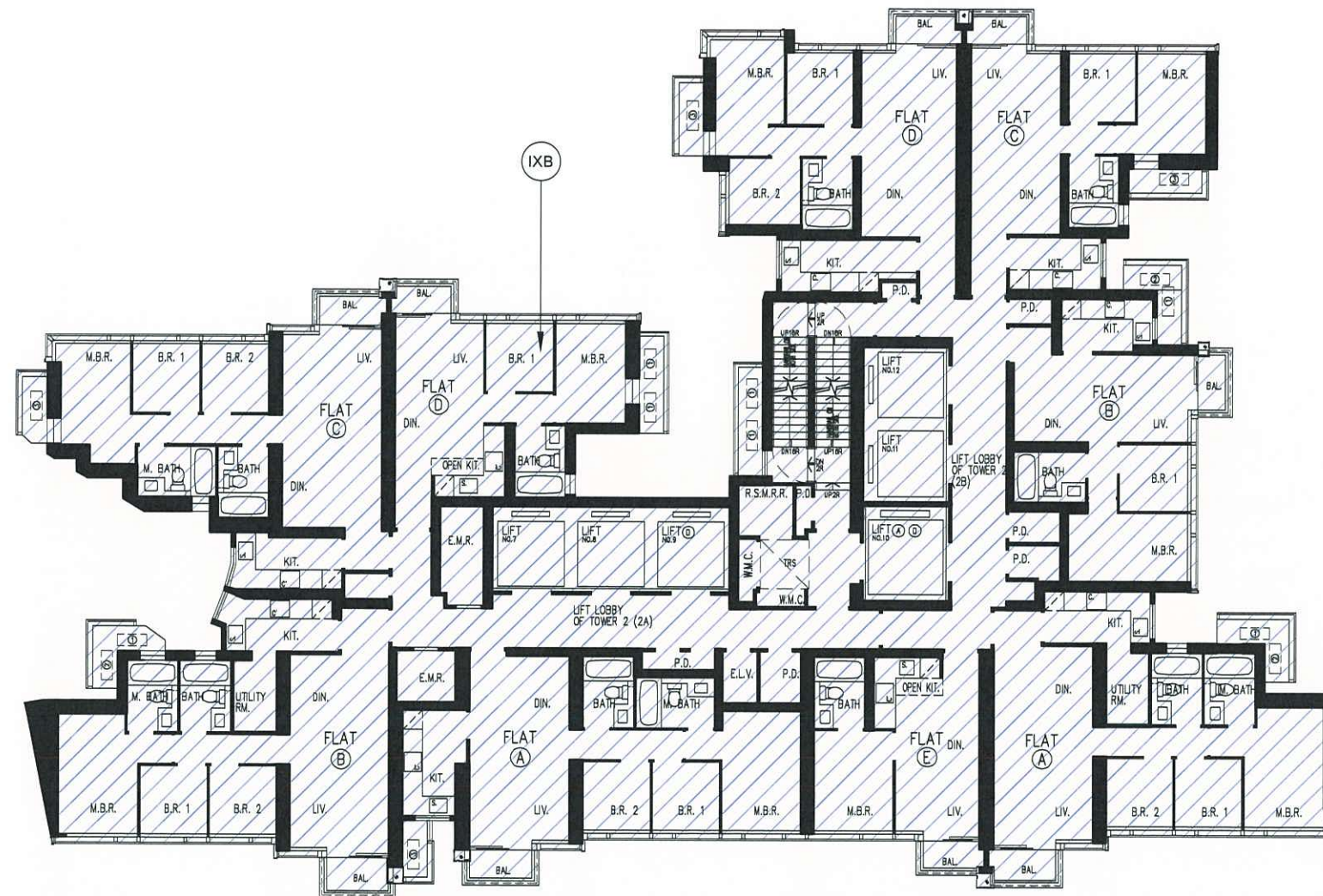
Drawing Title
7th-15th, 17th-26th FLOOR PLAN TOWER 2(2A & 2B) (PHASING PLAN)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-015P	
Cad File No.		

Drawing Purpose

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IP Kar-Wai, Kelvin
Authorized Person

LEGEND:



TOWER 2(2A & 2B) 27th-42nd, 45th-47th FLOOR PLAN
(18 STOREYS)

NOTE: 1. THERE WILL BE NO 34/F, 44/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.L.I.).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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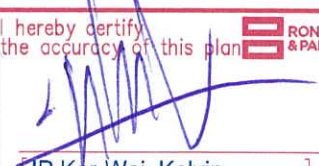
Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
27th-42nd, 45th-47th FLOOR PLAN TOWER 2(2A & 2B) (PHASING PLAN)


Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-016P	
Cad File No.		

Drawing Purpose

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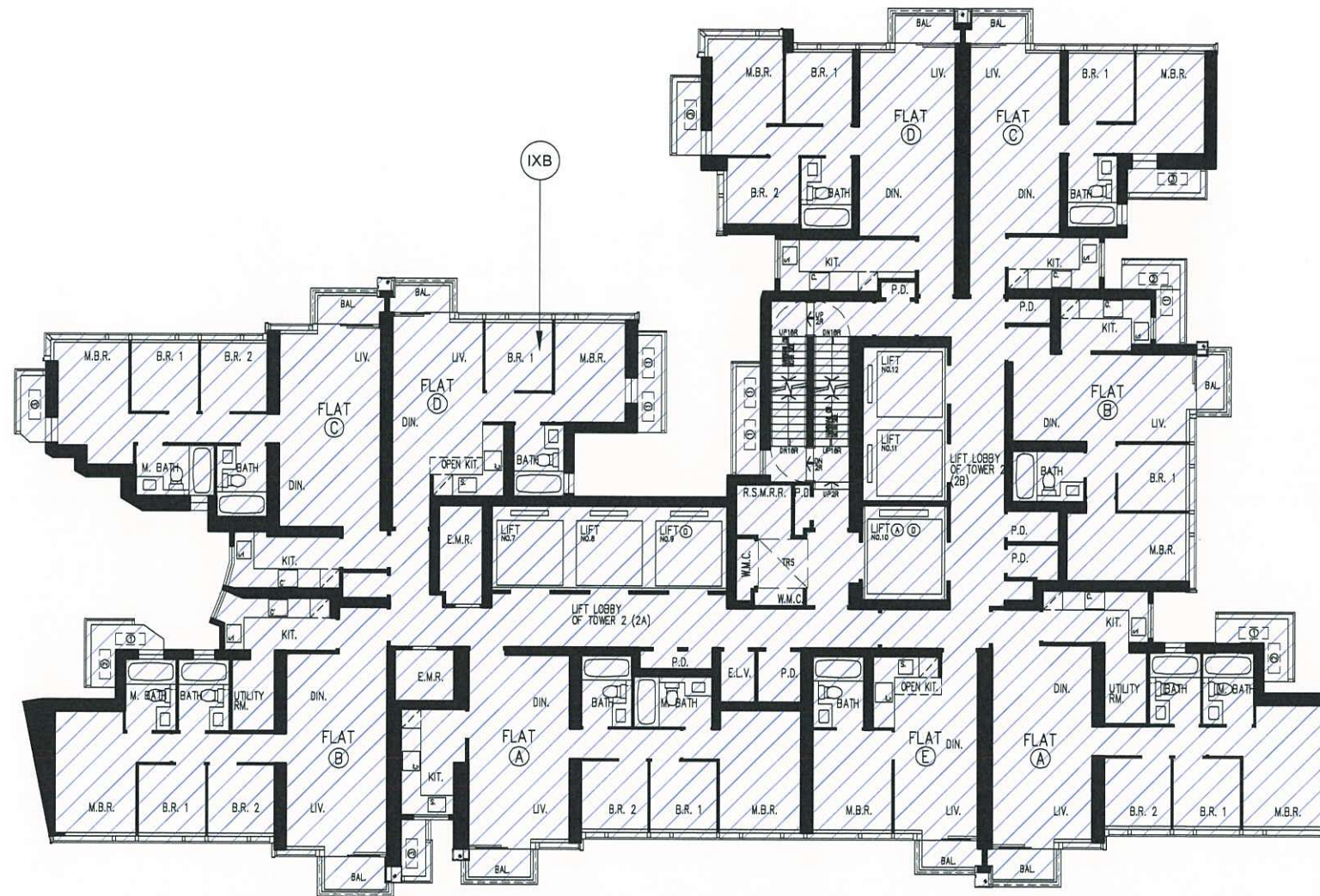


IP Kar-Wai, Kelvin
Authorized Person



LEGEND:

IXB PHASE IXB (HATCHED BLUE)



TOWER 2(2A & 2B) 48th-69th FLOOR PLAN
(20 STOREYS)

NOTE: 1. THERE WILL BE NO 54/F & 64/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.



TOWER 2(2A) 56th-69th FLAT B & C PART PLAN
(13 STOREYS)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PL11).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	-	Date -
Checked	-	Date -
Approved	-	Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
48th-69th FLOOR PLAN TOWER 2(2A & 2B) (PHASING PLAN)

Project No.	16002NT	Scale	1:200
Issue Date			
Drawing No.	DMC-017P		
Cad File No.			

Drawing Purpose

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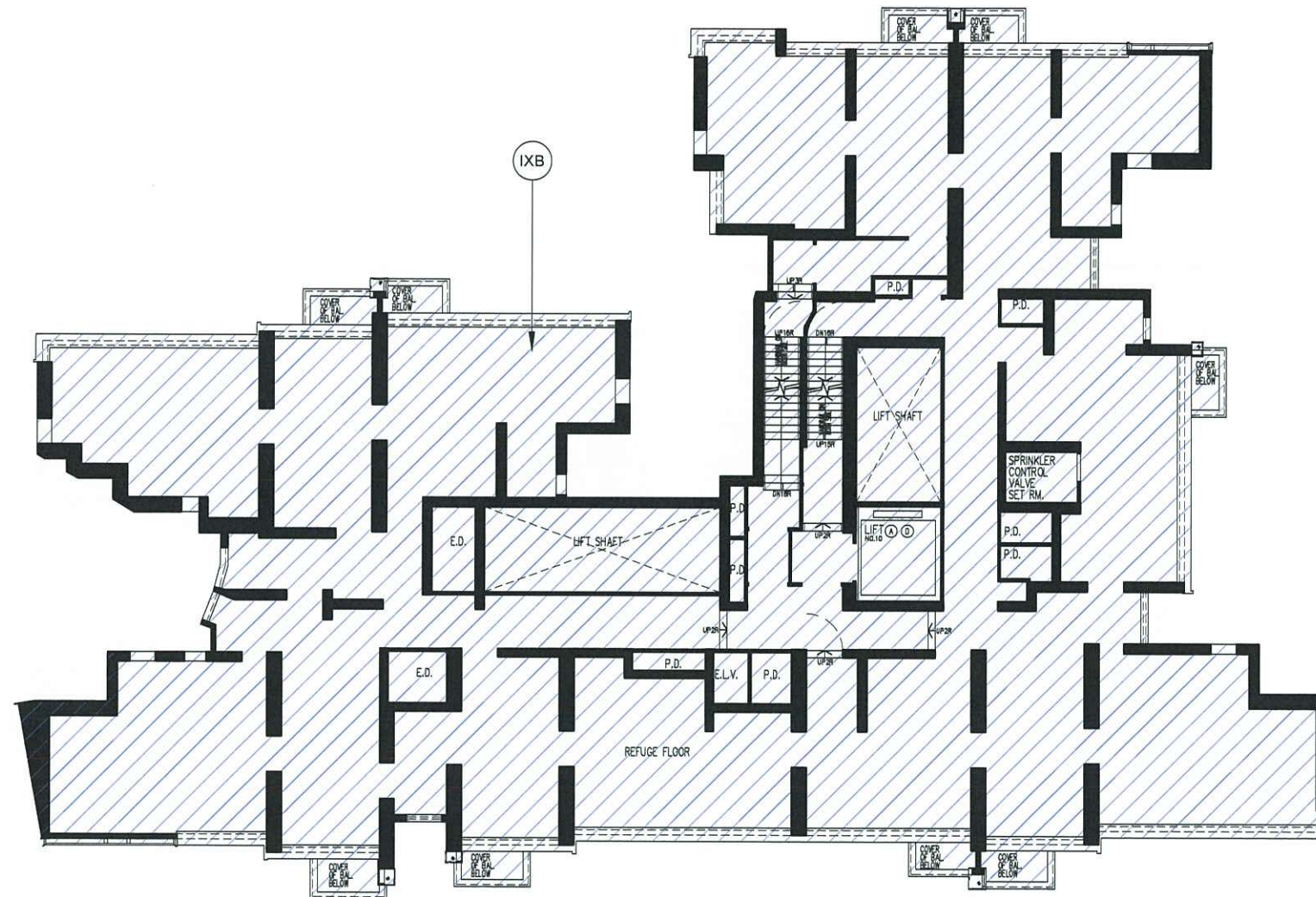


Authorized Person



LEGEND:

 (IXB) PHASE IXB (HATCHED BLUE)



TOWER 2(2A & 2B) 16th FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.LII).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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

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F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	-	Date -
Checked	-	Date -
Approved	-	Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
16th FLOOR PLAN TOWER 2(2A & 2B) (PHASING PLAN)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-018P	
Cad File No.		

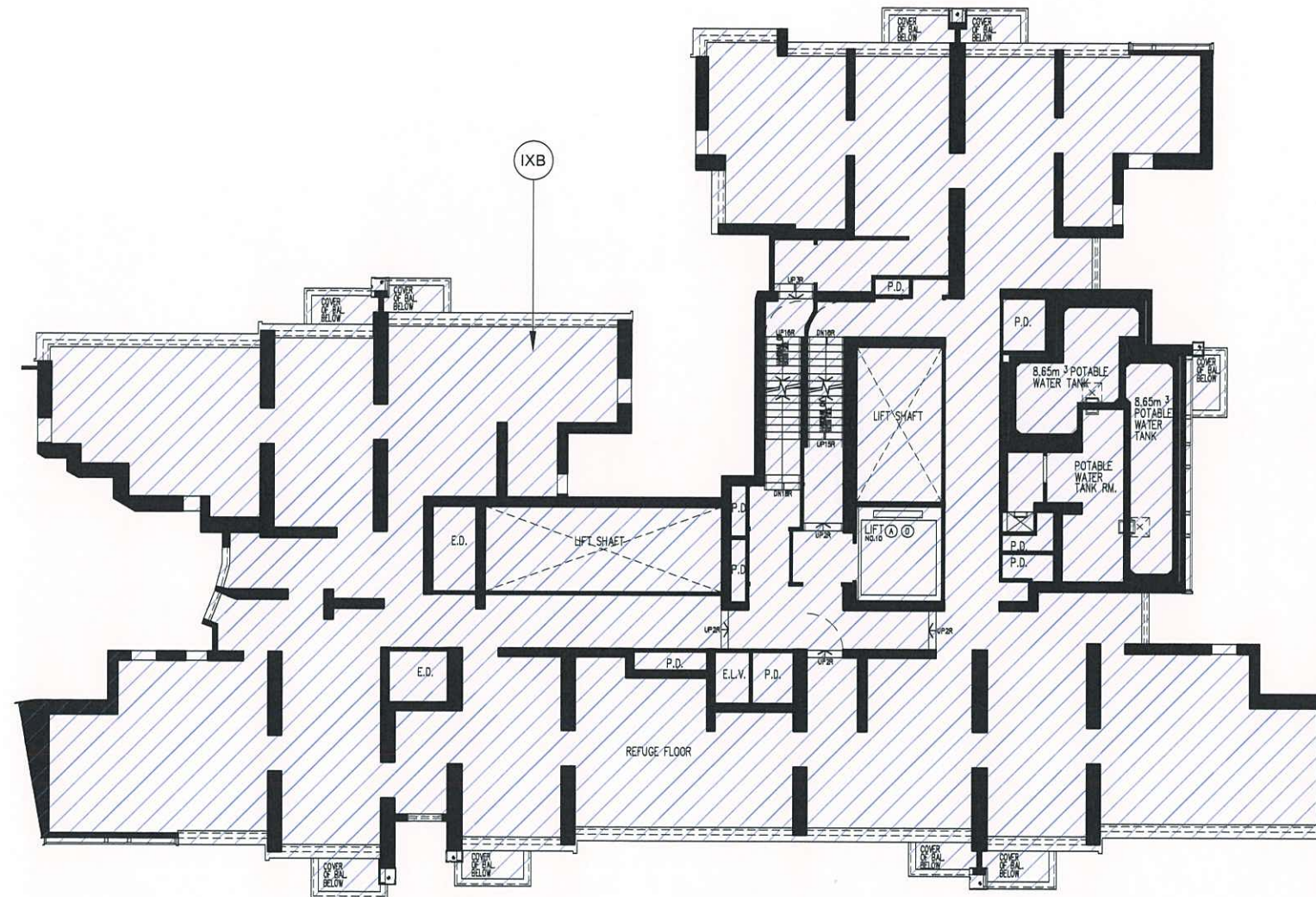
Drawing Purpose

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IP Kar-Wai, Kelvin
Authorized Person

LEGEND:

 (IXB) PHASE IXB (HATCHED BLUE)



TOWER 2(2A & 2B) 43rd FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.II).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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

B.D. Ref.	-	Date	-
F.S.D. Ref.	-	Date	-
D.L.O. Ref.	-	Date	-
Drawn	-	Date	-
Checked	-	Date	-
Approved	-	Date	-



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
43rd FLOOR PLAN TOWER 2(2A & 2B) (PHASING PLAN)

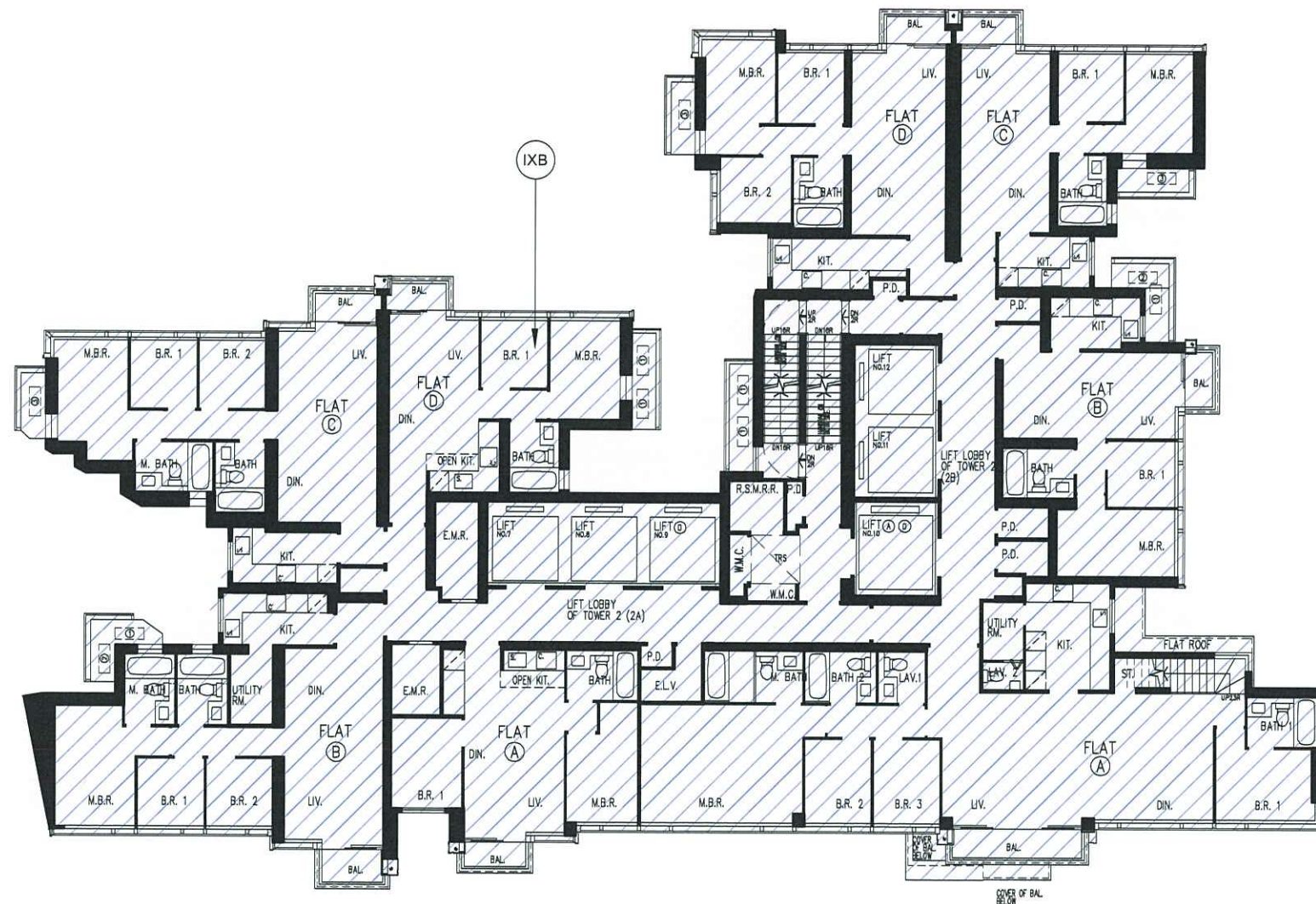
Project No.	16002NT	Scale	1:200
Drawing No.	DMC-019P	Issue Date	
Cad File No.			

Drawing Purpose

I hereby certify the accuracy of this plan  RONALD LU & PARTNERS

[P Kai-Wai, Kelvin] Authorized Person

LEGEND:



TOWER 2(2A & 2B) 70th FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PL.1).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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

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F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
70th FLOOR PLAN TOWER 2(2A & 2B) (PHASING PLAN)

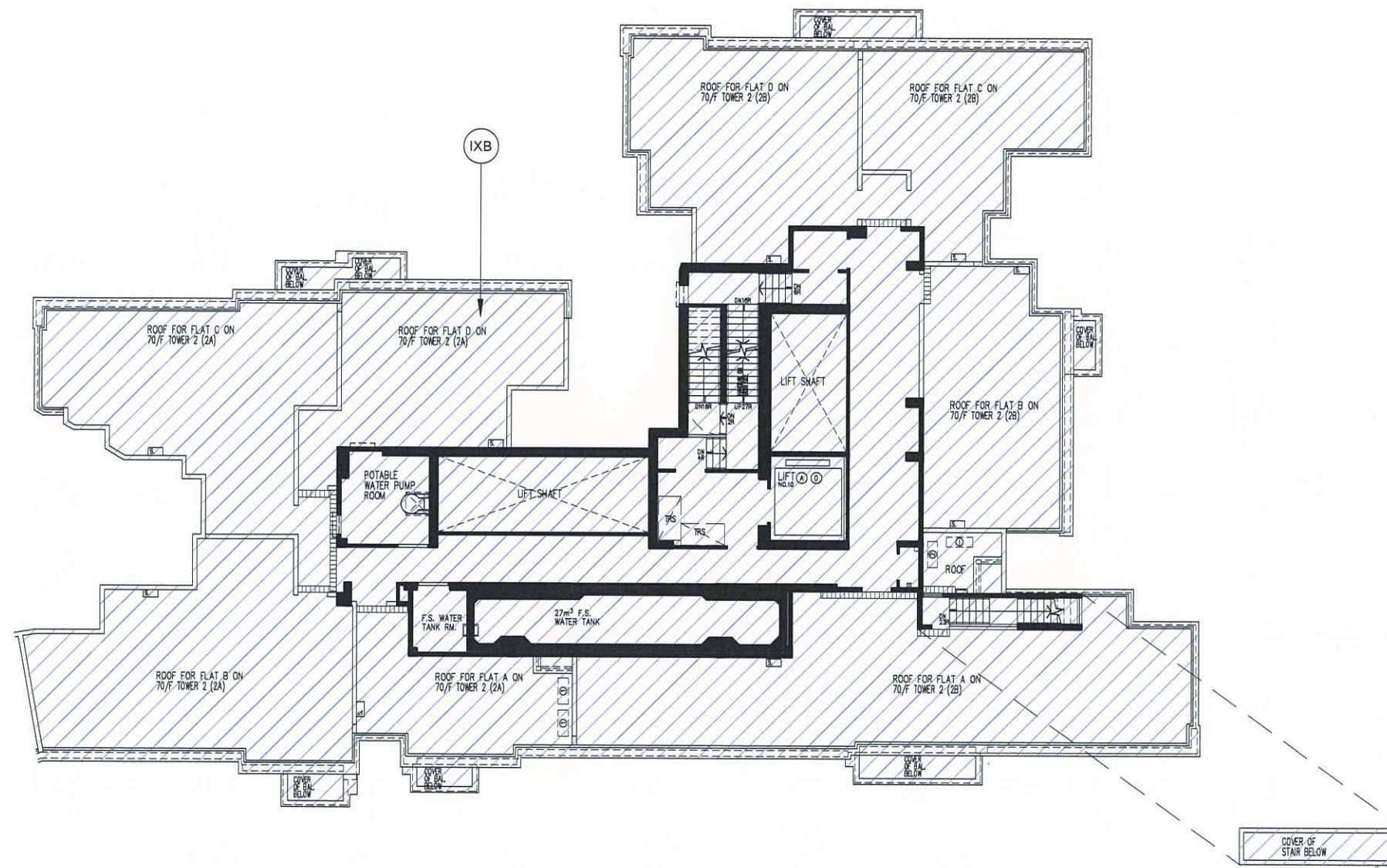
Project No.	16002NT	Scale	1:200
Drawing No.	DMC-020P	Issue Date	
Cad File No.			

Drawing Purpose

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[IP Kar-Wai, Kelvin]
Authorized Person

LEGEND:

IXB PHASE IXB (HATCHED BLUE)



TOWER 2(2A & 2B) ROOF FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/8 (J) P.L.I.).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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

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D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
ROOF FLOOR PLAN TOWER 2(2A & 2B) (PHASING PLAN)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-021P	
Cad File No.		

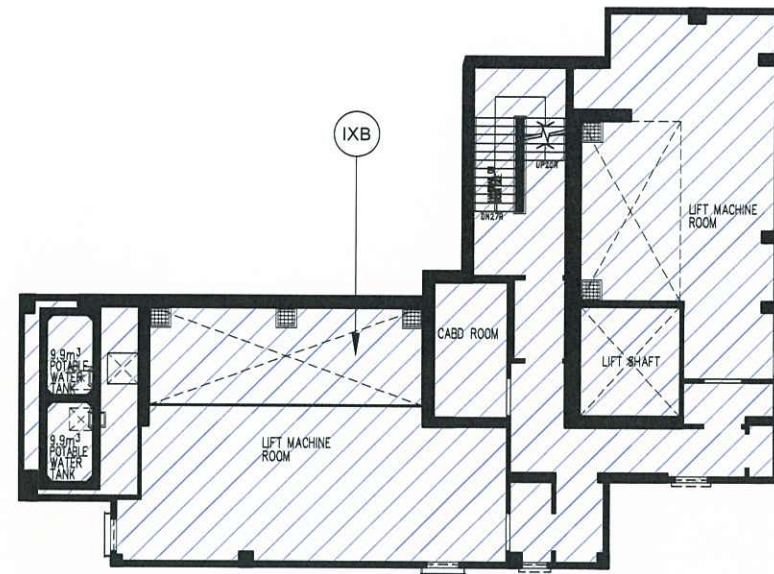
Drawing Purpose

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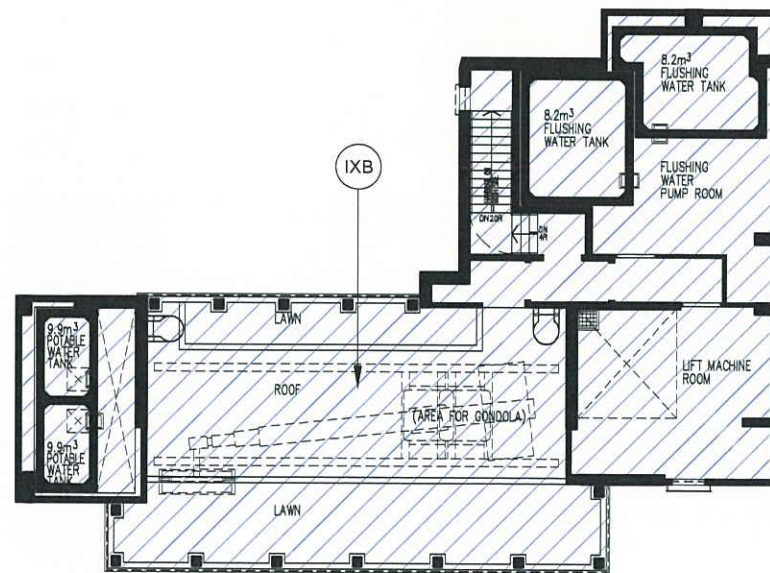
RONALD LU & PARTNERS
[Signature]
P Kar-Wai, Kelvin
Authorized Person

LEGEND:

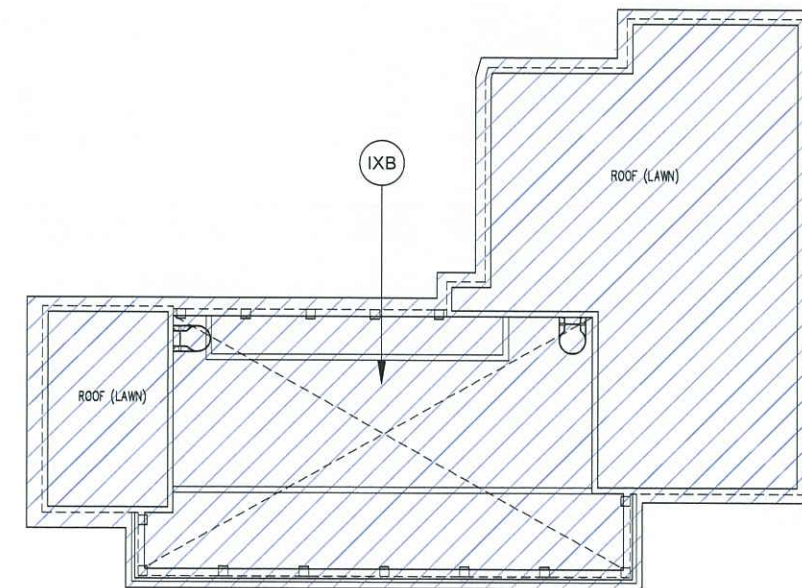
 (IXB) PHASE IXB (HATCHED BLUE)



TOWER 2(2A & 2B) LIFT MACHINE ROOM PLAN



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



TOWER 2(2A & 2B) TOP ROOF PLAN

GENERAL NOTES:
THE SDCM PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.L.I.).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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D.L.O. Ref.	-
Drawn	- Date -
Checked	- Date -
Approved	- Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
LIFT MACHINE ROOM PLAN, UPPER ROOF PLAN & TOP ROOF PLAN TOWER 2(2A & 2B) (PHASING PLAN)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-022P	
Cad File No.		

Drawing Purpose

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[Kelvin, Kelvin]
Authorized Person

LEGEND:

IXA PHASE IXA (STIPPLED ORANGE)



TOWER 3(3A & 3B) 7th-15th, 17th-26th FLOOR PLAN
(16 STOREYS)

NOTE: 1. THERE WILL BE NO 13/F, 14/F, 24/F, IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.L.S).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	6TH SUBMISSION	CWL	KEI	KI	02/07/19
C	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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F.S.D. Ref. -
D.L.O. Ref. -
Drawn - Date -
Checked - Date -
Approved - Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
7th-15th, 17th-26th FLOOR PLAN TOWER 3(3A & 3B) (PHASING PLAN)

Project No. 16002NT
Scale 1:200
Issue Date
Drawing No. DMC-023P
Cod File No.

Drawing Purpose

I hereby certify the accuracy of this plan.
[Signature]
[P Kar-Wai, Kelvin] Authorized Person
RONALD LU & PARTNERS

LEGEND:

IXA PHASE IXA (STIPPLED ORANGE)



TOWER 3(3A & 3B) 27th-42nd, 45th-47th FLOOR PLAN
(18 STOREYS)

NOTE: 1. THERE WILL BE NO 34/F, 44/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

GENERAL NOTES:
THE SOMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PL1).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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

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F.S.D. Ref. -
D.L.O. Ref. -
Drawn - Date -
Checked - Date -
Approved - Date -



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL
DEVELOPMENT AT SITE J OF
THE REMAINING PORTION OF
TKOTL 70, AREA 86,
TSEUNG KWAN O, N.T.

Drawing Title
27th-42nd, 45th-47th
FLOOR PLAN
TOWER 3(3A & 3B)
(PHASING PLAN)

Project No. 16002NT
Scale 1:200
Issue Date
Drawing No. DMC-024P
Drawing Purpose
Cad File No.

I hereby certify the accuracy of this plan

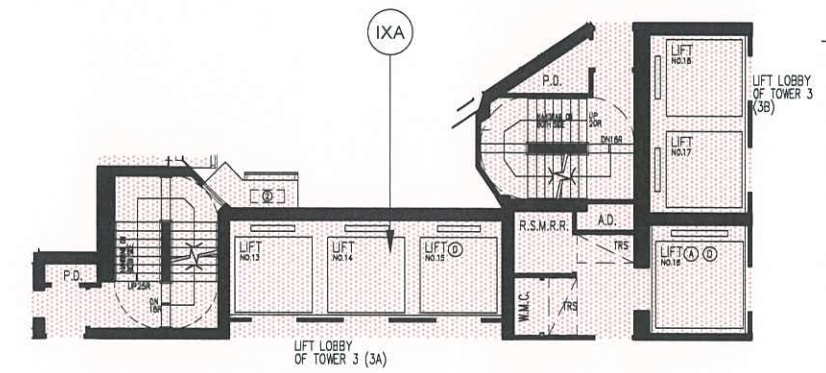
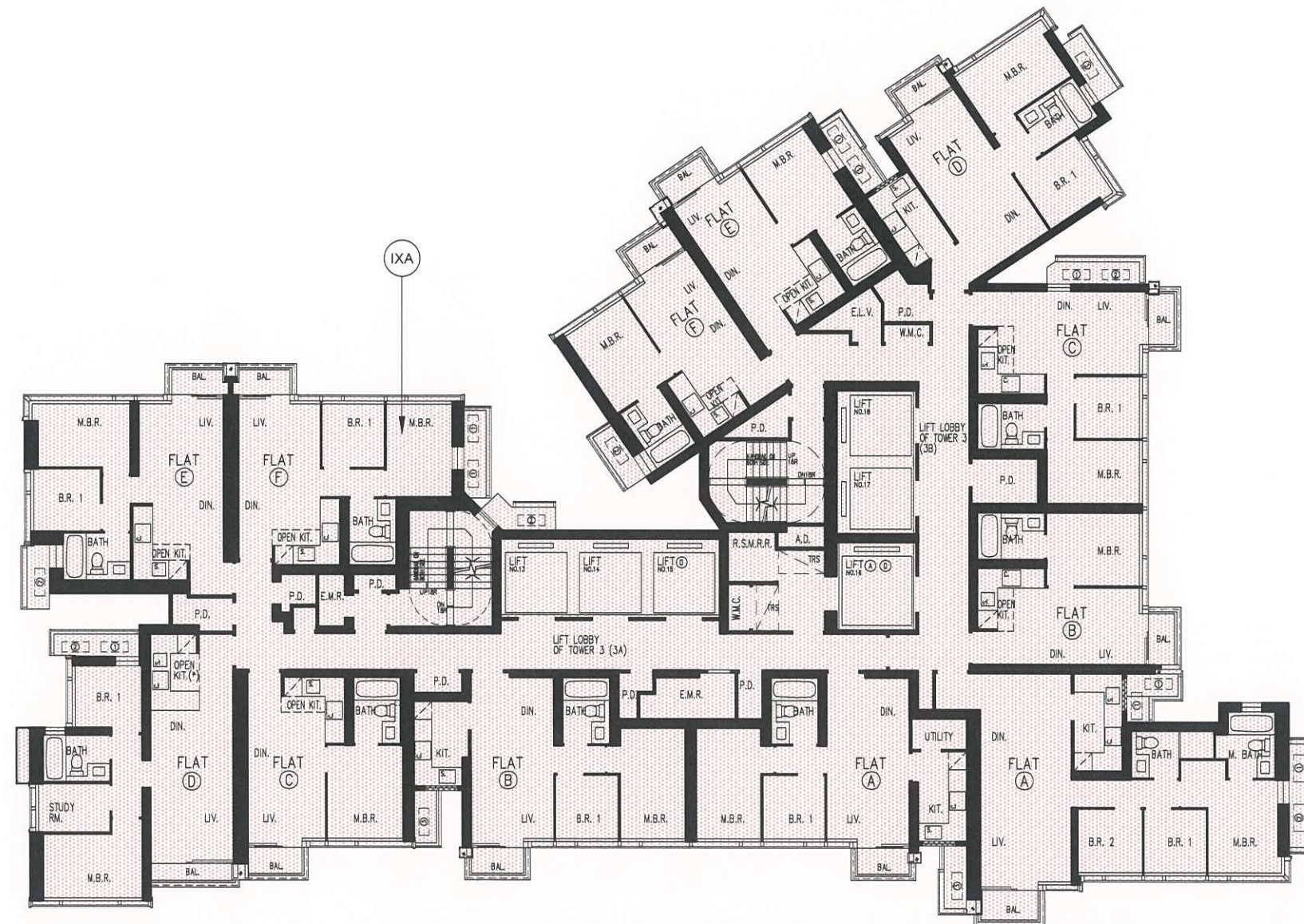


IP Kar Wai, Kelvin
Authorized Person



LEGEND:

IXA PHASE IXA (STIPPLED ORANGE)



TOWER 3 67th ST-5 & ST-6 PART PLAN

TOWER 3(3A & 3B) 48th-67th FLOOR PLAN
(18 STOREYS)

NOTE: 1. THERE WILL BE NO 54/F, 64/F IN THE NOMENCLATURE SYSTEM FOR NUMBERING OF FLOORS.

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2016 (REF.: (175) IN BD 2/7192/97/6 (J) PL1).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
A	4TH SUBMISSION	CWL	KEI	KI	27/05/19
B	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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

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F.S.D. Ref. -	_____
D.L.O. Ref. -	_____
Drawn -	Date -
Checked -	Date -
Approved -	Date -



呂元祥建築師事務所

Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
48th-67th FLOOR PLAN TOWER 3(3A & 3B) (PHASING PLAN)

Project No.	16002NT
Scale	1:200
Drawing No.	DMC-025P
Cad File No.	

Drawing Purpose

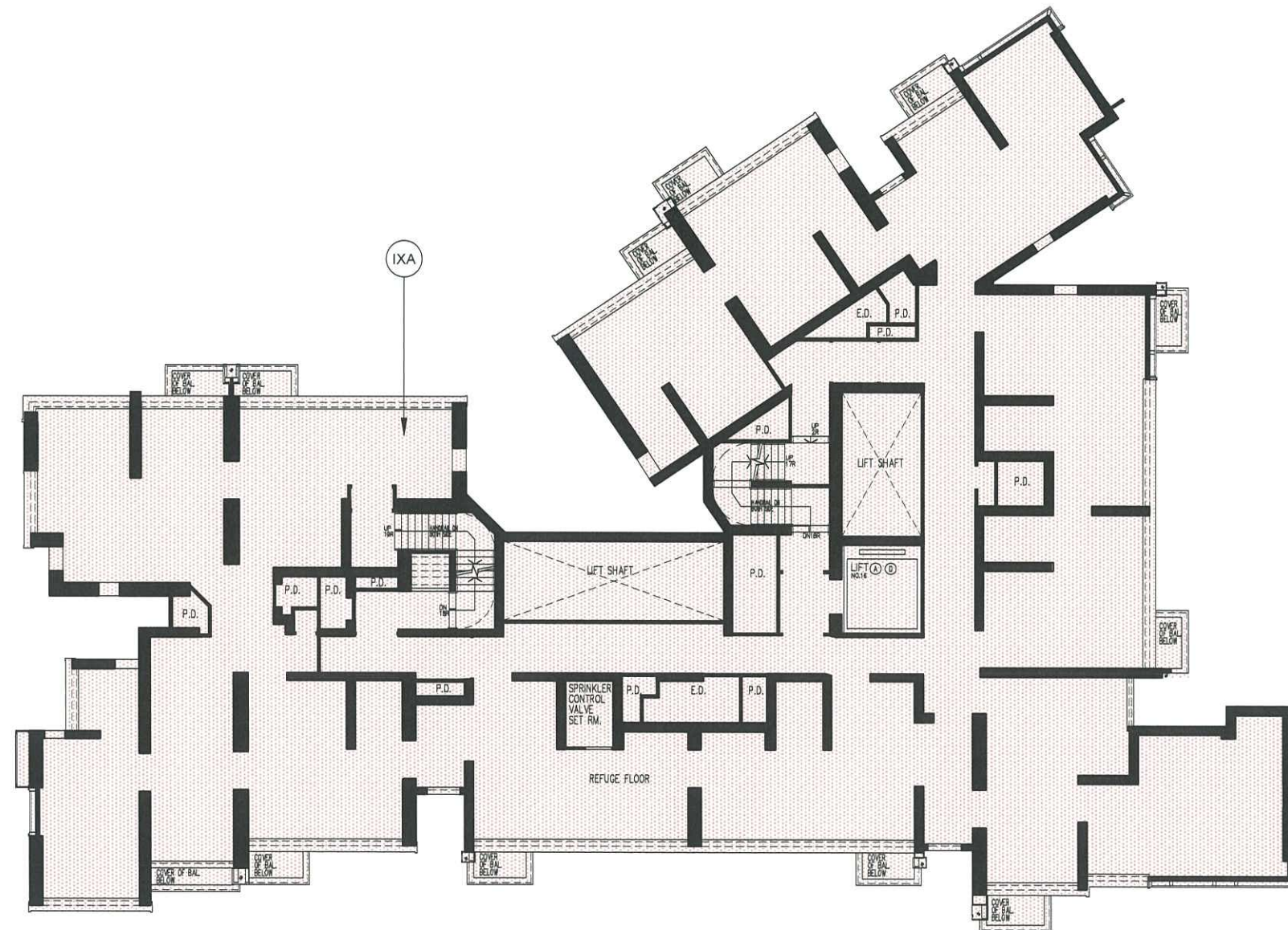
hereby certify the accuracy of this plan

RONALD LU & PARTNERS

[IP Kar Wai, Kelvin]
Authorized Person

LEGEND:

IXA PHASE IXA (STIPPLED ORANGE)



TOWER 3(3A & 3B) 16th FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.L.I.).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	7TH SUBMISSION	CWL	KEI	KI	19/07/19

Check all measurements on site.
Do not scale off drawings.
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F.S.D. Ref. -
D.L.O. Ref. -
Drawn - Date -
Checked - Date -
Approved - Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
16th FLOOR PLAN TOWER 3(3A & 3B) (PHASING PLAN)

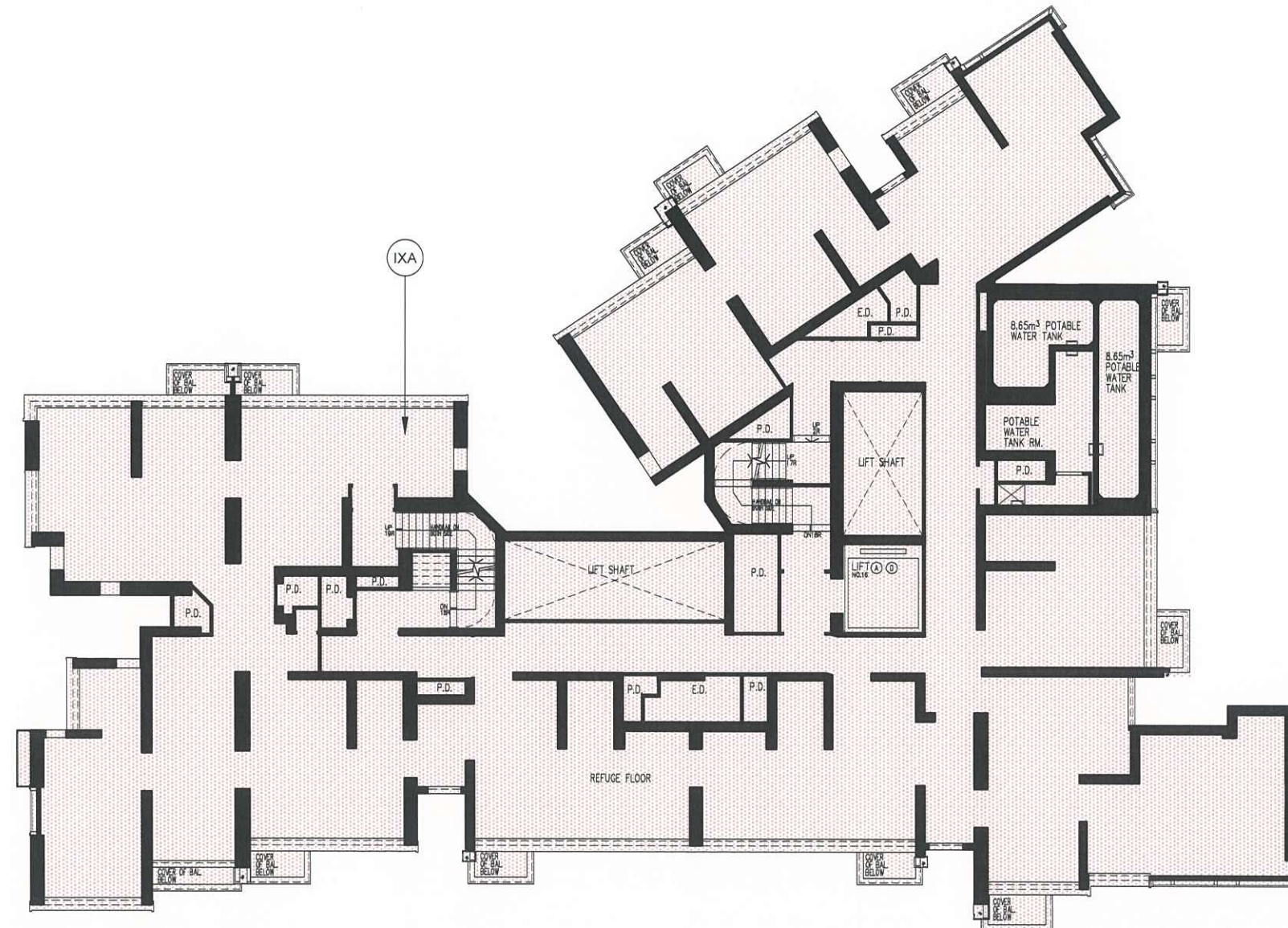
Project No. 16002NT
Scale 1:200
Drawing No. DMC-026P
Issue Date
Cod File No.

Drawing Purpose

hereby certify the accuracy of this plan
[IP Kar Wai, Kelvin]
Authorized Person
RONALD LU & PARTNERS

LEGEND:

 (IXA) PHASE IXA (STIPPLED ORANGE)



TOWER 3(3A & 3B) 43rd FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PL.1).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	-	Date -
Checked	-	Date -
Approved	-	Date -



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Project Title
PROPOSED RESIDENTIAL
DEVELOPMENT AT SITE J OF
THE REMAINING PORTION OF
TKOTL 70, AREA 86,
TSEUNG KWAN O, N.T.

Drawing Title
43rd FLOOR PLAN
TOWER 3(3A & 3B)
(PHASING PLAN)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-027P	
Cad File No.		

I hereby certify the accuracy of this plan.

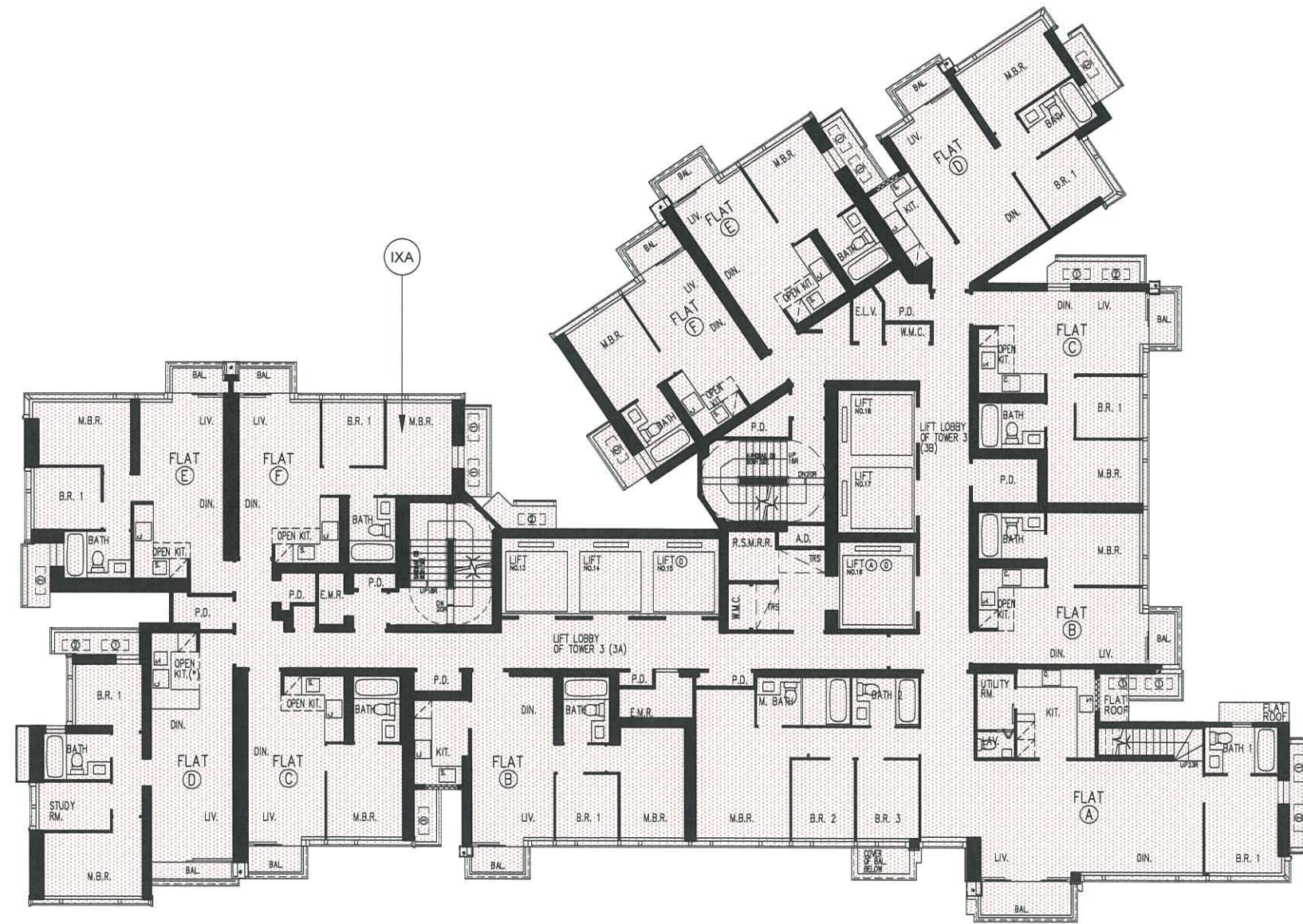


[IP Kar-wai, Kelvin]
Authorized Person

 RONALD LU & PARTNERS

LEGEND:

IXA PHASE IXA (STIPPLED ORANGE)



TOWER 3(3A & 3B) 68th FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.II).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19
A	7TH SUBMISSION	CWL	KEI	KI	19/07/19

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F.S.D. Ref. -
D.L.O. Ref. -
Drawn - Date -
Checked - Date -
Approved - Date -



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
68th FLOOR PLAN TOWER 3(3A & 3B) (PHASING PLAN)

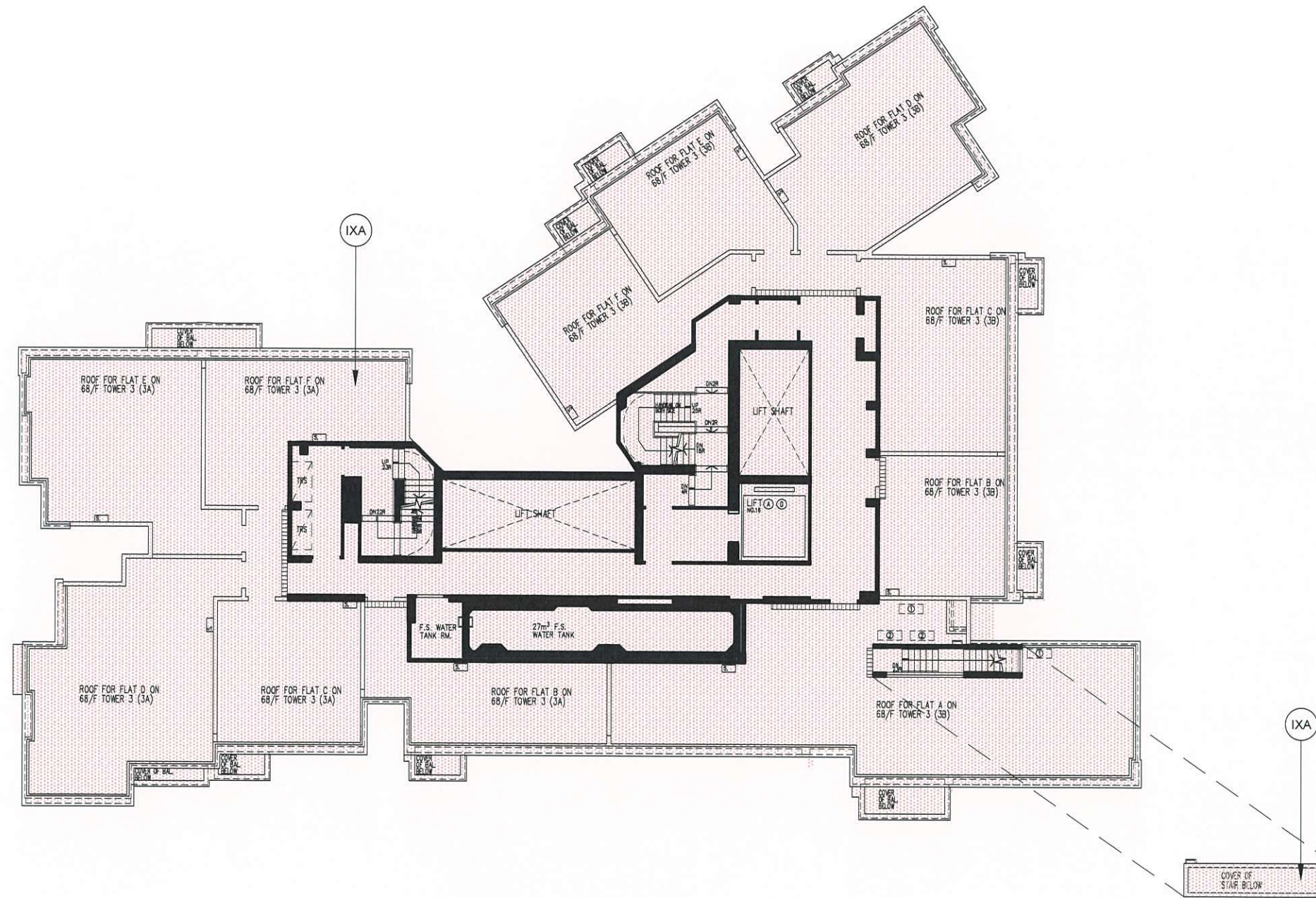
Project No. 16002NT
Scale 1:200
Issue Date
Drawing No. DMC-028P
Cad File No.

Drawing Purpose

I hereby certify the accuracy of this plan.
[Signature]
[IP Kar-Wai, Kelvin] Authorized Person
RONALD LU & PARTNERS

LEGEND:

IXA PHASE IXA (STIPPLED ORANGE)



TOWER 3(3A & 3B) ROOF FLOOR PLAN
(1 STOREY)

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) P.L.II).

Rev.	Description	Drawn	Checked	Approved	Date
-	3RD SUBMISSION	CWL	KEI	KI	03/04/19
-	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-	Date	-
D.L.O. Ref.	-	Date	-
Drawn	-	Date	-
Checked	-	Date	-
Approved	-	Date	-



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Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF THE REMAINING PORTION OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
ROOF FLOOR PLAN TOWER 3(3A & 3B) (PHASING PLAN)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-029P	
Cad File No.		

Drawing Purpose

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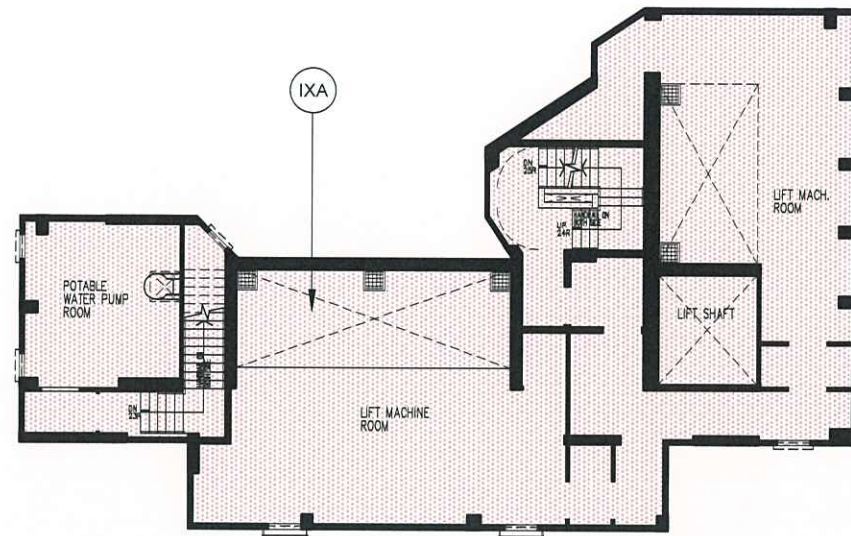


IP Kai-Wai, Kelvin
Authorized Person

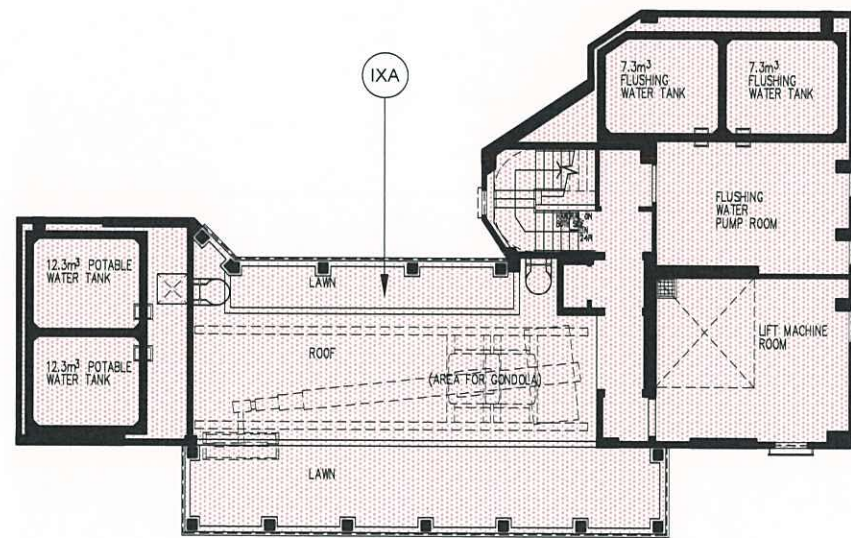


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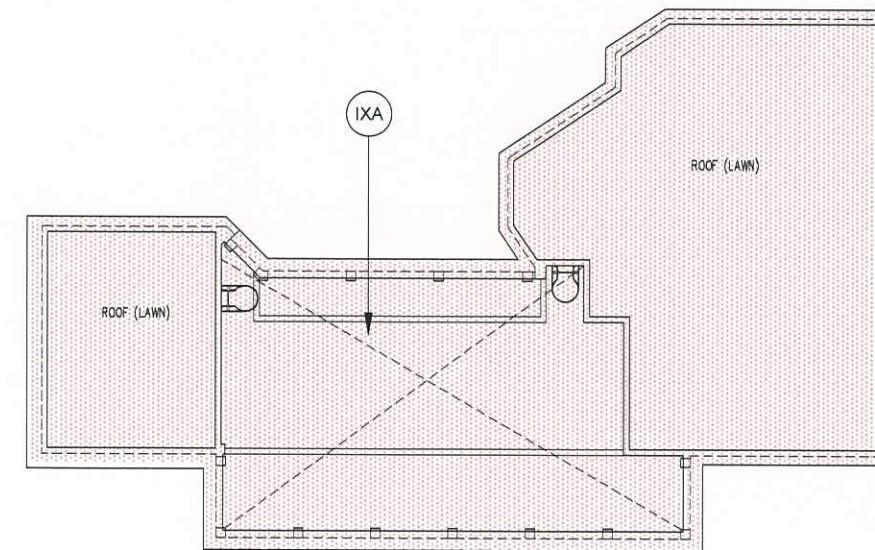
IXA PHASE IXA (STIPPLED ORANGE)



TOWER 3(3A & 3B) LIFT MACHINE ROOM PLAN



TOWER 3(3A & 3B) UPPER ROOF PLAN



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

GENERAL NOTES:
THE SDMC PLANS (PHASING) (DRAWING NO. DMC-001P TO DMC-030P) ARE PREPARED WITH DUE REFERENCE TO THE PRINCIPLE OF THE BUILDING (PHASING PLAN) APPROVED BY THE BUILDINGS DEPARTMENT ON 14 MAY 2018 (REF.: (175) IN BD 2/7192/97/6 (J) PLII).

Rev.	Description	Drawn	Checked	Approved	Date
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-	4TH SUBMISSION	CWL	KEI	KI	27/05/19

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F.S.D. Ref.	-	Date	-
D.L.O. Ref.	-	Date	-
Drawn	-	Date	-
Checked	-	Date	-
Approved	-	Date	-



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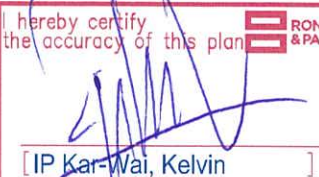
Project Title
PROPOSED RESIDENTIAL DEVELOPMENT AT SITE J OF TKOTL 70, AREA 86, TSEUNG KWAN O, N.T.

Drawing Title
LIFT MACHINE ROOM PLAN, UPPER ROOF PLAN & TOP ROOF PLAN TOWER 3(3A & 3B) (PHASING PLAN)

Project No.	Scale	1:200
16002NT	Issue Date	
Drawing No.	DMC-030P	
Cad File No.		

Drawing Purpose

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Authorized Person

