

**THIS DEED** made this 3rd day of December Two thousand and fifteen

**BETWEEN**

(1) **TOP GALLANT LIMITED ( 上建有限公司 )** whose registered office is situate at 12th Floor, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon (hereinafter called "the First Owner" which expression shall where the context so admits include its or their successors and assigns) of the first part;

(2) \_\_\_\_\_ of  
Mayfair By The Sea II, No.21 Fo Chun Road, Tai Po, New Territories, Hong Kong (hereinafter called "the Second Owner" which expression shall where the context so admits includes his/her/its or their successors in title and persons deriving title under or through him/her/it or them) of the second part; and

(3) **SINO ESTATES MANAGEMENT LIMITED ( 信和物業管理有限公司 )** whose registered office is situate at 12th Floor, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon (hereinafter called "the Manager" which expression shall where the context so admits include any person for the time being holding office as Manager under this Deed or the Building Management Ordinance, including, where appropriate, the Owners' Corporation) of the third part.

**WHEREAS :-**

A. Immediately prior to the assignment to the Second Owner, the First Owner was the registered owner of the Land which is held from the Government absolutely under and by virtue of the Conditions under which the First Owner is entitled to a lease of the Land for the residue of a term of 50 years commencing from the 28th day of December 2009 subject to payment of the rent and to the observance and performance of the terms subject to and with the benefit of the Deed of Mutual Grant and conditions therein reserved and contained.

B. The First Owner has developed or is in the course of developing the Land in accordance with the Approved Plans and has constructed or is in the course of constructing thereon the Estate.

C. Inter alia, the First Owner as the registered owner of the Land and the Estate of the first part, King Regent Limited as the registered owner of TPTL 201 of the second part have entered into the Deed of Mutual Grant whereby the right or easement to use and enjoy certain areas and facilities within the Land and the Estate (as more particularly mentioned therein) is granted to or conferred upon the owners, residents, occupiers and licensees of TPTL 201 and the right or easement to use and enjoy certain areas and facilities within TPTL 201 (as more particularly

mentioned therein) is granted to or conferred upon the owners, residents, occupiers and licensees of the Land and the Estate.

D. For the purposes of sale and defining individual ownership, the Land and the Estate have been notionally divided into 7,989 equal undivided parts or shares, the allocation of which is set out in the First Schedule hereto.

E. By an assignment bearing even date herewith and made between the First Owner of the first part and the Second Owner of the second part the First Owner assigns unto the Second Owner All Those 12 equal undivided 7,989th parts or shares of and in the Land and the Estate together with the exclusive right to hold use occupy and enjoy ALL THAT Unit A on 11th Floor of Tower 10 of the Estate ("the said Property") absolutely subject to the Conditions, the Deed of Mutual Grant and this Deed.

F. The parties hereto have agreed to enter into this Deed for the purpose of making provisions for the management, maintenance, repair, renovation, improvement, insurance and servicing of the Land and the Estate, and their equipment, services and apparatus and for the purpose of defining and regulating the respective rights, interests and obligations of the Owners in respect of the Land and the Estate.

G. This Deed has been approved by the Director of Lands in accordance with Special Condition No.(15)(a) of the Conditions.

NOW THIS DEED WITNESSETH as follows :-

## **SECTION I**

### **1. DEFINITION AND INTERPRETATION**

1.1 In this Deed the following words and expressions shall have the following meanings ascribed to them whenever the context so permits :-

“Adjoining Land”	TPTL 201.
“Authorised Person”	Mr. Chu Hok-wang, Clement of WCWP International Limited or any other authorised person or persons as defined in Section 2(1) of the Buildings Ordinance appointed by the First Owner in his place.
“Approved Plans”	The general building plans prepared by the Authorised Person for the development of the Land and approved by the Building Authority under BD Ref. No.BD2/9014/10 as the same may be amended from time to time with the approval of the Director of Buildings.
“Bank Account”	Any interest-bearing account with a licensed bank of the Hong Kong Special Administrative Region within the meaning of Section 2 of the Banking Ordinance (Cap.155) opened and maintained in the name of the Manager as trustee for the Owners and if an Owner’s Corporation is formed, in the name of the Manager as trustee for the Owner’s Corporation.
“Building Management Ordinance”	The Building Management Ordinance Cap.344 of the Laws of the Hong Kong Special Administrative Region and any statutory amendments, modifications or re-amendments thereof for the time being in force.
“Capital Reserve Fund”	The fund established and maintained by the Manager pursuant to Clause 6.2.7 hereof to meet the expenditure of a capital nature or expenditure of a kind not expected to be incurred annually and such other expenses mentioned in Clause 6.2.9.

“Carpark Common Areas”

All spaces and areas in the General Car Park intended for use in common by Owners of the Parking Spaces including (but not limited to) accessory areas, circulation passages, void spaces, driveways, ramps, entrances, exits and other spaces or areas containing the Carpark Common Facilities, and the Carpark Common Areas are (insofar as such areas and spaces are identifiable on such plans) shown for the purpose of identification only on the plans hereto annexed and thereon coloured Pink, the accuracy of such plans has been certified by or on behalf of the Authorised Person, EXCLUDING those areas being part of the Estate Common Areas, the Residential Common Areas, the House Common Areas, the Towers Common Areas and the commercial common areas (if any) to be designated in accordance with this Deed and the Units.

“Carpark Common Facilities”

Such facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate for the general benefit and service of the Parking Spaces only but no Owner of Parking Spaces has the exclusive right to use or enjoy, and shall include (but not limited to) lighting, security system, fire service installation system, air-conditioning and mechanical ventilation system (if any) and other electrical, mechanical and sanitary installations within the Carpark Common Areas and are for the common use and benefit of the Owners of Parking Spaces EXCLUDING those being part of the Estate Common Facilities, the Residential Common Facilities, the House Common Facilities, the Towers Common Facilities and the commercial common facilities (if any) to be designated in accordance with this Deed.

“Club”

The club premises and clubhouse of the Estate which includes swimming pools, function room and all ancillary equipment, facilities and structures installed, provided or erected by the First Owner for the use and enjoyment of the residents for the time being of the Estate and of the Adjoining Land and their bona fide guests, visitors or invitees pursuant to Special Condition No.(8) of the Conditions.

“Club Rules”

The rules governing the use, operation and maintenance of the



Club from time to time in force as provided by this Deed.

“Commercial Accommodation”

Such portions of the Estate including but not limited to walls and partitions (whether load bearing or structural or not), columns, floor slabs (and in the event the floor slab is separating the Commercial Accommodation and other part or parts of the Estate, the upper half of such floor slab), ceiling slabs (and in the event the ceiling slab is separating the Commercial Accommodation and other part or parts of the Estate, the lower half of such ceiling slab), beams, external walls and other structural supports thereof (other than the General Car Park) designated for non-industrial (excluding godown, hotel and petrol filling station) use in accordance with the Approved Plans and Special Condition No.(3)(b)(i) of the Conditions and shown for identification purposes only on the DMC Plan(s) and thereon coloured Indigo, the accuracy of such Plans has been certified by or on behalf of the Authorised Person.

“Commercial Carparking Space”

A Parking Space for motor vehicle provided pursuant to Special Condition No.(18)(b)(i) of the Conditions.

“Commercial Loading and Unloading Bays”

The loading and unloading bays and platforms designated as being for the common use of the Owners of the Commercial Accommodation provided pursuant to Special Condition No.(19)(a)(ii) of the Conditions and for the purpose of identification only the Commercial Loading and Unloading Bays are shown on the DMC Plan(s) hereto annexed (insofar as such areas and spaces are identifiable on such plans) certified as to their accuracy by or on behalf of the Authorised Person and thereon coloured Violet Hatched Black.

“Commercial Motorcycle Parking Space”

A Parking Space designated as being for the parking of motorcycle provided pursuant to Special Condition Nos.(18)(d)(i)(II) of the Conditions.

“Commercial Unit”

A unit in the Commercial Accommodation to which Undivided Shares have been or will be allocated.

“Conditions”

Agreement and Conditions of Sale dated the 28th day of

December 2009 and registered in the Land Registry as New Grant No.20837 as modified by a Modification Letter dated 10th April 2012 and registered in the Land Registry by Memorial No.12042701310010 and includes any further variation and modification thereto, if any.

“Conveyancing and Property Ordinance”

The Conveyancing and Property Ordinance Cap.219 of the Laws of the Hong Kong Special Administrative Region and any statutory amendments, modifications or re-enactments thereof for the time being in force.

“This Deed” or “this Deed”

This Deed of Mutual Covenant And Management Agreement.

“Deed of Mutual Grant”

The Deed of Mutual Grant of Easement and Other Rights as referred to in Recital C hereof and any deed or deed of grant of easement entered into by the First Owner or the Manager pursuant to the powers reserved under this Deed or any Sub-Deed of Mutual Grant and any other documents having the effect of a variation or modification of any of the same.

“Estate”

The whole of the development comprising the Towers, the House Accommodation, the Commercial Accommodation, the General Common Areas, the General Common Facilities and the General Car Park known or intended to be known as “MAYFAIR BY THE SEA II (逸瓏灣 II)” constructed or in the course of construction on the Land, all structures, facilities and services whatsoever installed or provided in, under, on or over the Land for the use of the Estate or any part or parts thereof including without limiting the generality of the foregoing, the Lot Common Areas and Facilities, all machinery and equipment in or upon the Estate and all roads, footpaths, stairways, lifts, cables, pipes, drainage and sewage for use of the Estate.

“Estate Common Areas”

Such of the entrance lobby, telecommunication and broadcasting equipment room, transformer room, emergency generator set rooms, management office, caretakers' offices and quarters, areas for the installation or use of aerial broadcast distribution or telecommunication network facilities, passageways, emergency vehicular access, staircases, acoustic fins and external walls and

fences of the whole Estate (other than those of the Towers, the Club, the House Accommodation, the Commercial Accommodation and the General Car Park), refuse storage and material recovery chamber, Commercial Loading and Unloading Bays, parking space for refuse collection vehicle, office of the Owners' Committee/Owners' Corporation and other areas and spaces containing the Estate Common Facilities and other areas and spaces in any part or parts of the Estate which are designated as being for the common use and benefit of the Owners of the Estate, PROVIDED THAT, where appropriate, if (a) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or (b) any parts specified in the Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas and the Estate Common Areas are shown for the purpose of identification only on the DMC Plan(s) (insofar as such areas and spaces are identifiable on such plans) annexed hereto, the accuracy of such Plans has been certified by or on behalf of the Authorised Person, and thereon coloured Violet and Violet Hatched Black, EXCLUDING those areas designated as being part of the Residential Common Areas, the House Common Areas, the Towers Common Areas, the Carpark Common Areas and the commercial common areas (if any) to be designated in accordance with this Deed and the Units.

**"Estate Common Facilities"**

All equipment, facilities and systems designated as being for the use, benefit or service of the Estate Common Areas and without limiting the generality of the foregoing, include :-

- (a) Such of the sewers, drains, water courses, pipes, gutters, wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Estate through which water, sewage, gas, electricity and any other services are supplied to the Estate or any part or parts thereof;

- (b) Fire fighting installation and equipment;
- (c) Lamp posts, traffic lights and lighting within the Estate;
- (d) Lightning conductor of the Estate;
- (e) Lift installation and equipment; and
- (f) Other facilities and systems other than those facilities designated as being part of the Residential Common Facilities or the House Common Facilities or the Towers Common Facilities or the Carpark Common Facilities or the commercial common facilities (if any) to be designated in accordance with this Deed for the use and benefit of the Estate and not for the use and benefit of any particular Owner.

“Estate Rules”

The rules governing the Estate as a whole and the Estate Common Areas and the Estate Common Facilities from time to time in force and made by the Manager pursuant to Clause 6.2.2 hereof.

“Fire Services Installation”

The smoke detectors with alarm system and sprinkler system provided within and forming part of the Open Kitchen Unit.

“Fixed Windows”

The fixed or lockable window of a Unit forming part of the Noise Mitigation Measures.

“Flat”

A Flat in the Towers to which Undivided Shares have been or will be allocated including but not limited to internal walls and partitions (whether load bearing or structural or not) of or within the Flat, the inner half of any walls and partitions (whether load bearing or structural or not) separating the Flat or any part thereof from any other part(s) of the Estate, columns, floor slabs (and in the event the floor slab is separating the Flat and other part or parts of the Estate, the upper half of such floor slab), ceiling slabs (and in the event the ceiling slab is separating the Flat and other part or parts of the Estate, the lower half of such ceiling slab), beams and other structural supports thereof but shall exclude the external walls (whether load bearing or structural or not) of the

Towers.

“General Car Park”	The car parking facilities in the Estate designated for the parking of motor vehicles and motor-cycles in accordance with the Approved Plans and comprising the Visitors’ Carparking Spaces, the Parking Spaces, the Carpark Common Areas and the Carpark Common Facilities.
“General Car Park Rules”	The rules governing the General Car Park from time to time in force and made by the Manager pursuant to Clause 6.2.2 hereof.
“General Common Areas”	The Estate Common Areas, the Residential Common Areas, the House Common Areas, the Carpark Common Areas and the Towers Common Areas.
“General Common Facilities”	The Estate Common Facilities, the Residential Common Facilities, the House Common Facilities, the Carpark Common Facilities and the Towers Common Facilities.
“General Common Parts Undivided Shares”	Those Undivided Shares allocated to the General Common Areas and General Common Facilities.
“General Fund”	The fund established and maintained by the Manager under Clause 6.2.6 hereof to pay the Management Expenses.
“Government”	The Government of the Hong Kong Special Administrative Region.
“House”	Any of the 5 houses erected on the House Accommodation of the Land, including their respective walls and partitions (whether load bearing or structural or not), columns, floor slabs, ceiling slabs, beams, external walls and other structural supports thereof, gardens, garage with carparking spaces, roofs and flat roofs appurtenant thereto.
“House Accommodation”	Such portion of the Estate on which the Houses are erected which is comprised of Houses 1, 2, 3, 5 and 6 of the Estate.
“House Common Areas”	Such of the driveways, ramps, switch rooms, electric meter

rooms, passageways, staircases, planters, such areas and spaces containing the House Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of the Owners of the House Accommodation, and for the purpose of identification only the House Common Areas are shown on the DMC Plan(s) hereto annexed (insofar as such areas and spaces are identifiable on such plans) certified as to their accuracy by or on behalf of the Authorised Person and thereon coloured Yellow EXCLUDING those areas being part of the Estate Common Areas, the Residential Common Areas, the Towers Common Areas, the Carpark Common Areas and the commercial common areas (if any) and such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner.

“House Common Facilities”

All those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate for the general benefit and service of the House Accommodation only but no Owner of House has the exclusive right to use or enjoy and shall include (but not limited to) lighting, security system, fire service installation system and other electrical, mechanical and sanitary installations which are for the common use and benefit of the Owners of the House Accommodation EXCLUDING those being part of the Estate Common Facilities or the Residential Common Facilities or the Towers Common Facilities or the Carpark Common Facilities or the commercial common facilities (if any).

“House Rules”

The rules governing the House Accommodation from time to time in force and made by the Manager pursuant to clause 6.2.2 hereof.

“Land”

All That piece or parcel of land registered in the Land Registry as TAI PO TOWN LOT NO.200.

“Lot Common Areas and Facilities”

The 1st Lot Common Areas and Facilities as more particularly defined and shown in the Deed of Mutual Grant and located within the Land for common use and benefit by the owners and

occupiers of the Estate and those of the Adjoining Land pursuant to the terms and conditions of this Deed, the Deed of Mutual Grant or any deed of grant of easements and are shown for identification purposes on the plans thereto attached.

“Maintain or maintain”

Includes but is not limited to inspecting, testing, repairing, upholding, supporting, rebuilding, overhauling, paving, purging, scouring, cleansing, emptying, amending, keeping, replacing, redesigning, refurbishing, renovating, improving, decorating and painting or such of the foregoing as may be applicable in the circumstances and in the interest of good estate management and "maintenance" shall be construed accordingly.

“Maintenance Manual”

The slope maintenance manual (if any) in respect of the Slopes and Retaining Walls.

“Maintenance Manual for the Works and Installations”

The maintenance manual for the Works and Installations as mentioned in Clause 9.1.11 of Section IX as may from time to time be amended or revised in accordance with the provisions of this Deed.

“Management” or “management”

All duties and obligations to be performed and observed by the Manager pursuant to this Deed.

“Management Expenses”

The costs, charges and expenses necessarily and reasonably incurred in the management and maintenance of the Land and the Estate as more particularly provided in Clause 6.4.1 hereof.

“Management Fee”

The monthly sum payable by an Owner under Clause 6.4.3 (a) hereof for his share of the budgeted Management Expenses.

“Management Shares”

The respective shares set out in the Second Schedule hereto based on which the contribution of each Owner towards the management of the Land and the Estate under this Deed including the budgeted Management Expenses and the Manager’s Remuneration is calculated.

“Manager”

Sino Estates Management Limited until it resigns or its appointment is terminated and thereafter the manager for the time

being appointed at the meeting of the Owners or the Owners' Committee in accordance with the provisions hereof.

"Manager's Remuneration"

The remuneration of the Manager as provided in Clause 6.3.1 hereof or in any Sub-Deed of Mutual Covenant or Supplemental Deed of Mutual Covenant made pursuant to the provisions hereunder.

"Month"

A calendar month.

"NIAR"

The Noise Impact Assessment Report approved by the Director of Lands under Special Condition (5) of the Conditions, a copy of which is annexed to this Deed as Annex I.

"Noise Mitigation Measures"

The noise mitigation measures mentioned in the NIAR.

"Non-enclosed Areas"

The balcony or balconies and/or the utility platform(s) (if any) forming part of a House or a Flat in the Towers which are shown Hatched Black on the DMC Plan(s) annexed hereto, the accuracy of such Plans has been certified by or on behalf of the Authorized Person.

"Occupation Permit"

An occupation permit or temporary occupation permit of the Estate or any part thereof issued by the Building Authority.

"Occupier"

An occupant or occupier of a Unit for the time being.

"Open Kitchen Units"

The following Units of the Estate (each of them referred to as an "Open Kitchen Unit") of open kitchen design:

- (i) Unit A on "2nd Floor" and "3rd Floor" in Lowrise 7;
  - (ii) Unit B on "Ground Floor", "1st Floor", "2nd Floor", "3rd Floor" and "5th Floor" in Lowrise 2;
  - (iii) Unit B on "Ground Floor", "1st Floor", "2nd Floor", "3rd Floor" and "5th Floor" in Lowrise 3;
- Unit B on "Ground Floor", "1st Floor", "2nd Floor",



- (iv) "3rd Floor" and "5th Floor" in Lowrise 5;
- (v) Unit B on "Ground Floor", "1st Floor", "2nd Floor", "3rd Floor" and "5th Floor" in Lowrise 6;
- (vi) Unit B on "Ground Floor", "1st Floor", "2nd Floor", "3rd Floor" and "5th Floor" in Lowrise 7;
- (vii) Unit C on "1st Floor and 2nd Floor" and "3rd Floor and 5th Floor" in Lowrise 1;
- (viii) Unit C on "Ground Floor and 1st Floor", "2nd Floor and 3rd Floor" and "5th Floor and Roof Floor" in Lowrise 2;
- (ix) Unit C on "1st Floor and 2nd Floor" "3rd Floor and 5th Floor" in Lowrise 3;
- (x) Unit C in on "Ground Floor and 1st Floor", "2nd Floor and 3rd Floor" and "5th Floor and Roof Floor" in Lowrise 5;
- (xi) Unit C in on "Ground Floor and 1st Floor", "2nd Floor and 3rd Floor" and "5th Floor and Roof Floor" in Lowrise 6; and
- (xii) Unit C on "2nd Floor and 3rd Floor" in Lowrise 7;

"Owner" or "Owners"

The person or persons in whom for the time being any Undivided Share is vested and appears from the records at the Land Registry to be the owner of such Undivided Share and every joint tenant or tenants in common of any Undivided Share, and where any Undivided Share has been assigned or charged by way of mortgage or charge, the word "Owner" shall include both mortgagor and registered mortgagee or, as the case may be, chargor and registered chargee but in respect of the mortgagee or chargee only if such mortgagee or chargee is in possession of or has foreclosed such Undivided Share PROVIDED however that subject to the provisions of such mortgage or charge the voting

	rights attached to such Undivided Share by the provisions of this Deed shall be exercisable only by the mortgagor or chargor unless the mortgagee or chargee is in possession of or has foreclosed such Undivided Share.
“Owners’ Committee”	A committee of the Owners of the Estate established under the provisions of this Deed.
“Owners’ Corporation”	The corporation of the Owners incorporated under the Building Management Ordinance.
“Parking Space”	A space in the General Car Park designated as being for the parking of a licensed motor vehicle or motorcycle (as the case may be) to which Undivided Shares have been or will be allocated under this Deed or a Sub-Deed of Mutual Covenant comprising the Residential Carparking Spaces, Commercial Carparking Spaces, Residential Motorcycle Parking Spaces and Commercial Motorcycle Parking Spaces. Such space is shown as a space for parking on the car park layout plan approved by the Building Authority and the Director of Lands and including any approved amendment(s) to such plan.
“Recreational Areas and Facilities”	Those recreational areas and facilities in the Estate including (but not limited to) the Club, play area, covered landscape area, landscaped garden, sitting out areas and other areas and facilities designated as being for the use of the residents of the Residential Accommodation and the residential accommodation of the Adjoining Land as well as their bona fide guests, visitors or invitees for recreational purposes and all ancillary equipment, facilities and structures serving such areas.
“Residential Accommodation”	The Towers and House Accommodation.
“Residential Carparking Space”	A Parking Space for motor vehicle provided pursuant to Special Condition No.(18)(a)(i) of the Conditions.
“Residential Common Areas”	Such of the Recreational Areas and Facilities, lift machine rooms, switch rooms, meter rooms, entrance lobbies, passageways, staircases, corridors, hopper rooms, planters, refuge floors, the

Club, Visitors' Carparking Spaces, bicycle-parking spaces, Residential Loading and Unloading Bays, such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Estate which are designated as being for the common use and benefit of the Owners of the Residential Accommodation, and the Residential Common Areas are shown for the purpose of identification only on the DMC Plans (insofar as such areas and spaces are identifiable on such plans) annexed hereto, the accuracy of such Plans has been certified by or on behalf of the Authorised Person, and thereon coloured Green EXCLUDING those areas designated as being part of the Estate Common Areas, the House Common Areas, the Towers Common Areas, the Carpark Common Areas and the commercial common areas (if any) to be designated in accordance with this Deed and the Units.

**"Residential Common Facilities"**

All those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate designated as being for the general benefit and service of the Residential Accommodation only but to which no Owner of Flat or House has the exclusive right to use or enjoy the same including (but not limited to) lifts, lighting, communal television antennae, water tanks, satellite dishes (if any), recreational facilities, security system, fire service installation system and such electrical, mechanical and sanitary installations which are designated as being for the common use and benefit of the Owners of the Residential Accommodation EXCLUDING those facilities designated as being part of the Estate Common Facilities, the House Common Facilities, the Towers Common Facilities, the Carpark Common Facilities and the commercial common facilities (if any) to be designated in accordance with this Deed.

**"Residential Motorcycle  
Parking Space"**

A Parking Space designated as being for the parking of motorcycle provided pursuant to Special Condition No.(18)(d)(i)(I) of the Conditions.

**"Residential Loading and  
Unloading Bays"**

The loading and unloading bays and platforms designated as being for the common use of the Owners of the Residential Accommodation provided pursuant to Special Condition

No.(19)(a)(i) of the Conditions.

“Residential Rules”	The rules governing the Residential Accommodation from time to time in force and made by the Manager pursuant to Clause 6.2.2 hereof.
“Residential Unit”	A House within the House Accommodation or a Flat within the Towers in the Estate designated for residential use.
“Roof”	The roof immediately above the top floor of a Tower of the Towers.
“Rules”	The Residential Rules, the Tower Rules, the House Rules, the General Car Park Rules, the Estate Rules and the Club Rules.
“Slopes and Retaining Walls”	Such slopes (if any), slopes treatment works, retaining walls and/or other structures and drainage within or outside the Land or the Estate the maintenance of which is the liability of the Owners under the provisions of the Conditions or this Deed.
“Sub-Deed of Mutual Covenant”	A sub-deed of mutual covenant which may be entered into by the First Owner and other parties in respect of any part or parts of the Land and the Estate after the execution of this Deed.
“Undivided Shares”	All or any of the equal undivided parts or shares into which the Land and the Estate are notionally divided.
“Towers”	The 15 towers erected or in the course of being erected on the Land and designated as "Tower 5", "Tower 6", "Tower 7", "Tower 8", "Tower 9", "Tower 10", "Tower 11", "Tower 12", and "Tower 15" and Lowrise 1, Lowrise 2, Lowrise 3, Lowrise 5, Lowrise 6 and Lowrise 7 and designated as being for private residential purposes.
“Towers Common Areas”	Such of the Roofs (unless otherwise specifically included in the premises assigned), Upper Roofs (unless otherwise specifically included in the premises assigned) and flat roofs (unless otherwise specifically included in the premises assigned); Wider Common Corridors, fire service pump room, pump rooms,

telecommunication broadcast equipment rooms, guard house, owners' committee office, mail rooms, satellite television control room, water tank rooms, lift machine room, switch rooms, electric meter rooms, refuse storage and material recovery chamber, entrance lobbies, lift lobbies, halls, lift pits and lift shafts of the Towers, passageways, staircases, corridors, planters, acoustic fins and external walls of the Towers, such areas and spaces containing the Towers Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of the Owners of the Towers, and for the purpose of identification only the Towers Common Areas are shown on the DMC Plan(s) hereto annexed (insofar as such areas and spaces are identifiable on such plans) certified as to their accuracy by or on behalf of the Authorised Person and thereon coloured Turquoise and Turquoise Crossed Hatched Black EXCLUDING those areas being part of the Estate Common Areas, the Residential Common Areas, the House Common Areas, the Carpark Common Areas, the commercial common area (if any) and such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner.

**"Towers Common Facilities"**

All those facilities, equipment, machines, apparatus and installations in, under or above the Land and the Estate for the general benefit and service of the Towers only but no Owner of Flat has the exclusive right to use or enjoy and shall include (but not limited to) lifts, lighting, communal television antennae, water tanks, satellite dishes (if any), recreational facilities, security system, fire service installation system and other electrical, mechanical and sanitary installations which are for the common use and benefit of the Owners of the Towers EXCLUDING those being part of the Estate Common Facilities or the Residential Common Facilities or the House Common Facilities or the Carpark Common Facilities or the commercial common facilities (if any).

**"Tower Rules"**

The rules governing the Towers from time to time in force and made by the Manager pursuant to clause 6.2.2 hereof.

“TPTL 201”	All That piece or parcel of ground registered in the Land Registry as Tai Po Town Lot No.201.
“Unit”	A House, a Flat, a Residential Carparking Space, a Residential Motorcycle Parking Space, a Commercial Carparking Space or a Commercial Motorcycle Parking Space; or the Commercial Accommodation and after the execution of any Sub-Deed of Mutual Covenant in respect of the same, a Commercial Unit, to which Undivided Shares have been or will be allocated or sub-allocated; and "his Unit" in relation to an Owner means the Unit or Units in respect of which the Owner has the full and exclusive right and privilege to hold, use, occupy and enjoy.
“Upper Roof”	The roof immediately above the Roof of a Tower of the Towers.
“Visitors’ Carparking Space”	A carparking space designated as being for the parking of visitors’ motor vehicles provided pursuant to Special Condition No.(18)(a)(iii) of the Conditions.
“Wider Common Corridors”	The wider common corridors and lift lobbies forming part of the Towers Common Areas, which are shown coloured Turquoise Cross Hatched Black on the plans certified by Authorized Person and annexed hereto.
“Works and Installations”	<p>The major works and installations in the Estate (whether forming part of the General Common Areas and General Common Facilities or not) requiring regular maintenance on a recurrent basis which include but not limited to the following (if any) :</p> <ul style="list-style-type: none"> <li>(a) structural elements;</li> <li>(b) external wall finishes and roofing materials;</li> <li>(c) fire safety elements;</li> <li>(d) the slope structures (if applicable);</li> <li>(e) plumbing system;</li> </ul>

- (f) drainage system;
- (g) fire services installations and equipment;
- (h) electrical wiring system;
- (i) lift installations;
- (j) gas supply system;
- (k) window installations.

1.2 In this Deed where the context so permits, references to the singular include the plural and vice versa and references importing any of the masculine feminine and neuter genders include the others of them and references to persons include corporations.

1.3 The headings in this Deed are included merely for ease of reference and shall not affect the interpretation or construction of any clause or paragraph.

## **SECTION II**

### **RIGHTS AND OBLIGATIONS OF THE OWNERS**

2.1 The First Owner shall at all times hereafter subject to and with the benefit of the Conditions, the Deed of Mutual Grant and this Deed have the full and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the Second Owner All That the Estate Together with the appurtenances thereto and the entire rents and profits thereof save and except only (a) the said Property assigned to the Second Owner as aforesaid and (b) the General Common Areas and General Common Facilities.

2.2 The Second Owner shall at all times hereafter subject to and with the benefit of the Conditions, the Deed of Mutual Grant and this Deed have the full and exclusive right and privilege to hold, use, occupy and enjoy to the exclusion of the First Owner All That the said Property Together with the appurtenances thereto and the entire rents and profits thereof.

2.3 Each Undivided Share and the full and exclusive right and privilege to hold, use, occupy and enjoy any part of the Estate shall be held by the person or persons from time to time entitled thereto subject to and with the benefit of the easements, rights, rights of way, privileges and obligations herein contained.

2.4 The Owners shall at all times hereafter be bound by and shall observe and perform the covenants, provisions and restrictions herein contained and the benefit and burden thereof shall be annexed to every part of the Land and the Estate and the Undivided Share or Shares held therewith. The Conveyancing and Property Ordinance shall apply to this Deed.

2.5 Subject to the Conditions, the Deed of Mutual Grant and this Deed, every Owner shall have the full right and liberty without reference to the other Owners or other persons who may be interested in any other Undivided Share or Shares in any way whatsoever and without the necessity of making such other Owners or other persons a party to the transaction to sell, assign, mortgage, charge, lease, licence or otherwise dispose of or deal with his Undivided Share or Shares or interest in the Land and the Estate together with the full and exclusive right and privilege to hold, use, occupy and enjoy such part or parts of the Estate which may be held therewith but any such sale, assignment, mortgage, legal charge, lease or licence shall be expressly subject to and with the benefit of, the Deed of Mutual Grant and this Deed.

2.6 No right or entitlement to the exclusive use occupation and enjoyment of any part of the Land or the Estate may be sold, assigned, mortgaged, charged, leased or otherwise dealt with separately from the Undivided Share with which the same is held Provided Always that the



provisions of this clause shall not extend to any lease or tenancy.

- 2.7 (a) The Estate Common Areas and the Estate Common Facilities (except Commercial Loading and Unloading Bays) are deemed to be common areas and facilities for the benefit of all Owners and may, subject to the provisions hereof and of any Sub-Deed of Mutual Covenant, be used by each Owner.
- (b) The Residential Common Areas and the Residential Common Facilities are deemed to be common areas and facilities for the benefit of all Owners of the Residential Units and may, subject to the provisions hereof and of any Sub-Deed of Mutual Covenant, be used by each Owner of a Flat or a House for all purposes connected with the proper use and enjoyment of the same.
- (c) The Towers Common Areas and the Towers Common Facilities shall be deemed to be common areas and facilities for the benefit of all Owners of the Flats which areas and facilities may, subject to the provisions hereof and of any Sub-Deed, be used by each Owner of a Flat for all purposes connected with the proper use and enjoyment of the same.
- (d) The House Common Areas and the House Common Facilities shall be deemed to be common areas and facilities for the benefit of all Owners of the Houses which areas and facilities may, subject to the provisions hereof and of any Sub-Deed, be used by each Owner of a House for all purposes connected with the proper use and enjoyment of the same.
- (e) The commercial common areas and the commercial common facilities shall, as soon as they come into existence after execution of a Sub-Deed of Mutual Covenant in respect of the Commercial Accommodation or any part thereof, be deemed to be common areas and facilities for the benefit of all Owners of the Commercial Units, the subject matter of the Sub-Deed of Mutual Covenant, which areas and facilities may, subject to the provisions hereof and of the Sub-Deed of Mutual Covenant, be used by such Owners of the Commercial Units for all purposes connected with the proper use and enjoyment of the same.
- (f) The Carpark Common Areas and the Carpark Common Facilities shall be deemed to be common areas and facilities for the benefit of all Owners of the Parking Spaces which areas and facilities may, subject to the provisions hereof and of any Sub-Deed, be used by each Owner of a Parking Space for all purposes connected with the proper use and enjoyment of the same.
- (g) The Lot Common Areas and Facilities shall be deemed to be common areas and facilities

for the benefit of the Owners and owners of the Adjoining Land which areas and facilities may, subject to the provisions hereof and of any Sub-Deed of Mutual Covenant and the Deed of Mutual Grant, be used by the Owners in common with owners of the Adjoining Land.

## 2.8 (1) Preamble

The covenants, rights, liberties, privileges, entitlements, exceptions and reservations in favour of the First Owner under this Clause 2.8 are intended to facilitate and enable the First Owner to do, exercise, carry out, perform and complete all such acts matters deeds and things as may be necessary and/or are pertaining to :

- (a) the construction, development and completion of the Estate;
- (b) any change in design, layout, disposition, height and user of any part of the Estate of which the First Owner shall remain the Owner;
- (c) increasing the development potential of any part of the Land and/or the Estate of which the First Owner shall remain the Owner insofar as such increase shall be permissible and be approved by the Government Provided that such right shall not unreasonably interfere with the Owners' use and enjoyment of their Units; and
- (d) management and control of those parts of the Estate of which the First Owner shall remain to be the Owner.

## 2.8 (2) Exceptions and Reservations

Each and every Owner covenants with the First Owner with the intent that the covenants, rights, liberty, privileges, entitlements, exceptions and reservations herein conferred upon the First Owner shall bind each and every Owner and their respective successors and assigns and are intended to run and shall run with the Land and the Estate and the interest therein that for so long as the First Owner remains the registered owner of any Undivided Share (provided that the rights and privileges set forth in sub-clauses (a) to (f) hereof shall only be exercisable by the First Owner for so long as it is the Owner of the Commercial Accommodation and/or any of the Commercial Units and/or the General Car Park and/or the Parking Spaces in the Estate (as the case may be)), and in addition to any other right which it may have reserved under the assignment to any Owner, the First Owner shall have the unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or

to exercise all or any of the following rights, liberty, privileges and entitlements without the necessity of joining in or reference to, concurrence or approval of any other Owner, the Manager or any other person interested in the Land and the Estate :-

- (a) At any time hereafter and from time to time and subject to the necessary approvals from the relevant Government authorities, to change the user of the Commercial Accommodation (which is owned by the First Owner) or the Commercial Units owned by the First Owner or any part or parts thereof from shops to restaurants (including any form or type of food serving business), banks, office or other uses or vice versa so long as the Owners' use, enjoyment and occupation of their own Units shall not be unreasonably interfered with Provided That such uses shall comply with the Conditions and subject to the provisions of this Deed, the Deed of Mutual Grant and any Sub-Deed of Mutual Covenant.
- (b) Subject to the approval of the Director of Lands or other relevant Government authorities and subject to any Sub-Deed of Mutual Covenant in respect of the Commercial Accommodation, at any time hereafter and from time to time to change, amend, vary, add to or alter the plans of the Commercial Accommodation (which is owned by the First Owner) and/or the Commercial Units owned by the First Owner and to change or alter the location and/or the areas of the Commercial Accommodation (which is owned by the First Owner) or the Commercial Units owned by the First Owner Provided That (i) the Owners' use, enjoyment and occupation of their own Units shall not be unreasonably interfered with; (ii) access to and from any part or parts of the Estate shall not be unreasonably impeded or restricted and in the event of any such access being impeded or restricted, the First Owner shall at its own costs take all appropriate steps to re-provide an access in such manner so as to minimize the inconvenience and disruption caused to the other Owners; (iii) no part of the General Common Areas shall be affected in any way; and (iv) if the exercise of the rights mentioned herein shall affect or alter the layout in the car park layout plan(s) as approved by the Director of Lands, the prior written approval or agreement of all the Owners shall first be obtained.
- (c) The right for the First Owner or any of the Owners (in this context, other than the First Owner) or Occupiers or other persons permitted or authorised by the First Owner to affix, remove, alter, maintain and renew at their own expense (a) chimneys, (b) signs, placards, posters and other advertising structures of whatsoever kind (whether illuminated or not) and (c) masts, conduits, plant, machinery, equipment, aerials, telecommunication transmitters and receivers, satellite dishes, satellite master antenna systems, tuners, broadcast reception,

information distribution or communications systems and other fixtures (collectively "the aforesaid items") on the General Common Areas subject to the aforesaid items not unreasonably interfering with the other Owners' or Occupiers' use and enjoyment of their own Units PROVIDED THAT (i) such Owners or Occupiers or other persons permitted or authorized by the First Owner shall be responsible for repairing all damage made to any part of the Estate resulting from affixing, removing, altering, maintaining and renewing the aforesaid items; (ii) prior written consent of the Manager should have been obtained prior to the commencement of such work; (iii) any fee or monetary benefit arising from the aforesaid right to grant or permit the right as aforesaid shall go into the Capital Reserve Fund; (iv) the First Owner or other Owners or Occupiers or other persons permitted or authorized by the First Owner shall at his own expense make good any damage caused thereby arising from the exercise of this right; and (v) the affixing, removal, alteration, maintenance and renewal of the aforesaid items shall not affect the enjoyment by any Owners and Occupiers of their Units or the Estate; and (vi) subject to the prior written approval by resolution of owners at an owners' meeting convened under this Deed if the exercise of the rights mentioned herein shall affect the General Common Areas.

- (d) Full power to enter into and upon all parts of the Land and the Estate (other than any part of the Estate that have already been assigned) with contractors, surveyors, workmen and all other necessary authorized persons and all necessary equipment, plant and materials for the purposes of constructing and completing the Estate on the Land or any part thereof in accordance with the Approved Plans and may for such purpose carry out all such works in, under or over the Land as it may from time to time see fit Provided that nothing herein shall absolve the First Owner from obtaining any Government approval which may be required for the same. The right of the First Owner to enter the Land to carry out such works shall extend equally to all necessary contractors, agents, workers and other persons authorized by the First Owner. The First Owner in pursuance of such work may from time to time issue in writing to the Owners instructions as to the areas or parts of the Land that the Owners, their servants, agents or licensees may or may not use while such works are being carried out Provided that the exercise of such right shall not interfere with an Owner's right to hold, use, occupy and enjoy the part or parts of the Estate which he owns or impede or restrict the access to and from any such part or parts of the Estate and Provided that the First Owner shall at its own expense make good any damage or loss that may be caused by or arise from such construction, demolition or other works or right of entry and shall ensure that such construction works shall cause the least disturbance and be carried out without delay and negligence.

- (e) The right to change the name of the Estate at any time up to 3 months after the issue of the certificate of compliance in respect of the whole of the Land upon giving not less than six (6) months' prior written notice to the Owners and the First Owner shall not be liable to any Owner or other person having an interest in the Estate for any damages, claims, costs or expenses resulting therefrom or in connection therewith. So long as the First Owner is the Owner of the Commercial Accommodation and/or any of the Commercial Unit, the exclusive right to name the Commercial Accommodation at any time and from time to time and to change such name or names at any time and from time to time upon giving not less than one month's notice to the Owners of the Commercial Accommodation and the full right and liberty without reference to the other Owners or other persons who may be interested in any other Undivided Share or Shares in any way whatsoever and without the necessity of making such other Owners or other persons a party to the transaction to sell, assign, mortgage, charge or otherwise dispose of or deal with such right and the First Owner and the Manager shall in no event be liable to any Owner or other person or persons having an interest in the Land or the Estate for any damages, claims, costs or expenses resulting from or in connection with the exercise of such rights.
- (f) The right to designate and declare by deed any area or part or parts of the Commercial Accommodation the sole and exclusive right to hold, use, occupy and enjoy which, and to receive the rents and profits in respect of which, is then beneficially owned by the First Owner to be commercial common areas and commercial common facilities whereupon with effect from such designation and declaration such part of the Commercial Accommodation shall form part of the commercial common areas and the commercial common facilities as provided in this Deed and Owners of the Commercial Units shall be responsible for payment of all government rent, rates, taxes and other fees or charges and shall contribute to the maintenance and upkeep of the same as if they were part of the commercial common areas and the commercial common facilities, and the Undivided Shares of such commercial common areas together with such commercial common areas and commercial common facilities shall be assigned to the Manager or the Owners' Corporation (if formed) on trust for and on behalf of all Owners of the Commercial Units PROVIDED THAT (i) in making such designation the First Owner shall not unreasonably interfere with an Owner's right to hold, use, occupy and enjoy the part of the Estate which he owns (ii) the approval by the Director of Lands to such Sub-Deed of Mutual Covenant shall have been obtained unless he shall have, in his absolute discretion, waived the requirement of such approval. The First Owner shall

at his own expense prepare a plan showing such commercial common areas and commercial common facilities to be kept in the management office of the Estate in the manner and for the purpose more particularly set out in Clause 9.1.2 hereof. Neither the First Owner nor the Manager shall have the right to re-convert or re-designate the commercial common areas and commercial common facilities to his or its own use or benefit.

- (g) The right to change, amend, vary, add to or alter the Approved Plans, master layout plans, car park layout plan(s) and landscaping proposals (collectively "the Plans") for the Estate or any part or parts thereof existing at the date hereof PROVIDED THAT (i) such change, amendment, variation, addition or alteration will not unreasonably interfere with the Owners' right to the exclusive use, occupation and enjoyment of their Units; (ii) if the exercise of the rights mentioned herein shall affect or alter the layout in the car park layout plan(s) as approved by the Director of Lands, the prior written approval or agreement of all the Owners shall first be obtained; (iii) the exercise of the right by the First Owner shall not impede or restrict access to or from any Units that have been assigned; and (iv) the prior approval of the Owners' Committee or the Owners' Corporation (if formed) shall be obtained if such change, amendment, variation, addition or alteration affects the General Common Areas or any part thereof, but nothing herein shall absolve the First Owner from the requirements of obtaining the prior written consent of the Director of Buildings or other relevant Government authorities pursuant to the Conditions or other applicable legislation. No such change, amendment, variation, addition or alteration shall give to the Owners or any person having an interest in the Land any right of action against the First Owner.
- (h) The right to apply, negotiate and agree with the Government to amend, vary, modify or waive the Conditions or any provisions thereof in such manner as the First Owner may deem fit including but not limited to variations, modifications or waiver of the permitted use of any part or parts of the Estate vested in him without interfering with the use, enjoyment and occupation by the Owners of those Units which have been assigned by the First Owner And Provided Further That any premium and administrative fee as may be required for the said amendment, variation, modifications or waiver shall be borne by the First Owner absolutely and Provided Further That the exercise of the right shall not in any way whatsoever interfere with an Owner's right to hold, use, occupy and enjoy his Unit or the General Common Areas and that the access to or from his Unit shall not be unreasonably restricted or impeded.

- (i) At any time hereafter to enter into a Sub-Deed of Mutual Covenant in respect of any part or parts of the Land and the Estate Provided Always that (i) such Sub-Deed of Mutual Covenant shall not be in conflict with the provisions of the Conditions, this Deed or any previous Sub-Deed of Mutual Covenant, and (ii) the approval by the Director of Lands to such Sub-Deed of Mutual Covenant shall have been obtained unless he shall have, in his absolute discretion, waived the requirement of such approval.
- (j) At all times hereafter but subject to and with the benefit of the Conditions and this Deed insofar as they relate thereto, the full and unrestricted right without interference by the Owners to assign, mortgage, charge, lease, license, franchise, part with possession of or otherwise deal with the Undivided Shares retained by the First Owner (other than the General Common Parts Undivided Shares) and subject to the prior written approval of the Director of Lands to allocate and from time to time to re-allocate the Undivided Shares so retained by the First Owner to any of the Units retained by him and to assign, mortgage, charge, lease, license or franchise the full and exclusive right and privilege to hold, use, occupy and enjoy any such premises within the Estate PROVIDED THAT such dealings shall not contravene the terms and conditions of the Conditions.
- (k) The right to obtain the grant of any rights, rights of way or easements or quasi-easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, gardens, open spaces, nullahs and culverts, recreational areas and facilities, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any adjoining or neighbouring land or to obtain any similar right by modification of the Conditions or licence for the benefit of the Land and the Estate on such terms and conditions and from such persons as the First Owner shall deem fit PROVIDED THAT prior written approval from the Owners' Committee or the Owners' Corporation should be obtained and PROVIDED FURTHER THAT the exercise of such right shall not interfere with an Owner's right to hold, use, occupy and enjoy the part of the Estate which he owns.
- (l) Subject to the approval of the Owners' Committee or the Owners' Corporation, the right to grant any rights, rights of way or easements or quasi-easements to use any roads, driveways, passageways, walkways, footpaths or pedestrian bridges over any part or parts of the General Common Areas and the General Common Facilities or to grant any similar rights by licence for the benefit of any adjoining or

neighbouring land or any land adjoining or connected to any adjoining or neighbouring land whether by any private or public road or passageway or otherwise whatsoever on such terms and conditions and to such persons as the First Owner shall deem appropriate PROVIDED THAT any receipt from the exercise of such right shall form part of the Capital Reserve Fund AND PROVIDED FURTHER THAT the exercise of such right shall not interfere with an Owner's right to hold, use, occupy and enjoy the part of the Estate which he owns.

- (m) The right for the First Owner or any of the Owners (in this context, other than the First Owner) or Occupiers or other persons permitted or authorised by the First Owner to alter the external appearance or façade of the Commercial Accommodation or to affix, remove, alter, maintain and renew at their own expense (a) chimneys, (b) signs, placards, posters and other advertising structures of whatsoever kind (whether illuminated or not) and (c) masts, conduits, plant, machinery, equipment, aerials, telecommunication transmitters and receivers, satellite dishes, satellite master antenna systems, tuners, broadcast reception, information distribution or communications systems and other fixtures (collectively "the aforesaid items") on the Commercial Accommodation subject to the aforesaid items not unreasonably interfering with the other Owners' or Occupiers' use and enjoyment of their own Units PROVIDED THAT (i) such Owners or Occupiers or other persons permitted or authorized by the First Owner shall be responsible for repairing all damage made to any part of the Estate resulting from affixing, removing, altering, maintaining and renewing the aforesaid items; (ii) the First Owner or other Owners or Occupiers or other persons permitted or authorized by the First Owner shall at his own expense make good any damage caused thereby arising from the exercise of this right; and (iii) the affixing, removal, alteration, maintenance and renewal of the aforesaid items shall not affect the enjoyment by any Owners and Occupiers of their Units or the Estate.

2.9 Insofar as may be necessary, the Owners hereby jointly and severally and irrevocably appoint the First Owner as their agent and grant unto the First Owner the full right, power and authority to do all acts, deeds, matters and things and to execute and sign seal and as their act and deed deliver such deed or deeds and to sign such documents and instruments as may be necessary for or incidental to the exercise of the First Owner's rights referred to in Clause 2.8 above with full power of delegation, and the Owners hereby jointly and severally undertake to do all acts, deeds, matters and things and to execute and sign seal such deeds and to sign such document or instrument as may be necessary to give effect to the above-mentioned grant.

2.10 Every assignment of any Undivided Shares shall contain an express covenant by the



Purchaser thereof in the following terms : “The Purchaser hereby covenants with the Vendor that the Purchaser acknowledges the rights conferred on Top Gallant Limited (and its successors and assigns) under Clause 2.8 of Section II of a Deed of Mutual Covenant and Management Agreement dated the 3rd day of December 2015 and the Purchaser shall not do or permit anything to be done which will affect the exercise of the said rights by Top Gallant Limited (and its successors and assigns). The Purchaser hereby appoints Top Gallant Limited (and its successors and assigns) to be its agent and grants unto Top Gallant Limited (and its successors and assigns) the full right power and authority to do all acts matters and things and to execute and sign seal and as the act of the Purchaser deliver such deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the exercise of the rights conferred on Top Gallant Limited (and its successors and assigns) as aforesaid with full power of delegation and further agrees to provide that every assignment of the Property by the Purchaser or his nominee or his sub-purchaser shall contain the like authority. This authority is deemed to have been granted jointly and severally by the Purchaser, if the Purchaser consists of more than one person.”

2.11 Upon execution of this Deed, the whole of the General Common Parts Undivided Shares comprised therein together with the General Common Areas and the General Common Facilities which they represent shall be assigned to and vested in the Manager free of costs or consideration. Upon execution of any subsequent Sub-Deed of Mutual Covenant, the whole of the General Common Parts Undivided Shares comprised therein together with the General Common Areas and the General Common Facilities which they represent shall also be assigned to and vested in the Manager free of costs or consideration. The Manager shall hold the General Common Parts Undivided Shares together with the General Common Areas and General Common Facilities assigned as aforesaid on trust for the benefit of all the Owners for the time being subject to the Conditions and in particular, Special Conditions Nos.15)(a)(vi) to (viii) of the Conditions, the Deed of Mutual Grant and subject to this Deed. In the event the appointment of the Manager is terminated, or the Manager shall be dismissed, wound up or have a receiving order made against it or is removed, and another manager be appointed in its stead as the new Manager in accordance with this Deed, then the liquidator or the receiver or the outgoing Manager shall assign the General Common Parts Undivided Shares together with the General Common Areas and the General Common Facilities which they represent to the new Manager free of costs or consideration or that if an Owners' Corporation is formed under the Building Management Ordinance, it may require the Manager to assign the same and transfer the management responsibilities to it free of costs or consideration, in which event, the Owners' Corporation must hold them on trust for the benefit of all the Owners for the time being PROVIDED ALWAYS THAT nothing herein contained shall in any way fetter or diminish the rights and powers of the Manager contained in this Deed.

2.12 No Owner including the First Owner shall have the right to convert the General Common Areas and/or the General Common Facilities or any part thereof to his own use or for his own

benefit unless approved by the Owners' Committee or the Owners' Corporation. Any payment received for the approval must be credited to the Capital Reserve Fund. No owner including the First Owner shall have the right to convert or designate any of his own areas as the General Common Areas and/or the General Common Facilities unless the approval by a resolution of Owners at an Owners' meeting convened under this Deed has been obtained. No Owner (including the First owner) and no Manager will have the right to re-convert or re-designate the General Common Areas to his or its own use or benefit.

### **SECTION III**

#### **EASEMENTS, RIGHTS AND PRIVILEGES THE BENEFIT OF WHICH IS HELD WITH EACH UNDIVIDED SHARE TOGETHER WITH THE FULL AND EXCLUSIVE RIGHT AND PRIVILEGE TO HOLD USE OCCUPY AND ENJOY ANY UNIT HELD THEREWITH**

##### **A. Commercial Accommodation and Commercial Units**

3.1.1 The Owner of the Commercial Accommodation or a Commercial Unit shall have the benefit of the following easements, rights and privileges subject to the provisions in this Deed and the Deed of Mutual Grant including the provisions of rights of the Manager and the First Owner as herein provided :-

- (a) full right and liberty for the Owner of the Commercial Accommodation and each Owner of a Commercial Unit, his tenants, servants, agents and licensees (in common with all persons having the like right) to go pass and repass over and along and use, the Estate Common Areas, the Estate Common Facilities and such commercial common areas and commercial common facilities as may be designated from time to time for all purposes connected with the proper use and enjoyment of his Commercial Accommodation or Commercial Unit;
- (b) the right to subjacent and lateral support from other parts of the Commercial Accommodation and the Estate and the right to subjacent and lateral support from the foundations and all other parts of the Estate;
- (c) the free and uninterrupted passage and running of water, sewage, gas, electricity, telephone and all other services from and to the Commercial Accommodation or Commercial Unit owned by the Owner through the sewers, drains, watercourses, cables, pipes and wires which now are or may at any time hereafter be in, under or passing through the Land and the Estate for the proper use and enjoyment of the Commercial Accommodation or Commercial Unit owned by the Owner; and
- (d) full right and liberty for the Owner of the Commercial Accommodation and each Owner of a Commercial Unit, his tenants, servants, agents and licensees (in common with all persons having the like right) to use the Commercial Loading and Unloading Bays 24 hours daily for the purpose of loading and unloading of goods vehicles connected with the proper use and enjoyment of his Commercial Accommodation or Commercial Unit.

PROVIDED THAT the Owner of the Commercial Accommodation and each Owner of the Commercial Units shall contribute and pay the total costs and expenses incurred in the management, operation, maintenance, insurance, servicing, repair, renovation, improvement, replacement and the charges for the supply of electricity and other outgoings in respect of the Commercial Loading and Unloading Bays. For the avoidance of doubt, the contributions of such costs and expenses relating to the Commercial Loading and Unloading Bays to be made by the Owner of the Commercial Accommodation and each Owner of the Commercial Units in accordance with this Clause shall accrue to the Owners of the Commercial Accommodation.

B. Houses

3.2.1 The Owner of a House shall have the benefit of the following easements, rights and privileges subject to the provisions in this Deed and the Deed of Mutual Grant including the provisions of the rights of the Manager and the First Owner as herein provided :-

- (a) full right and liberty for each Owner of a House, his tenants, servants, agents and licensees (in common with all persons having the like right) to go pass and repass over and along and use the House Common Areas, the House Common Facilities, the Carpark Common Areas, the Carpark Common Facilities, the Residential Common Areas, the Residential Common Facilities, the Estate Common Areas (save and except the Commercial Loading and Unloading Bays) and the Estate Common Facilities for all purposes connected with the proper use and enjoyment of his House;
- (b) the right to subjacent and lateral support from other parts of the House Accommodation and the Estate and the right to subjacent and lateral support from the foundations and all other parts of the Estate;
- (c) the free and uninterrupted passage and running of water, sewage, gas, electricity, telephone and all other services from and to the House owned by the Owner through the sewers, drains, watercourses, cables, pipes and wires which now are or may at any time hereafter be in, under or passing through the Land and the Estate for the proper use and enjoyment of the House owned by the Owner; and
- (d) full right and liberty for the Owner of a House, his tenants, servants, agents and licensees (in common with all persons having the like right) to use the Residential Loading and Unloading Bays 24 hours daily for the purpose of loading and unloading of goods vehicles connected with the proper use and enjoyment of his House.

C. Flats

3.3.1 The Owner of a Flat shall have the benefit of the following easements, rights and privileges, subject to the provisions in this Deed and the Deed of Mutual Grant including the

provisions of rights of the Manager and the First Owner herein provided :-

- (a) full right and liberty for each Owner of a Flat, his tenants, servants, agents and licensees (in common with all persons having the like right) to go pass and repass over and along and use the Estate Common Areas (save and except the Commercial Loading and Unloading Bays), the Estate Common Facilities, the Towers Common Areas, the Towers Common Facilities, the Residential Common Areas and the Residential Common Facilities for all purposes connected with the proper use and enjoyment of his Flat;
- (b) the right to subjacent and lateral support from other parts of the Tower in which the Flat is situated and the right to subjacent and lateral support from the foundations and all other parts of the Estate;
- (c) the free and uninterrupted passage and running of water, sewage, gas, electricity, telephone and all other services from and to the Flat owned by the Owner through the sewers, drains, watercourses, cables, pipes and wires which now are or may at any time hereafter be in, under or passing through the Land and the Estate for the proper use and enjoyment of the Flat owned by the Owner; and
- (d) full right and liberty for the Owner of a Flat, his tenants, servants, agents and licensees (in common with all persons having the like right) to use the Residential Loading and Unloading Bays 24 hours daily for the purpose of loading and unloading of goods vehicles connected with the proper use and enjoyment of his Flat.

D. Parking Spaces

3.4.1 The Owner of a Parking Space shall have the benefit of the following easements, rights and privileges subject to the provisions in this Deed and the Deed of Mutual Grant including the provisions of rights of the Manager and the First Owner herein provided :-

- (a) full right and liberty for each Owner of a Parking Space, his tenants, servants, agents and licensees (in common with all persons having the like right) to go pass and repass over and along and use the Estate Common Areas (save and except the Commercial Loading and Unloading Bays), the Estate Common Facilities, the Carpark Common Areas and the Carpark Common Facilities for all purposes connected with the proper use and enjoyment of his Parking Space;
- (b) the right to subjacent and lateral support from other parts of the General Car Park in which the Parking Space is situated and the right to subjacent and lateral support from the

foundations and all other parts of the Estate; and

- (c) the free and uninterrupted passage and running of water, sewage, electricity and all other services from and to the Parking Space owned by the Owner through the sewers, drains, watercourses, cables, pipes and wires which now are or may at any time hereafter be in, under or passing through the Land and the Estate for the proper use and enjoyment of the Parking Space owned by the Owner.

E. Provisions Applicable to All Owners

3.5.1 Each Owner of a Unit may, with or without servants, workmen and others at all reasonable times on reasonable written notice to the relevant Owner or the Manager (as the case may be for a Unit or the General Common Areas) (except in the case of emergency) enter into and upon the other Units and the General Common Areas for the purposes of carrying out any work for the maintenance and repair of his Unit or its services (such work not being the responsibility of the Manager hereunder) where such entry is necessary in the circumstances causing as little disturbance as possible and forthwith making good any damage caused thereby.

#### SECTION IV

#### EASEMENTS, RIGHTS AND PRIVILEGES SUBJECT TO WHICH EACH UNDIVIDED SHARE TOGETHER WITH THE FULL AND EXCLUSIVE RIGHT AND PRIVILEGE TO HOLD USE OCCUPY AND ENJOY ANY UNIT IS HELD

##### A. Commercial Accommodation and Commercial Units

4.1.1 The following are the easements, rights and privileges subject to which each Undivided Share and the exclusive right to hold, use, occupy and enjoy the Commercial Accommodation or each Commercial Unit is held :-

- (a) The Manager shall have full right and privilege at all reasonable times on reasonable notice (except in the case of emergency) with or without agents, surveyors, workmen and others to enter into and upon the Commercial Units, the Commercial Accommodation or any part or parts thereof for the purposes of inspecting, examining, maintaining, repairing and improving any of the General Common Areas within the Commercial Accommodation or the Estate or any part or parts thereof or any of the common facilities therein or any other apparatus and equipment used or installed for the benefit of the Estate or any part or parts thereof as part of the amenities thereof which are not for the sole use and enjoyment of any individual Owner provided or to abate any hazard or nuisance which does or may affect the General Common Areas and the General Common Facilities provided that the Manager shall ensure that the least disturbance as is reasonably practicable is caused and shall be liable for and shall at his own expense make good any damage caused by the negligent, wilful or criminal acts of the Manager or the Manager's, staff, employees, agents or contractors to the Commercial Accommodation or to the relevant Commercial Unit(s) and reinstate the same causing the least disturbance as is reasonably practicable.
- (b) Easements, rights and privileges over, along and through the Commercial Accommodation or each Commercial Unit equivalent to those set forth in paragraphs (b), (c) and (d) of Clause 3.1.1.
- (c) The full rights and privileges of the Director of Lands and his officers, contractors and any other persons authorised by him, of ingress, egress and regress to, from and through the Land for the purpose of inspecting, checking and supervising any works to be carried out under the Conditions.

B. Houses

4.2.1 The following are the easements, rights and privileges subject to which each Undivided Share and the exclusive right to hold, use, occupy and enjoy each House is held :-

- (a) The Manager shall have full right and privilege at all reasonable times on reasonable notice (except in the case of emergency) with or without agents, surveyors, workmen and others to enter into and upon the House, the House Accommodation or any part or parts thereof for the purposes of inspecting, examining, maintaining, repairing and improving such House or the House Accommodation or the Estate or any part or parts thereof or any of the common facilities therein or any other apparatus and equipment used or installed for the benefit of the Estate or any part or parts thereof as part of the amenities thereof which are not for the sole use and enjoyment of any individual Owner or to abate any harzard or nuisance which does or may affect the General Common Areas and the General Common Facilities provided that the Manager shall ensure that the least disturbance as is reasonably practicable is caused and shall be liable for and shall at his own expense make good any damage caused by the negligent, wilful or criminal acts of the Manager or the Manager's staff, employees, agents or contractors to the relevant House(s) and reinstate the same causing the least disturbance as is reasonably practicable.
- (b) Easements, rights and privileges over, along and through each House equivalent to those set forth in paragraphs (b), (c) and (d) of Clause 3.2.1.
- (c) The full rights and privileges of the Director of Lands and his officers, contractors and any other persons authorised by him, of ingress, egress and regress to, from and through the Land for the purpose of inspecting, checking and supervising any works to be carried out under the Conditions.

C. Flats

4.3.1 The following are the easements, rights and privileges subject to which each Undivided Share and the exclusive right to hold, use, occupy and enjoy each Flat is held :-

- (a) The Manager shall have full right and privilege at all reasonable times on reasonable notice (except in the case of emergency) with or without agents, surveyors, workmen and others to enter into and upon the Flats or any part or parts thereof for the purposes of inspecting, examining, maintaining, repairing and improving any of the General Common Areas within the Towers or the Estate or any part or parts thereof or any of the common facilities therein or any other apparatus and equipment used or installed for the benefit of the Estate or any part or parts thereof as part of the amenities thereof which are not for the sole use and enjoyment of any individual Owner or to abate any harzard or



nuisance which does or may affect the General Common Areas and the General Common Facilities provided that the Manager shall ensure that the least disturbance as is reasonably practicable is caused and shall be liable for and shall at his own expense make good any damage caused by the negligent, wilful or criminal acts of the Manager or the Manager's, staff, employees, agents or contractors to the relevant Flat(s) and reinstate the same causing the least disturbance as is reasonably practicable.

- (b) Easements, rights and privileges over, along and through each Flat equivalent to those set forth in paragraphs (b), (c) and (d) of Clause 3.3.1.
- (c) The full rights and privileges of the Director of Lands and his officers, contractors and any other persons authorised by him, of ingress, egress and regress to, from and through the Land for the purpose of inspecting, checking and supervising any works to be carried out under the Conditions.

D. Parking Spaces

4.4.1 The following are the easements, rights and privileges subject to which each Undivided Share and the exclusive right to hold, use, occupy and enjoy each Parking Space is held :-

- (a) The Manager shall have full right and privilege at all reasonable times on reasonable notice (except in the case of emergency) with or without agents, surveyors, workmen and others to enter into and upon the Parking Spaces or any part or parts thereof for the purposes of inspecting, examining, maintaining, repairing and improving any of the General Common Areas within the General Car Park or the Estate or any part or parts thereof or any of the common facilities therein or any other apparatus and equipment used or installed for the benefit of the Estate or any part or parts thereof as part of the amenities thereof which are not for the sole use and enjoyment of any individual Owner provided that the Manager shall ensure that the least disturbance as is reasonably practicable is caused and shall be liable for and shall at his own expense make good any damage caused by the negligent, wilful or criminal acts of the Manager or the Manager's, staff, employees, agents or contractors to the relevant Parking Space(s) and reinstate the same causing the least disturbance as is reasonably practicable.
- (b) Easements, rights and privileges over, along and through each Parking Space equivalent to those set forth in paragraphs (b) and (c) of Clause 3.4.1.
- (c) The full rights and privileges of the Director of Lands and his officers, contractors and any other persons authorised by him, of ingress, egress and regress to, from and through

the Land for the purpose of inspecting, checking and supervising any works to be carried out under the Conditions.

E. Provisions Applicable to All Owners

4.5.1 Subject always to the provisions of this Deed, the Manager shall have full right and authority to manage all of the General Common Areas and the General Common Facilities in accordance with the provisions of this Deed, subject to the provisions of the Building Management Ordinance. Should there be any damage to any of the General Common Areas or the General Common Facilities or structures caused by the negligent or wilful acts or omission of any Owner or his licensees, agents or servants, the Manager shall be entitled to require such Owner to remedy the damage or to procure such remedy at the expense of such Owner.

4.5.2 Subject always to the provisions of this Deed, the Manager shall have the full right and privilege at all times to extend, maintain, operate, move the gondola (if any) and have access to, over and/or into or partly into the portion of airspace above the roof or flat roof or the parapet walls of the roof or flat roof as may be determined by the Manager to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Estate, and to remain temporarily over and/or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the General Common Areas and General Common Facilities provided that the use and enjoyment by the Owner of the Flat shall not be materially adversely affected or prejudiced thereby provided further that the Manager shall ensure that the least disturbance as is reasonably practicable is caused and shall be liable for and shall at his own expense make good any damage caused by the negligent, wilful or criminal acts of the Manager or the Manager's staff, employees, agents or contractors to the relevant Flat(s) and House(s) and reinstate the same causing the least disturbance as is reasonably practicable.

## SECTION V

### COVENANTS, PROVISIONS AND RESTRICTIONS TO BE OBSERVED AND PERFORMED BY THE OWNERS

#### A. Provisions Applicable to all Owners

5.1.1 Each Owner shall notify the Manager in writing of any change of ownership within one month from the date of the assignment in respect thereof. The previous Owner shall remain liable for all Management Expenses (including Manager's Remuneration) and all payments made up to the date of completion of sale and purchase.

5.1.2 Each Owner shall promptly pay and discharge all existing and future government rents, taxes, rates, assessments and outgoings of every kind and description for the time being assessed or payable in respect of that part of the Estate owned by him and shall indemnify the other Owners from and against all liability therefor.

5.1.3 Each Owner shall pay to the Manager on the due date his due proportion of the Management Expenses payable by such Owner as herein provided.

5.1.4 No Owner shall make any structural alterations to any Unit owned by him unless with the prior approval of the Director of Buildings and any other relevant Government authority and prior notification to the Manager. No Owner nor the Manager shall make any structural alterations which will interfere with or affect rights of other Owners. No provisions shall be made pursuant to this Deed preventing an Owner from taking legal action against another Owner in this respect nor shall any Owner use, cut, injure, damage, alter or interfere with any part or parts of the General Common Areas or the General Common Facilities or the Lot Common Areas and Facilities nor any equipment or apparatus on, in or upon the Land not being equipment or apparatus for the exclusive use, enjoyment and benefit of any such Owner.

5.1.5 No Owner shall permit or suffer to be done any act or thing in contravention of the terms and conditions in the Conditions.

5.1.6 No Owner shall permit or suffer to be done any act or thing whereby any insurance on the Estate or any part thereof may become void or voidable or whereby the premium for any such insurance may be increased and in the event of any breach of this Clause by any Owner, in addition to being responsible for any other liability incurred thereby, such Owner shall pay to the Manager the amount of any increase in premium caused by or on account of such breach.

5.1.7 Each Owner shall be responsible for and shall indemnify all other Owners and Occupiers and the Manager against all actions, proceedings, claims and demands whatsoever arising out of or in respect of any loss or damage to any person or property caused by or as the result of the act or default or negligence or omission of such Owner or any Occupier of any part of the Estate owned by him or any person using such part of the Estate with his consent expressed or implied or by or through or in any way owing to the overflow of water or spread of fire therefrom.

5.1.8 Except with the prior written consent of the Director of Environmental Protection and the Manager, the Owners shall not install or use on the Land or any part or parts thereof or in any building or buildings erected thereon, any machinery, furnace, boiler or other plant or equipment or any fuel, method or process of manufacture or treatment which might in any circumstances result in the discharge or emission of any pollutant or any noxious, harmful or corrosive matter, whether it be in the form of gas, smoke, liquid, solid or otherwise.

5.1.9 Each Owner shall pay all costs, charges and expenses incurred in repairing or making good any loss or damage caused by the act, neglect or default or omission of any person occupying with his consent expressed or implied any part or parts of the Estate owned by him. In the case of loss or damage which the Manager is responsible hereunder or to make good or repair, such costs, charges and expenses shall be recoverable by the Manager as herein provided and in the case of loss or damage suffered by other Owners or Occupiers of any part or parts of the Estate for which the Manager is not responsible hereunder to repair or make good, such costs, charges and expenses together with all other damages recoverable by law shall be recoverable by the person or persons sustaining the loss or damage.

5.1.10 No Owner shall at any time exercise or attempt to exercise any statutory or common law right to partition the Land or the Estate.

5.1.11 No Owner shall do or permit or suffer to be done and each Owner shall take all possible steps to prevent his tenants, Occupiers or licensees from doing any act, deed, matter or thing which in any way interferes with or affects or which is likely to interfere with or affect the management and maintenance of the Estate.

5.1.12 Each Owner shall maintain in good repair and condition that part of the Estate owned by him in such manner so as to avoid any loss, damage, nuisance or annoyance to the Owners or Occupiers of any other part or parts of the Estate.

5.1.13 No Owner shall use or permit or suffer the part of the Estate owned by him to be used for any illegal or immoral purpose nor shall he do cause or permit or suffer to be done any act or thing which may be or become a nuisance or annoyance to or cause damage or inconvenience to the

Government or to other Owners and Occupiers for the time being of Units in the Estate the neighbouring lot or lots or premises.

5.1.14 No Owner shall use or permit or suffer any part of the Estate owned by him to be used except in accordance with the Conditions, this Deed or other Ordinances and Regulations or other permit, consent or requirement from time to time applicable thereto.

5.1.15 No Owner (other than the Owner of the Commercial Accommodation or any Commercial Unit the business of which is associated with live poultry, pets, birds or other animals) shall bring on to or keep any live poultry, pets, birds or other animals on any part of the Estate if the same has been the cause of reasonable written complaint by at least two (2) Owners of any part of the Estate.

5.1.16 The refuse collection chambers of the Estate shall be used only by such Owners and in such manner as prescribed by the Manager and subject to the Rules governing the same.

5.1.17 No Owner shall alter, repair, connect to or in any other way interfere with or affect the General Common Areas or the General Common Facilities or the Lot Common Areas and Facilities without the previous written consent of the Manager.

5.1.18 Except as herein reserved or provided, no flags, banners, poles, cages, shades, sculptures or other projections or structures whatsoever extending outside the exterior of any House and/or the Estate or any part thereof shall be erected, installed or otherwise affixed to or projected from the Estate or any part thereof.

5.1.19 All Owners shall at all times observe and perform the Estate Rules and all the covenants, conditions and provisions of this Deed and comply with the terms of the Conditions.

5.1.20 Subject as herein provided, each Owner may at his own expense install in the part of the Estate owned by him such additions, improvements, fixtures, fittings and decoration and remove the same Provided however that no such installation or removal shall cause any structural damage or interfere with the enjoyment of any other part of the Estate or contravene any relevant Ordinance, regulation, rules or requirement of the Government or other competent authority.

5.1.21 No Owner shall do or suffer or permit to be done anything whereby the flushing or drainage system of the Estate may be clogged or the efficient working thereof may be impaired.

5.1.22 No Owner shall:-

- (i) make any structural or other alterations to any part of the Estate which may damage or interfere with the use and enjoyment of any other part thereof;
- (ii) do or permit to be done any act or thing which may or will alter the external appearance of the Estate without the prior consent in writing of the Manager and any Government authorities if required save and except the First Owner as provided in Clauses 2.8(2)(c) and 2.8.2(m) hereof;
- (iii) do or permit or suffer to be done by his tenants, Occupiers or licensees any act or thing which may interfere with or affect the construction of any part of the Estate at any time in the course of construction or the maintenance of the Estate;
- (iv) make any alteration to any installation or fixtures so as to affect or be likely to affect the supply of water, electricity or gas or other services to or in the Land and the Estate; or
- (v) cut or damage any of the structural walls, beams, columns, ceilings, roofs, floors or any structural part of the Estate or do anything whereby the structural strength of any part of the Estate may be affected.

5.1.23 Subject to the provisions of Clauses 5.2.3, no Owner shall use the Estate or any part thereof for any purpose which is in contravention of the terms and conditions contained in the Conditions or the Occupation Permit or any applicable Regulations or any Ordinances, or store any hazardous, dangerous or unlawful goods or combustible or explosive substances or any "dangerous" or "prohibited" goods within the meaning of the Dangerous Goods Ordinance (Cap.295) of the Laws of the Hong Kong Special Administrative Region.

5.1.24 Subject to Clause 5.1.29, no air-conditioning units or plants or any other fixture shall be installed through the windows or external walls of the Estate without the prior written consent of the Manager to any such installations and all conditions of such consent (if any) have been complied with and all possible measures shall be taken to prevent excessive noise, condensation or dripping onto any part of the Estate. Every Owner shall at his own costs and expenses keep and maintain the air-conditioning or other units or plants (if any) serving exclusively his part of the Estate in good repair and condition.

5.1.25 No Owner shall use any part of the General Common Areas or the Lot Common Areas and Facilities for the purposes of drying or hanging laundry, or placing or storing any dustbins, garbage cans, furniture, machinery, goods or chattels or other things thereon or therein other than in the spaces specifically provided for such purpose.

5.1.26 No part of the General Common Areas or the Lot Common Areas and Facilities shall be obstructed or incumbered nor shall any refuse or other matter or things be placed or left thereon nor shall any part thereof be used for any business or private purpose and no Owner shall do or suffer or permit to be done anything therein as may be or become a nuisance or cause annoyance to any other Owners or Occupiers of the Estate.

5.1.27 No Owner (subject to the rights of the First Owner and such other authorised Owners or persons as provided in Clauses 2.8(2)(c) and 2.8(2)(m) of this Deed) shall erect any private aerial on the exterior of any part of the Estate but may connect to any communal aerial and radio system installed in the Estate with the permission of the Manager and in accordance with the Rules relating to the same.

5.1.28 No Owner shall throw out or discard or permit or suffer to be thrown out or discarded from any part of the Estate owned by him any refuse, rubbish, litter or other article or thing whatsoever except using the services and facilities provided for the disposal thereof.

5.1.29 No Owner (subject to the rights of the First Owner and such other authorised Owners or persons as provided in Clauses 2.8(2)(c) and 2.8(2)(m) of this Deed) shall, without the prior written consent of the Manager and the conditions of such consent having been complied with, install, or affix any air-conditioning units or plants or other articles to any part of the Estate (with the exception of window-type or split-type air-conditioning units in the space (if any) specifically provided for such purpose) or affix any frames, iron cage, flower rack or any other structures whether made of wood, metal, cement or any other materials to, upon or along the exterior walls of or outside his Unit or in the General Common Areas or the Lot Common Areas and Facilities or any part thereof.

5.1.30 No Owner shall enclose or permit or suffer to be enclosed any window or balcony or utility platform of his Unit and, subject to the rights of the First Owner as provided in Clauses 2.8(2)(c) and 2.8(2)(m) of this Deed, no Owner shall do or suffer to be done anything that may change, alter or damage the outlook of any part of the Estate including erecting any structure thereto.

5.1.31 Subject to the rights of the First Owner as provided in Clauses 2.8(2)(c) and 2.8(2)(m) of this Deed, no Owner shall do or cause or permit to be done without the prior consent in writing of the Manager any of the following :-

- (i) repaint, re-decorate or alter the appearance of the facade or exterior of any Unit or any part thereof; or

- (ii) erect or display any flags and flagpoles racks for flower pots canopies of any kind along the exterior wall areas of any part of the Estate.

5.1.32 Each Owner shall keep the interior of his Unit and all electrical and sanitary appliances and other services therein in good repair and condition and to maintain the same in such manner so as to avoid any loss, damage, nuisance or annoyance to the other Owners or Occupiers and not to interfere or affect adversely the proper functioning of the service systems of any other Unit.

5.1.33 No Owner or Occupier shall use or permit to be used any Unit for industrial or godown purposes or the purpose of a funeral parlour, coffin shop, temple or Buddhist hall for the performance of the ceremony known as "Ta Chai" (打齋) or for any similar ceremony, or for any illegal or immoral purpose or metal beater's shop or for any offensive trade or business or for any use that will be in contravention of the Conditions.

5.1.34 No Owner shall overload or permit or suffer to be overloaded the electrical circuits within the Estate and no Owner shall install or use or permit or suffer to be installed or used any equipment, apparatus or machinery which exceeds the loading of the electrical main or wiring.

5.1.35 No Owner shall dispose of or discharge or permit or suffer to be disposed of or discharged any waste, refuse, garbage or rubbish in any part or parts of the Estate other than that part or parts of the Estate specially designated for the purpose and only in the manner as specified or approved by the Manager.

5.1.36 No Owner shall permit any sewage, waste water or effluent containing sand, cement, silt or any other suspended or dissolved material to flow from the Estate onto any adjoining land or allow waste matter which is not part of the final product from waste processing plants to be deposited anywhere within the Estate and the Owners shall have all such matter removed from the Estate in a proper manner to the satisfaction of the Director of Environmental Protection and the Manager.

5.1.37 The Recreational Areas and Facilities shall only be used and enjoyed for recreational purposes by the residents of the Estate and those of the Adjoining Land as well as their bona fide guests or visitors or invitees and subject to the Residential Rules and the Club Rules. For the purpose of this Clause, the Owner of the Commercial Accommodation or a Commercial Unit or a Parking Space shall not be included as residents of the Estate or of the Adjoining Land and shall not be entitled to use or enjoy the Recreational Areas and Facilities.

5.1.38 Subject to Clause 6.2.1 (41) of this Deed, the Owners shall at their own expense maintain and carry out all works in respect of the Slopes and Retaining Walls within or outside the Land or



the Estate as required by the Conditions in accordance with the "Geoguide 5-Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended from time to time) and the Maintenance Manual.

5.1.39 No partitioning shall be erected or installed in any part of the Estate which does not leave clear access for emergency exits and no windows shall be wholly or partially blocked or the light and air therefrom in any way obstructed.

5.1.40 No Owner shall permit or suffer to be erected, affixed, installed or attached in or on or at the door or doors or entrance or entrances of any part of the Estate, any metal grille or shutter or gate which shall in any way contravene the regulations of the Fire Services Department 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 General Common Areas or the General Common Facilities and or the Lot Common Areas and Facilities.

5.1.41 Save as reserved unto the First Owner by this Deed as provided under Clause 2.8(2)(c), no Owner shall use such parts of the Roof or the Upper Roof forming part of the Residential Common Areas except for the purposes of escape only in the event of fire or emergency. No Owner shall obstruct the access to the Roof and the Upper Roof which shall at all times remain unobstructed. In case the access is being obstructed the Manager shall have the power to restore the access to such condition so as to comply with the Fire Service Regulations or other relevant Government regulations at the expenses of the Owner in default.

5.1.42 The Owners shall not permit or suffer any hawker to carry on business within the Estate and shall remove therefrom any hawker found to be so doing.

5.1.43 No Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the roof and/or flat roof or the parapet walls of the roof or flat roof pertaining to its Flat which in any way interferes with or affects or which is likely to interfere with or affect the operation of the gondola (if any) by the Manager at any time in the course of the management and/or the maintenance of the Estate.

B. Provisions Applicable to Owners of Residential Units and/or the Non-enclosed Areas Only

5.2.1 All Residential Units shall be used for private residential purposes only and in particular shall not be used as any form of commercial letting or occupancy in bed spaces or cubicles or as an office, store, factory, shop or for any other commercial use or for the conduct of any trade, profession or business whatsoever.

5.2.2 Each Owner of a Residential Unit shall observe and perform the Residential Rules (if any) and the Estate Rules (if any).

5.2.3 No Owner or Occupier shall store or permit to be stored in any Residential Units any hazardous, dangerous, explosive or combustible goods or materials except such as may be reasonably required for the purpose of domestic cooking and heating.

5.2.4 The Owner of the Non-enclosed Areas shall keep the Non-enclosed Areas in good and substantial repair and condition and shall use the same in all respects in compliance with the Occupation Permit, the Buildings Ordinance and other Ordinances, bye-laws and regulations.

5.2.5 The Owner of the Non-enclosed Areas shall not cause, permit, suffer or allow the Non-enclosed Areas to be enclosed by any material of whatsoever kind or nature, it being the obligation of such Owner to keep and maintain the Non-enclosed Areas in the design and layout as drawn under Approved Plans.

5.2.6 The Non-enclosed Areas shall only be used as balconies/utility platforms in relation to or in connection with the use and enjoyment of the Flat or House for which they are provided.

5.2.7 In the event of the covenants contained in this Clause being in breach, the Manager without prejudice to the right of the other Owners, shall have the right to demand the defaulting Owner to rectify the breach forthwith and if necessary to reinstate the Non-enclosed Areas to their original state under the Approved Plans and if the defaulting Owner shall fail to comply with the Manager's demand, the Manager shall have the rights to take such steps as it may in its absolute discretion consider necessary to secure compliance with the aforesaid covenants including but not limited to the right to enter upon the Flat or House concerned (including the Non-enclosed Areas provided therein) and remove any fences, awning, grilles or any structures or things which are installed, exhibited, affixed, erected or attached to the Non-enclosed Areas or the Flat or House which are in breach of the aforesaid covenants. The defaulting Owner shall pay to the Manager all costs incurred by the Manager for and in relation to the steps taken by the Manager for the aforesaid purpose.

5.2.8 Each Owner of a Residential Unit shall comply with the NIAR in respect of all Noise Mitigation Measures forming part of his Unit and shall at his own expense inspect maintain and carry out all necessary works for the maintenance of all Noise Mitigation Measures forming part of his Unit in accordance with the NIAR.

5.2.9 No Owner shall alter the design and location of any Noise Mitigation Measures forming part of his Unit nor shall alter the Fixed Windows to other type of windows.

5.2.10 The following provisions are applicable to Open Kitchen Units :

- (a) The Manager has the power to, subject to the approval (if required) and requirements (if any) of the Government or any law, formulate and from time to time amend the fire safety management plan of the Estate (the "Fire Safety Management Plan") which plan shall specify :
  - (i) the type and designated position of electro-magnetic induction cooker in each Open Kitchen Unit;
  - (ii) the type and designated position of smoke detector and alarm buzzer in each Open Kitchen Unit;
  - (iii) the demarcation of the open kitchen area in each Open Kitchen Unit for separation from other part of that Open Kitchen Unit;
  - (iv) the form and substance of the permanent notice to be displayed in each Open Kitchen Unit stating that the fire rated barrier wall, fire detector and alarm buzzer, sprinkler head, the type and location of the electro-magnetic induction cooker in the Open Kitchen Unit shall not be modified or removed and no gas or other fuel for cooking purpose are allowed;
  - (v) the non-combustible materials of the kitchen cabinets and cooking bench of each Open Kitchen Unit;
  - (vi) the Fire Services Installations required to be installed in each Open Kitchen Unit;
  - (vii) actions to be taken by the management staff of the Estate upon actuation of the fire alarm in any Open Kitchen Unit;
  - (viii) strategy, frequency and procedures for the regular testing inspection and maintenance of the Fire Services Installations of each Open Kitchen Unit;
  - (ix) evacuation procedure;
  - (x) precautionary measures to minimize risk of fire in Residential Units; and
  - (xi) staff members for fire safety management and training.
- (b) The Owner of an Open Kitchen Unit shall observe and comply with the following provisions :
  - (i) not to install or use in his Open Kitchen Unit any cooker, cooking stove or cooking appliance save and except the type of electro-magnetic induction cooker as specified in the Fire Safety Management Plan;
  - (ii) not to alter the position of any electro-magnetic induction cooker in his Open Kitchen Unit as designated in the Fire Safety Management Plan;
  - (iii) not to alter or remove the power cut off mechanism for the respective electro-magnetic induction cooker and exhaust hood in case of over-heat of the electro-magnetic induction cooker or activation of smoke detector inside the Open Kitchen Unit;
  - (iv) not to alter the location of the open kitchen area in his Open Kitchen Unit and to maintain the demarcation of the open kitchen area in his Open Kitchen Unit for separation from other part of his Open Kitchen Unit as specified in the Fire Safety

Management Plan;

- (v) not to alter, demolish, remove or relocate the fire rated barrier wall (or any part thereof) in his Open Kitchen Unit, and to display conspicuously in his Open Kitchen Unit a permanent notice stating that such fire rated barrier wall, the Fire Services Installations shall not be modified or removed and no gas or other fuel for cooking purpose which notice shall be in such form and substance as specified in the Fire Safety Management Plan;
  - (vi) not to alter the non-combustible materials of the kitchen cabinet and cooking bench in his Open Kitchen Unit as specified in the Fire Safety Management Plan;
  - (vii) not to remove or inactivate the self-closing device for the entrance door of the Open Kitchen Unit;
  - (viii) not to remove or obstruct the smoke detector(s) or the alarm system or the sprinkler head installed inside his Open Kitchen Unit or at the common lobbies outside his Open Kitchen Unit;
  - (ix) to use (and only use) in his Open Kitchen Unit the types of Fire Service Installations specified in the Fire Safety Management Plan and to maintain and keep such Fire Service Installations in good order and condition and not to alter, demolish, remove or relocate or do anything which may alter, damage or interfere with any such installation, its power connection or its connection with any other fire alarm or fighting system in the Estate or the normal functioning thereof.
- (c) The Manager and the registered Fire Service Installation contractors engaged by the Manager have the full authority and power (but without having any obligation) to enter with or without workmen equipment or materials at all reasonable times on reasonable notice (except in an emergency when no notice is required) any Open Kitchen Unit to carry out regular testing, maintenance, reinstatement or rectification of the Fire Services Installations (all at the cost of the Owner of that Open Kitchen Unit) or to verify observance and compliance of provisions referred to in this Clause 5.2.10. The costs and expenses so incurred by the Manager or the registered fire services installation contractor(s) shall be borne and paid by the relevant Owner on demand.

C. Provisions Applicable to Owners of Houses Only

5.3.1 Owners who have a common wall adjoining their respective Houses or a wall dividing the land upon which the Houses are constructed, shall each have the right to the use of the interior surface of the wall on his side. No Owner shall use any portion of the wall so as to interfere with the use and enjoyment of the other Owner. No Owner shall erect any fence or any structure or protrusion (such as spikes or wire) on top of the wall without the written consent of the other and the written consent of the Manager. No Owner shall put structures of any kind so near to the wall as to cause any damage or disturbance or nuisance to the wall. If the wall or any portion thereof, except the interior surface of one side, is damaged or injured from any cause, other than the act of negligence of either party, it shall be repaired or rebuilt at their joint cost and expense. No Owner shall make any alteration or addition to the exterior of the wall without the prior consent in writing of the Manager.

5.3.2 Each Owner shall maintain his House (both interior and exterior condition), garden areas and all other areas the exclusive possession of which he is entitled in good repair and condition and in such manner so as to avoid any loss, damage, nuisance or annoyance to any other Owners or their occupiers.

5.3.3 For the purpose of maintaining an uniform and harmonious external appearance and landscaping of the Estate, and in addition to but without prejudice to any restrictions (if any) as prescribed in the other provisions of this Deed, each of the Owners hereby covenants that he would not do permit or suffer to be done any act or thing which may or will alter the external appearance and façade of the Houses and the landscaping features in the Estate without the prior consent in writing of the Manager and the Manager shall have absolute discretion in determining whether or not its written consent should be given.

5.3.4 Without prejudice to the generality of the preceding Clause 5.3.3, each Owner covenants without having obtained the Manager's approval:-

- (a) not to make any alterations or additions to façade of their Houses;
- (b) not to put any canvas or awnings onto any roof decks of their Houses other than those the colour and design of which have been approved by the Manager;
- (c) not to alter any structures or the positions of any external walls;
- (d) not to :-
  - (i) install any metal grille;
  - (ii) build up any parapet masonry walls;
  - (iii) add trellises on the roof decks; or
  - (iv) install exterior lighting of any kindother than those the designs and types of which have been approved by the Manager;
- (e) not to enlarge or alter the colour and type of the external walls and/or windows and/or the doors of their Houses;
- (f) not to position any antennas on the roof tops of their Houses other than in the position approved by the Manager;
- (g) not to install any canvas or other type of umbrellas other than those the colours or types of which have been approved by the Manager.

D. Provisions Applicable to Owners of Parking Spaces Only

5.4.1 The Parking Spaces shall not be used for any purpose other than for the parking of

private motor vehicles or motor-cycles licensed under the Road Traffic Ordinance and belonging to the Owners or Occupiers of the Estate or of the Adjoining Land as well as their bona fide visitors or invitees. In particular, the Parking Spaces shall not be used for storage, display or exhibiting of motor vehicles or motor-cycles for sale or otherwise.

5.4.2 All Owners and Occupiers of Parking Spaces shall park their motor vehicles or motor-cycles within their own designated spaces.

5.4.3 No Owner or Occupier of a Parking Space may park his motor vehicle or motor-cycle in such a manner so as to cause inconvenience or annoyance to the Owners of the other Parking Spaces.

5.4.4 No Owner or Occupier of a Parking Space shall allow any motor vehicle or motor-cycle parked in his Parking Space to deteriorate to a condition detrimental to the environmental appearance of the Estate.

5.4.5 Each Owner or Occupier of the Parking Spaces shall perform and observe the General Car Park Rules (if any) and the Estate Rules (if any).

## SECTION VI

### MANAGEMENT OF THE ESTATE

#### A. Appointment of Manager

6.1.1 Subject to the provisions of the Building Management Ordinance, Sino Estates Management Limited shall be appointed as the Manager for all the Owners to undertake the management, operation, servicing, renovation, improvement and security of the Land and the Estate initially for a term of two (2) years commencing from the date of this Deed and such appointment shall continue thereafter until and unless (i) termination by the Manager after the expiry of the said initial term upon giving to the Owners' Committee not less than three (3) months' notice in writing to terminate the appointment and where there is no Owners' Committee, by serving such a notice on each of the Owners and by displaying such a notice in a prominent place in the Estate, or (ii) prior to the Owners' Corporation being formed, the Owners' Committee shall give three (3) months' notice in writing to the Manager to terminate its service without compensation pursuant to a resolution passed by a majority of votes of the Owners voting either personally or by proxy in an Owners' meeting and supported by Owners of not less than 50% of the Undivided Shares in aggregate (less those allocated to the General Common Areas and General Common Facilities) passed at a general meeting convened for that purpose. The appointment of the Manager shall be terminated forthwith without compensation whether before or after the said initial term if the Manager shall go into liquidation (except for the purpose of a solvent amalgamation or reconstruction). Without limiting the generality of Clause 6.9.1, no provision of this Deed shall limit the application of Schedule 7 to the Building Management Ordinance by restricting or prohibiting the termination of the Manager's appointment during the initial period of two (2) years of his appointment. Upon termination of the appointment of the Manager, the Owners' Committee shall establish, employ or appoint such or such type of estate management company or agency as it shall in its discretion think fit to carry out the management and maintenance of the Estate in accordance with the provisions of this Deed.

6.1.2 (1) Upon termination of the appointment of the Manager in whatever manner, a meeting of the Owners' Committee shall be convened to appoint a manager to take its place or in the case of the Manager being wound up or having a receiving order made against it or failing to convene a meeting of the Owners' Committee as aforesaid, the chairman or any 2 members of the Owners' Committee may forthwith convene a meeting of the Owners' Committee to appoint a manager to take its place, and such meeting shall appoint a manager who shall on the expiry of the notice of termination of the Manager's appointment given by or to the Manager as the case may be and henceforth become vested with all the powers and duties of the Manager hereunder.

(2) Subject to subparagraph (3), if the Manager's appointment ends for any reason, he shall, as soon as practicable after his appointment ends, and in any event within 14 days of the date his appointment ends, deliver to the Owners' Committee (if any) or the Manager appointed in his place any movable property in respect of the control, management and administration of the Estate that is under his control or in his custody or possession, and that belongs to the Owners' Corporation (if any) or the Owners.

(3) If the Manager's appointment ends for any reason, the outgoing Manager shall within two (2) months of the date of his appointment ends :

- (a) prepare (i) an income and expenditure account for the period beginning with the commencement of the financial year in which the Manager's appointment ends and ending on the date the Manager's appointment ends; and (ii) a balance sheet as at the date the Manager's appointment ends, and shall arrange for that account and balance sheet to be audited by a certified public accountant or by some other independent auditor specified in the resolution of the Owners' Committee or in the absence of any such specification, by such certified public accountant or other independent auditor as may be chosen by the Manager;
- (b) deliver to the Owners' Committee or the Manager appointed in his place any books or records of account, papers, plans, documents and other records which are required for the purposes of sub-clause (a) have not been delivered under sub-paragraph (2); and
- (c) subject to Clause 6.8.1 hereof, assign the General Common Parts Undivided Shares together with the General Common Areas and the General Common Facilities free of costs or consideration to the new Manager in the manner and for the purpose mentioned in Clause 2.11.

(4) Notwithstanding anything hereinbefore contained, it is hereby declared and agreed that at no time shall the Land and the Estate be without a responsible duly appointed manager to manage the Estate or any part(s) thereof after the date of this Deed.

B. Powers and Duties of Manager

6.2.1 During the term of its appointment as the Manager, the Manager shall, subject to the provisions of the Building Management Ordinance and subject also to Clauses 6.1.1 and 6.1.2, manage the Land and the Estate in a proper manner and in accordance with the provisions of this Deed and each Owner hereby appoints the Manager as agent for all Owners in respect of any matters



concerning the General Common Areas and the General Common Facilities duly authorized in accordance with the provisions of this Deed with full power to enforce the provisions of this Deed against the other Owners. Subject to the provisions of the Building Management Ordinance, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or expedient for the proper management of the Estate in accordance with the provisions of this Deed Provided that the Manager shall not effect any improvements to facilities or services which involves expenditure in excess of 10% of the current annual management budget except with the prior approval by resolution of the Owners passed at an Owners' meeting convened under this Deed. Without in any way limiting the generality of the foregoing the Manager shall have the following duties :-

- (1) To put in hand work necessary to maintain all General Common Areas and General Common Facilities and or the Lot Common Areas and Facilities so that the same are maintained in a good, clean and safe condition at all times and for this purpose to employ reputable and competent contractors and workmen.
- (2) To ensure that all Owners or Occupiers of the Commercial Units, the Flats, the Houses and the Parking Spaces maintain the Units owned or occupied by them in a proper manner and if there is any default on the part of any such Owners or Occupiers and such default continues after notice to make good the same has been given by the Manager to such Owners or Occupiers, the Manager may but shall not be bound to put in hand any maintenance and repair works and to take all possible steps to recover the cost therefor from the defaulting Owner or Occupier PROVIDED ALWAYS THAT the Manager shall not be liable for any loss and damage caused to any person by any Owner's or Occupier's default in carrying out any maintenance or repair works.
- (3) To paint, wash, tile or otherwise treat as may be appropriate the external walls of the Estate and all General Common Areas and or the Lot Common Areas and Facilities at such intervals as the same may reasonably require to be done.
- (4) To replace any glass in the General Common Areas and/or the Lot Common Areas and Facilities that may be broken.
- (5) To keep the General Common Areas and/or the Lot Common Areas and Facilities well lit.
- (6) To keep in good order and repair the ventilation of the General Common Areas and/or the Lot Common Areas and Facilities.

- (7) To keep the General Common Areas and or the Lot Common Areas and Facilities in a clean sanitary and tidy condition.
- (8) To prevent any decaying, noxious, excrementitious or other refuse matter from being deposited on the Estate or any part thereof and to remove all refuse from such parts of the Estate and arrange for its disposal at such regular intervals and to maintain either on or off the Estate refuse collection facilities.
- (9) To prevent the obstruction of the General Common Areas and/or the Lot Common Areas and Facilities and to remove any article or thing causing the obstruction.
- (10) To keep away and prevent hawkers from carrying on business within the Land and the Estate and to remove the hawker found to be so doing and to post up notices prominently of any kind as the Manager deems fit at any part of the General Common Areas to the effect that hawker is prohibited on the Land.
- (11) To keep all the common sewers, drains, watercourses and pipes free and clear from obstruction.
- (12) To keep the General Common Facilities and/or the Lot Common Areas and Facilities in good condition and working order.
- (13) To keep all plant, machinery and equipment including but without limiting the generality of the foregoing, all lighting equipment, air-conditioning system, ventilation system (if any), water systems, public address systems (if any), fire fighting equipment, sprinkler systems, lifts, lift shafts and maintenance unit in good condition and working order and, in the case of lifts, in accordance with any laws and regulations applicable thereto and whenever it shall be necessary or convenient so to do at the Manager's discretion.
- (14) To prevent so far as is possible any refuse or other matter being deposited, washed, eroded or falling from the Estate into any part of the public highway, sewers, drains, nullahs or other Government property and to remove any such matter therefrom and to ensure that no damage is done to any drains, waterways, watercourses, footpaths, sewers, nullahs, pipes, cables, wires, utility services or other works being in, under, over or adjacent to the Land or any part or parts thereof by reason of any maintenance or other works carried out by the Manager as herein provided and to make good any such damage.
- (15) To remove any structure, installation, bills, notices, placard, posters, advertisement, flag,

banner, poles, cages, signboard, sunshade, bracket, fitting or other things in or on the Estate (including any Roof and/or Upper Roof) which have been erected in contravention of the terms of the Conditions or this Deed or the Buildings Ordinance or regulations of Fire Services Department and/or without the written permission of the Manager (or if such permission has been given upon the expiration or withdrawal of the same) and to demand and recover from the person by whom such structure or other thing as aforesaid was erected or installed the cost of such removal and the making good of any damage thereby caused.

- (16) To maintain fire fighting equipment and fire alarms and fire shutters and other fire services installations (if required by Government) to the satisfaction of the Director of Fire Services and so far as may be possible, to maintain the Estate safe from fire hazards at all times.
- (17) To provide security force, watchmen, porters and caretakers and such other staff as shall be determined by the Manager in its reasonable discretion and to provide and maintain security installations and to maintain security in the Estate at all times.
- (18) To maintain and operate or contract for the installation, maintenance and operation of the wireless and/or television aerials, antennae, transmitters, receivers, tuners, and satellite dishes and such other devices as the Manager shall see fit for serving the Estate or any part thereof, including but not limited to the provision of internet, telecommunication service or otherwise PROVIDED THAT:
  - (i) the term of the contract will not exceed three (3) years;
  - (ii) the right to be granted under the contract must be non-exclusive and must provide for sharing the use of the facilities and network with other service providers; and
  - (iii) no Owner is required to make any payment in any form attributable to the installation or provision of the facilities and services, unless the Owner is a subscriber to the relevant service.
- (19) To manage, control and maintain within the Estate the parking of cars, motor-cycles and other vehicles, the flow of vehicular traffic, the use of roads, ramps and passage and Parking Spaces.
- (20) To provide such Chinese New Year, Christmas and other festival decorations for the Estate as the Manager shall in his reasonable discretion consider desirable.

- (21) To do all things the Manager shall in consultation with the Owners' Committee deem necessary or desirable for the purposes of maintaining and improving all facilities and services in or on the Estate for the better enjoyment or use of the Estate by its Owners, Occupiers and their licensees Provided that the Manager shall obtain the approval by resolution of the Owners passed at an Owners' meeting convened under this Deed prior to carrying out any improvement works to the Estate or any part thereof involving sum in excess of 10% of the current annual management budget.
- (22) To appoint solicitors with authority to accept service on behalf of all the Owners of all legal proceedings relating to the Land and the Estate (except proceedings relating to the rights or obligations of individual Owners) or any part thereof and, in particular but without limiting the foregoing, in all proceedings in which the Government shall be a party and at all times within seven (7) days of being requested so to do by the Director of Lands or other competent officer, to appoint a solicitor who shall undertake to accept service on behalf of all such Owners for the purpose of Order 10 Rule 1 of the Rules of the High Court (or any provision amending or in substitution for the same).
- (23) To prevent any person other than any Owners, tenants, Occupiers of any part of the Estate, the owners and occupiers of the Adjoining Land, or their bona fide guests, visitors or invitees from occupying or using any part of the Estate otherwise than in accordance with the Conditions, the Deed of Mutual Grant or the provisions of this Deed.
- (24) To take all steps necessary or expedient for complying with the Conditions and any statutory or Government requirements concerning or relating to the Estate for which no Owner, tenant or Occupier of any part of the Estate is solely and directly responsible.
- (25) To take all precautions to prevent and to take action to remedy any breach by any Owner or other person residing in or visiting the Estate of any provisions of the Conditions, the Deed of Mutual Grant or this Deed.
- (26) To prevent any person from detrimentally altering or injuring any part of the Estate or any of the General Common Areas or the General Common Facilities and or the Lot Common Areas and Facilities.
- (27) To demand, collect and receive all amounts payable by the Owners and owners of the Adjoining Land under the provisions of this Deed and the Deed of Mutual Grant.
- (28) To pay and discharge out of all moneys so collected all outgoings relating to the

management of the Estate reasonably and necessarily incurred by the Manager hereunder.

- (29) Unless otherwise directed by the Owners' Corporation, insure and keep insured the General Common Areas and the General Common Facilities to the full new reinstatement value and in particular against loss or damage by fire and such other risks or perils as the Manager shall deem fit and in respect of public and occupiers' liability insurance and liability as employer of employees of the Manager employed within or exclusively in connection with the management of the Land and the Estate with some reputable insurance company or companies in the name of the Manager for and on behalf of itself as Manager and the Owners according to their respective interests and in such sum or sums as the Manager shall deem fit and to pay all premia required to keep such insurance policies in force.
- (30) Unless otherwise directed by the Owners' Corporation to procure block insurance for the Estate as a whole including those areas which are not the General Common Areas or the General Common Facilities against loss and damage by such risks and in such amount as the Manager in its absolute discretion shall deem fit.
- (31) To keep proper accounts of all income received and expenditure incurred by and of all payments made to the Manager in respect of carrying out its duties hereunder as herein provided and to prepare summaries of income and expenditure at least every three (3) months and publish the same in the management office within the Land and the Estate for a reasonable time.
- (32) To represent the Owners in all matters and dealings with Government or any statutory body, any utility or other competent authority or any other person whomsoever in any way touching or concerning the management of the Estate.
- (33) Subject to sub-clauses (22) and (32) above, to commence, conduct, carry on and defend legal and other proceedings touching or concerning the management of the Land and the Estate in the name of the Manager.
- (34) To enforce the due observance and performance by the Owners or any person occupying any part of the Estate of the terms and conditions of this Deed, the Deed of Mutual Grant, any relevant Sub-Deed of Mutual Covenant and the Rules made hereunder, and insofar as the Lot Common Areas and Facilities are concerned, to enforce the due observance and performance by the owners, residents and occupiers of the Adjoining Land of the terms and conditions of the relevant provisions in this Deed, the Deed of Mutual Grant

and the relevant Sub-Deed of Mutual Covenant and Rules made hereunder, and to take action including the commencement and conduct and defence of legal proceedings to enforce the due observance and performance thereof and/or to recover damages for any breach non-observance or non-performance thereof and the registration and enforcement of charges as hereinafter mentioned.

- (35) Subject to the provisions of Clause 6.2.2, to make, revoke or amend the Rules in respect of the Estate, the Residential Accommodation and the Club as hereinafter provided which shall not be inconsistent with this Deed, the Deed of Mutual Grant or any relevant Sub-Deed of Mutual Covenant.
- (36) To post (if deemed necessary by the Manager) the Unit of any Owner in default or in breach of the terms and conditions of this Deed as aforesaid together with particulars of the default or breach on the notice boards and/or other prominent place(s) within the Estate.
- (37) To recruit, dismiss and employ such staff as may from time to time be necessary to enable the Manager to perform its powers and duties provided in this Deed on such terms as the Manager shall in its reasonable discretion decide and to provide accommodation within the Estate, uniforms, working clothes, tools, appliances, cleaning and other materials and all equipment necessary therefor.
- (38) To deal with all enquiries, complaints, reports and correspondence relating to the Estate.
- (39) To provide and maintain in respect of the Estate promotions, advertising, public relations and general publicity as deemed necessary by the Manager.
- (40) To act as agent for and on behalf of all Owners in respect of all matters concerning the General Common Areas or the General Common Facilities and or the Lot Common Areas and Facilities duly authorised in accordance with the provisions of this Deed and the Deed of Mutual Grant and the Manager is hereby authorised to act as such agent.
- (41) Full authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slopes and Retaining Walls in compliance with the Conditions and in accordance with the "Geoguide 5-Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended from time to time) and the Maintenance Manual and all other guidelines issued from time to time by the appropriate Government department regarding the maintenance of slopes, retaining walls and related structures, and to collect

from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out the necessary maintenance, repair and other works provided that the Manager shall not be made personally liable for carrying out any such requirements of the Conditions which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners. For the purpose of this sub-clause (41), the definition of the Manager shall include any management committee or the Owners' Corporation.

- (42) To manage, regulate, control and maintain within the Estate parking and loading and unloading of goods and the flow of vehicular traffic and to charge such fees as the Manager shall reasonably deem fit from the users of the Visitors' Carparking Spaces Provided that all such fees shall be credited to the General Fund.
- (43) To remove any vehicle parked on the General Common Areas and or the Lot Common Areas and Facilities not so designated for parking or which shall cause an obstruction and any damage caused to such vehicles during or as a consequence of such removal shall be the sole responsibility of the Owners thereof.
- (44) Subject to the prior approval of the Director of Lands thereto as may be required under the Conditions, to repair and maintain any drains and channels and drainage system whether within or outside the Land serving the Estate which are required to be maintained pursuant to the Conditions.
- (45) To enter into contracts and to engage, employ, remunerate and dismiss solicitors, architects, accountants and other professional advisers and consultants, contractors, workmen, servants, agents, watchmen, caretakers and other building staff and attendants Provided That where any major contract involves sums in excess of (i) HK\$200,000.00 or such other sum in substitution therefor as the Secretary for Home Affairs may specify by notice in the Gazette, or (ii) an average annual expenditure of more than 20% of the budget or revised budget, as the case may be, for that financial year or such other percentage as the Secretary for Home Affairs may specify by notice in the Gazette, whichever is the lesser, such major contract shall be awarded in accordance with the provisions in Clause 6.2.5 hereof.
- (46) To prohibit the keeping of and to take such action as the Manager shall deem fit for the purpose of removing any live poultry, pets, birds or other animals from any part of the Estate (other than the Commercial Accommodation or any Commercial Unit the business of which is associated with live poultry, pets, birds or other animals) if the same has been the cause of reasonable written complaint by at least two Owners or Occupiers

of any part of the Estate.

- (47) To delegate or subcontract the management, maintenance, operation and control of the services and facilities of the Club to such agents or contractors on such terms and conditions as the Manager shall in its discretion think fit Provided that the Manager shall not transfer or assign its duties or obligations under this Deed to such agents or contractors, and such agents or contractors must remain answerable to the Manager and the Manager shall at all times be responsible for the management and control of the whole of the Estate(including any part thereof) and, notwithstanding anything contained in this Deed to the contrary, no provision of this Deed shall operate to take away or reduce, or shall be construed to have the effect of taking away or reducing, such responsibility.
- (48) To operate shuttle bus services (if deemed necessary by the Manager) for the use and benefit of the Owners and residents for the time being of the Estate whether on its own or together with the manager and/or owners of other neighbouring premises and during such times and at such intervals and to such destinations as the Manager may think appropriate and to charge the users of the shuttle bus services such fares as the Manager may think reasonable provided that any fares received by the Manager as aforesaid shall be credited to the General Fund for the benefit of the Owners and to terminate and/or suspend such shuttle bus services at any time or times as the Manager may think fit.
- (49) To grant such easements, quasi-easements, rights, privileges, licences and informal arrangements in respect of the General Common Areas and the General Common Facilities as it shall in its discretion consider necessary to ensure the efficient management or for the benefit of the Estate subject to the approval of the Owners' Committee (if formed) or the Owners' Corporation (if formed) provided that any fee or monetary benefit arising therefrom or any consideration received therefor shall be credited to the Capital Reserve Fund for the benefit of the Owners.
- (50) To grant rights of way or access or use at any level to the owners or occupiers of any other premises adjoining the Land or to such person and persons and upon such terms and conditions as the Manager may think fit in respect of the General Common Areas and the General Common Facilities or any part thereof and on behalf of the Owners to obtain a grant of similar rights in respect of such adjoining premises PROVIDED that the approval of the Owners' Committee (if formed) or the Owners' Corporation (if formed) has been obtained and such grant of rights of way or access or use shall not contravene the terms and conditions contained in the Conditions nor interfere with an Owner's right to hold, use, occupy and enjoy his Units nor adversely affect an Owner's rights and interests and PROVIDED FURTHER that any charges or fees arising from



the granting of such rights of way shall be credited to the Capital Reserve Fund for the benefit of the Owners.

- (51) Subject always to the prior approval of the Director of Lands thereto as may be required under the Conditions, to grant easements and rights of any other kind to the owners and occupiers of adjoining properties to construct, lay, maintain, remove and renew drains, pipes, cables, irrigation pipes and other installations, fittings, chambers and other equipment and structures within the General Common Areas and the General Common Facilities which the Manager shall in its reasonable discretion deem appropriate subject to approval by the Owners' Committee (if formed) or the Owners' Corporation (if formed) Provided that any charges, rent or fees payable and arising from the granting of such easements or rights shall be credited to the Capital Reserve Fund for the benefit of the Owners and PROVIDED FURTHER that the exercise of such right shall not adversely affect an Owner's rights and interests or interfere with an Owner's right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit.
- (52) To grant franchises, leases, tenancy agreements and licences to other persons to use such of the General Common Areas and the General Common Facilities and on such terms and conditions and for such consideration as the Manager shall in its discretion think fit Subject Always to the provisions of the Conditions and this Deed PROVIDED THAT the approval of the Owners' Committee or the Owners' Corporation (if formed) has been obtained and all income arising therefrom shall be credited to the Capital Reserve Fund for the benefit of the Owners and PROVIDED FURTHER THAT the grant of such franchises, leases, tenancy agreements and licences shall not interfere with an Owner's right to hold, use, occupy and enjoy the Unit which he owns or that the access to and from his Unit or the Owner's rights and interests shall not be adversely affected.
- (53) To implement waste reduction and recycling measures with reference to guidelines on property management issued from time to time by the Director of Environmental Protection. To provide appropriate and sufficient waste separation and recovery facilities including, but not limited to, waste separation bins at such locations within the General Common Areas as the Manager may consider suitable and convenient to facilitate waste separation and recovery by the Owners and the Occupiers. The Manager shall ensure that the recovery facilities shall consist of materials that will not cause any fire hazard and shall be placed in locations so as not to cause obstruction to any fire escape route, and that recyclable materials recovered from the facilities or through the regular cleansing process shall be properly collected, stored, and sent for recycling. The Manager shall maintain the facilities in an environmentally acceptable and hygienic manner to avoid creating nuisance to the Owners and the Occupiers.

- (54) To organise any activities as the Manager may consider appropriate on a regular basis to promote the environmental awareness of the Owners and the Occupiers and to encourage them to participate in activities with a view to improving the environmental conditions of the Estate.
- (55) To organise such recreational and social activities whether within or outside the Estate as the Manager may consider appropriate to promote the neighbourhood relationship of the Owners and the Occupiers and to charge a reasonable fee therefor provided that any part of such fee so charged and received by the Manager as aforesaid which have not been used for the purpose of such activities shall be credited to the General Fund for the benefit of the Owners.
- (56) Subject as otherwise provided in this Deed to give or withhold its written consent or approval to anything which requires its written consent or approval pursuant to this Deed (provided that the Manager shall not unreasonably withhold its consent or approval) and to impose conditions or additional conditions including payment of reasonable administrative fee relative thereto (such fees shall be paid into the Capital Reserve Fund).
- (57) To enter into contracts for the installation or use of aerial broadcast distribution or telecommunications network facilities and contracts for the provision of broadcast distribution network or telecommunications network services for the Estate PROVIDED THAT such contracts to be entered into by the Manager shall be subject to the following conditions:-
- (i) the term of the contract will not exceed 3 years;
  - (ii) the right to be granted under the contract must be non-exclusive and must provide for sharing the use of the facilities and network with other service providers; and
  - (iii) no Owner is required to make any payment in any form attributable to the installation or provision of the facilities or services, unless he is a subscriber to the relevant service.
- (58) To put in hand work necessary to maintain all Noise Mitigation Measures forming part of the General Common Areas and General Common Facilities and or the Lot Common Areas and Facilities in accordance with the NIAR.
- (59) To do all such other things as are reasonably incidental to the proper management of the Land and the Estate in accordance with the Conditions, this Deed, the Deed of Mutual

Grant or for the common benefit of the Owners.

6.2.2 Subject to the approval of the Owners' Committee (if formed) or the Owners' Corporation (if formed), the Manager shall have power from time to time to make, revoke and amend the Rules :-

- (i) regulating the use, occupation, maintenance and environmental control of the Estate, the House Accommodation, the Towers, the General Car Park and the Club respectively and any of the General Common Areas and of any of the facilities, services or amenities thereof and the conduct of persons occupying, using or visiting the same;
- (ii) requiring payment of fees for the use of the swimming pools and/or other areas or facilities of the Recreational Areas and Facilities, such fees to be utilised towards maintenance and repair of the swimming pools and/or other areas or facilities of the Recreational Areas and Facilities;
- (iii) setting out requirements relating to the proper disposal of rubbish by the Owners and the Occupiers for waste separation and recycling purposes; and
- (iv) regarding any matter or thing which the Manager is empowered to do pursuant to this Deed;

Provided That they are not inconsistent with, contravene or contradict the terms of the Conditions, the Building Management Ordinance, this Deed, the Deed of Mutual Grant or any relevant Sub-Deed of Mutual Covenant and such Rules shall be binding on all the Owners of the relevant part of the Estate and their tenants, licensees, servants or agents. A copy of such Rules from time to time in force shall be posted on the public notice boards (if any) in the Estate, the Commercial Accommodation, the House Accommodation, the Towers, the General Car Park, the Recreational Areas and Facilities or the relevant part of the General Common Areas (as the case may be) and a copy thereof shall be supplied to each Owner on request free of charge.

6.2.3 Subject to the provisions of the Building Management Ordinance, all acts and decisions of the Manager arrived at in accordance with the provisions of this Deed in respect of any of the matters aforesaid shall be binding in all respects on all the Owners for the time being.

6.2.4 Neither the Manager nor any servants, agent or other person employed by the Manager shall be liable to the Owners or any of them or to any person or persons whomsoever whether claiming through, under or in trust for any Owner or otherwise, for or in respect of any act, deed, matter or thing done or omitted in pursuance of or purported pursuance of the provisions of this Deed, the Deed of Mutual Grant, any relevant Sub-Deed of Mutual Covenant and/or the Rules not being an act or omission involving criminal liability or dishonesty or negligence and the Owners

shall fully and effectually indemnify the Manager and all such persons from and against all actions, proceedings, claims and demands whatsoever arising directly or indirectly out of or in connection with the management of the Land and the Estate or any act, deed, matter or thing done or omitted as aforesaid and all costs and expenses in connection therewith and not involving criminal liability, dishonesty or negligence on the part of the Manager or any such person or persons aforesaid. The Manager shall make good at his own expense any loss or damage caused by the negligent, wilful or criminal acts of the Manager or his staff, contractors or other person employed by the Manager. For the avoidance of doubt, no provision of this Deed shall operate to exclude, or shall be construed to have the effect of excluding, the liability of the Manager to the Owners for any act or omission involving criminal liability, dishonesty or negligence of the Manager or its servants, agents or contractors and no provision of this Deed shall operate to require, or shall be construed to have the effect of requiring, any Owner to indemnify the Manager or its servants, agents or contractors from and against any action, proceedings, claim and demand whatsoever arising out of or in connection with any such act or omission.

6.2.5 (1) Subject to the provisions in Schedule 7 of the Building Management Ordinance and subparagraphs (2) and (3) the Manager shall not, in any financial year, enter into any contract for the procurement of any supplies of goods or services the value of which exceeds HK\$200,000.00 or of such other amount as the Secretary for Home Affairs may specify by notice in the Gazette unless (a) the supplies, goods or services are procured by invitation to tender and (b) the procurement complies with such standards and guidelines as may be specified in a Code of Practice referred to in Section 20A(1) of the Building Management Ordinance and relating to procurement and tender procedures.

(2) Subject to subparagraph (3), the Manager shall not enter into any contract for the procurement of any supplies, goods or services the value of which exceeds or is likely to exceed a sum which is equivalent to 20% of the annual budget or such other percentage in substitution therefor as the Secretary for Home Affairs may specify by notice in the Gazette unless :

(a) if there is an Owners' Corporation :

- (i) the supplies, goods or services are procured by invitation to tender;
- (ii) the procurement complies with the Code of Practice referred to in section 20A(1); and
- (iii) whether a tender submitted for the purpose is accepted or not is decided by a resolution of the Owners passed at a general meeting of the Owners' Corporation, and the contract is entered into with the successful tenderer; or

(b) if there is no Owners' Corporation :

- (i) the supplies, goods or services are procured by invitation to tender;
- (ii) the procurement complies with the Code of Practice referred to in section 20A(1); and
- (iii) whether a tender submitted for the purpose is accepted or not is decided by a resolution of the Owners passed at a meeting of Owners convened and conducted in accordance with this Deed, and the contract is entered into with the successful tenderer.

(3) Subparagraphs (1) and (2) do not apply to any supplies, goods or services which but for this subparagraph would be required to be procured by invitation to tender (referred to in this subparagraph as "relevant supplies, goods or services") :

(a) where there is an Owners' Corporation, if :

- (i) the relevant supplies, goods or services are of the same type as any supplies, goods or services which are for the time being supplied to the Owners' Corporation by a supplier; and
- (ii) the Owners' Corporation decides by a resolution of the Owners passed at a general meeting of the Owners' Corporation that the relevant supplies, goods or services shall be procured from that supplier on such terms and conditions as specified in the resolution, instead of by invitation to tender; or

(b) where there is no Owners' Corporation, if :

- (i) the relevant supplies, goods or services are of the same type as any supplies, goods or services which are for the time being supplied to the Owners by a supplier; and
- (ii) the Owners decide by a resolution of the Owners passed at a meeting of Owners convened and conducted in accordance with this Deed that the relevant supplies, goods or services shall be procured from that supplier on such terms and conditions as specified in the resolution, instead of by invitation to tender.

6.2.6 (1) The Manager shall establish and maintain a General Fund and all money received or recovered by the Manager in respect of the management of the Land and the Estate and credited to the General Fund shall without delay be paid into a specially designated Bank Account the title of which shall refer to the management of the Estate and be dealt with by the Manager subject to such conditions as may be approved by a resolution of the Owners' Committee.

(2) The Manager shall open and maintain an interest-bearing account and shall use that

account exclusively in respect of the management of the Land and the Estate.

(3) Without prejudice to the generality of subparagraph (2), if there is an Owners' Corporation, the Manager shall open and maintain one or more segregated interest-bearing accounts, each of which shall be designated as a trust account or client account, for holding money received by him from or on behalf of the Owners' Corporation in respect of the management of the Land and the Estate.

(4) The Manager shall display a document showing evidence of any account opened and maintained under subparagraph (2) or (3) in a prominent place in the Land and the Estate.

(5) Subject to subparagraphs (6) and (7), the Manager shall without delay pay all money received by him in respect of the management of the Land and the Estate into the account opened and maintained under subparagraph (2) or, if there is an Owners' Corporation, the account or accounts opened and maintained under subparagraph (3).

(6) Subject to subparagraph (7), the Manager may, out of money received by him in respect of the management of the Land and the Estate, retain or pay into a current account a reasonable amount to cover expenditure of a minor nature, but that amount shall not exceed such figure as is determined from time to time by a resolution of the Owners' Committee (if any).

(7) The retention of a reasonable amount of money under subparagraph (6) or the payment of that amount into a current account in accordance with that subparagraph and any other arrangement for dealing with money received by the Manager shall be subject to such conditions as may be approved by a resolution of the Owners' Committee (if any).

(8) If there shall be any surplus in the Management Fee after payment of all the Management Expenses, such surplus shall be retained in the General Fund.

(9) Any reference in this Clause to an account is a reference to an account opened with a bank within the meaning of section 2 of the Banking Ordinance (Cap 155), the title of which refers to the management of the Estate.

6.2.7 (1) The Manager shall establish and maintain a Capital Reserve Fund for the purpose of Schedule 7 of the Building Management Ordinance and all money received or recovered by the Manager for the Capital Reserve Fund shall without delay be paid into a specially designated Bank Account the title of which shall refer to the Capital Reserve Fund of the Estate, and shall use such specially designated Bank Account exclusively for the purpose of the Capital Reserve Fund.

(2) Without prejudice to the generality of subparagraph (1), if there is an Owners' Corporation, the Manager shall open and maintain one or more segregated interest-bearing accounts, each of which shall be designated as a trust account or client account, for holding money

received by him from or on behalf of the Owners' Corporation in respect of the Capital Reserve Fund.

(3) The Manager shall display a document showing evidence of any account opened and maintained under subparagraph (1) or (2) in a prominent place in the Estate.

(4) The Manager shall without delay pay all money received by him in respect of the Capital Reserve Fund into the account opened and maintained under subparagraph (1) or, if there is an Owners' Corporation, the account or accounts opened and maintained under subparagraph (2).

(5) Each Owner covenants with the other Owners to make further periodic contributions to the Capital Reserve Fund.

(6) If there is an Owners' Corporation, the Owners' Corporation shall determine, by a resolution of the Owners, the amount to be contributed to the Capital Reserve Fund by the Owners in any financial year, and the time when those contributions shall be made. Except in a situation considered by the Manager to be an emergency, no money shall be paid out of the Capital Reserve Fund unless it is for a purpose approved by a resolution of the Owners' Committee. For the avoidance of doubt, the Manager shall not use the Capital Reserve Fund or any part or parts thereof for the payment of any outstanding Management Expenses arising from or in connection with the day-to-day management of the Estate.

6.2.8 Special reference to the Capital Reserve Fund shall be made in the annual accounts and an estimate of the time when there will be a need to draw thereon and the amount of money that will be then needed shall also be given. In the event that further contributions need to be made to such Capital Reserve Fund for the ensuing year, the Manager shall recommend and request the Owners to approve such further contribution in the annual general meeting of the Owners.

6.2.9 The Manager shall be deemed to be a trustee for all the Owners, to provide for Capital Reserve Fund i.e. expenditure of a capital nature or of a kind not expected to be incurred annually which includes, but is not limited to, expense for renovation, improvement and repair of the General Common Areas and General Common Facilities, the share of the costs and expenses in respect of any Capital Works carried out for the 2nd Lot Recreational Facilities (both as defined in the Deed of Mutual Grant), the purchase, setting up, replacement, improvement and addition of installations, systems, equipment, tools, plant and machineries for the General Common Areas and the costs of the relevant investigation works and professional services and deposits received by it in its capacity as the Manager of the Estate. Such moneys and deposits shall belong to the Owners but shall be held and applied for as aforesaid by the Manager irrespective of changes in the ownership of any Unit. Upon the Land being reverted to the Government or upon the rights and obligations hereunder being extinguished as provided in Section VII hereof, any balance of the said moneys

shall be divided between the persons who are Owners immediately prior to such reversion or such extinguishment of rights and obligations, as the case may be, in the same share and proportion as their respective Undivided Shares bear to the total of the Undivided Shares of the Land (less those allocated to the General Common Areas and the General Common Facilities).

C. Manager's Remuneration

6.3.1 The Manager (other than the Owners' Committee when acting as Manager) for the performance of its duties herein shall be paid by way of remuneration an amount equals to the rate of 10% of the total annual Management Expenses necessarily and reasonably incurred in the course of its management of the Estate. No variation of the percentage of 10% may be made except with the approval by a resolution of Owners at an Owners' meeting convened under this Deed.

6.3.2 For the purpose of calculating the Manager's Remuneration, the total annual Management Expenses referred to in Clause 6.3.1 above shall exclude (i) the Manager's Remuneration, (ii) any capital expenditure or expenditure drawn out of the provision of Capital Reserve Fund, Provided That by a resolution of Owners at an Owners' meeting convened under this Deed, any capital expenditure or expenditure drawn out of the Capital Reserve Fund may be included for calculating the Manager's Remuneration at the rate of 10% or at such lower rate as the Owners may consider appropriate. Capital expenditure shall mean expenditure of a kind not incurred annually.

6.3.3 The Manager's Remuneration as aforesaid shall be the net remuneration of the Manager for its services as Manager and shall not be subject to any requirement by the Manager to disburse or provide from such money any staff, facilities, accountancy services, or other professional supervision for the Land and the Estate the cost for which shall be a direct charge upon the General Fund.

6.3.4 Each Owner of a Unit shall pay his due proportion of the Manager's Remuneration to the Manager in advance on the first day of each month. Payment of the Manager's Remuneration shall be monthly in advance in the sum of one twelfth of the annual remuneration of the Manager being 10% of the total annual budgeted Management Expenses (excluding the Manager's Remuneration, the Capital Reserve Fund and any capital expenditure referred to in Clause 6.3.2) subject to adjustment at the end of each financial year when the final annual management expenses are ascertained.

6.3.5 The Manager's Remuneration shall be paid to the Manager in advance on the first day of each calendar month by deductions made by the Manager from the monthly Management Fees collected from the Owners. Such deductions shall be in priority to all other payments to be made



out of the Management Fees.

D. Management Expenses in respect of the Estate

6.4.1 The Owners of the Estate shall pay to the Manager monthly in advance in the manner hereinafter provided the Management Expenses which shall be made up of the following :-

- (a) The proper and necessary cost of carrying out all or any of the duties of the Manager set out herein.
- (b) The cost of purchasing or hiring all necessary plant, equipment and machinery in connection with the management and maintenance of the Land and the Estate other than the Units.
- (c) The cost of employing staff to administer the management of the Estate including (but not limited to) salaries, year end double pay, fringe benefits, provident fund, long service payment and other statutory payments under the Employment Ordinance or other applicable ordinances, premium for employees' compensation and medical insurance of the security force, watchmen, gardeners, caretakers and other staff and other reasonable costs incidental thereto.
- (d) All reasonable professional fees and costs incurred by the Manager including :-
  - (i) fees and costs of surveyors, rating surveyors, valuers, architects, engineers and others employed in connection with the management, maintenance and improvement of the Estate,
  - (ii) solicitors and other legal fees and costs,
  - (iii) fees and costs of any accountants, auditors and/or any other consultants employed in connection with the management accounts or the Manager's statements as hereinafter referred to.
- (e) All water, gas, electricity, telephone and other services charges except where the same is separately metered to individual Units.
- (f) The cost of all fuel and oil incurred in connection with the operation of the General Common Areas and the General Common Facilities and the Lot Common Areas and Facilities.
- (g) The cost of maintaining and operating emergency generators and the cost of providing

emergency lighting of the Estate.

- (h) The cost of effecting insurance mentioned in Clause 6.2.1 (29) and (30) hereof.
- (i) All charges, assessments, impositions and other outgoings payable by the Owners in respect of all parts of the General Common Areas and the Lot Common Areas and Facilities.
- (j) The cost of postage, stationery and other sundry items incurred by the Manager in connection with the management of the Estate.
- (k) The Manager's Remuneration for carrying out its management duties in accordance with the provisions herein contained.
- (l) The cost and expense of maintaining the building structures or such part or parts thereof that are required to be maintained under the Conditions.
- (m) The cost and expense of upholding, managing, maintaining and repairing (as the case may be) the Slopes and Retaining Walls which are required to be upheld, managed, maintained and repaired (as the case may be) under the Conditions.
- (n) Charges for telephones installed at management offices and various caretakers' counters (if any) of the Estate.
- (o) The costs of providing uniforms for the security force, watchmen, gardeners, caretakers and other staff employed for the management of the Land and the Estate and replacement of the same.
- (p) The cost of landscaping and maintaining, repairing, cleansing and operating the sport and recreational facilities of the Estate.
- (q) The cost of landscaping and maintaining the General Common Areas and the General Common Facilities.
- (r) Government rent and rates (if any) of the management offices of the Estate and the General Common Areas.
- (s) Air-conditioning charges of the management offices of the Estate.

- (t) Water consumption and electricity charges of the management offices of the Estate.
- (u) Furniture, fixtures, fittings and other appliances in the management offices of the Estate.
- (v) The cost of operating or providing shuttle bus services (if any) in accordance with this Deed.
- (w) Any other items of expenditure which in the reasonable opinion of the Manager are considered to be necessary for the administration, management and maintenance of the Land and the Estate including but not limited to all staff, facilities, office, accountancy, professional, supervisory and clerical expenses incurred by the Manager in respect thereof or such due portion thereof which are provided by the headquarters office(s) of the Manager for the Estate as well as any other land, developments and buildings and for such purposes, the Manager shall be entitled to apportion any such items of expenditure or (as the case may be) a due portion thereof which directly relate to the administration and/or management and/or maintenance of the Land and the Estate in such manner as shall be reasonably determined by the Manager.

6.4.2 The Management Expenses shall be apportioned between the Owners of the Estate in the following manner :-

- (a) Where any expenditure relates wholly to the Residential Common Areas or the Residential Common Facilities providing services to the Owners of the Residential Units, or the due portion of the expenses payable by the Owners of the Estate under clause 6(b) of the Deed of Mutual Grant the expenditure shall form part of the Management Expenses of the Residential Accommodation and shall be borne by the Owners of the Residential Units according to the proportions borne by the number of the Management Shares of their respective Residential Units to the total number of Management Shares allocated to all the Residential Units.
- (b) Where any expenditure relates principally to the Towers Common Areas or the Towers Common Facilities providing services to Owners of Flats, the expenditure shall form part of the Management Expenses of the Towers and shall be borne by the Owners of Flats according to the proportions borne by the number of the Management Shares of their respective Flats to the total number of Management Shares allocated to all the Flats.
- (c) Where any expenditure relates principally to the House Common Areas or the House Common Facilities providing services to the Owners of the Houses, the expenditure shall form part of the Management Expenses of the House Accommodation and shall be borne by the Owners of the Houses according to the proportions borne by the number of the

Management Shares of their respective Houses to the total number of Management Shares allocated to all the Houses.

- (d) Where any expenditure relates wholly to the Commercial Accommodation providing services to the Owner of the Commercial Accommodation or where any expenditure relates wholly to the Commercial Loading and Unloading Bays, the expenditure shall form part of the Management Expenses of the Commercial Accommodation and shall be borne by the Owner of the Commercial Accommodation, and if a Sub-Deed of Mutual Covenant in respect of the same has been executed, such expenses shall be borne by the Owners of the Commercial Units according to the proportions borne by the number of the Management Shares of their respective Commercial Units to the total number of Management Shares allocated to all the Commercial Units.
- (e) Where any expenditure relates principally to the Carpark Common Areas or the Carpark Common Facilities providing services to the Owner of the Residential Carparking Spaces and/or the Residential Motorcycle Parking Spaces and/or the Commercial Carparking Spaces and/or the Commercial Motorcycle Parking Spaces, the expenditure shall form part of the Management Expenses of the General Car Park and shall be borne by the Owner of the Parking Spaces according to the proportions borne by the number of Management Shares of their respective Parking Spaces to the total number of Management Shares allocated to all the Parking Spaces.
- (f) Where any expenditure relates wholly to (i) the Estate Common Areas and/or the Estate Common Facilities (save and except the Commercial Loading and Unloading Bays), or (ii) does not fall under any of the sub-paragraphs (a), (b), (c), (d) and (e) of this Clause 6.4.2, the expenditure shall form part of the Management Expenses of the Estate as a whole and shall be borne by all Owners of the Estate in accordance with the proportion that the respective Management Shares of the relevant part of the Estate bear to the total number of Management Shares of the Estate.
- (g) Notwithstanding anything contained in sub-clauses (a) to (f) hereof, (i) where any expenditure relates solely to or is solely for the benefit of any Unit and no Owner other than the Owner entitled to the exclusive right and privilege to hold, use and occupy that Unit will receive any material benefit therefrom, then the full amount of such expenditure shall be borne by the Owner of such Unit and (ii) where any expenditure relates solely to or is solely for the benefit of a group of Owners but does not relate to or is not for the benefit of the other Owners, the full amount of such expenditure shall be apportioned between such Owners in proportion to their respective Management Shares.

- (h) Subject to the prior written approval of the Owners' Committee or the Owners' Corporation, if the Manager is of the opinion that the adopted annual budget and/or the sharing of the amounts of Management Expenses assessed under any part of the adopted annual budget in accordance with the provisions of this Deed may lead to or result in any Owner or Owners of any part or parts of the Estate unfairly or inequitably paying some higher or lesser contributions, the Manager shall be entitled to modify any adopted annual budget in such manner as the Manager may (but subject to compliance with the procedures applicable to the draft annual budget, the annual budget and the revised annual budget as provided in Section VI Subsection F of this Deed) think fit (whether by creating new parts or abolishing existing parts of the budget or otherwise) and to prepare new budget in the modified manner as aforementioned and/or to vary or modify the manner of sharing the amounts of Management Expenses assessed under any part of the budget by the relevant Owners in such way as the Manager may (but subject to prior consultation with the Owners' Committee ) think fit and the modified budget and the modified manner of sharing the management expenditure shall be binding (save for manifest error) on all Owners and provided always that the Manager's determination of the amount of contribution payable by each Owner as aforesaid shall (in the absence of manifest error) be conclusive and binding on all Owners. PROVIDED THAT (i) no Owner shall be called upon to pay more than his appropriate share of Management Expenses, having regard to the number of Management Shares allocated to his Unit, (ii) the Owner of the Commercial Accommodation and each Owner of the Commercial Units shall contribute and pay the total costs and expenses incurred in the management, operation, maintenance, insurance, servicing, repair, renovation, improvement, replacement and the charges for the supply of electricity and other outgoings in respect of the Commercial Loading and Unloading Bays; and (iii) subject as aforesaid the Owners of the Flats, Houses, Commercial Accommodation/Commercial Units, Parking Spaces shall only be responsible for the Management Expenses of their respective parts and all Owners shall be liable for the Management Expenses of the Estate Common Areas and the Estate Common Facilities.

6.4.3 Each Owner shall pay in full a due proportion of the cost and expenses mentioned in Clause 6.4.1 (being the Management Expenses) and Clause 6.3.1 (being the Manager's Remuneration) of this Sub-Section D whether or not his Unit is occupied. No Owner shall be called upon to pay more than his fair share of the Management Expenses having regard to the number of Management Shares allocated to his Unit. The First Owner shall pay all Management Expenses for the Units unsold Provided that no Management Expenses shall be payable in respect of those Undivided Shares allocated to such part of the Estate the construction of which has not been completed except to the extent that such uncompleted part benefits from the provisions of this Deed as to management and maintenance of the Estate. The Manager or the Owners' Corporation

shall not be liable to pay the Management Expenses in respect of the General Common Parts Undivided Shares held by them pursuant to this Deed.

- (a) The Owner of each Unit shall pay to the Manager monthly in advance the Management Fee calculated by reference to Clauses 6.4.2 and 6.3.1 hereof PROVIDED THAT if the total contributions receivable as aforesaid by the Manager shall be insufficient to meet the Management Expenses by reason of any further Management Expenses whether incurred or to be incurred over and above the budgeted Management Expenses, such deficiency shall be carried forward to and recouped by adjusting the annual budget and the Management Fee for the next financial year PROVIDED ALWAYS that the Manager may demand from each Owner on giving not less than one (1) month's prior notice in writing the additional monthly contribution payable by each Owner as determined by the Manager pursuant to the provisions of this Deed PROVIDED THAT :- (i) such demand shall not be made more than once for every financial year for the purpose of management of the Land and the Estate; (ii) in exceptional circumstances it may be recovered by special contribution in one lump sum as the Manager shall deem fit to meet the said further Management Expenses including its remuneration due thereon; and (iii) all demands to be made by the Manager pursuant to this Clause 6.4.3(a) must be made by reference to a revised annual management budget which has followed the same procedures as apply to the draft budget and budget by virtue of Clause 6.6.2.
- (b) If there should be any surplus after payment of all the costs, charges and expenses then the surplus shall be credited to the General Fund and be applied towards the Management Expenses of the Land and the Estate for the next following financial year and in such manner as the Manager may decide.
- (c) The Manager shall be entitled to charge the Owner concerned a reasonable administrative fee for granting and processing any consent required from the Manager pursuant to this Deed PROVIDED THAT such fee shall be held by the Manager for the benefit of all Owners and be paid into the Capital Reserve Fund.

6.4.4 The Manager shall from time to time notify each Owner in writing in the manner hereinafter mentioned of the amount of the Management Fee estimated as aforesaid and such amount shall be payable by each Owner monthly in advance from the commencement of the month immediately following the date of notification.

6.4.5 In the event of the Manager acquiring Undivided Shares in the Land and the Estate pursuant to SECTION VII hereof references to "Owners" in this Sub-Section D of SECTION VI

shall be deemed to exclude the Manager.

E. Security for and Recovery of Moneys Due to the Manager

6.5.1 (a) Except where the First Owner has made payments in accordance with Clause 6.5.1(b) the first person who becomes the Owner of each Unit shall before taking possession of his Unit :-

- (i) pay to the Manager a deposit referred to in Clause 6.5.2 hereof ("the Management Deposit") as security against his liabilities under this Deed and the Management Deposit shall be placed in a specially designated Bank Account the title of which shall refer to the Management Deposit of the Estate Provided Always that no Owner may refuse to pay any money payable by him under this Deed or any part thereof by claiming any set off against the Management Deposit Provided Further that in the case of change of ownership of any Unit, the Management Deposit in respect of such Unit shall be transferred to the account of the new Owner and the previous Owner shall have no claim for any refund;
- (ii) pay to the Manager such sum not exceeding 2 months' Management Fee in respect of his Unit as payment in advance of the Management Fee;
- (iii) pay to the Manager 2 months' Management Fee in respect of his Unit as his initial contribution to the Capital Reserve Fund; and
- (iv) for each Owner of a Residential Unit, pay to the Manager such sum not exceeding 1 month's Management Fee in respect of his Residential Unit as debris removal fee.

Provided that :-

- (1) the funds and fees referred to in sub-clauses (iii) and (iv) above shall be non-refundable and non-transferable in the case of change of ownership of any Unit;
- (2) any debris removal fee not used for debris removal shall be paid into the residential part of the Capital Reserve Fund and shall be applied for the sole benefit of the Owners of Residential Units;
- (3) the debris removal fees shall be applied towards payment of charges for debris removal incurred in respect of Residential Units; and

- (4) all Owners of Commercial Accommodation or Commercial Units and their tenants and occupiers shall make their own arrangements to remove decoration debris and shall not be entitled to use any facility for removal of debris provided in the Estate.
- (b) The First Owner shall pay the Management Deposits, the initial contribution to the Capital Reserve Fund and the debris removal fee if it remains the Owner of those Undivided Shares allocated to Units in that part of the Estate the construction of which has been completed and which remain unsold 3 months after (i) execution of this Deed or (ii) the date when it is in a position validly to assign those Undivided Shares (ie. when the relevant consent to assign or certificate of compliance has been issued), whichever is the later. In the event the First Owner shall assign such Units to new Owners, the Management Deposits paid hereunder shall be transferred to the account of the new Owners of such Units in the manner as provided in Clause 6.5.1(a)(i). All outgoings including Management Expenses and any Government rent in respect of all Units held by the First Owner up to and inclusive of the date of the relevant assignment(s) of the relevant Unit(s) by the First Owner shall be paid by the First Owner. The First Owner shall make payments and contributions for those expenses which are of a recurrent nature for those Units unsold.

6.5.2 The Manager shall be entitled from time to time at its reasonable discretion to demand and each Owner shall pay to the Manager such amount on demand for the purpose of maintaining the Management Deposit in respect of his Unit at a level equal to 3 months' Management Fee for the time being payable in respect of the Unit held by such Owner Provided That the amount of the Management Deposit of a Unit shall be no more than 25% of any subsequent current year's budgeted Management Expenses for such Unit.

6.5.3 If any of the Owners shall fail to pay the Management Fee and/or to pay any sum payable under this Deed within thirty (30) days of demand, then the Manager shall be entitled to do any or all of the following, namely :

- (a) to forbid such defaulting Owner, his tenants, lessees, employees, licensees and visitors the use of the management services provided by the Manager provided that notwithstanding anything contained in this Deed or any relevant Sub-Deed of Mutual Covenant to the contrary, no provision of this Deed or any Sub-Deed of Mutual Covenant shall operate to empower, or shall be construed to have the effect of empowering, any person (including the Manager) to interrupt the supply of electricity, water, gas or other utilities which are provided by public utility companies to any Unit or to prevent access to the Unit by reason of the Owner of that Unit failing to pay any fees or to comply with



any other provisions under this Deed;

- (b) to recover from the defaulting Owner who fails to pay sums due under the provisions of this Deed within 30 days of demand interest on the defaulted amount at the rate of 2% per annum above the prime rate from time to time quoted by The Hongkong and Shanghai Banking Corporation Limited from the date on which the same become due and payable until the date of payment (such interest when collected shall be credited to the Capital Reserve Fund);
- (c) to recover from the defaulting Owner who fails to pay sums due under the provisions of this Deed within 30 days of demand a collection charge not exceeding 10% of the defaulted amount to cover the costs (other than legal costs of proceedings as hereinafter mentioned) of the extra work occasioned by the default which said collection charge when collected shall be credited to the Capital Reserve Fund;
- (d) to recover the defaulted sum and all sums payable under this Clause by civil action;
- (e) to recover from the defaulting Owner all legal costs relating to the recovery of the defaulted sum and all sums payable under this Clause on a solicitor and own client basis;
- (f) to register a charge against the Undivided Shares of the defaulting Owner and the Unit held therewith, such charge shall remain valid and enforceable notwithstanding that judgement has been obtained for the amount thereof unless and until such judgement has been satisfied; and
- (g) to enforce the said charge by legal action for obtaining an order for the sale of the Undivided Shares of the defaulting Owner and the Unit held therewith.

F. Annual Budget

6.6.1 The first financial year shall commence from the date of this Deed and shall end on the 31st day of December of that year and thereafter the subsequent financial year shall commence on the 1st day of January of the following year and shall end on the 31st day of December of that year PROVIDED THAT if the first financial year is less than a period of one year, the first financial year shall run from the date of this Deed until the 31st day of December in the next following year PROVIDED FURTHER THAT the financial year may not be changed more than once in every five (5) years unless with the prior approval of a resolution of the Owners' Committee (if any).

6.6.2 The Manager shall in respect of each financial year :-

- (a) prepare a draft budget setting out the proposed Management Expenses for the financial year;
- (b) send a copy of the draft budget to the Owners' Committee or, where there is no Owners' Committee, display a copy of the draft budget in a prominent place in the Estate and cause it to remain so displayed for at least 7 consecutive days;
- (c) send or display, as the case may be, with the copy of the draft budget a notice inviting each Owner to send his comments on the draft budget to the Manager within a period of fourteen (14) days from the date the draft budget was sent or first displayed;
- (d) after the end of that period, prepare a budget specifying the total proposed Management Expenses during the financial year; and
- (e) send a copy of the budget to the Owners' Committee or, where there is no Owners' Committee, display a copy of the budget in a prominent place in the Estate and cause it to remain so displayed for at least 7 consecutive days.

6.6.3 Where a budget has been sent or displayed in accordance with Clause 6.6.2 (e) hereof and the Manager wishes to revise it, it shall follow the same procedures in respect of the revised budget as apply to the draft budget or budget by virtue of Clause 6.6.2. Where a revised budget is duly sent or displayed, the total amount of the Management Expenses for that financial year shall be the total Management Expenses or proposed Management Expenses specified in the revised budget and the amount that the Owners shall contribute towards the Management Expenses shall be calculated and adjusted accordingly.

6.6.4 Where in respect of a financial year, the Manager has not complied with Clause 6.6.2 hereof before the start of that financial year, the total amount of the Management Expenses for that year shall :-

- (a) until it has so complied, be deemed to be the same as the total amount of Management Expenses (if any) for the previous financial year; and
- (b) when it has so complied, be the total proposed Management Expenses specified in the budget for that financial year, and the amount that the Owners shall contribute towards the Management Expenses shall be calculated and adjusted accordingly.

6.6.5 If any Owner requests in writing the Manager to supply him with a copy of any draft

budget, budget or revised budget, the Manager shall on payment of a reasonable copying charge, supply a copy to that person. Such charge shall be credited to the Capital Reserve Fund.

6.6.6 Subject to Clauses 6.6.3, 6.6.4, 6.6.7 and 6.6.8, the total amount of Management Fees payable by the Owners during any period of 12 months adopted by the Manager as the financial year in respect of the management of the Estate shall be the total proposed Management Expenses during that year as budgeted in accordance with Clause 6.6.2 for that financial year.

6.6.7 If there is an Owners' Corporation and, within 1 month from the date that a budget or revised budget for a financial year is sent or first displayed in accordance with Clauses 6.6.2 or 6.6.3 hereof, the Owners' Corporation decides, by a resolution of the Owners, to reject the budget or revised budget, as the case may be, the total amount of the Management Expenses for that financial year shall, until another budget or revised budget is sent or displayed in accordance with Clauses 6.6.2 or 6.6.3 hereof and is not so rejected by the Owners' Corporation, be deemed to be the same as the total amount of Management Expenses (if any) for the previous financial year together with an amount not exceeding 10% of that total amount as the Manager may determine.

6.6.8 For the purposes of Clauses 6.6.2 to 6.6.7, "Management Expenses" includes all costs, charges and expenses to be borne by the Owners, including the Manager's Remuneration.

G. Management Accounts

6.7.1 The Manager shall :

- (a) maintain and keep true and proper books or records of account and other financial records of all monies received in the exercise of its powers and duties hereunder and all expenditure thereof and shall keep all bills, invoices, vouchers, receipts and other documents referred to in those books and records for at least six (6) years;
- (b) within one (1) month after each consecutive period of three (3) months or such shorter period as the Manager may select, prepare a summary of income and expenditure and a balance sheet in respect of that period and shall display a copy of the summary and balance sheet in a prominent place in the Estate for at least 7 consecutive days;
- (c) within two (2) months after the end of each financial year, prepare an income and expenditure account and balance sheet for that year and display a copy of the income and expenditure account and balance sheet in a prominent place in the Estate and cause it to remain so displayed for at least 7 consecutive days;

- (d) each income and expenditure account and balance sheet required under sub-clauses (b) and (c) shall include details of the Capital Reserve Fund and an estimate of the time when there will be a need to draw on the Capital Reserve Fund and the amount of money that will then be needed;
- (e) permit any Owner at any reasonable time to inspect the books or records of account and any income and expenditure account or balance sheet and on payment of a reasonable copying charge, supply any Owner with a copy of any record or document requested by him Provided that such copying charge shall be credited to the General Fund;
- (f) if there is an Owners' Corporation and the Owners' Corporation decides, by a resolution of the Owners, that any income and expenditure account and balance sheet should be audited by an accountant or by some other independent auditor as may be specified in that resolution, without delay arrange for such an audit to be carried out by that person; and :
  - (i) permit any Owner, at any reasonable time, to inspect the audited income and expenditure account and balance sheet and the report made by the accountant or auditor in respect of the income and expenditure account and balance sheet; and
  - (ii) on payment of a reasonable copying charge, supply any Owner with a copy of the audited income and expenditure account and balance sheet, or the report made by the accountant or auditor in respect of the income and expenditure account and balance sheet, or both, as requested by the Owner; and
- (g) before an Owners' Corporation is formed, upon request of the Owners at an Owners' meeting appoint an accountant or some other independent auditor nominated by the Owners at the said Owners' meeting to audit any annual income and expenditure account and balance sheet prepared by the Manager under Clause 6.7.1(c).

#### H. Management by Owners' Corporation

6.8.1 The management of the Land and the Estate shall be given free of costs or consideration to the Owners' Corporation at its request when it is formed pursuant to the Building Management Ordinance. When the Owners' Corporation is formed, the general meeting of Owners' Corporation shall take the place of the meeting of Owners under this Deed and the management committee of the Owners' Corporation shall take the place of the Owners' Committee under this Deed.

6.8.2 (a) The Owners' Corporation may, in its capacity as the Manager, appoint any professional management company to be its professional management agent on such terms and

conditions to be agreed to manage the Land and the Estate as its agent and on its behalf in accordance with this Deed. When the Owners' Corporation acts as the Manager, the provisions in this Section VI shall only apply to the extent that they do not conflict with or are not inconsistent with the provisions of the Building Management Ordinance and, in case of conflict, the latter shall prevail.

- (b) The Owners' Corporation may also appoint any professional management company to act as the Manager in its place and stead on such terms and conditions to be agreed between the Owners' Corporation and such professional management company subject to the relevant provisions of this Deed and the Building Management Ordinance.

I. Application of the Building Management Ordinance

6.9.1. Notwithstanding anything contained in this Section VI, nothing herein shall in any way prejudice or contravene or contradict or overrule or fail to comply with any provisions in or the application of the Building Management Ordinance and the Schedules thereto. For the avoidance of doubt, the provisions in the Schedules 7 and 8 (as amended from time to time) to the Building Management Ordinance shall be incorporated into and form part of this Deed and shall prevail over any other provisions in this Deed that are inconsistent with them.

## SECTION VII

### EXTINGUISHMENT OF RIGHTS UNDER THIS DEED

7.1.1 In the event of the Estate or any part or parts thereof being so damaged by fire, typhoon, earthquake, subsidence or other cause so as to render the same substantially unfit for use and occupation, the Manager shall convene a meeting of the Owners of the part or parts of the Estate so affected and such meeting may resolve by a resolution of not less than 75% majority at a meeting of the Owners of not less than 75% of the Undivided Shares allocated to such part or parts of the Estate that has been damaged (excluding the relevant General Common Parts Undivided Shares) present or by proxy and voting that by reason of insufficiency of insurance moneys, changes in building law and/or regulations or any other circumstances whatsoever, it is not practicable to reinstate and rebuild such part or parts of the Estate then in such event the Undivided Shares in the Land and the Estate representing such part or parts shall be acquired by the Manager and the Owners (excluding the Owner of the General Common Parts Undivided Shares) of such Undivided Shares shall in such event be obliged to assign the same and all rights and appurtenances thereto to the Manager upon trust to forthwith dispose of the same by public auction and to distribute the net proceeds of sale amongst the Owners (excluding the Owner of the General Common Parts Undivided Shares) of such Undivided Shares in proportion to the respective Undivided Shares previously held by such former Owners (except the Manager) bears to the total number of Undivided Shares of the part or parts of the Estate in question (less the relevant General Common Parts Undivided Share(s) allocated to the General Common Areas of such part or parts of the Estate). All insurance moneys received in respect of any policy of insurance on such part or parts of the Estate shall likewise be distributed amongst such former Owners. In such event all the rights, privileges, obligations and covenants of such former Owners under this Deed shall be extinguished so far as the same relate to such former Owners of such part or parts of the Estate Provided Always that if it is resolved to reinstate or rebuild such part or parts of the Estate each Owner (excluding the Owner of the General Common Parts Undivided Shares) of such part or parts shall pay the excess of the costs of reinstatement or rebuilding of such part or parts over and above the proceeds from the insurance of such part or parts in proportion to the respective number of Undivided Shares held by him bears to the total number of Undivided Shares of the part or parts of the Estate in question (less the relevant General Common Parts Undivided Share(s)) and that until such payment the same shall be a charge upon his interest in the Land and the Estate and be recovered as a civil debt.

7.1.2 The following provisions shall apply to a meeting convened by the Manager as provided in Clause 7.1.1 hereof in addition to the provisions of the Schedule 8 to the Building Management Ordinance :-

- (a) Every such meeting shall be convened by notice given in writing by the person or

persons convening the meeting upon each Owner at least fourteen (14) days before the date of the meeting, and that notice shall specify the place, date and time of the meeting and the resolutions (if any) that are to be proposed. Such notice may be given (i) by delivering personally to the Owner (ii) by sending by post to the Owner at his last known address or (iii) by leaving the notice at the Owner's Unit or depositing the notice in the letter box for that Unit;

- (b) No business shall be transacted at any meeting unless a quorum is present. A quorum shall consist of the Owners (excluding the Owner of the General Common Parts Undivided Shares) present in person or by proxy in whom not less than seventy five per cent (75%) of the total number of Undivided Shares of the part or parts of the Estate in question (but excluding the relevant General Common Parts Undivided Share(s)) are vested;
- (c) If within half an hour from the time appointed for the meeting a quorum is not present the meeting shall stand adjourned to the same time and day in the next week at the same place;
- (d) The chairman of the Owners' Committee shall preside over at every such meeting or, in his absence, the Owners then present shall choose one of their members to be the chairman of the meeting;
- (e) The chairman shall cause a record to be kept of the persons present at the meeting and notes of the proceedings thereof;
- (f) Every Owner shall have one vote for each Undivided Share allocated to the part of the Estate vested in him and in the case of Owners who together are entitled to one such Undivided Share, the vote in respect of that Undivided Share may be cast (i) by a proxy jointly appointed by such co-Owners (ii) by a person appointed by the other co-Owner or (iii) if no appointment has been made under Clause 7.1.2(f)(i) or 7.1.2(f)(ii), then either by one of the co-Owners personally or by proxy by one of the co-Owners; and, in the case of any meeting where 2 or more persons are the co-Owners of an Undivided Share and more than one of the co-Owners seek to cast a vote in respect of such Undivided Share, only the vote that is cast, in person or by proxy, by the co-Owner whose name, in order of priority, stands highest in relation to that Undivided Share in the register kept at the Land Registry shall be treated as valid;
- (g) Votes may be given either personally or by proxy;
- (h) An instrument appointing a proxy shall be in writing signed by the Owner or, 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. The instrument appointment of proxy shall be lodged with the Chairman of the meeting or the person, as the case may be, who convened the meeting not less than 48 hours before the time for the holding of the meeting. 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;

- (i) A resolution passed at a duly convened meeting by a seventy-five per cent (75%) majority of the Owners (excluding the Owner of the General Common Parts Undivided Shares) present in person or by proxy and voting shall be binding on all the Owners of the relevant part or parts of the Estate PROVIDED as follows :-
  - (i) the notice convening the meeting shall specify the intention to propose a resolution concerning such matter;
  - (ii) any resolution purported to be passed at any such meeting concerning any other matter shall not be valid; and
  - (iii) no resolution shall be valid if it is contrary to the provisions of this Deed or any relevant Sub-Deed of Mutual Covenant;
- (j) A resolution in writing signed by Owners (excluding the Owner of the General Common Parts Undivided Shares) who in the aggregate have vested in them for the time being more than seventy-five per cent (75%) of the Undivided Shares allocated to the part or parts of the Estate in question (but excluding the relevant General Common Parts Undivided Share(s) ) shall be as valid and effectual as if it had been passed at a duly convened meeting of such Owners; and
- (k) The accidental omission to give notice as aforesaid to any Owner shall not invalidate the meeting or any resolution passed thereat.

PROVIDED ALWAYS THAT no right to vote shall attach to the General Common Parts Undivided Shares and such Shares shall not be counted for the purposes of sub-clauses (b), (i) or (j) above.



## SECTION VIII

### MEETINGS OF THE OWNERS AND THE OWNERS' COMMITTEE

#### A. Meetings of Owners of the Estate

8.1.1 Any Owners holding not less than five per cent (5%) of the total number of Undivided Shares or the Manager or the Owners' Committee may at any time convene an Owners' meeting for the purpose of determining any matters concerning or affecting or in any way relating to the Land and the Estate and the management thereof (subject to the provisions of this Deed and the Building Management Ordinance). The Manager shall as soon as possible but not later than nine (9) months from the date of this Deed convene the first meeting of Owners (and to call further and subsequent meetings, if required), which meeting shall appoint a chairman and the Owners' Committee or shall appoint a management committee for the purpose of forming the Owners' Corporation under the Building Management Ordinance. The following provisions shall apply to any Owners' meeting, namely :-

- (a) a meeting may be validly convened by (i) the Manager or (ii) an Owner appointed to commence such meeting by those Owners who in the aggregate have vested in them not less than 5% of the total number of the Undivided Shares and (iii) the Owners' Committee (if formed);
- (b) notice in writing specifying the place, date and time of every such meeting and the resolutions (if any) that are to be proposed shall be given by the person or persons convening the meeting upon each Owner at least fourteen (14) clear days before the date of the meeting, and such notice may be given (i) by delivering it personally upon the Owner (ii) by sending it by post addressed to the Owner at his last known address or (iii) by leaving it at the Owner's Unit or depositing it in the letter box for that Unit;
- (c) The quorum at a meeting of the Owners shall be 10% of the Owners and no business shall be transacted at any meeting unless a quorum is present when the meeting proceeds to business and, for the purposes of this Clause 8.1.1(c), the reference to "10% of the Owners" shall (i) be construed as a reference to 10% of the number of persons who are Owners without regard to their ownership of any particular percentage of the total number of the Undivided Shares; and (ii) not be construed as the Owners of 10% of the Undivided Shares in aggregate;
- (d) the chairman of the Owners' Committee shall preside the meeting or if the meeting is convened under sub-clause 8.1.1(a)(i) or (ii) above, the person convening the meeting;

- (e) the chairman shall cause a record to be kept of the persons present in person or by proxy at the meeting, the appointment and vacation of appointments of all its members and all changes therein, the proceedings and the resolutions of the Owners' Committee;
- (f) every Owner shall have one vote for each Undivided Share he owns and in the case of Owners who together are entitled to one such Undivided Share the vote in respect of that Undivided Share may be cast :-
  - (i) by a proxy jointly appointed by the co-Owners; or
  - (ii) by a person appointed by the other co-Owners from amongst themselves; or
  - (iii) if no appointment has been made under sub-clauses (i) and (ii) hereof, then either by one of the co-Owners personally or by proxy by one of the co-Owners; and in the case of any meeting where 2 or more persons are the co-Owners of an Undivided Shares and more than one of the co-Owners seeks to cast a vote in respect of that Undivided Share, only the vote that is cast, in person or by proxy, by the co-Owner whose name, in order of priority, stands highest in relation to that Undivided Share in the register kept by the Land Registry shall be treated as valid;
- (g) in case of any equality of votes the person presiding over the meeting shall have in addition to a deliberative vote, a casting vote;
- (h) votes may be given either personally or by proxy;
- (i) the instrument appointing a proxy shall be in the form set out in Form 1 in Schedule 1A of the Building Management Ordinance and signed by the Owner or, 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;
- (j) the instrument appointment of a proxy shall be lodged with the Chairman of the Owners' Committee or the person, as the case may be, who convened the meeting not less than (48) hours before the time for the holding of the meeting and 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;
- (k) any resolution on any matter concerning the Land and the Estate passed at a duly convened meeting by a majority of votes of the Owners present in person or by proxy and voting shall be binding on all the Owners Provided that :-

- (i) the fourteen (14) days prior written notice convening the meeting shall specify the intention to propose a resolution concerning such matter;
  - (ii) any resolution purported to be passed at such meeting concerning any other matters shall not be valid; and
  - (iii) no resolution shall be valid if it is contrary to the provisions of this Deed or any relevant Sub-Deed of Mutual Covenant or the Conditions.
  - (iv) if a Sub-Deed of Mutual Covenant in respect of the Commercial Accommodation has been executed, then notwithstanding any provisions providing to the contrary in this Deed, no resolution concerning the use operation management or maintenance of or otherwise affecting the areas and facilities designated as common areas and facilities in such Sub-Deed of Mutual Covenant shall be valid unless such resolution is passed with the affirmative vote in favour of the resolution by Owners of not less than 50% of the total number of Undivided Shares allocated to the Commercial Accommodation and any matter concerning such common areas and facilities shall be decided by the Owners of the Commercial Accommodation by a resolution on such matter passed at a meeting convened in accordance with the provisions of the relevant Sub-Deed of Mutual Covenant; and
  - (v) No resolution concerning the use operation management or maintenance of or otherwise affecting Residential Common Areas and Residential Common Facilities shall be valid unless such resolution is passed with the affirmative vote in favour of the resolution by Owners of not less than 50% of the total number of Undivided Shares allocated to the Residential Units and any resolution on any matter concerning the Residential Common Areas and Residential Common Facilities shall be decided by the Owners of the Residential Units and any resolution on such matter passed at a duly convened meeting by a majority of votes of the Owners of the Residential Units present in person or by proxy and voting shall be binding on the Owners of the Residential Units.
- (l) a resolution in writing signed by the Owners who in the aggregate have vested in them not less than fifty per cent (50%) of the total number of Undivided Shares (less those allocated to the General Common Areas and General Common Facilities) shall be as valid and effectual as if it had been passed at a duly convened meeting of the Owners;
- (m) the accidental omission to give notice as aforesaid to any Owner shall not invalidate the proceedings at any meeting or any resolution passed thereat;
- (n) the procedure at the meeting shall be as is determined by the Owners;

- (o) for the avoidance of doubt and notwithstanding anything to the contrary herein contained, no right to vote shall attach to the General Common Parts Undivided Shares or such shares allocated to any additional General Common Areas and General Common Facilities from time to time; and
- (p) an annual general meeting of the Owners shall be held every year for the purposes of considering and resolving on matters which this Deed requires to be approved or decided by the annual general meeting of the Owners. The first of such annual general meeting shall be held within 12 calendar months after the first meeting of the Owners and annual general meetings for each ensuing year shall be held within 12 calendar months from the previous annual general meeting.

8.1.2 (a) (i) Any Owners' Committee formed under this Deed shall consist of not more than 11 members but not less than 5 members elected in an Owners' meeting to represent the Owners in all matters concerning the management of the Land and the Estate, undertaking other functions conferred on the Owners' Committee by this Deed, and in particular, to communicate with the Manager on behalf of the Owners and to consider such matters required to be approved or decided by the Owners' Committee under this Deed. The Owners' Committee shall comprise the following members :-

- (1) at least 2 Owners of the Towers;
- (2) at least 1 Owner of the House Accommodation;
- (3) at least 1 Owner of the Parking Spaces; and
- (4) at least 1 Owner of the Commercial Accommodation or Commercial Units.

(ii) A chairman, a vice-chairman, a secretary and such other officers (if any) as the Owners may from time to time determine shall be elected in the Owners' meeting among the abovementioned members by the Owners present.

- (b) Any Owner and any representative appointed by an Owner in the event of such Owner being a corporate body shall be eligible for election to the Owners' Committee. The appointment of a representative by a corporate Owner shall be in writing addressed to the Owners' Committee and such appointment may be revoked at any time by notice in writing given to the Owners' Committee.

- (c) No person shall be appointed as a member of the Owners' Committee who :-
- (i) has been declared bankrupt or insolvent; or
  - (ii) has been convicted of a criminal offence other than a summary offence not involving dishonesty; or
  - (iii) has entered into composition with his creditors.
- (d) An Owners' Committee shall be appointed for a term of one (1) year and its members shall hold office until a new Owners' Committee is appointed and in the event of no new Owners' Committee is appointed for whatever reasons after the said term of one (1) year, the members of the existing Owners' Committee shall continue to act until a new Owners' Committee is appointed Provided Always that a member shall cease to hold office if :-
- (i) he ceases to be an Owner;
  - (ii) he becomes disqualified for appointment as a member of an Owners' Committee under sub-clause (c) hereof;
  - (iii) he resigns from the office by notice in writing given to the Owners' Committee;
  - (iv) he is removed by a resolution passed at an Owners' meeting; or
  - (v) he has become incapacitated by mental illness.
- (e) Retiring members of the Owners' Committee shall be eligible for re-election.
- (f) The Owners' Committee may continue to act notwithstanding any vacancies in their number Provided That the number is not reduced below 5. In the event that the number is reduced below 5, the remaining members of the Owners' Committee may act but only for the purpose of convening an Owners' meeting for purpose of electing eligible persons to be members of the Owners' Committee.
- (g) A meeting of the Owners' Committee may be convened at any time by the chairman or any 2 members of the Owners' Committee.
- (h) Notice in writing specifying the place, date and time of a meeting of the Owners' Committee and the resolutions (if any) that are to be proposed shall be given in writing

by the person or persons convening the meeting upon each member of the Owners' Committee at least seven (7) days before the date of the meeting.

- (i) All notices required to be served hereunder shall be sufficiently given on a member of the Owners' Committee if a copy of the notice is given by delivering personally to the member of the Owners' Committee or by sending by post to the member of the Owners' Committee at his last known address or by leaving at his Unit or deposited in the letter box of that Unit.
- (j) The quorum at a meeting of the Owners' Committee shall be fifty per cent (50%) of the members of the Owners' Committee (rounded up to the nearest whole number) or 3 such members, whichever is the greater.
- (k) A meeting of the Owners' Committee shall be presided by the chairman or in the absence of the chairman, a member of the Owners' Committee appointed as chairman for that meeting.
- (l) At a meeting of the Owners' Committee, each member present shall have one (1) vote on a question before the Owners' Committee and if there is an equality of votes the chairman shall have, in addition to a deliberative vote, a casting vote.
- (m) The procedure at meetings of the Owners' Committee shall be as is determined by the Owners' Committee.
- (n) No resolution of the Owners' Committee shall adversely affect the use operation or maintenance of the Commercial Accommodation or any part thereof.

8.1.3 On the formation of the Owner's Corporation, the provisions contained in the Schedule 2 to the Building Management Ordinance shall apply in respect of all meetings and resolutions of the management committee which shall take the place of the Owners' Committee formed under this Deed, and the provisions contained in the Schedule 3 to the Building Management Ordinance shall apply to all general meetings of the Owners' Corporation which shall take the place of the Owners' meetings under this Deed.

8.1.4 The Manager shall consult (either generally or in any particular case) the Owners' Corporation (if formed) at a general meeting of the Owners' Corporation and adopt the approach decided by the Owners' Corporation (if formed) on the channels of communication among the Owners on any business relating to the management of the Estate.

8.1.5 The management committee (if any) appointed under this Deed or the Building Management Ordinance shall within 28 days of its appointment apply to the Land Registrar for the registration of the Owners as an Owners' Corporation.

8.1.6 Notwithstanding anything contained in this Section VIII, nothing herein shall in any way prejudice or contravene any provisions in or the application of the Building Management Ordinance. For the avoidance of doubt, the provisions in the Schedule 8 (as amended from time to time) to the Building Management Ordinance shall be incorporated into and form part of this Deed and shall prevail over any other provisions in this Deed that are inconsistent with them.

## SECTION IX

### MISCELLANEOUS

9.1.1 Subject to the provisions of the Building Management Ordinance, in any civil action initiated or defended by the Manager under the powers given in this Deed, the Manager shall conclusively be deemed to be acting as the agent for and on behalf of all Owners other than the Owner (if any) against whom the action is being initiated or defended and no Owner shall raise or be entitled to raise any defence of want of authority or make any objection to the right of the Manager to initiate or defend such action.

9.1.2 The Manager shall keep at the management office of the plans showing the General Common Areas certified as to their accuracy by or on behalf of the Authorised Person including any subsequent amendment thereto showing the General Common Areas for inspection by the Owners free of charge during normal office hours.

9.1.3 The First Owner shall deposit at the management office of the Estate a full set of the Maintenance Manual (if any) and a copy of Schedules 7 and 8 to the Building Management Ordinance (English and Chinese version) within 1 month of the date hereof and the Manager shall keep the same available for inspection by the Owners free of charge and taking copies upon payment of a reasonable charge during normal office hours. All charges received must be credited to the Capital Reserve Fund.

9.1.4 All Owners of the Estate not occupying or in physical possession of their Units must provide the Manager with an address within the jurisdiction of the Hong Kong Special Administrative Region for service of notices under the terms of this Deed.

9.1.5 Within one (1) month from the date hereof, the First Owner shall at its own costs and expenses provide and keep at the management office of the Estate a copy of this Deed and a direct translation in Chinese of this Deed, and shall ensure that it is available for inspection free of cost at the management office of the Estate by any Owner during office hours and for the taking of copies by any Owner at his request and on payment of such reasonable charges as the Manager may at his discretion fix. In case of any differences or dispute, the English version of this Deed approved by the Director of Lands shall prevail. The Manager shall credit all the copying charges to the Capital Reserve Fund.

9.1.6 Subject to Section VII hereof, the rights, privileges, obligations and covenants herein contained shall be binding on the Owners and their respective executors, administrators, successors in title, assigns and mortgagees or chargees in possession or those who have foreclosed and the



covenants herein contained and the interest herein both as to the benefit and burden of such covenants shall run with the Land. The Conveyancing and Property Ordinance (Cap 219) of the Laws of the Hong Kong Administrative Region shall apply to this Deed Provided That no Owner shall be bound after ceasing to own any part or share of and in the Land and the Estate or any interest therein save and except in respect of any matter arising previously to his ceasing to own such part or share or interest therein.

9.1.7 Save as herein expressly provided, all notices in writing required to be given hereunder (if any) shall be sufficiently served on an Owner if a copy of such notice is left at his Unit or deposited in his letter box even if such Owner is not personally occupying his Unit or if a copy is sent by post to his last known address in the Hong Kong Special Administrative Region.

9.1.8 All notices required to be given to the Manager shall be sufficiently served if sent by prepaid post addressed to or by hand delivered to the management office of the Estate or such other address as may be notified by the Manager from time to time.

9.1.9 To the extent that any provisions contained herein shall be in conflict with the Building Management Ordinance, the Building Management Ordinance shall prevail.

9.1.10. - Notwithstanding anything contained in this Deed to the contrary but for the avoidance of doubt, the General Common Parts Undivided Shares shall not carry any voting rights or liability to pay fees under this Deed, nor shall the General Common Parts Undivided Shares be taken into account for the purpose of calculating the quorum of any meeting.

9.1.11 (a) The First Owner shall at its own cost and expense prepare the first Maintenance Manual for the Works and Installations for the reference of the Owners and the Manager 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 lists of items of the Works and Installations requiring routine maintenance;
- (v) Recommended frequency of routine maintenance inspection;

- (vi) Checklist and typical inspective record sheets for routine maintenance inspection;
  - (vii) Recommended maintenance cycle of the Works and Installations.
- (b) Within one (1) month after the execution of this Deed, the First Owner shall deposit a full copy of the first Maintenance Manual for the Works and Installations in the management office for inspection by the Owners free of charge and any Owner or his duly authorized representative shall be entitled to a copy thereof upon payment of a reasonable charge to cover the cost of copying the same Provided That all charges received therefrom shall be credited into the Capital Reserve Fund.
- (c) (i) The Manager shall on behalf of and at the cost and expense of the Owners inspect, maintain and carry out all necessary works for the General Common Areas and General Common Facilities including those part or parts of the Works and Installations forming part of the General Common Areas and General Common Facilities.
- (ii) The Owner shall at their own costs and expense inspect, maintain and carry out all necessary works for the maintenance of the Development and the Units including those part or parts of the Works and Installations forming part of their Units.
- (d) The Owners may, by a majority resolutions passed at an Owners' meeting convened under this Deed, make, amend, revise and revoke the schedule of Works and Installations and the Maintenance Manual for the Works and Installations or any part thereof as the Owners shall deem fit, in which event the Manager shall procure the revised schedule and the revised Maintenance Manual for the Works and Installations or any amendments thereto from a qualified professional or consultant within such time as may be prescribed by the said Owners' resolutions. All costs and expenses of and incidental to the preparation of the revised schedule and the revised Maintenance Manual for the Works and Installations or any subsequent amendments thereto shall be borne by the Owners and paid out of the Capital Reserve Fund.
- (e) The Manager shall deposit the revised Maintenance Manual for the Works and Installations and any subsequent amendments thereto in the management office within one month from the date of its preparation for inspection by the Owners free of charge and any Owner or his duly authorized representative shall be entitled to a copy thereof upon payment of a reasonable charge to cover the cost of copying the same Provided That all charges received therefrom shall be credited into the Capital Reserve Fund.

9.1.12 No provisions in this Deed shall conflict with or be in breach of the Conditions and each Owner (including the First Owner) and the Manager covenants with each other to comply with the terms and conditions of the Conditions so long as they remain as Owners and the Manager of the Estate.

IN WITNESS whereof the First Owner, the Second Owner and the Manager hereto have caused this Deed to be duly executed the day and year first above written.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**Allocation of Undivided Shares  
of and in the Land and the Estate**

**(A) Residential Accommodation**

**(a) Flats**

6,677 Undivided Shares

**Tower 5 to 15**

Tower 5					
Floor	Unit A		Unit B		Total
G/F	-		-		0
1/F	24	<	18	<	42
2/F	21		18		39
3/F	21		18		39
5/F	21		18		39
6/F	21		18		39
7/F	21		18		39
8/F	21		18		39
9/F	21		18		39
10/F	21		18		39
11/F	21		18		39
12/F	21		18		39
15/F	21		18		39
16/F	21		18		39
17/F	29	!*	-		29
					<b>539</b>

Tower 6					
Floor	Unit A		Unit B		Total
G/F	-		-		0
1/F	18	<	19	<	37
2/F	18		18		36
3/F	18		18		36
5/F	18		18		36
6/F	18		18		36
7/F	18		18		36
8/F	18		18		36
9/F	18		18		36
10/F	18		18		36
11/F	18		18		36
12/F	18		18		36
15/F	18		18		36
16/F	18		18		36
17/F	27	!*	-		27
					496

Tower 7					
Floor	Unit A		Unit B		Total
G/F	-		-		0
1/F	18	<	19	<	37
2/F	19		18		37
3/F	19		18		37
5/F	19		18		37
6/F	19		18		37
7/F	19		18		37
8/F	19		18		37
9/F	19		18		37
10/F	19		18		37
11/F	19		18		37
12/F	19		18		37
15/F	19		18		37
16/F	18		18		36
17/F	29	!*	-		29
					509

Tower 8					
Floor	Unit A		Unit B		Total
G/F	-		-		0
1/F	22	<	18	<	40
2/F	21		19		40
3/F	21		19		40
5/F	21		19		40
6/F	21		19		40
7/F	21		19		40
8/F	21		19		40
9/F	21		19		40
10/F	21		19		40
11/F	21		19		40
12/F	21		19		40
15/F	21		19		40
16/F	21		19		40
17/F	32	!*	-		32
					552

Tower 9						
Floor	Unit A		Unit B		Unit C	Total
G/F	12	<	9	<	-	21
1/F	12		9		-	21
2/F	12		9		8 *	29
3/F	12		9		8	29
5/F	12		9		8	29
6/F	12		9		8	29
7/F	12		9		8	29
8/F	12		9		8	29
9/F	12		9		8	29
10/F	12		9		8	29
11/F	12		9		8	29
12/F	12		9		8	29
15/F	12		9		8	29
16/F	12		9		8	29
17/F	18	!*	-		9 *	27

Floor	Unit D		Unit E		Unit F		Unit G		Total
G/F	8	<	12	<	7	<	8	<	35
1/F	8		11		7		7		33
2/F	8		11		7		7		33
3/F	8		11		7		7		33
5/F	8		11		7		7		33
6/F	8		11		7		7		33
7/F	8		11		7		7		33
8/F	8		11		7		7		33
9/F	8		11		7		7		33
10/F	8		11		7		7		33
11/F	8		11		7		7		33
12/F	8		11		7		7		33
15/F	8		11		7		7		33
16/F	8		11		7		7		33
17/F	9	*	12	*	8	*	8	*	37
									918

Tower 10									
Floor	Unit A		Unit B		Unit C		Unit D		Total
G/F	-		8	<	12	<	12	<	32
1/F	-		8		11		12		31
2/F	12		12		11		12		47
3/F	12		12		11		12		47
5/F	12		12		11		12		47
6/F	12		12		11		12		47
7/F	12		12		11		12		47
8/F	12		12		11		12		47
9/F	12		12		11		12		47
10/F	12		12		11		12		47
11/F	12		12		11		12		47
12/F	12		12		11		12		47
15/F	12		12		11		12		47
16/F	12		12		11		12		47
17/F	19	!*	-		12	*	12	*	43

Floor	Unit E		Unit F				Total
G/F	10	<	10	<			20
1/F	9		9				18
2/F	9		9				18
3/F	9		9				18
5/F	9		9				18
6/F	9		9				18
7/F	9		9				18
8/F	9		9				18
9/F	9		9				18
10/F	9		9				18
11/F	9		9				18
12/F	9		9				18
15/F	9		9				18
16/F	9		9				18
17/F	10	*	10	*			20
							944

Tower 11									
Floor	Unit A		Unit B		Unit C		Unit D		Total
G/F	13	<	7	<	9	<	9	<	38
1/F	13		8		9		9		39
2/F	13		13		9		9		44
3/F	13		13		9		9		44
5/F	13		13		9		9		44
6/F	13		13		9		9		44
7/F	13		13		9		9		44
8/F	13		13		9		9		44
9/F	13		13		9		9		44
10/F	13		13		9		9		44
11/F	13		13		9		9		44
12/F	13		13		9		9		44
15/F	13		13		9		9		44
16/F	13		13		9		9		44
17/F	21	! *	-		9	*	9	*	39
									644



Tower 12									
Floor	Unit A		Unit B		Unit C		Unit D		Total
G/F	-		14	<	9	<	9	<	32
1/F	13		13		9		9		44
2/F	13		13		9		9		44
3/F	13		13		9		9		44
5/F	13		13		9		9		44
6/F	13		13		9		9		44
7/F	13		13		9		9		44
8/F	13		13		9		9		44
9/F	13		13		9		9		44
10/F	13		13		9		9		44
11/F	13		13		9		9		44
12/F	13		13		9		9		44
15/F	13		13		9		9		44
16/F	13		13		9		9		44
17/F	21	! *	-		9	*	9	*	39
									643

Tower 15									
Floor	Unit A		Unit B		Unit C		Unit D		Total
G/F	11	<	15	<	10	<	10	<	46
1/F	15		15		10		10		50
2/F	15		15		10		10		50
3/F	15		15		10		10		50
5/F	15		15		10		10		50
6/F	15		15		10		10		50
7/F	15		15		10		10		50
8/F	15		15		10		10		50
9/F	15		15		10		10		50
10/F	15		15		10		10		50
11/F	15		15		10		10		50
12/F	15		15		10		10		50
15/F	15		15		10		10		50
16/F	15		15		10		10		50
17/F	24	! *	-		10	*	11	*	45
									741

Sub-total: 5,986 Undivided Shares

### Lowrise 1 to 7

Lowrise 1						
Floor	Unit A		Unit C			Total
G/F	7	<	-			7
1/F	7		7	=		14
2/F	7					7
3/F	7		7	= *		14
5/F	8	*				8
						50

Lowrise 2						
Floor	Unit A		Unit B		Unit C	Total
G/F	7	<	7	<	6 = <	20
1/F	7		7			14
2/F	7		7		7 =	21
3/F	7		7			14
5/F	7	*	7	*	7 = *	21
R/F	-		-			
						<b>90</b>

Lowrise 3						
Floor	Unit A		Unit B		Unit C	Total
G/F	7	<	7	<	-	14
1/F	7		7		7 =	21
2/F	7		7			14
3/F	7		7		7 = *	21
5/F	7	*	7	*		14
						<b>84</b>

Lowrise 5						
Floor	Unit A		Unit B		Unit C	Total
G/F	7	<	7	<	6 = <	20
1/F	7		7			14
2/F	7		7		7 =	21
3/F	7		7			14
5/F	7	*	7	*	7 = *	21
R/F	-		-			
						<b>90</b>

Lowrise 6							
Floor	Unit A		Unit B		Unit C		Total
G/F	7	<	7	<	6	=<	20
1/F	7		7				14
2/F	7		7		7	=	21
3/F	7		7				14
5/F	7	*	7	*	7	= *	21
R/F	-		-				
							90

Lowrise 7							
Floor	Unit A		Unit B		Unit C		Total
G/F	-		7	<	-		7
1/F	-		7		-		7
2/F	7		7		7	=	21
3/F	7		7				14
5/F	10	*	7	*	-		17
							<b>66</b>

Sub-total: 470 Undivided Shares

#### House 1 to 6

Total			
House 1	38	# *	38
House 2	44	# *	44
House 3	45	# *	45
House 5	45	# *	45
House 6	49	# *	49
			<b>221</b>

Sub-total: 221 Undivided Shares

(B) Residential Carparking Spaces 2 shares @ x nos.359	718 Undivided Shares
(C) Residential Motorcycle Parking Spaces 1 share @ x nos.19	19 Undivided Shares
(D) Commercial Carparking Spaces 2 shares @ x nos.99	198 Undivided Shares
(E) Commercial Motorcycle Parking Spaces 1 share @ x nos.4	4 Undivided Shares
(F) Commercial Accommodation	273 Undivided Shares
(G) General Common Areas (including Visitors' Carparking Spaces)	100 Undivided Shares

Grand Total = 7,989 Undivided Shares

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**Notes :**

- a) \* Residential Unit with flat roof(s) pertaining thereto.
- b) ! Residential Unit with flat roof(s) inclusive of swimming pool and filtration plant room(s) pertaining thereto which is/are accessible from the Residential Unit itself.
- c) < Residential Unit with garden(s) pertaining thereto.
- d) # Residential Unit with garden(s) inclusive of swimming pool(s) pertaining thereto.
- e) There are no designation of Tower 4, Tower 13, Tower 14, 4/F, 13/F and 14/F.
- f) R/F is roof floor at Lowrise 2, 5 & 6
- g) = Duplex unit, consist of

G/F (Lower Duplex) & 1/F (Upper Duplex) or 2/F (Lower Duplex) & 3/F (Upper Duplex) or 5/F (Lower Duplex) & R/F (Upper Duplex) floors for Unit C in Lowrise 2, 5 and 6;  
1/F (Lower Duplex) & 2/F (Upper Duplex) or 3/F (Lower Duplex) & 5/F (Upper Duplex) for Unit C in Lowrise 1 and 3; and 2/F (Lower Duplex) & 3/F (Upper Duplex) for Unit C in Lowrise 7.

- h) All Undivided Shares are rounded up to the nearest integer.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**Allocation of Management Shares  
of and in the Land and the Estate**

(A) Residential Accommodation

(a) Flats

6,677 Management Shares

**Tower 5 to 15**

Tower 5					
Floor	Unit A		Unit B		Total
G/F	-		-		0
1/F	24	<	18	<	42
2/F	21		18		39
3/F	21		18		39
5/F	21		18		39
6/F	21		18		39
7/F	21		18		39
8/F	21		18		39
9/F	21		18		39
10/F	21		18		39
11/F	21		18		39
12/F	21		18		39
15/F	21		18		39
16/F	21		18		39
17/F	29	!*	-		29
					<b>539</b>

Tower 6					
Floor	Unit A		Unit B		Total
G/F	-		-		0
1/F	18	<	19	<	37
2/F	18		18		36
3/F	18		18		36
5/F	18		18		36
6/F	18		18		36
7/F	18		18		36
8/F	18		18		36
9/F	18		18		36
10/F	18		18		36
11/F	18		18		36
12/F	18		18		36
15/F	18		18		36
16/F	18		18		36
17/F	27	!*	-		27
					496

Tower 7					
Floor	Unit A		Unit B		Total
G/F	-		-		0
1/F	18	<	19	<	37
2/F	19		18		37
3/F	19		18		37
5/F	19		18		37
6/F	19		18		37
7/F	19		18		37
8/F	19		18		37
9/F	19		18		37
10/F	19		18		37
11/F	19		18		37
12/F	19		18		37
15/F	19		18		37
16/F	18		18		36
17/F	29	!*	-		29
					509

Tower 8					
Floor	Unit A		Unit B		Total
G/F	-		-		0
1/F	22	<	18	<	40
2/F	21		19		40
3/F	21		19		40
5/F	21		19		40
6/F	21		19		40
7/F	21		19		40
8/F	21		19		40
9/F	21		19		40
10/F	21		19		40
11/F	21		19		40
12/F	21		19		40
15/F	21		19		40
16/F	21		19		40
17/F	32	!*	-		32
					552

Tower 9							
Floor	Unit A		Unit B		Unit C		Total
G/F	12	<	9	<	-	<	21
1/F	12		9		-		21
2/F	12		9		8	*	29
3/F	12		9		8		29
5/F	12		9		8		29
6/F	12		9		8		29
7/F	12		9		8		29
8/F	12		9		8		29
9/F	12		9		8		29
10/F	12		9		8		29
11/F	12		9		8		29
12/F	12		9		8		29
15/F	12		9		8		29
16/F	12		9		8		29
17/F	18	! *	-		9	*	27

Floor	Unit D		Unit E		Unit F		Unit G		Total
G/F	8	<	12	<	7	<	8	<	35
1/F	8		11		7		7		33
2/F	8		11		7		7		33
3/F	8		11		7		7		33
5/F	8		11		7		7		33
6/F	8		11		7		7		33
7/F	8		11		7		7		33
8/F	8		11		7		7		33
9/F	8		11		7		7		33
10/F	8		11		7		7		33
11/F	8		11		7		7		33
12/F	8		11		7		7		33
15/F	8		11		7		7		33
16/F	8		11		7		7		33
17/F	9	*	12	*	8	*	8	*	37
									918

Tower 10									
Floor	Unit A		Unit B		Unit C		Unit D		Total
G/F	-		8	<	12	<	12	<	32
1/F	-		8		11		12		31
2/F	12		12		11		12		47
3/F	12		12		11		12		47
5/F	12		12		11		12		47
6/F	12		12		11		12		47
7/F	12		12		11		12		47
8/F	12		12		11		12		47
9/F	12		12		11		12		47
10/F	12		12		11		12		47
11/F	12		12		11		12		47
12/F	12		12		11		12		47
15/F	12		12		11		12		47
16/F	12		12		11		12		47
17/F	19	!*	-		12	*	12	*	43



Floor	Unit E		Unit F				Total
G/F	10	<	10	<			20
1/F	9		9				18
2/F	9		9				18
3/F	9		9				18
5/F	9		9				18
6/F	9		9				18
7/F	9		9				18
8/F	9		9				18
9/F	9		9				18
10/F	9		9				18
11/F	9		9				18
12/F	9		9				18
15/F	9		9				18
16/F	9		9				18
17/F	10	*	10	*			20
							944

Tower 11									
Floor	Unit A		Unit B		Unit C		Unit D		Total
G/F	13	<	7	<	9	<	9	<	38
1/F	13		8		9		9		39
2/F	13		13		9		9		44
3/F	13		13		9		9		44
5/F	13		13		9		9		44
6/F	13		13		9		9		44
7/F	13		13		9		9		44
8/F	13		13		9		9		44
9/F	13		13		9		9		44
10/F	13		13		9		9		44
11/F	13		13		9		9		44
12/F	13		13		9		9		44
15/F	13		13		9		9		44
16/F	13		13		9		9		44
17/F	21	!*	-		9	*	9	*	39
									<b>644</b>

Tower 12									
Floor	Unit A		Unit B		Unit C		Unit D		Total
G/F	-		14	<	9	<	9	<	32
1/F	13		13		9		9		44
2/F	13		13		9		9		44
3/F	13		13		9		9		44
5/F	13		13		9		9		44
6/F	13		13		9		9		44
7/F	13		13		9		9		44
8/F	13		13		9		9		44
9/F	13		13		9		9		44
10/F	13		13		9		9		44
11/F	13		13		9		9		44
12/F	13		13		9		9		44
15/F	13		13		9		9		44
16/F	13		13		9		9		44
17/F	21	! *	-		9	*	9	*	39
									<b>643</b>

Tower 15									
Floor	Unit A		Unit B		Unit C		Unit D		Total
G/F	11	<	15	<	10	<	10	<	46
1/F	15		15		10		10		50
2/F	15		15		10		10		50
3/F	15		15		10		10		50
5/F	15		15		10		10		50
6/F	15		15		10		10		50
7/F	15		15		10		10		50
8/F	15		15		10		10		50
9/F	15		15		10		10		50
10/F	15		15		10		10		50
11/F	15		15		10		10		50
12/F	15		15		10		10		50
15/F	15		15		10		10		50
16/F	15		15		10		10		50
17/F	24	! *	-		10	*	11	*	45
									<b>741</b>

Sub-total: 5,986 Management Shares

# Lowrise 1 to 7

Lowrise 1						
Floor	Unit A		Unit C			Total
G/F	7	<	-			7
1/F	7		7	=		14
2/F	7					7
3/F	7		7	= *		14
5/F	8	*				8
						50

Lowrise 2						
Floor	Unit A		Unit B		Unit C	Total
G/F	7	<	7	<	6 = <	20
1/F	7		7			14
2/F	7		7		7 =	21
3/F	7		7			14
5/F	7	*	7	*	7 = *	21
R/F	-		-			
						<b>90</b>

Lowrise 3						
Floor	Unit A		Unit B		Unit C	Total
G/F	7	<	7	<	-	14
1/F	7		7		7 =	21
2/F	7		7			14
3/F	7		7		7 = *	21
5/F	7	*	7	*		14
						<b>84</b>

Lowrise 5						
Floor	Unit A		Unit B		Unit C	Total
G/F	7	<	7	<	6 = <	20
1/F	7		7			14
2/F	7		7		7 =	21
3/F	7		7			14
5/F	7	*	7	*	7 = *	21
R/F	-		-			
						<b>90</b>

Lowrise 6							
Floor	Unit A		Unit B		Unit C		Total
G/F	7	<	7	<	6	=<	20
1/F	7		7				14
2/F	7		7		7	=	21
3/F	7		7				14
5/F	7	*	7	*	7	=*	21
R/F	-		-				
							90

Lowrise 7							
Floor	Unit A		Unit B		Unit C		Total
G/F	-		7	<	-		7
1/F	-		7		-		7
2/F	7		7		7	=	21
3/F	7		7				14
5/F	10	*	7	*	-		17
							66

Sub-total: 470 Management Shares

House 1 to 6

Total			
House 1	38	# *	38
House 2	44	# *	44
House 3	45	# *	45
House 5	45	# *	45
House 6	49	# *	49
			221

Sub-total: 221 Management Shares

(B) Residential Carparking Spaces 2 shares @ x nos.359	718 Management Shares
(C) Residential Motorcycle Parking Spaces 1 share @ x nos.19	19 Management Shares
(D) Commercial Carparking Spaces 2 shares @ x nos.99	198 Management Shares
(E) Commercial Motorcycle Parking Spaces 1 share @ x nos.4	4 Management Shares
(E) Commercial Accommodation	273 Management Shares

Grand Total = 7,889 Management Shares

---

Notes :

- a) \* Residential Unit with flat roof(s) pertaining thereto.
- b) ! Residential Unit with flat roof(s) inclusive of swimming pool and filtration plant room(s) pertaining thereto which is/are accessible from the Residential Unit itself.
- c) < Residential Unit with garden(s) pertaining thereto.
- d) # Residential Unit with garden(s) inclusive of swimming pool(s) pertaining thereto.
- e) There are no designation of Tower 4, Tower 13, Tower 14, 4/F, 13/F and 14/F.
- f) R/F is roof floor at Lowrise 2, 5 & 6
- g) = Duplex unit, consist of  
  
G/F (Lower Duplex) & 1/F (Upper Duplex) or 2/F (Lower Duplex) & 3/F (Upper Duplex) or 5/F (Lower Duplex) & R/F (Upper Duplex) floors for Unit C in Lowrise 2, 5 and 6;  
1/F (Lower Duplex) & 2/F (Upper Duplex) or 3/F (Lower Duplex) & 5/F (Upper Duplex) for Unit C in Lowrise 1 and 3; and 2/F (Lower Duplex) & 3/F (Upper Duplex) for Unit C in Lowrise 7.
- h) All Management Shares are rounded up to the nearest integer.

SEALED with the Common Seal  
of the First Owner and SIGNED by  
CHAN WING KWONG  
VELENCIA LEE  
whose signature(s) is/are verified by:-



SIGNED SEALED AND DELIVERED  
by the Second Owner in the  
presence of :-

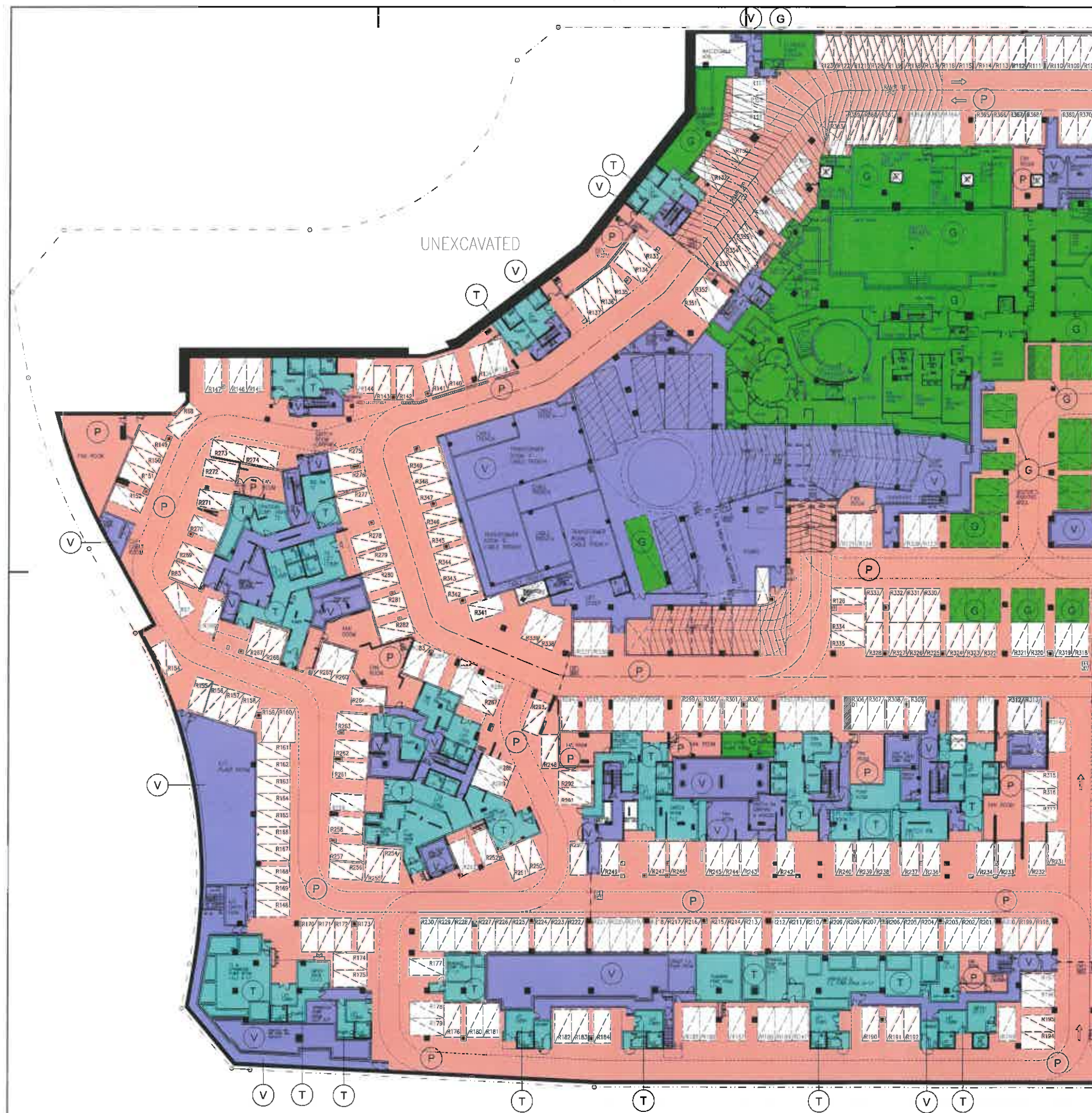


INTERPRETED to the Second Owner by :-

SEALED with the Common Seal of the  
Manager and SIGNED by  
CHAN WING KWONG  
KWAN CHI WAH  
whose signature(s) is/are verified by :-







註冊摘要編號 M/N:15122800360023 A3C

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- B COMMERCIAL ACCOMMODATION AREAS
- Y HOUSE COMMON AREAS
- P CARPARK COMMON AREAS
- V COMMERCIAL LOADING AND UNLOADING BAYS

PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016

TPTL  
200

PAK SHEK KOK,  
TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

QUANTITY SURVEYORS  
WIDNELL LTD.

LANDSCAPE CONSULTANTS  
ADI LIMITED

ENVIRONMENTAL CONSULTANTS  
ENVRON HONG KONG LIMITED

TRAFFIC CONSULTANTS  
MVA HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
BASEMENT  
DMC PLAN

NUMBER  
2101a

REVISION

DATE

SCALE  
1:800@A3

FILE PATH  
Y8041/Drawings

AUTHORIZED PERSON

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE, ENGINEERING, INTERIOR DESIGN, PLANNING  
胡克實建築設計(國際)有限公司





- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- I COMMERCIAL ACCOMMODATION AREAS
- Y HOUSE COMMON AREAS
- P CARPARK COMMON AREAS

PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016

TPTL  
200

PAK SHEK KOK,  
TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

QUANTITY SURVEYORS  
WIDNELL LTD.

LANDSCAPE CONSULTANTS  
ADI LIMITED

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

TRAFFIC CONSULTANTS  
MVA HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
LOWER GROUND  
DMC PLAN

NUMBER  
2102a

REVISION

DATE

SCALE  
1:600@A3

FILE PATH  
Y9041/Drawings

AUTHORIZED PERSON

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - PLANNING  
胡周實建築設計(國際)有限公司





- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- I COMMERCIAL ACCOMMODATION AREAS
- Y HOUSE COMMON AREAS
- P CARPARK COMMON AREAS

PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016

TPTL  
200

PAK SHEK KOK,  
TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

QUANTITY SURVEYORS  
WIDNELL LTD.

LANDSCAPE CONSULTANTS  
ADI LIMITED

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

TRAFFIC CONSULTANTS  
MVA HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
GROUND FLOOR  
DMC PLAN

NUMBER  
2103a

REVISION

DATE

SCALE  
1:600@A3

FILE PATH  
Y8041/Drawings

AUTHORIZED PERSON

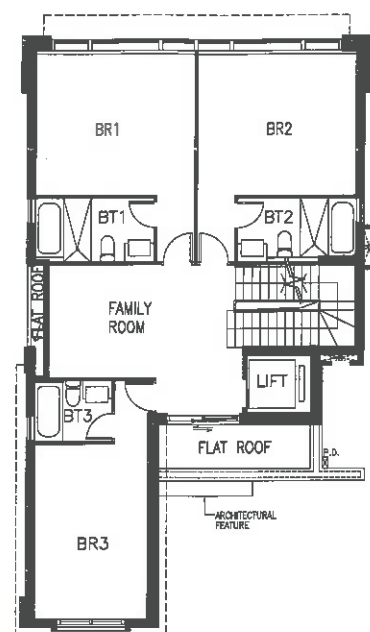
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ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - PLANNING  
周周黃建築設計(國際)有限公司



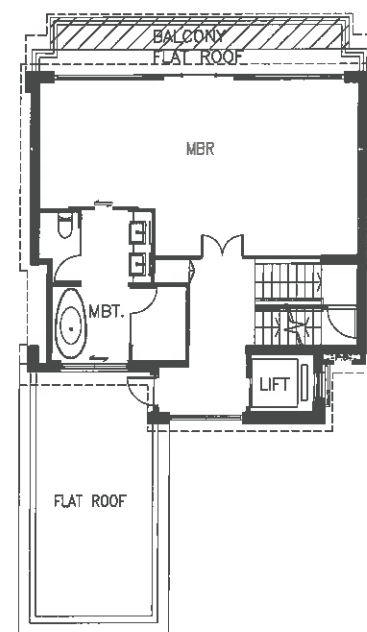
HOUSE (H2-H5)  
(TYPE A)



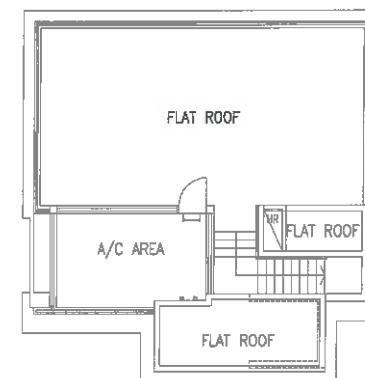
GROUND FLOOR PLAN



FIRST FLOOR PLAN



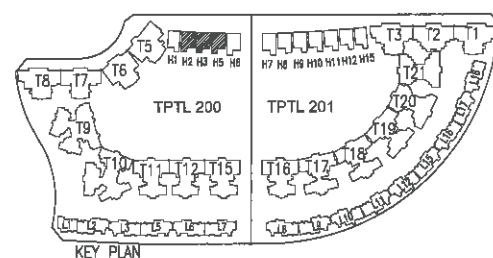
SECOND FLOOR PLAN



ROOF PLAN



BASEMENT FLOOR PLAN



KEY PLAN

- TOWER COMMON AREAS
- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- HOUSE COMMON AREAS
- CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)



PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016

**TPTL  
200**

TAI PO

**RESIDENTIAL  
DEVELOPMENT**

DEVELOPER

TOP GALLANT LTD.

ARCHITECTS

WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS

OVE ARUP & PARTNERS

HONG KONG LTD.

BUILDING SERVICES ENGINEERS

TALENT MECHANICAL

& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS

ENVIRON HONG KONG LIMITED

REVISION

DATE NO.

DRAWING TITLE

HOUSE (TYPE A)  
H2-H5 DMC PLANS  
(TPTL-200)

NUMBER

2104-A

REVISION

DATE

SCALE

1:200@A3

FILE PATH

Y9041/Drawings

AUTHORIZED PERSON

WCWP INTERNATIONAL LIMITED  
ARCHITECTS • ENGINEERS • PLANNERS  
南地實業設計(國際)有限公司

DRAWN BY: CHW/STY  
CHECKED BY: CHW/STY  
APPROVED BY: CHW/STY  
DMC PLAN

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE

HOUSE (TYPE B)  
H6 DMC PLANS  
(TPTL-200)

NUMBER  
2104-1-A

REVISION

DATE

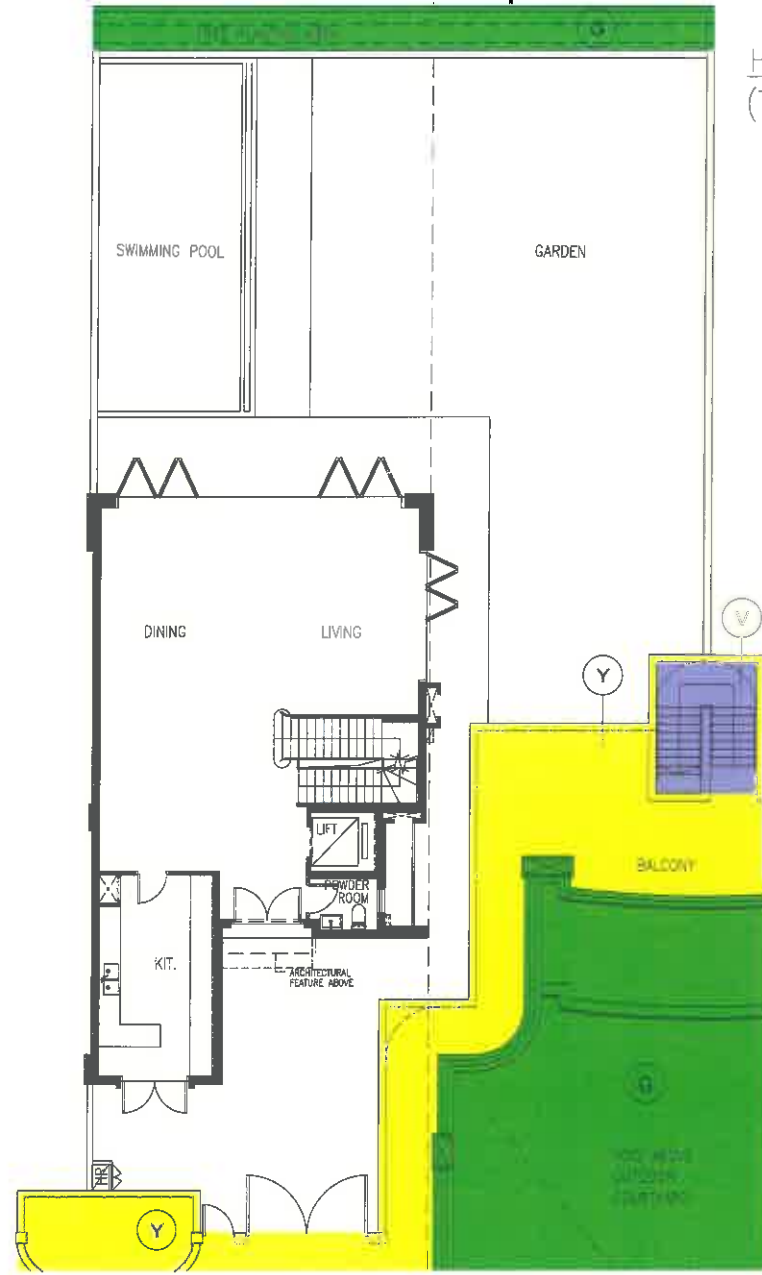
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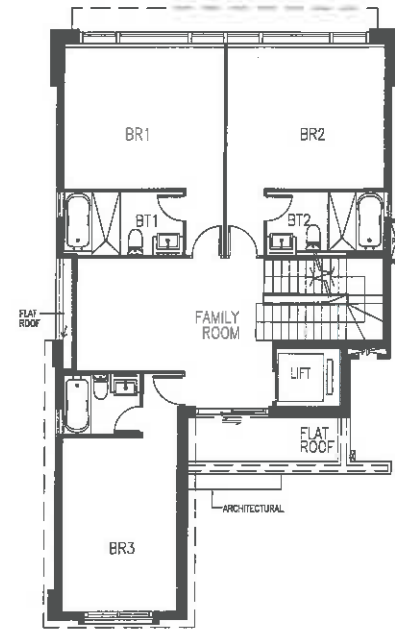
AUTHORIZED PERSON

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • CIVIL ENGINEERING • MECHANICAL ENGINEERING • PLUMBING  
香港建築設計(國際)有限公司

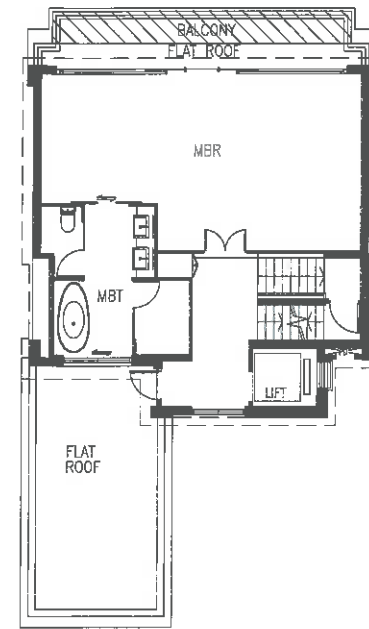
HOUSE 6  
(TYPE B)



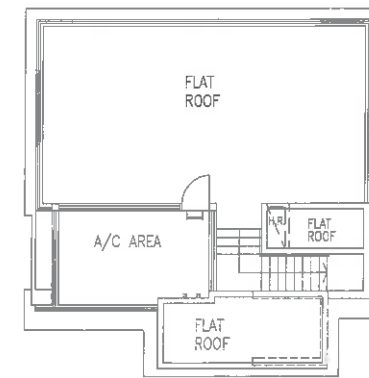
GROUND FLOOR PLAN



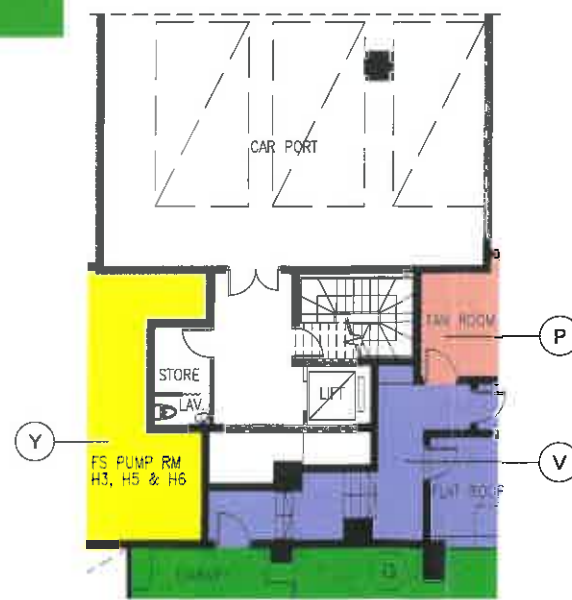
FIRST FLOOR PLAN



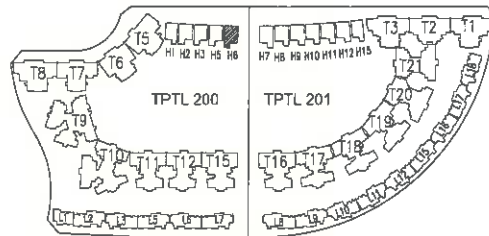
SECOND FLOOR PLAN



ROOF PLAN

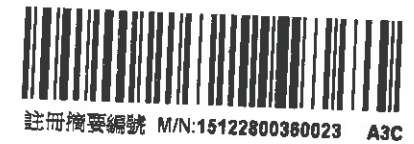


BASEMENT FLOOR PLAN



KEY PLAN

- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- HOUSE COMMON AREAS
- CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)



註冊摘要編號 M/N:15122800360023 A3C

PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE

HOUSE (TYPE C)  
H1 DMC PLANS  
(TPTL-200)

NUMBER  
2105-A

REVISION

DATE

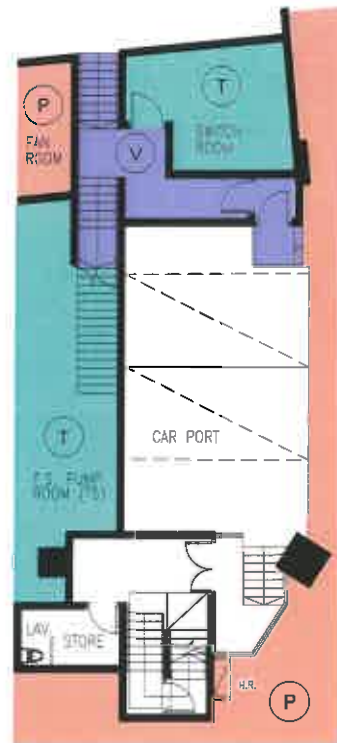
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Y9041/Drawings

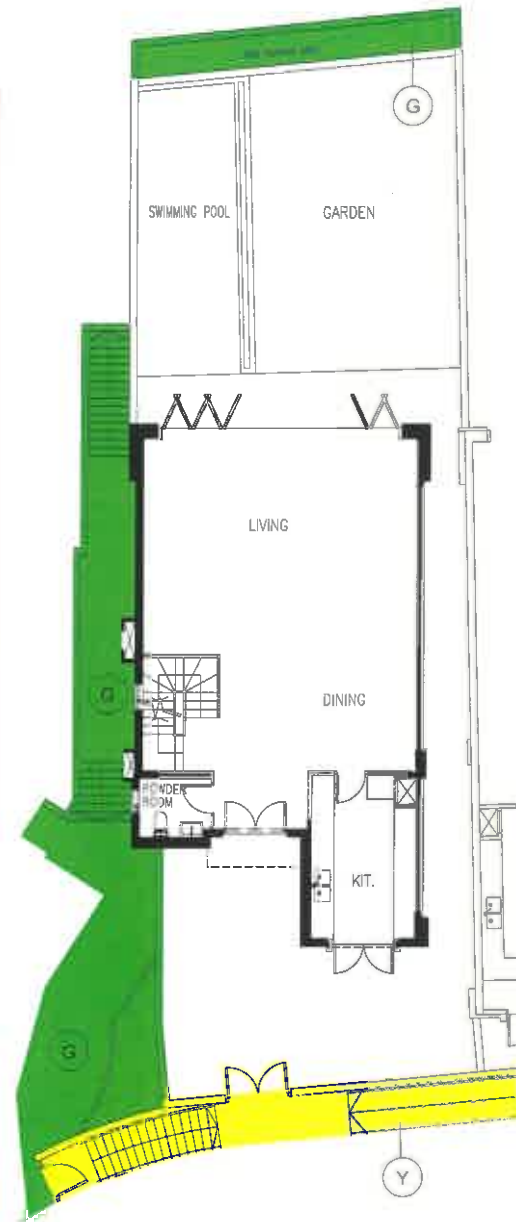
AUTHORIZED PERSON

WCWP INTERNATIONAL LIMITED  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN • PLANNING  
胡鴻業建築設計(國際)有限公司

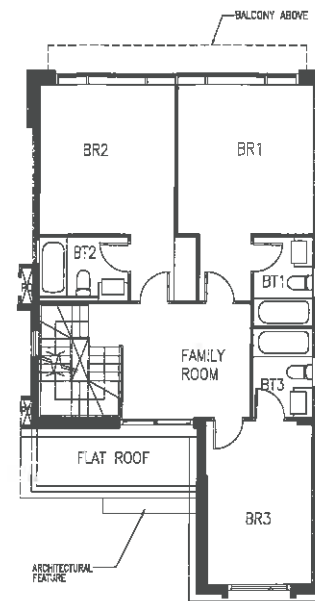
HOUSE 1  
(TYPE C)



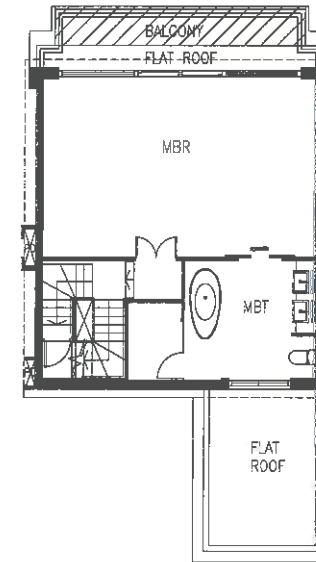
BASEMENT FLOOR PLAN



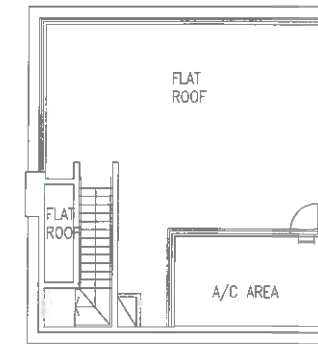
GROUND FLOOR PLAN



FIRST FLOOR PLAN

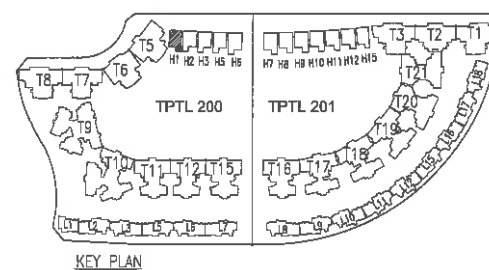


SECOND FLOOR PLAN



ROOF PLAN

- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- HOUSE COMMON AREAS
- CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)



KEY PLAN



註冊摘要編號 M/N:15122800360023 A3C

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015



# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
1/F PLAN  
(T5, T6-TPTL 200)  
(PREV. TOWER 1 & 2)

NUMBER  
2111

REVISION

DATE

SCALE

FILE PATH  
Y9041/Drawings

AUTHORIZED PERSON

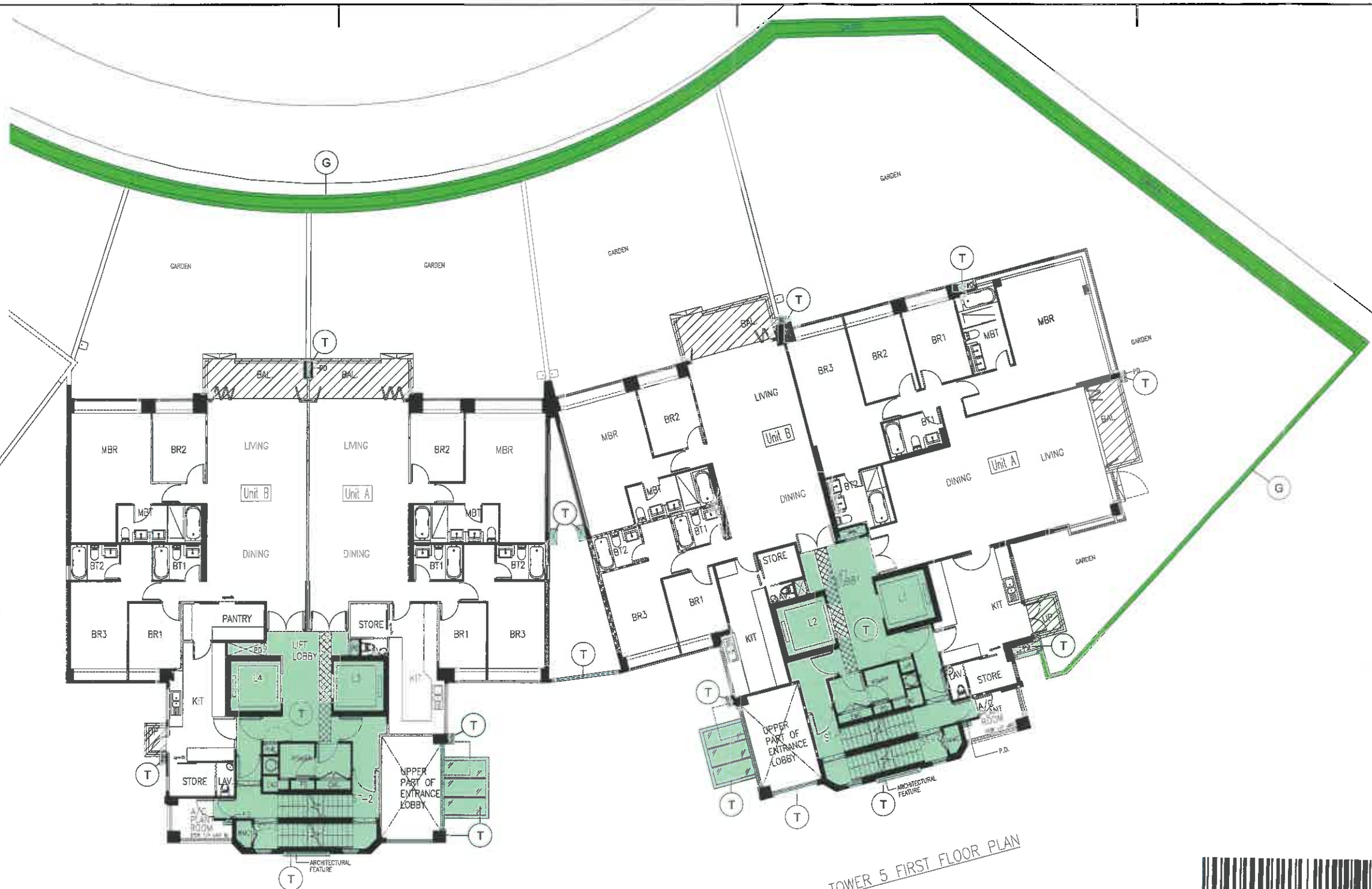
WCWP INTERNATIONAL LIMITED  
WONG CHUN WING, CHAN YUEN YUEN, CHAN YUEN YUEN, CHAN YUEN YUEN  
WONG CHUN WING, CHAN YUEN YUEN, CHAN YUEN YUEN, CHAN YUEN YUEN



註冊摘要編號 M/N:15122800360023 A3C

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

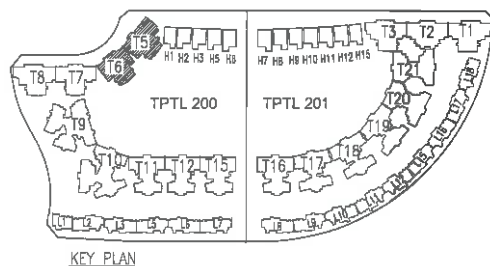


TOWER 5 FIRST FLOOR PLAN

TOWER 6 FIRST FLOOR PLAN

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS

- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



KEY PLAN

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
TYPICAL FLOOR  
DMC PLAN  
(T5\_T6-TPTL 200)

NUMBER  
2112

REVISION

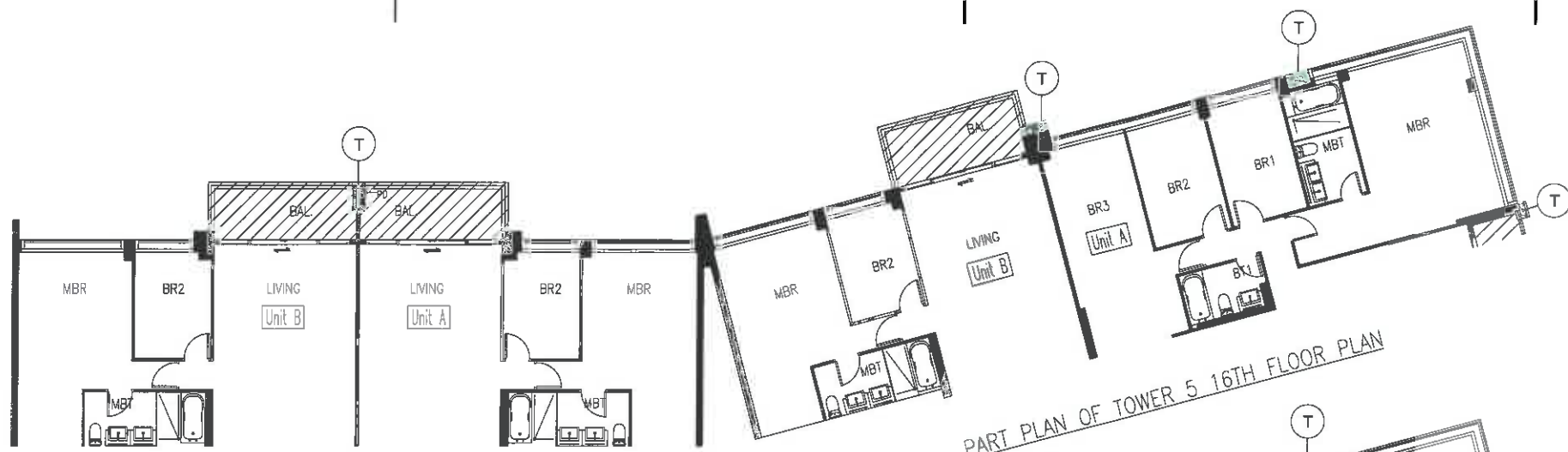
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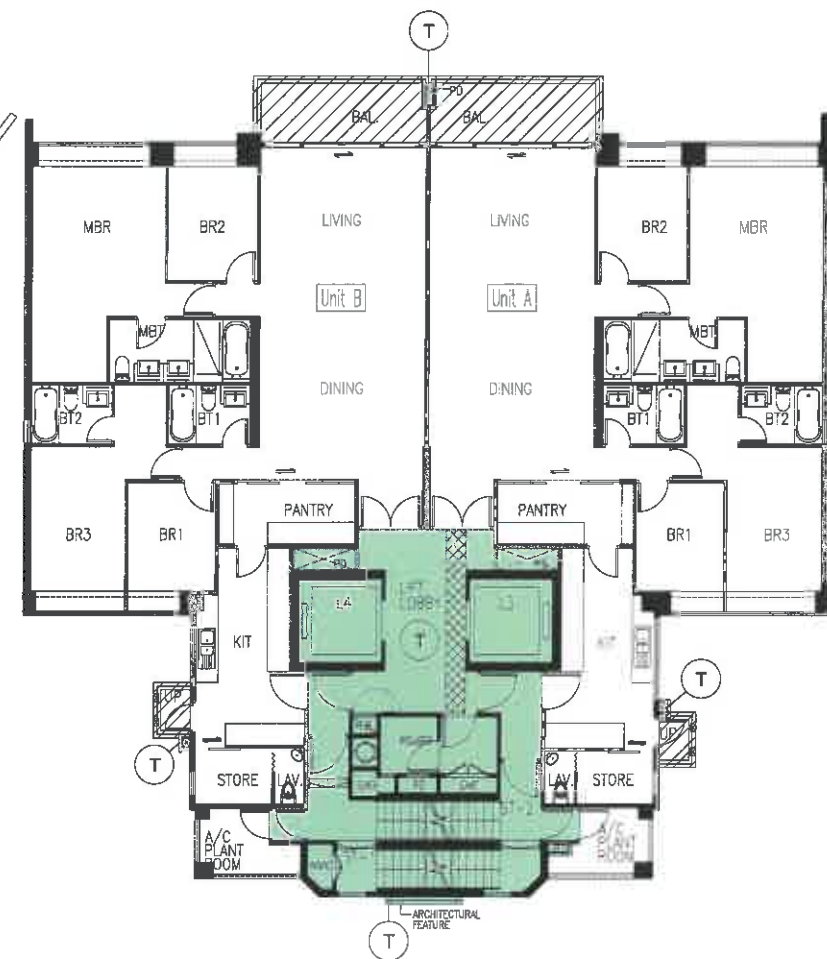
FILE PATH  
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AUTHORIZED PERSON

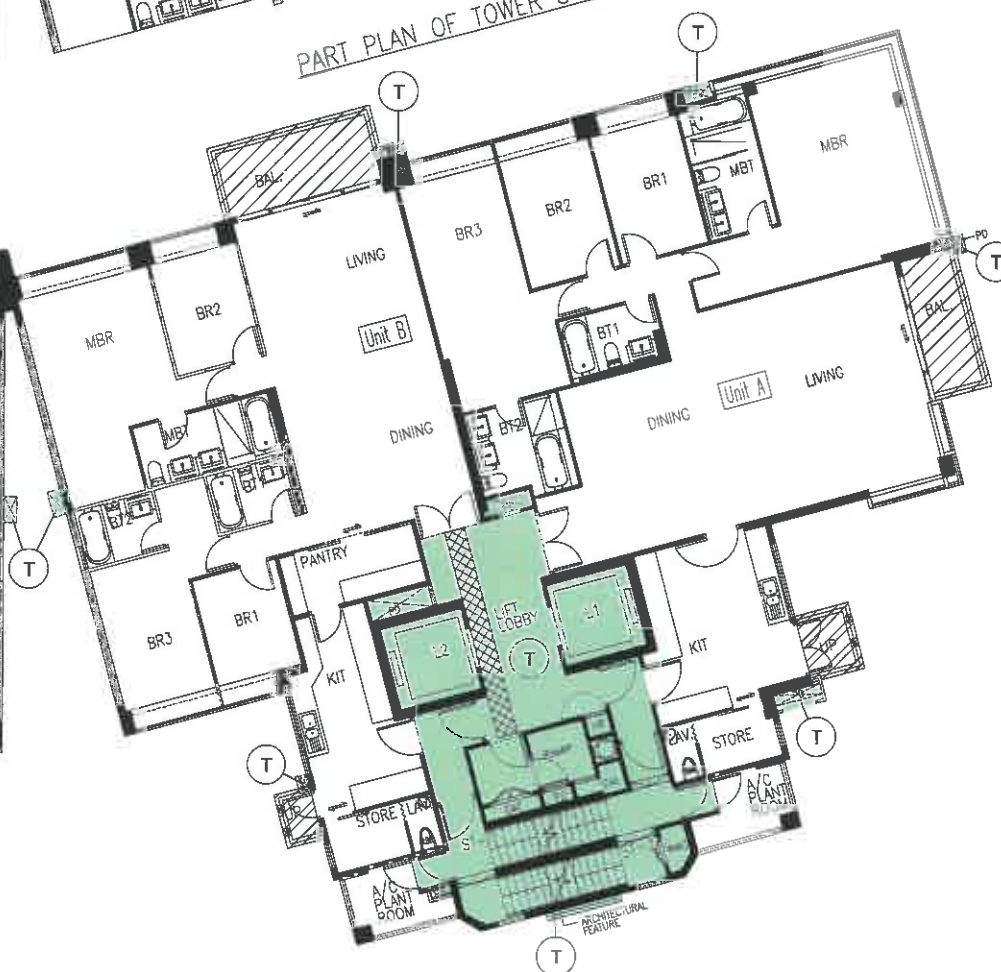
WCWP INTERNATIONAL LIMITED  
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - PLANNING  
胡周黃連華設計(國際)有限公司



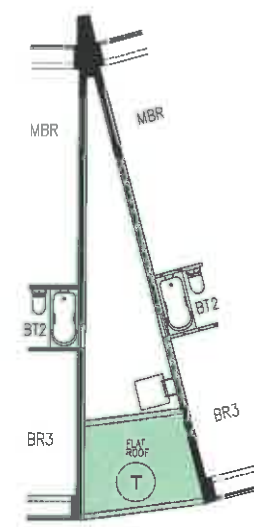
PART PLAN OF TOWER 6 16TH FLOOR PLAN



TOWER 6 TYPICAL FLOOR PLAN  
(2/F-16/F, 4/F 13/F 14/F OMITTED)



TOWER 5 TYPICAL FLOOR PLAN  
(2/F-16/F, 4/F 13/F 14/F OMITTED)

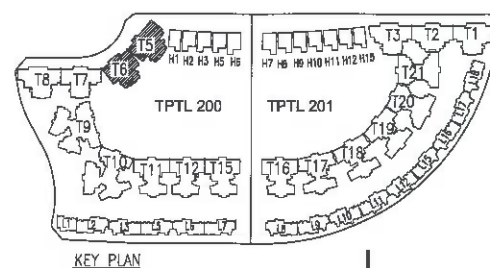


PART PLAN FOR TOWER 5 (3/F) - UNIT B  
& TOWER 6 (3/F) - UNIT A



PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WAN, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015



- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- C COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
17/F FLOOR  
DMC PLAN  
(T5\_T6-TPTL 200)

NUMBER  
2113

REVISION

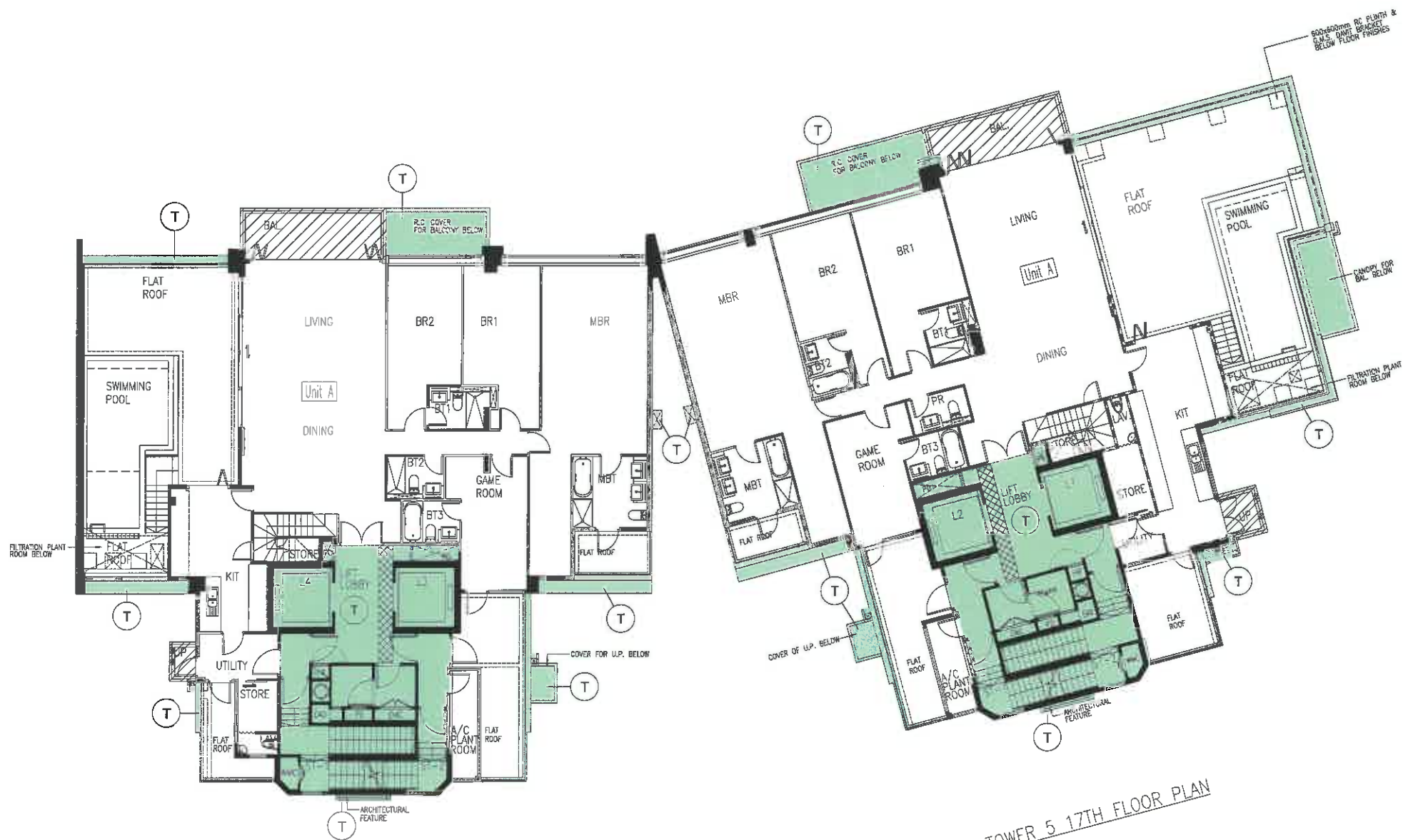
DATE

SCALE  
1:200@A3

FILE PATH  
Y9041/Drawings

AUTHORIZED PERSON

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
胡周實建築設計(國際)有限公司

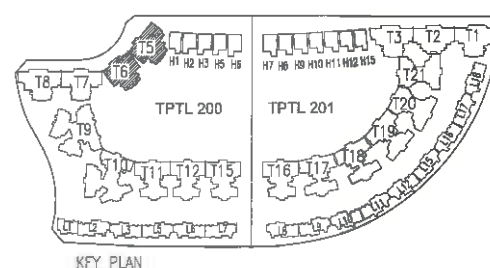


TOWER 6 17TH FLOOR PLAN

TOWER 5 17TH FLOOR PLAN



- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- TOWER COMMON AREAS
- CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY.

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
ROOF, WATER TANK &  
UPPER ROOF FLOOR  
DMC PLAN  
(T5\_T6-TPTL 200)

NUMBER  
2114

REVISION

DATE

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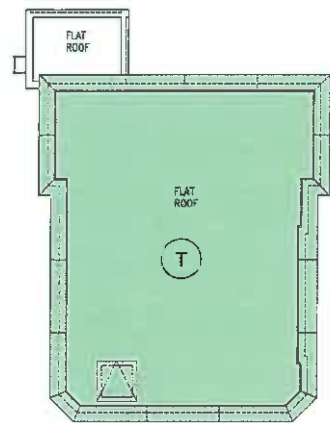
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AUTHORIZED PERSON

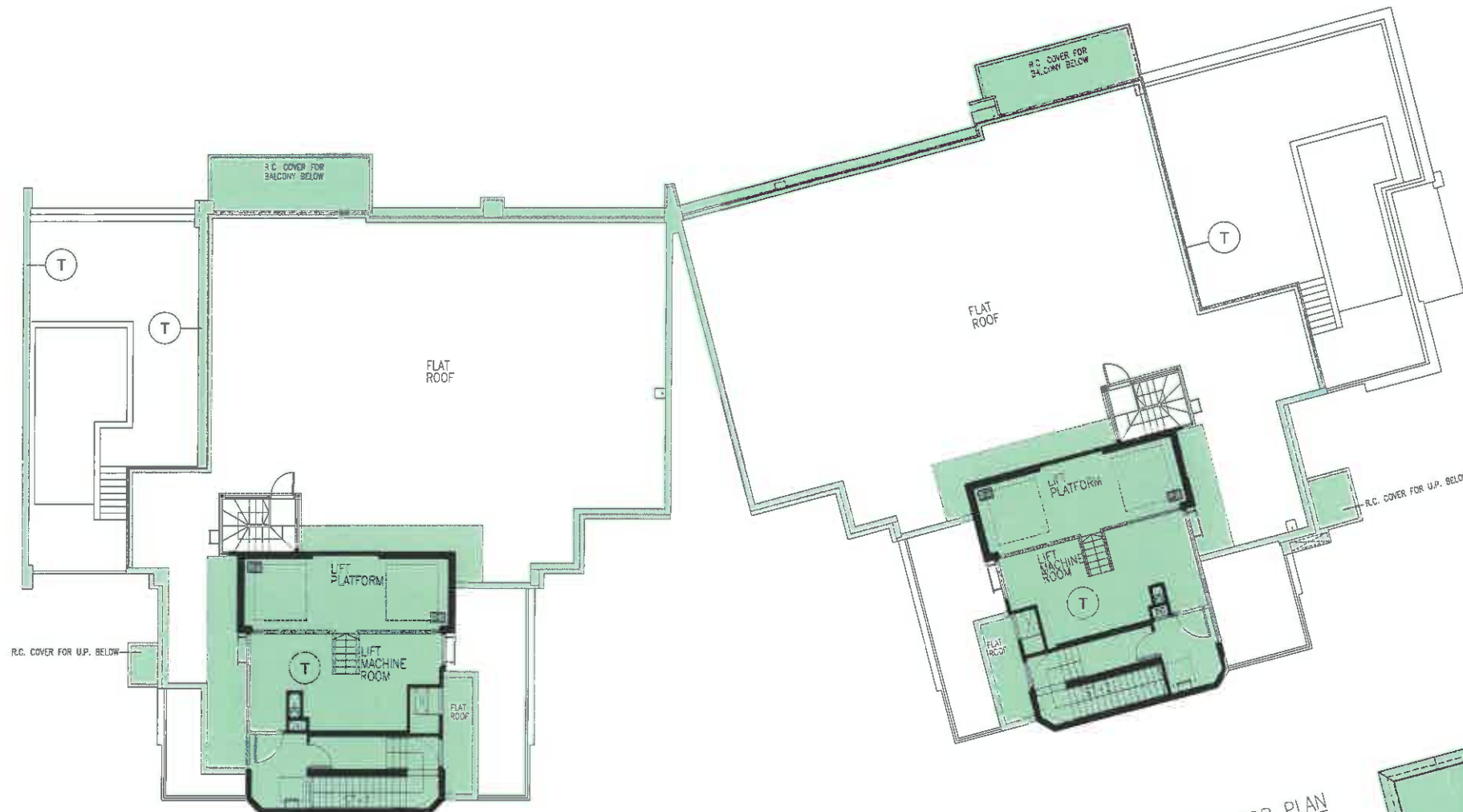
PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(h) THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
智達建築設計(國際)有限公司

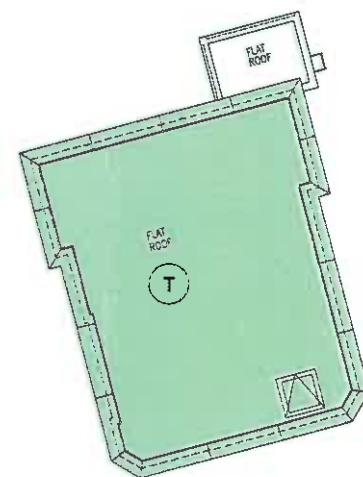


TOWER 5 UPPER ROOF PLAN



TOWER 6 ROOF FLOOR PLAN

TOWER 5 ROOF FLOOR PLAN

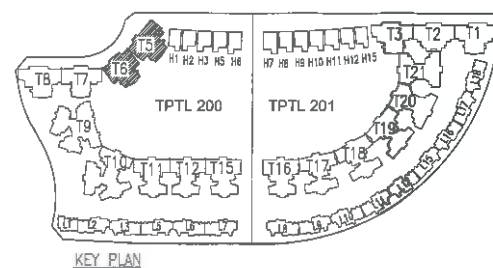


TOWER 5 UPPER ROOF PLAN



註冊摘要編號 M/N:15122800360023 A3C

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- T COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



KEY PLAN



# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
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HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
FIRST FLOOR  
DMC PLAN  
(T7-T8 TPTL200)

NUMBER  
2116

REVISION

DATE

SCALE  
1:200@A3

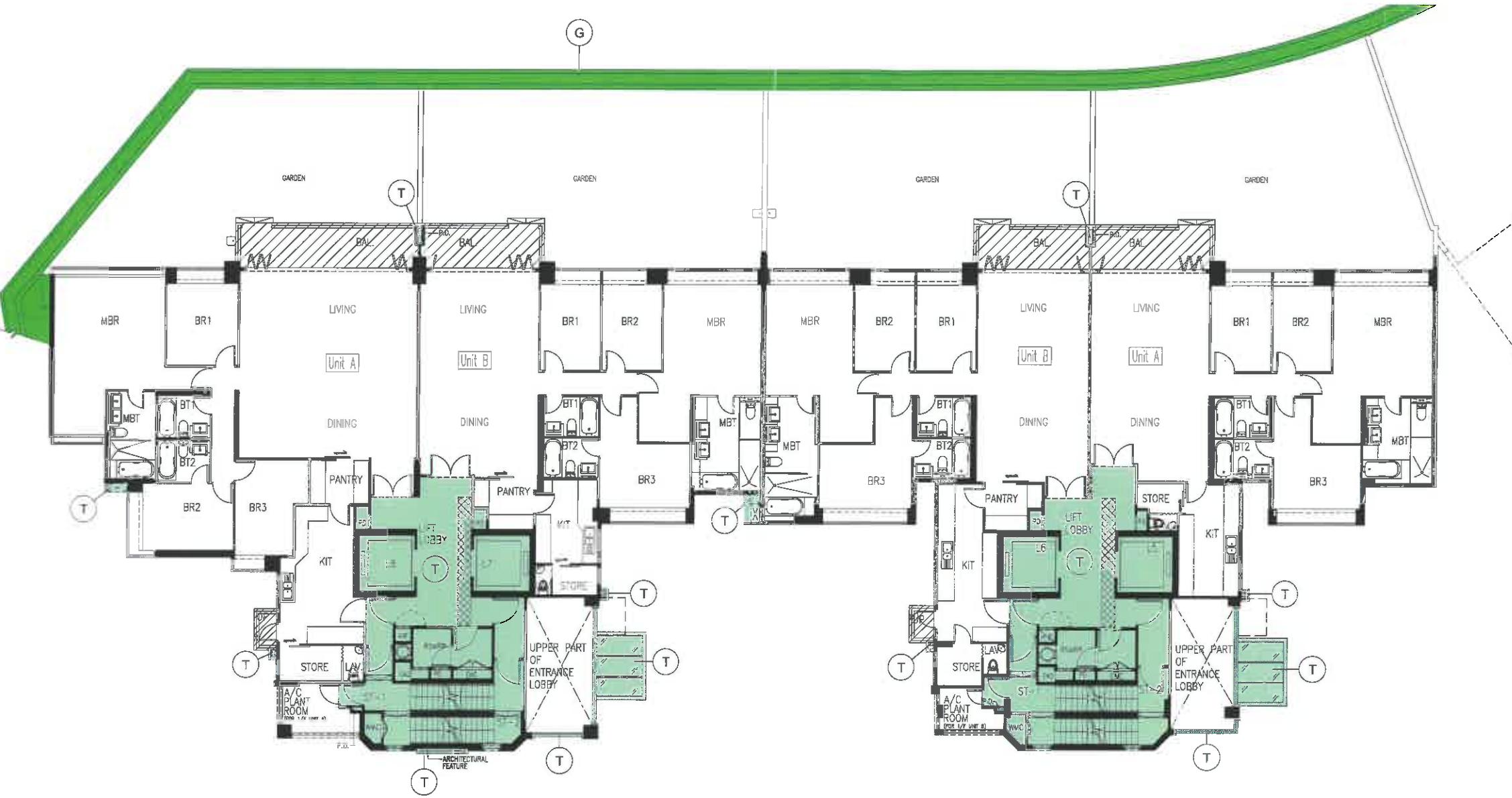
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AUTHORIZED PERSON

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK WANG, ELEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - PLANNING  
初時實地設計(國際)有限公司



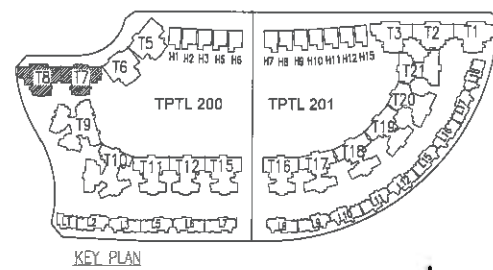
TOWER 8 FIRST FLOOR PLAN

TOWER 7 FIRST FLOOR PLAN



註冊摘要編號 M/N:15122800360023 A3C

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



## RESIDENTIAL DEVELOPMENT

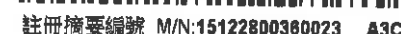
**ENVIRONMENTAL CONSULTANTS**  
**ENVIRON HONG KONG LIMITED**




**DRAWING TITLE**  
**TYPICAL FLOOR**  
**DMC PLAN**  
**(T7-T8 TPTL200)**

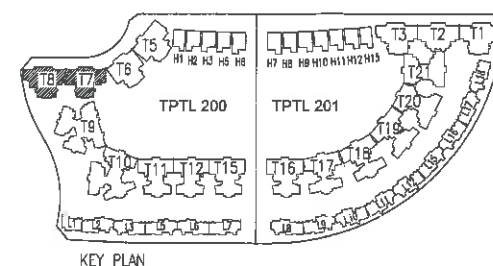
**AUTHORIZED PERSON**

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

**WCWP INTERNATIONAL LIMITED**  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
胡周黃建築設計(國際)有限公司



- |                                                                                     |                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | ESTATE COMMON AREAS                                   |
|  | RESIDENTIAL COMMON AREAS                              |
|  | TOWER COMMON AREAS                                    |
|  | CARPARK COMMON AREAS                                  |
|  | COMMERCIAL ACCOMMODATION AREAS                        |
|  | BALCONY (NON-ENCLOSED AREAS)                          |
|  | UTILITY PLATFORM (NON-ENCLOSED AREAS)                 |
|  | WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS) |



PRAWN RYAN	CHECKED STS	APPROVED CPWAJ	DMC PLAN
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# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
17/F DMC PLAN  
(T7-T8 TPTL200)

NUMBER  
2118

REVISION

DATE

SCALE  
1:200@A3

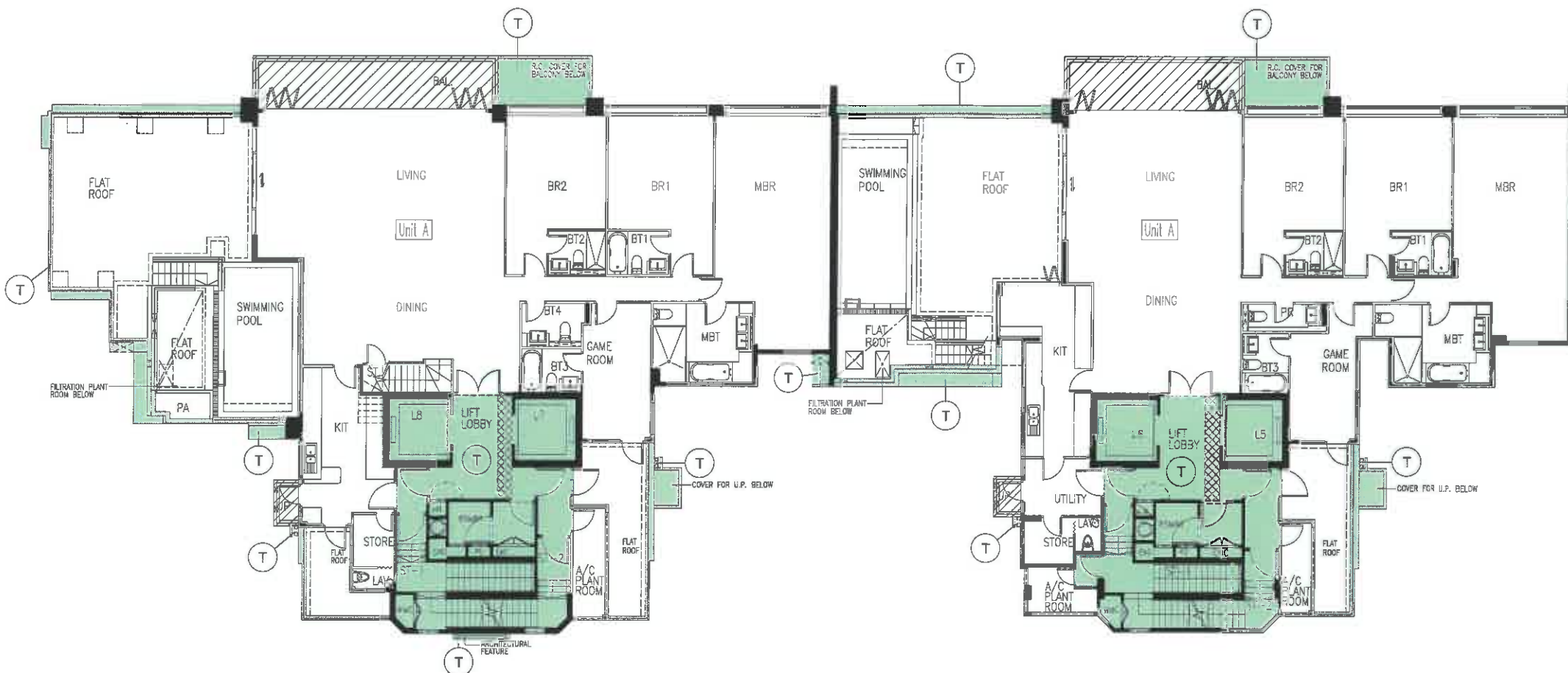
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Y9041/Drawings

AUTHORIZED PERSON

PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
初尚實業設計(國際)有限公司

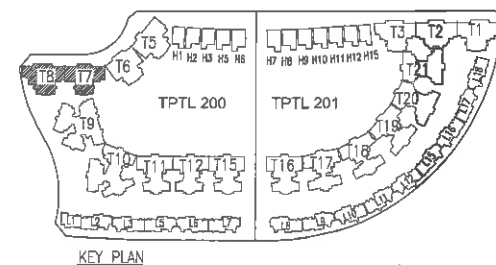


TOWER 8 17TH FLOOR PLAN

TOWER 7 17TH FLOOR PLAN



- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



DMC PLAN  
APPROVED  
CHECKED  
DRAWN



# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE

ROOF, WATER TANK &  
UPPER ROOF FLOOR DMC PLAN  
(T7-T8 TPTL200)

NUMBER 2119

REVISION

DATE

SCALE 1:200@A3

FILE PATH Y9041/Drawings

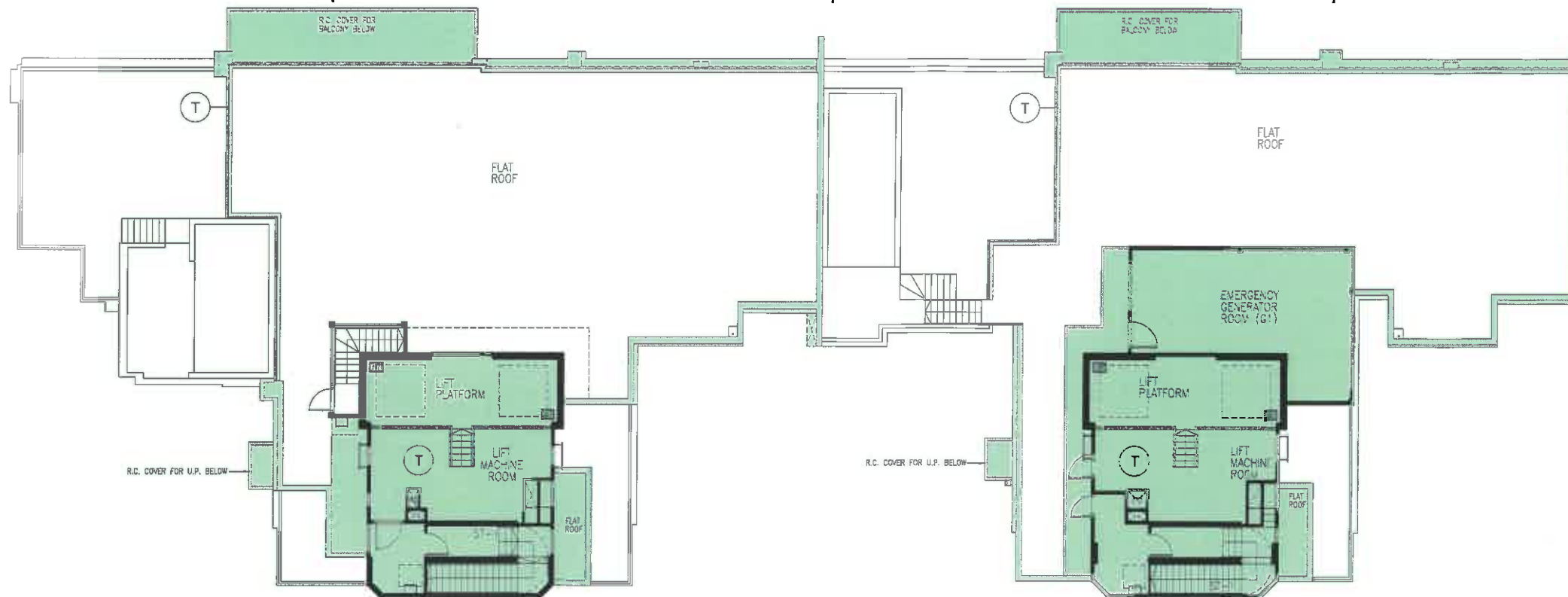
AUTHORIZED PERSON

DMC PLAN  
APPROVED  
CWA  
CHECKED  
STS  
DRAWN  
RYAN

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(1), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

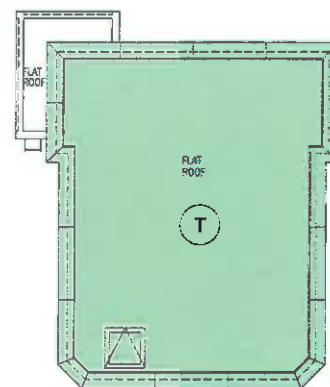
CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE - CIVIL ENGINEERING - INTERIOR DESIGN - PLANNING  
新美實地設計(國際)有限公司

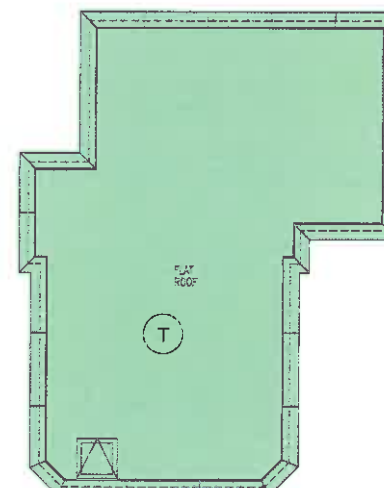


TOWER 8 ROOF FLOOR PLAN

TOWER 7 ROOF FLOOR PLAN

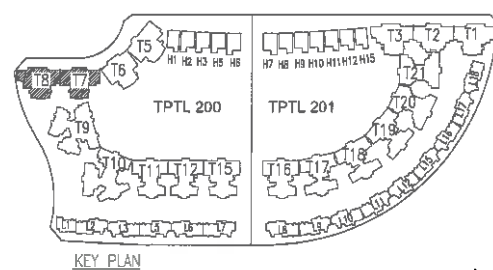
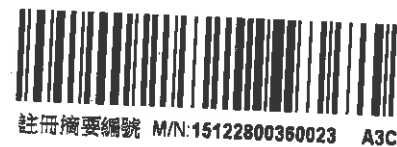


TOWER 8 UPPER ROOF FLOOR PLAN



TOWER 7 UPPER ROOF FLOOR PLAN

- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- TOWER COMMON AREAS
- CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



KEY PLAN

# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
FIRST FLOOR  
DMC PLAN  
(T9 TPTL200)

NUMBER  
2121

REVISION

DATE

SCALE  
1:200@A3

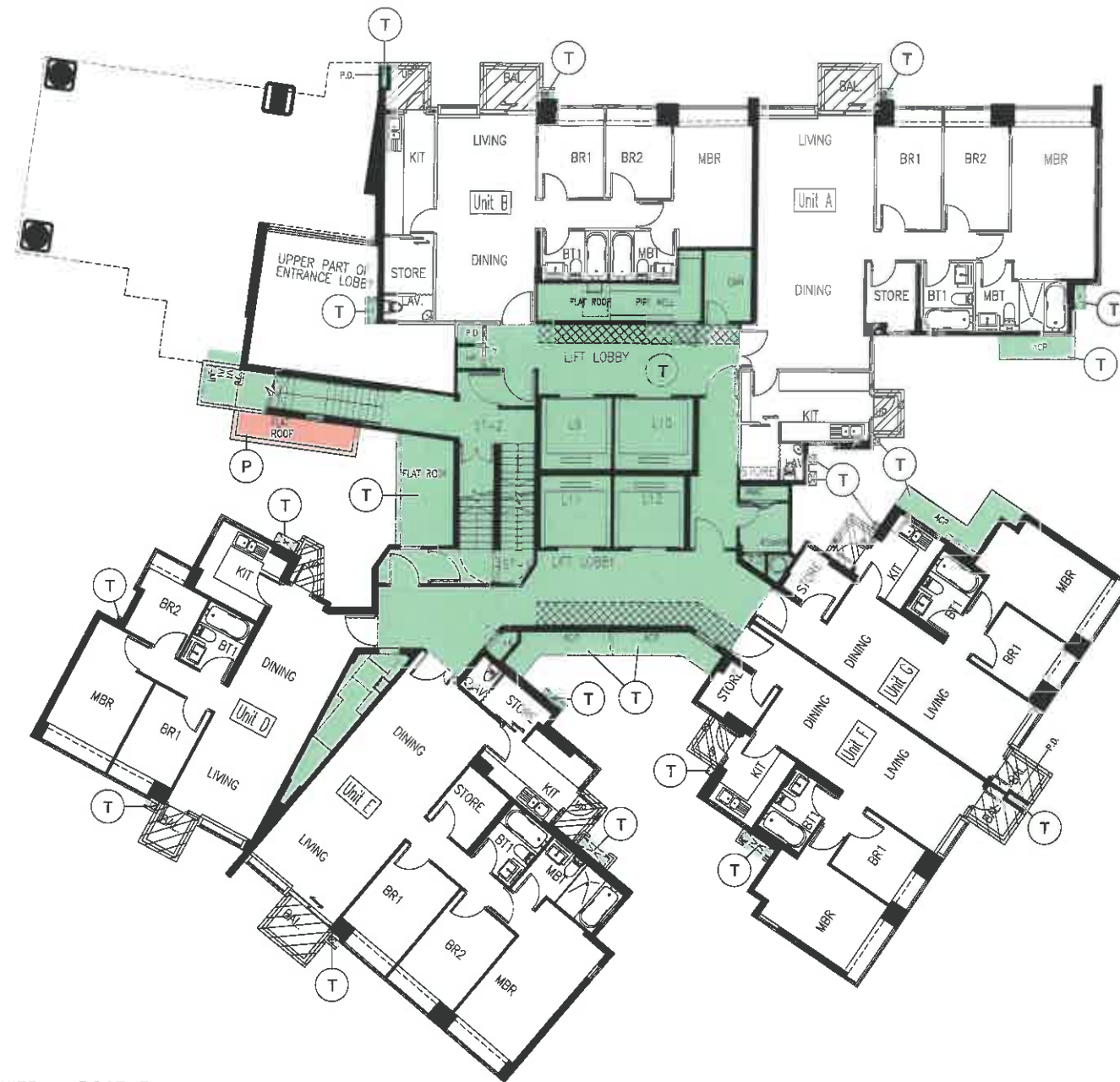
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AUTHORIZED PERSON

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3 (B) THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

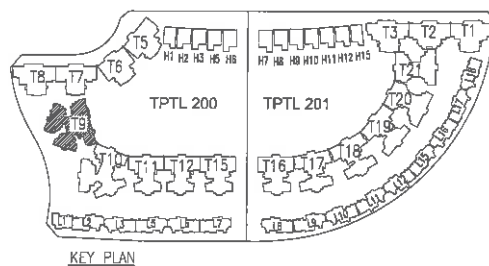
WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE DESIGN • PLANNING  
南基建築設計(國際)有限公司



TOWER 9 FIRST FLOOR PLAN



註冊摘要編號 MN:15122800380023 A3C



- V ESTATE COMMON AREAS
- C RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- T COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)

# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

### DRAWING TITLE

TYPICAL FLOOR  
DMC PLAN  
(T9 TPTL200)

NUMBER 2122

REVISION

DATE

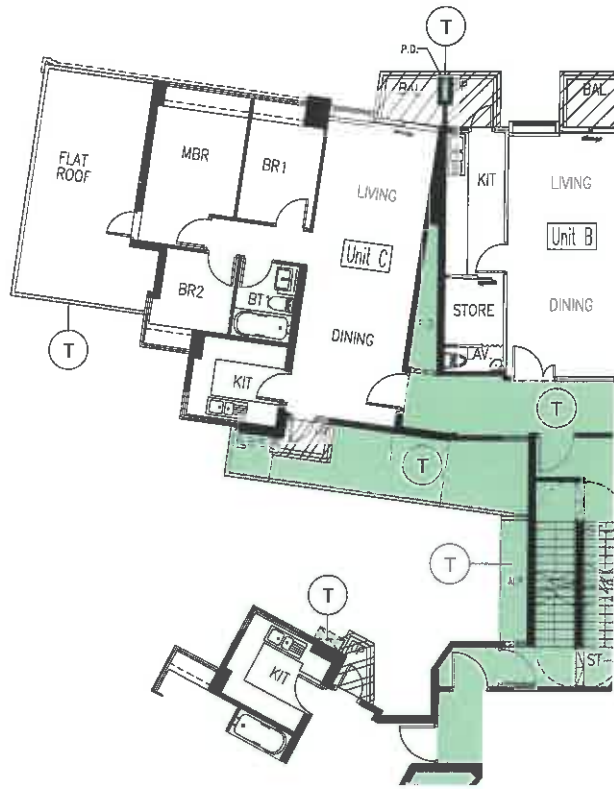
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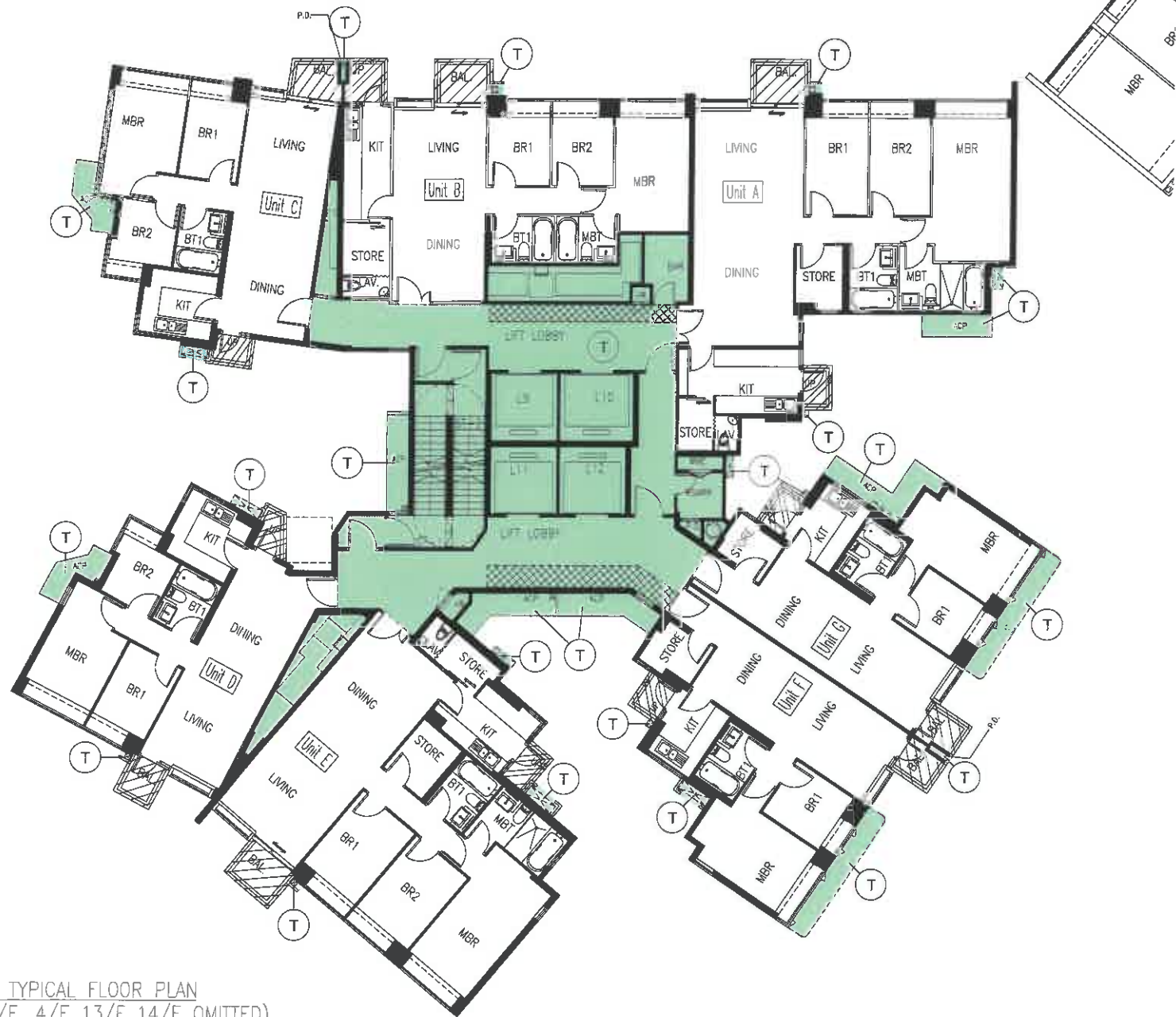
AUTHORIZED PERSON

DMC PLAN  
APPROVED  
CHECKED  
STTS  
DRAWN  
RYAN

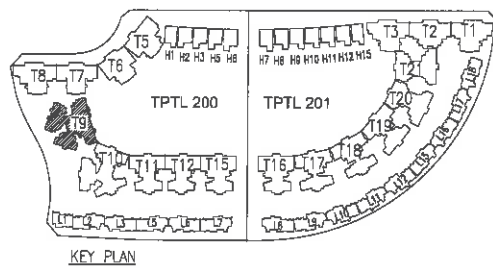
WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
新加坡建築設計(國際)有限公司



PART PLAN OF TOWER 9 (2/F) - UNIT C



TOWER 9 TYPICAL FLOOR PLAN  
(2/F-16/F, 4/F 13/F 14/F OMITTED)



KEY PLAN

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- C COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



註冊摘要編號 M/N:15122800360023 A3C

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015



# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
**16/F FLOOR  
DMC PLAN  
(T9 TPTL200)**

NUMBER  
**2122-1**

REVISION

DATE

SCALE  
1:200@A3

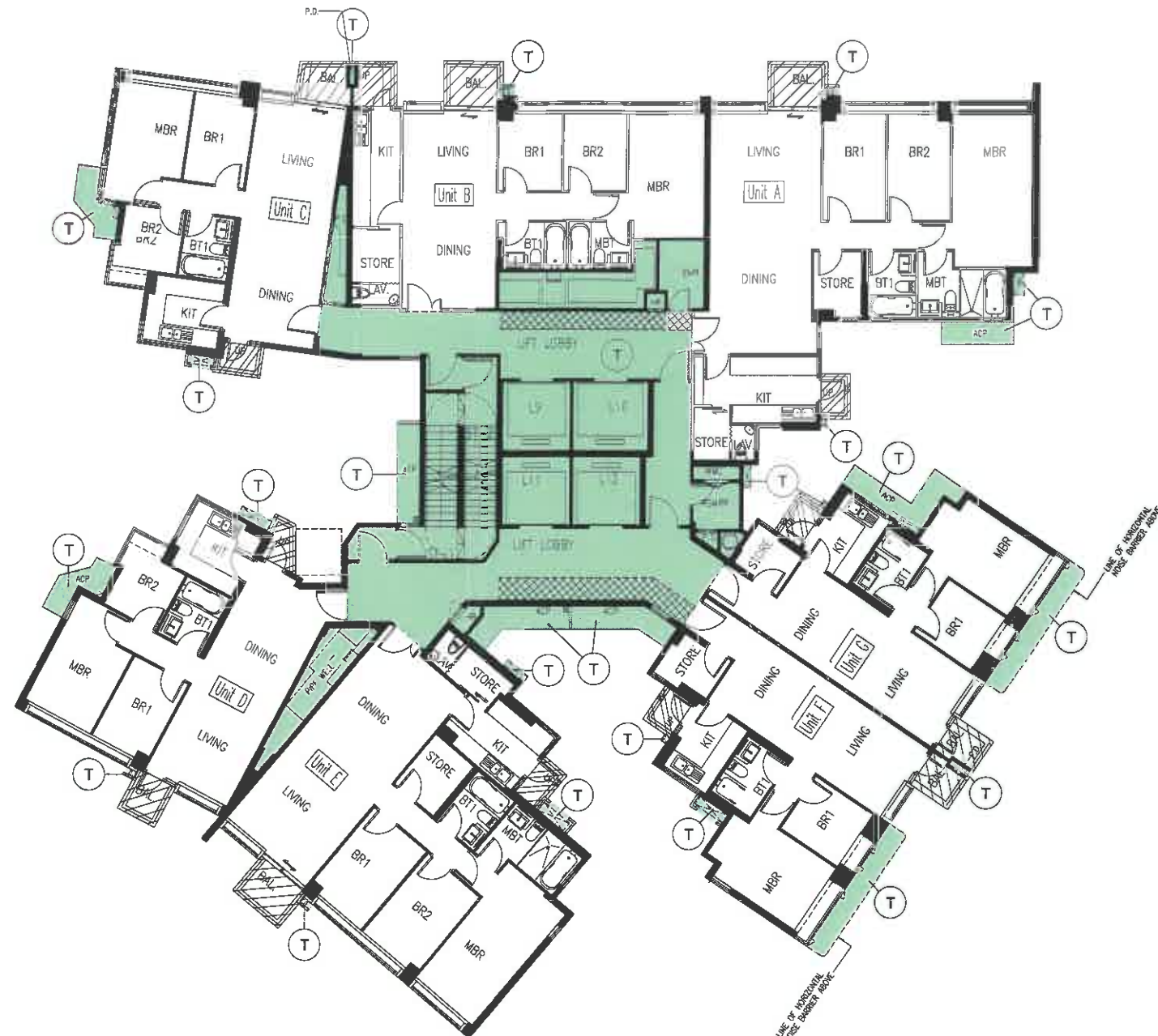
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AUTHORIZED PERSON

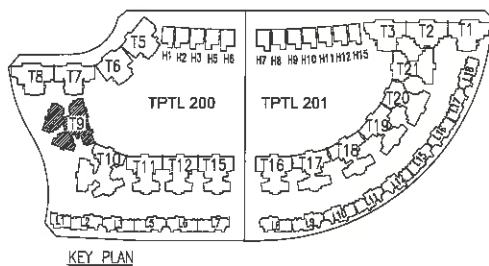
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OF MUTUAL COVENANT NO. 3(2) THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015









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ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
初時實地設計(國際)有限公司



TOWER 9 16TH FLOOR PLAN



KEY PLAN

-  ESTATE COMMON AREAS
-  RESIDENTIAL COMMON AREAS
-  TOWER COMMON AREAS
-  CARPARK COMMON AREAS
-  COMMERCIAL ACCOMMODATION AREAS
-  BALCONY (NON-ENCLOSED AREAS)
-  UTILITY PLATFORM (NON-ENCLOSED AREAS)
-  WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
SIMPLEX FLOOR  
DMC PLAN  
(T9 TPTL200)

NUMBER  
2123

REVISION

DATE

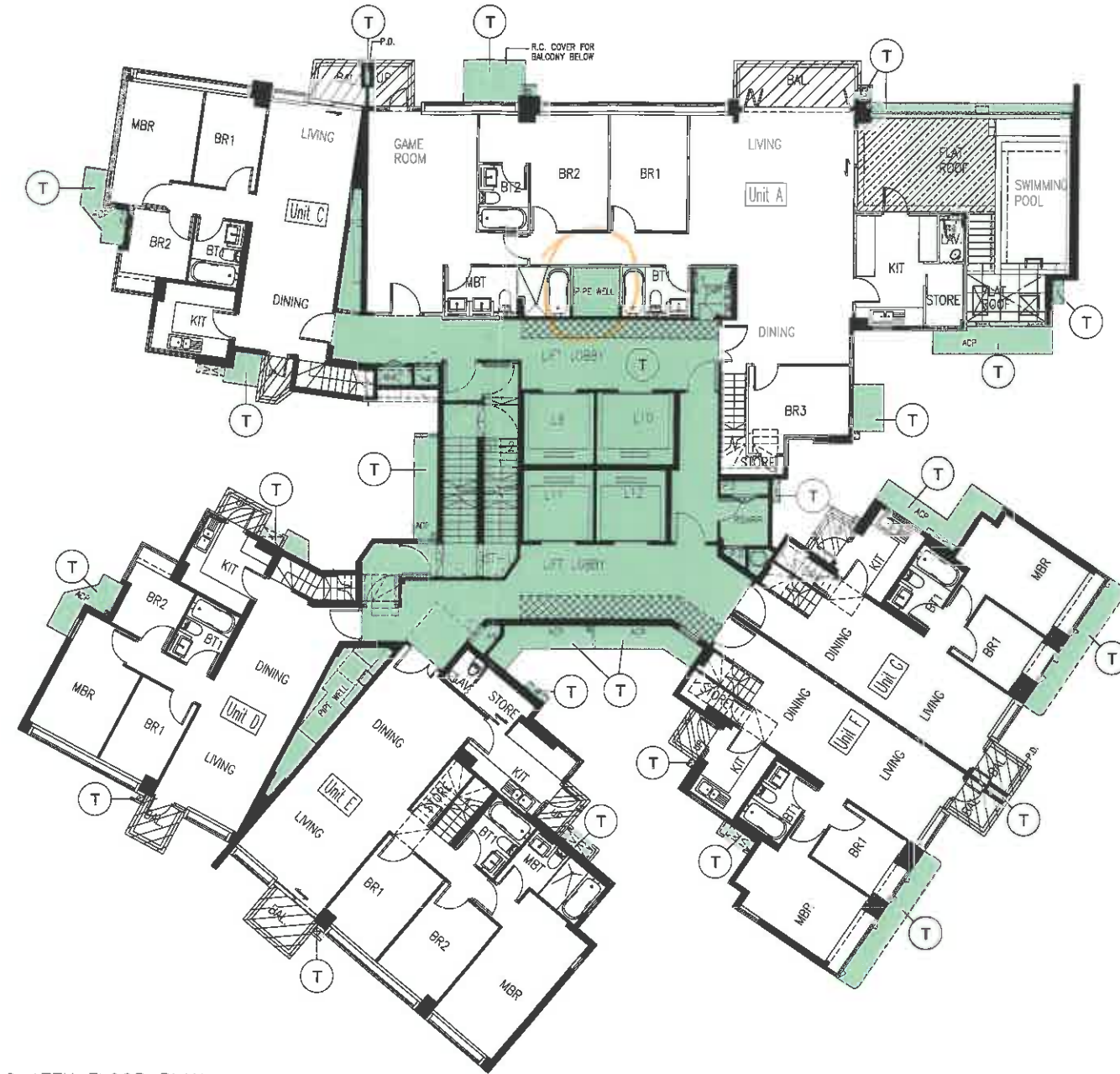
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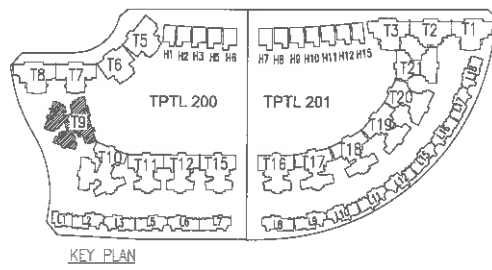
AUTHORIZED PERSON

DMC PLAN  
APPROVED  
CHECKED  
DRAWN  
RYAN

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • INTERIOR DESIGN • PLANNING  
胡周黃建築設計(國際)有限公司



TOWER 9 17TH FLOOR PLAN



- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- TOWER COMMON AREAS
- CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)

PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015



# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE

ROOF WATER TANK &  
UPPER FLOOR FLOOR  
DMC PLAN  
(T9 TPTL200)

NUMBER 2124

REVISION

DATE

SCALE 1:200@A3

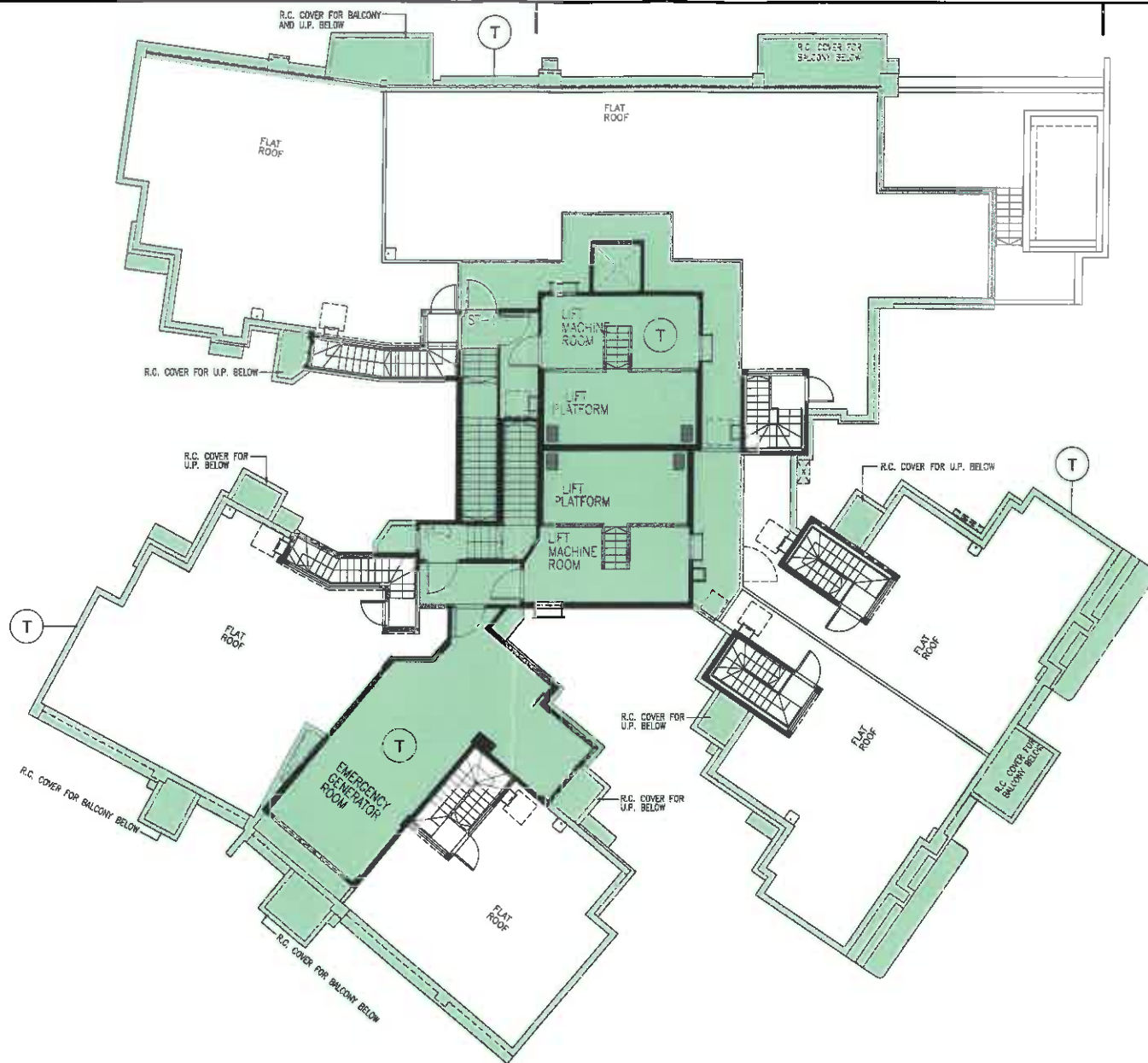
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AUTHORIZED PERSON

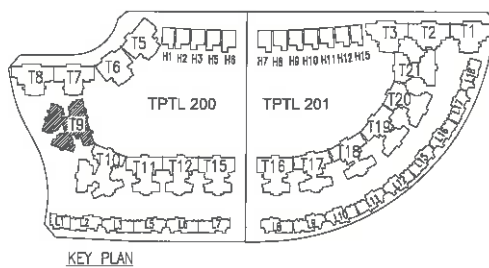
PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
胡國興建築設計(國際)有限公司



TOWER 9 ROOF FLOOR PLAN

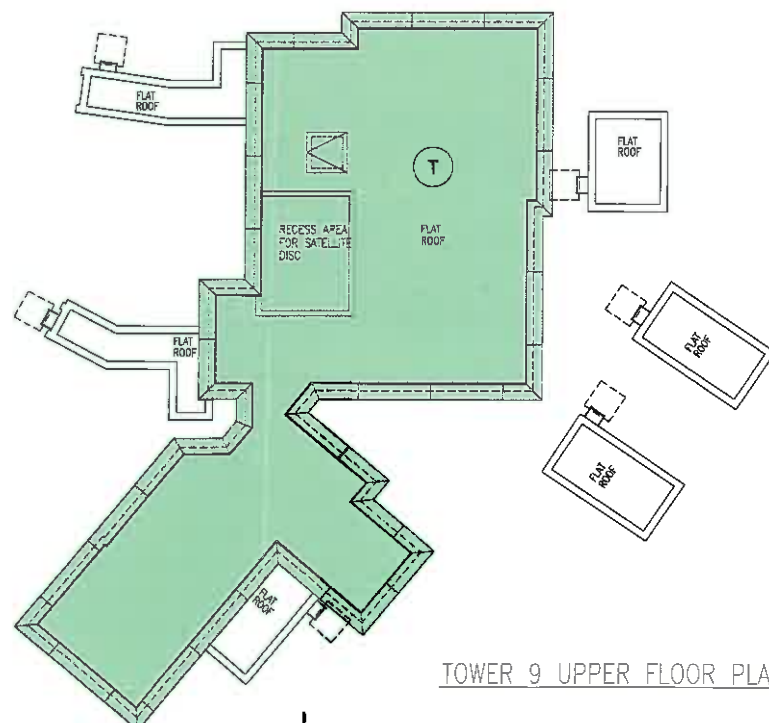


KEY PLAN

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- C COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



註冊摘要編號 M/N:15122800380023 A3C



TOWER 9 UPPER FLOOR PLAN

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
1/F DMC PLAN  
(T10-TPTL 200)

NUMBER 2126

REVISION

DATE

SCALE 1:200@A3

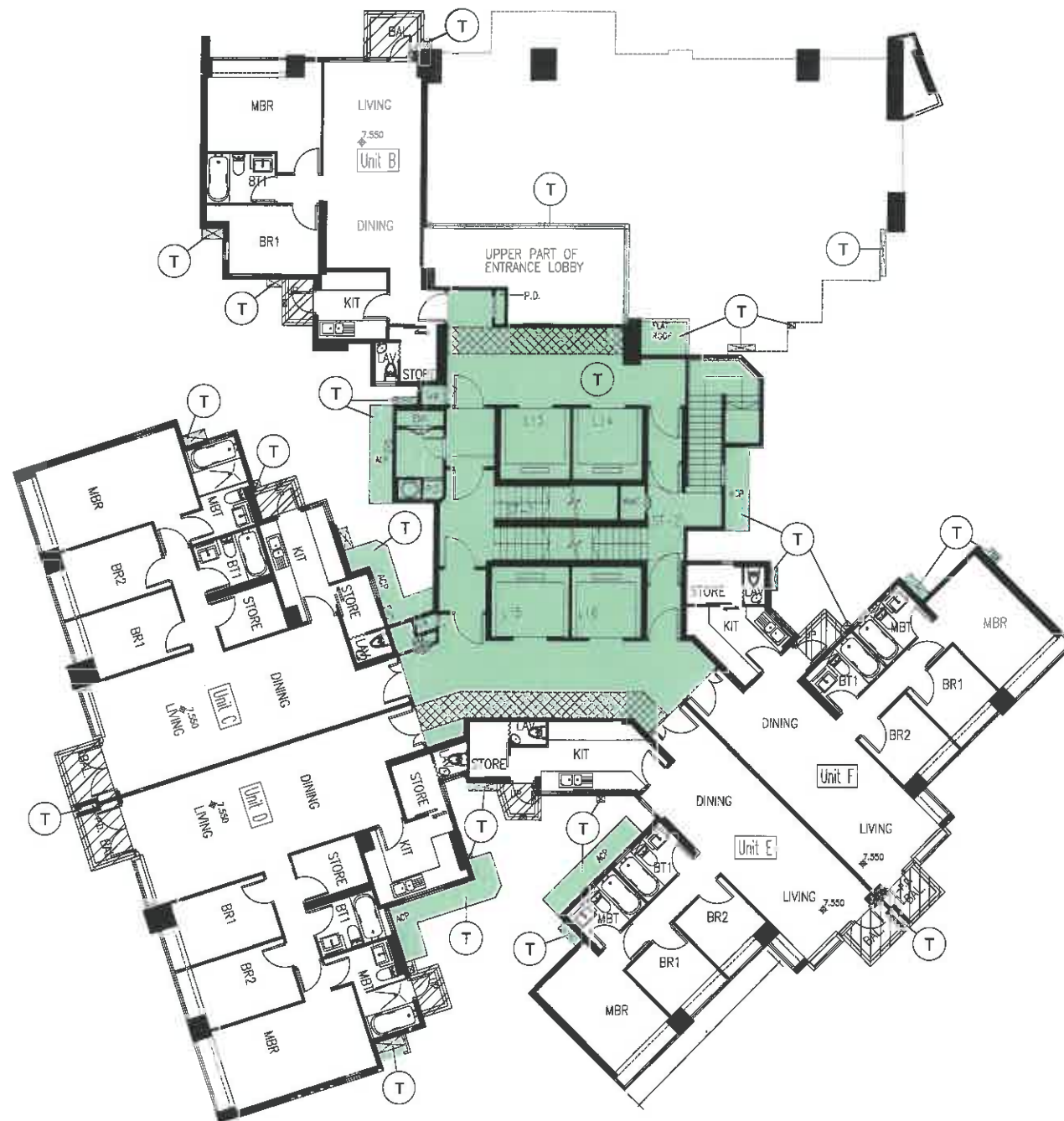
FILE PATH Y9041/Drawings

AUTHORIZED PERSON

PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • INTERIOR DESIGN • PLANNING  
胡國美建築設計(國際)有限公司

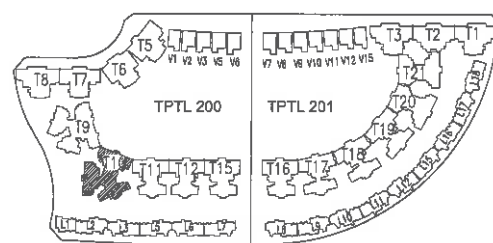


TOWER 10 FIRST FLOOR PLAN

- V ESTATE COMMON AREAS
- T RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- V COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



註冊摘要編號 M/N:15122800360023 A3C



KEY PLAN



# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

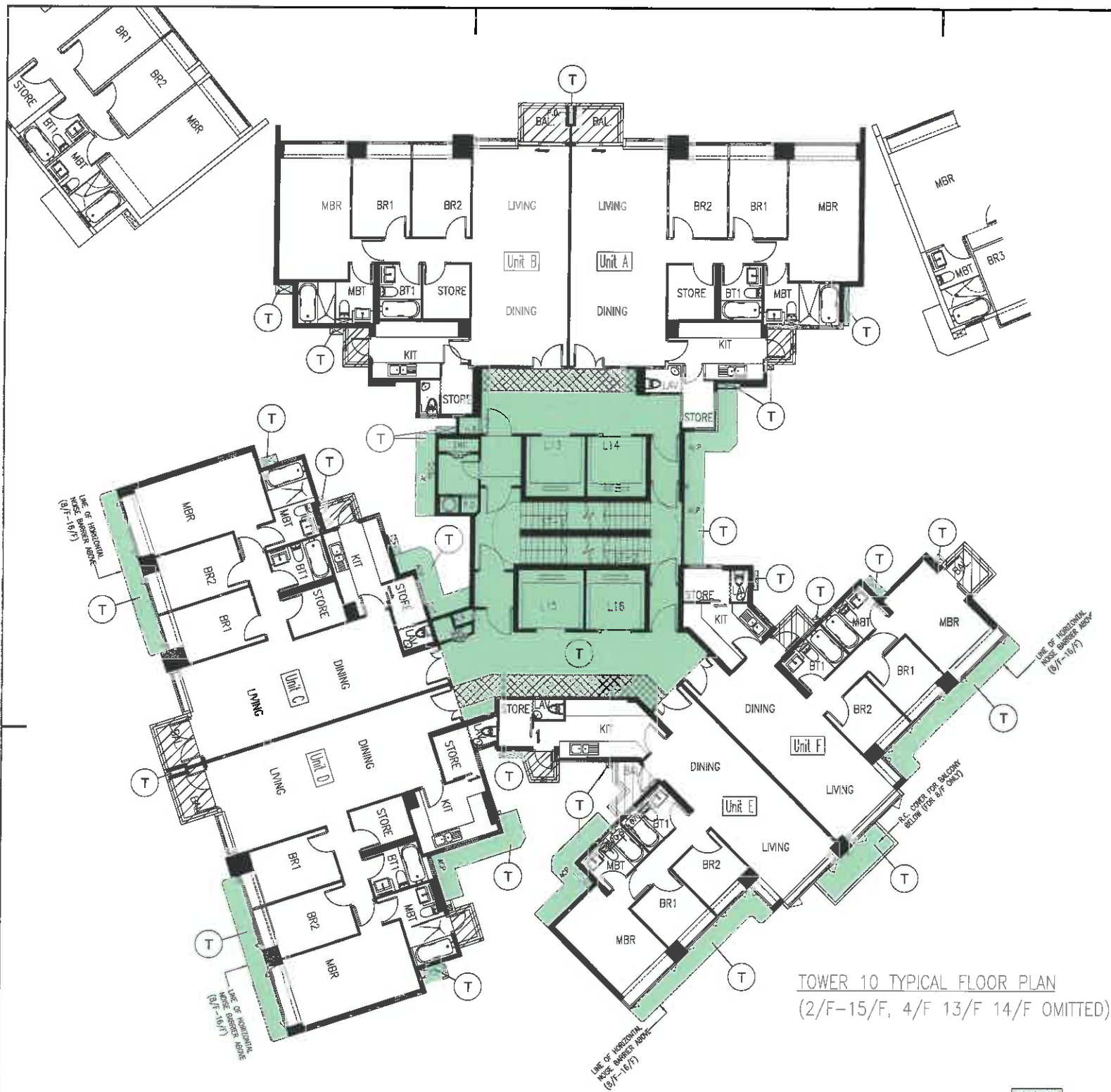
ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

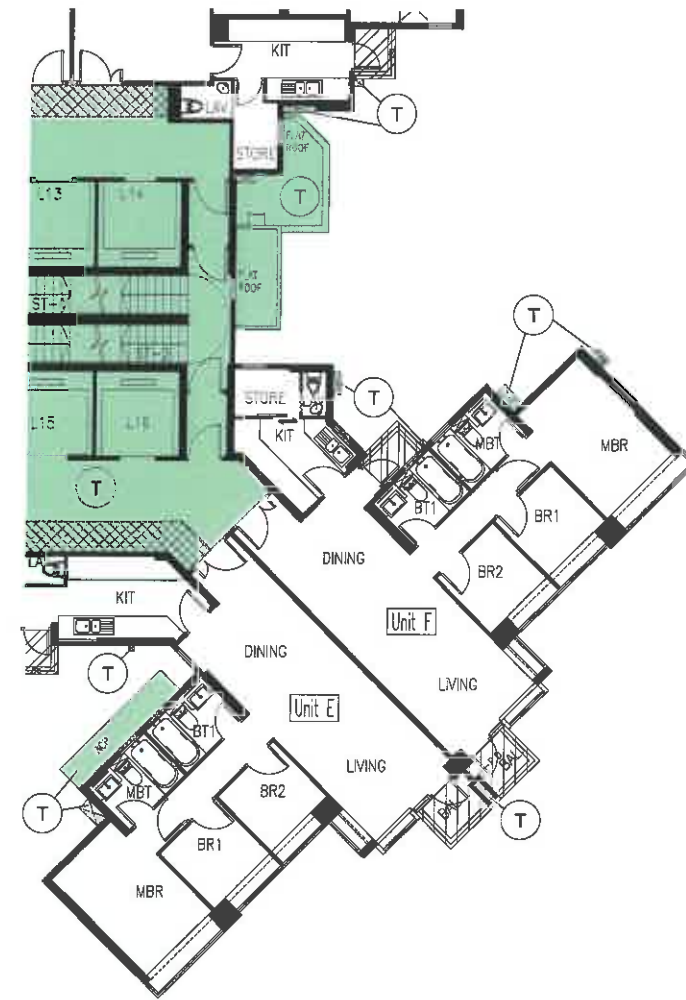
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TYPICAL FLOOR  
DMC PLAN  
(T10-TPTL 200)

NUMBER 2127  
REVISION  
DATE  
SCALE 1:200@A3  
FILE PATH Y9041/Drawings  
AUTHORIZED PERSON

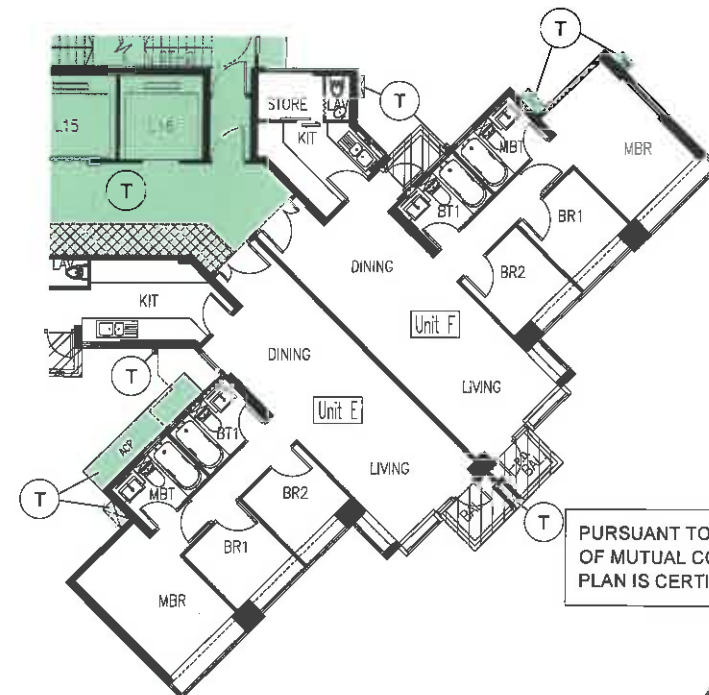
WCWP INTERNATIONAL LIMITED  
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN - PLANNING  
胡國威建築設計(國際)有限公司



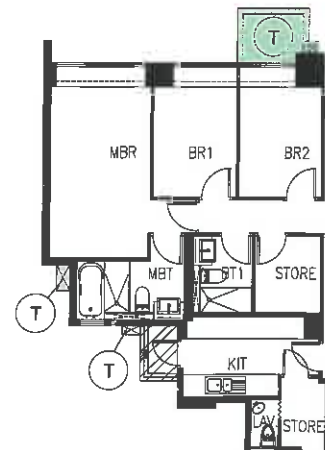
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(2/F-15/F, 4/F 13/F 14/F OMITTED)



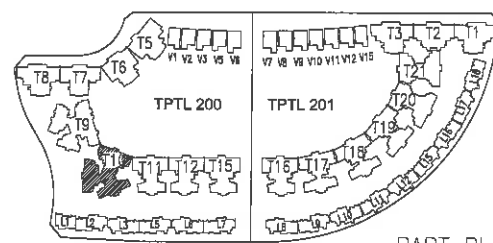
PART PLAN FOR TOWER 10 (2/F) - UNIT E & F



PART PLAN FOR TOWER 10 (3/F-7/F) - UNIT E & F



PART PLAN FOR TOWER 10 (2/F) - UNIT B



KEY PLAN

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- T COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
23 MAR 2015

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE

16/F DMC PLAN  
(T10-TPTL 200)

NUMBER  
2127-1

REVISION

DATE

SCALE  
1:200@A3

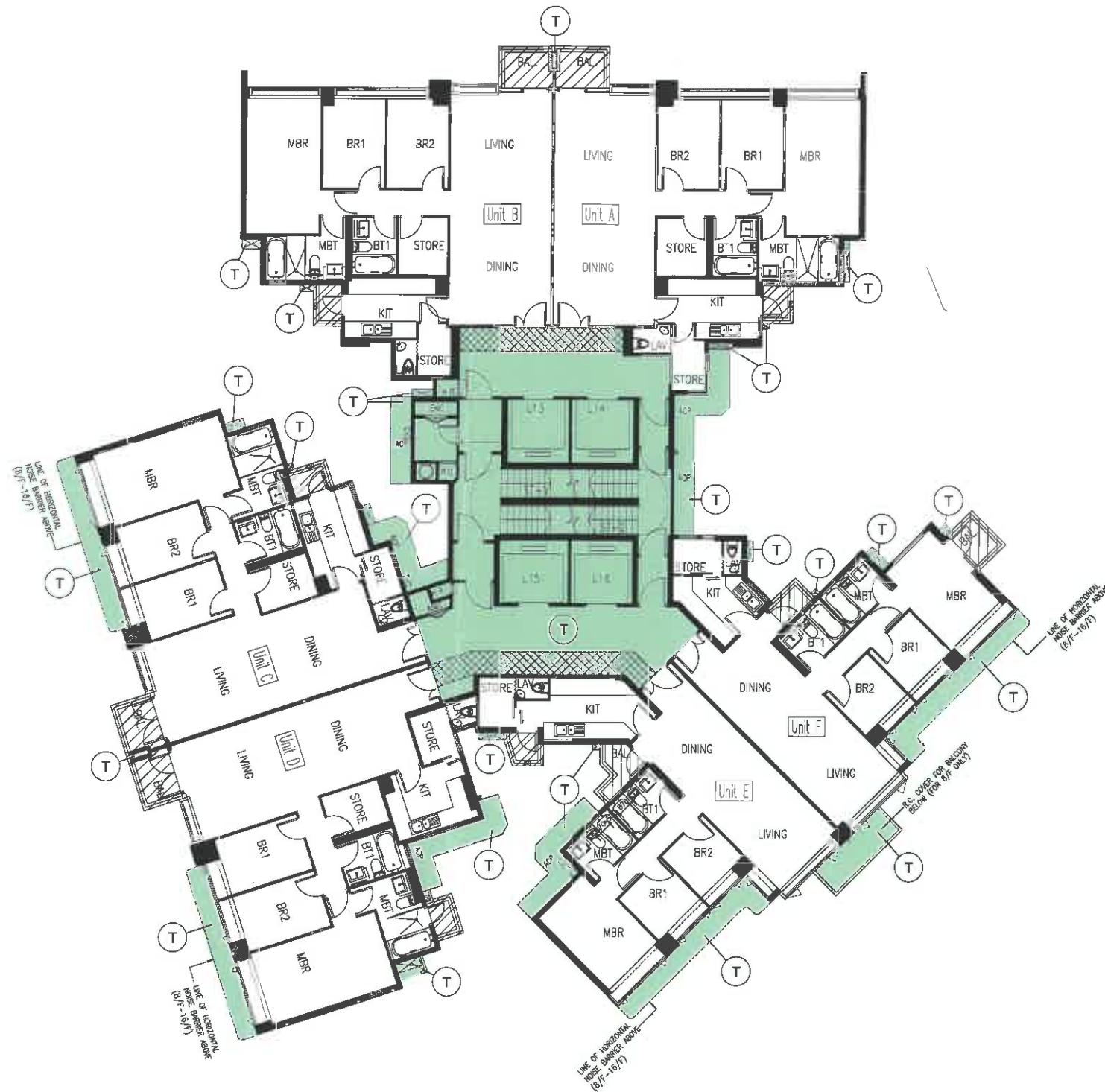
FILE PATH  
Y9041/Drawings

AUTHORIZED PERSON

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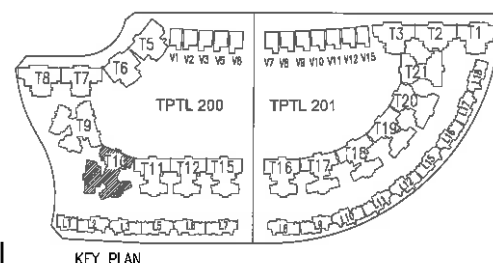
CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
胡國興建築設計(國際)有限公司



TOWER 10 16TH FLOOR PLAN

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- T COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



KEY PLAN



# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
SIMPLEX FLOOR  
DMC PLAN  
(T10-TPTL 200)

NUMBER 2128

REVISION

DATE

SCALE 1:200@A3

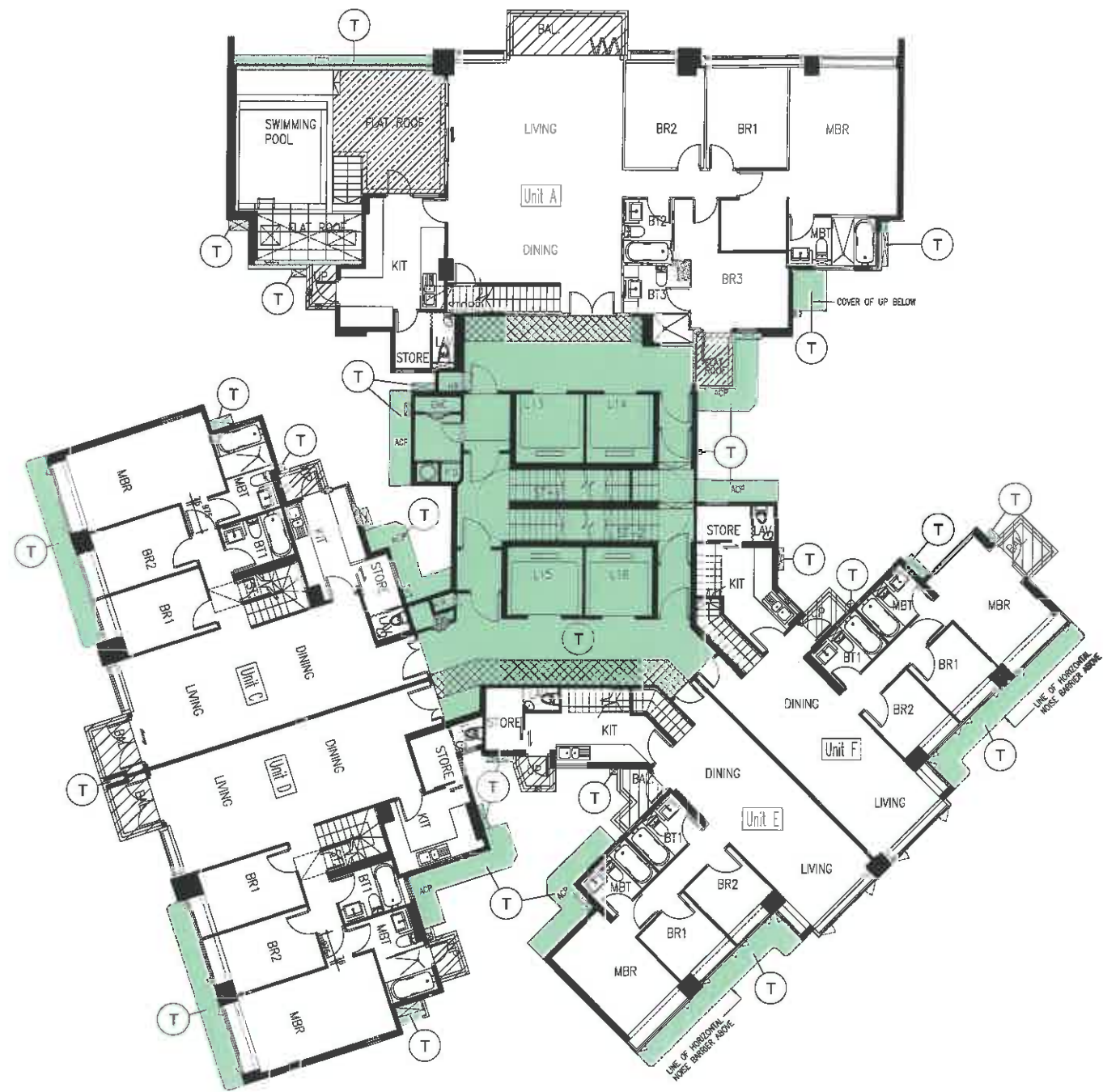
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AUTHORIZED PERSON

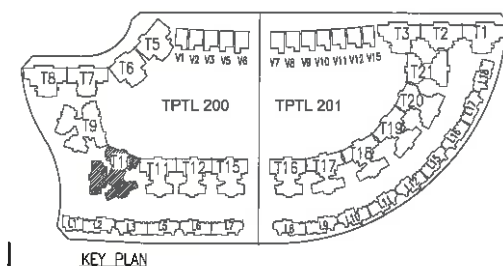
PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
WONG CHUNG WING ARCHITECTS (HONG KONG) LIMITED



TOWER 10 17TH FLOOR PLAN



- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- J COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE

ROOF WATER TANK &  
UPPER ROOF FLOOR PLAN  
(T10-TPTL 200)  
(PREV. TOWER 8)

NUMBER  
2129

REVISION

DATE

SCALE  
1:200@A3

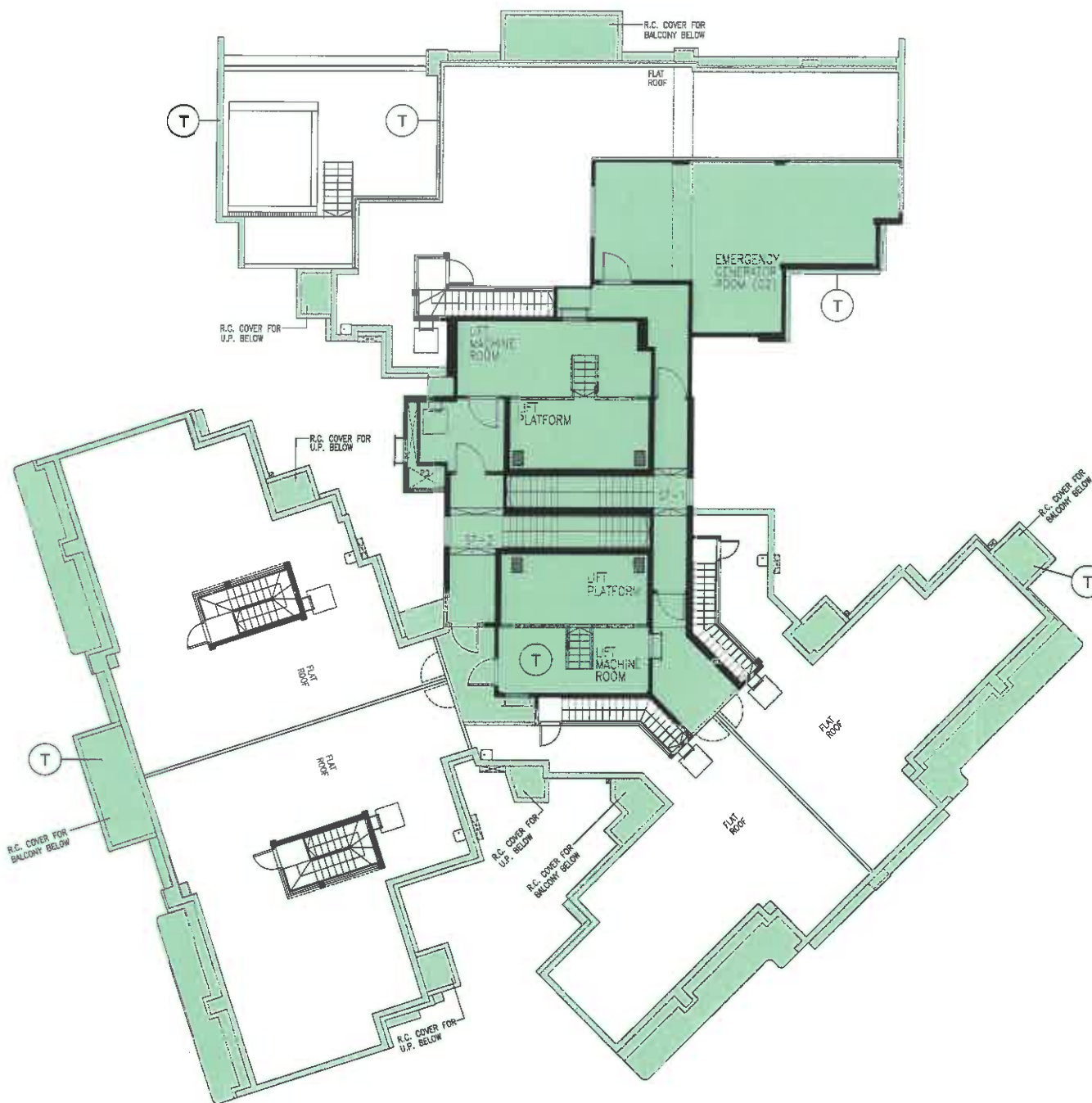
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Y9041/Drawings

AUTHORIZED PERSON

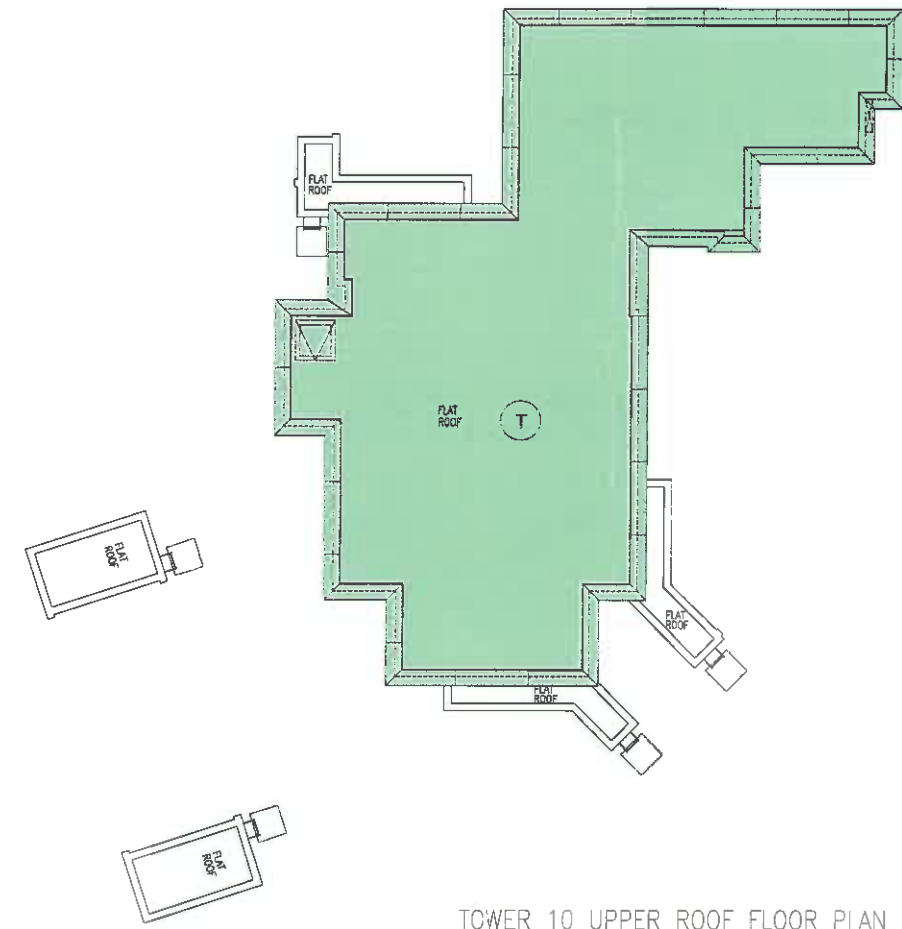
PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
初青灣建築設計(國際)有限公司



TOWER 10 ROOF FLOOR PLAN



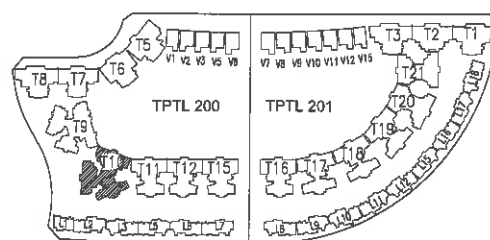
TOWER 10 UPPER ROOF FLOOR PLAN

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- B COMMERCIAL ACCOMMODATION AREAS

- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



註冊摘要編號 M/N:15122800360023 A3C



KEY PLAN



# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

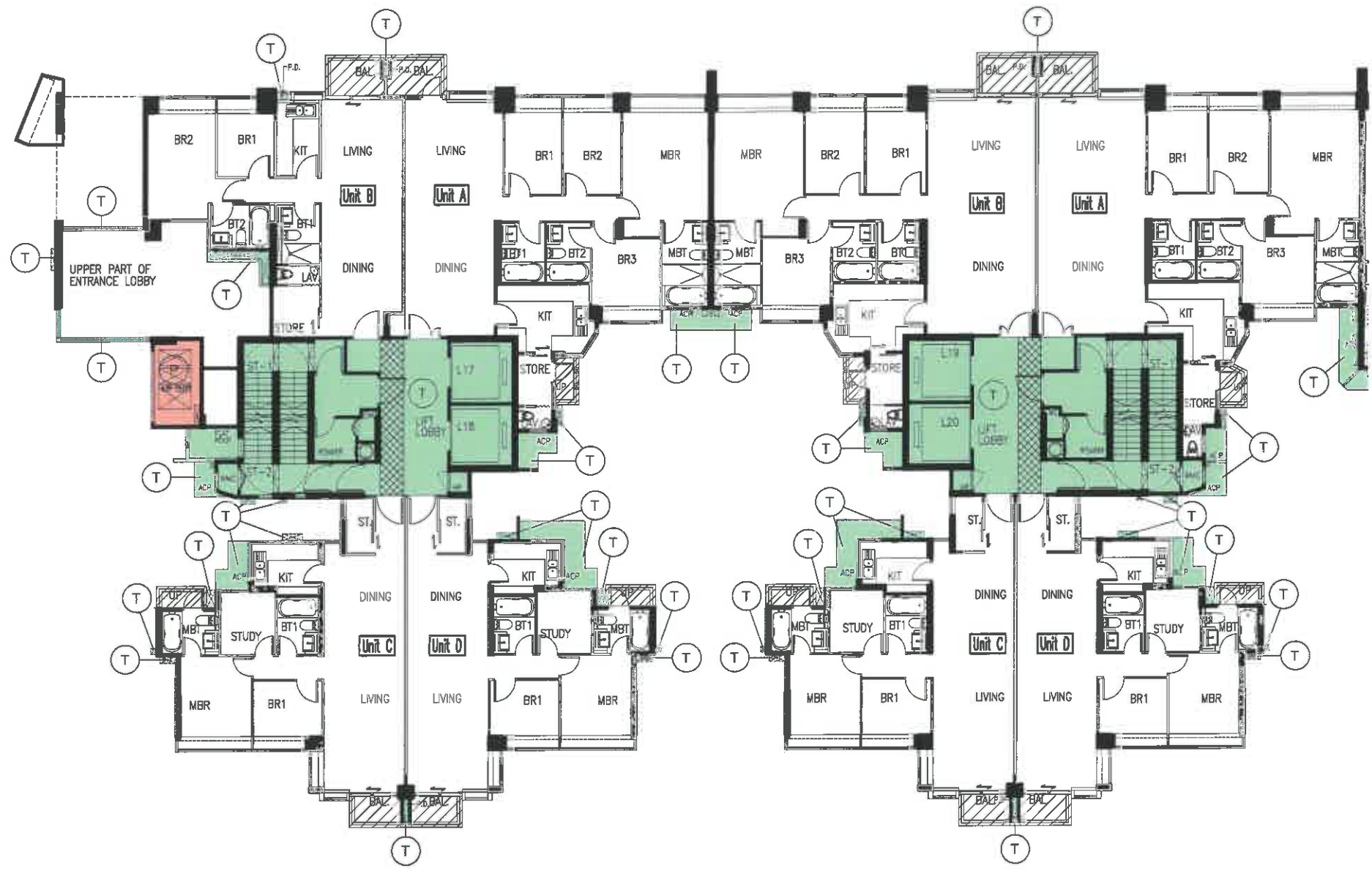
ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
FIRST FLOOR  
DMC PLAN  
(T11-T12 TPTL200)

NUMBER 2131  
REVISION  
DATE  
SCALE 1:200@A3  
FILE PATH Y8041/Drawings  
AUTHORIZED PERSON

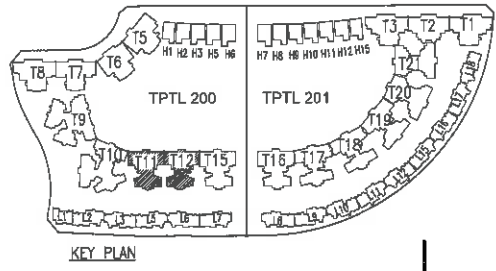
WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
新鴻興建築設計(國際)有限公司



TOWER 11 FIRST FLOOR PLAN

TOWER 12 FIRST FLOOR PLAN

- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- TOWER COMMON AREAS
- CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



註冊摘要編號 M/N:15122800360023 A3C

PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
TYPICAL FLOOR  
DMC PLAN  
(T11-T12 TPTL200)

NUMBER  
2132

REVISION

DATE

SCALE  
1:200@A3

FILE PATH  
Y9041/Drawings

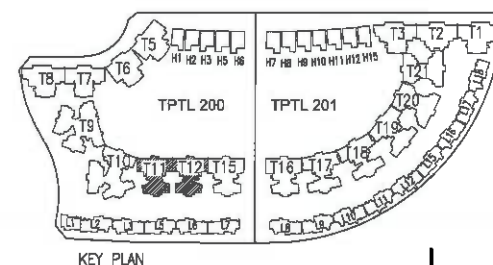
AUTHORIZED PERSON

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016



註冊摘要編號 M/N:15122800360023 A3C



KEY PLAN

DMC PLAN  
APPROVED CPWA  
CHECKED SJS  
DRAWN RTAN

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
南環建築設計(國際)有限公司

PART PLAN OF TOWER 11 2/F PLAN



TOWER 11 TYPICAL FLOOR PLAN  
(2/F-16/F, 4/F 13/F 14/F OMITTED)

TOWER 12 TYPICAL FLOOR PLAN  
(2/F-16/F, 4/F 13/F 14/F OMITTED)

- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- TOWER COMMON AREAS
- CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

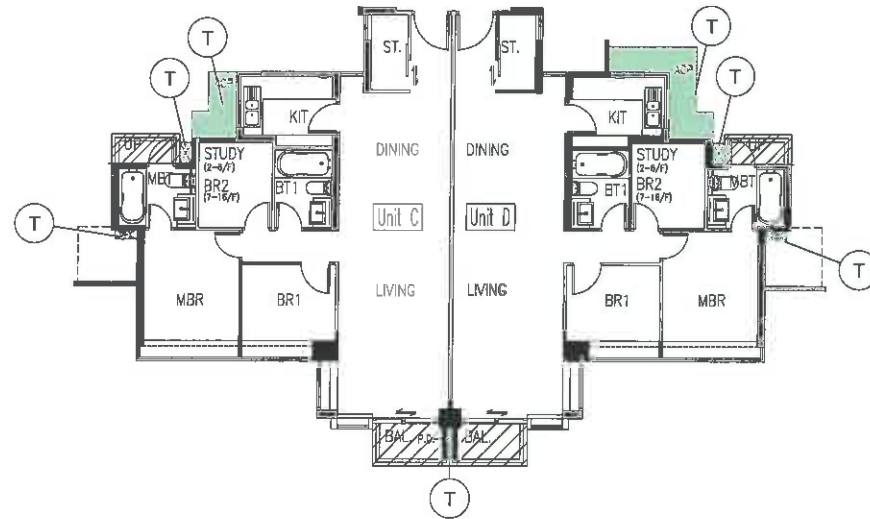
ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

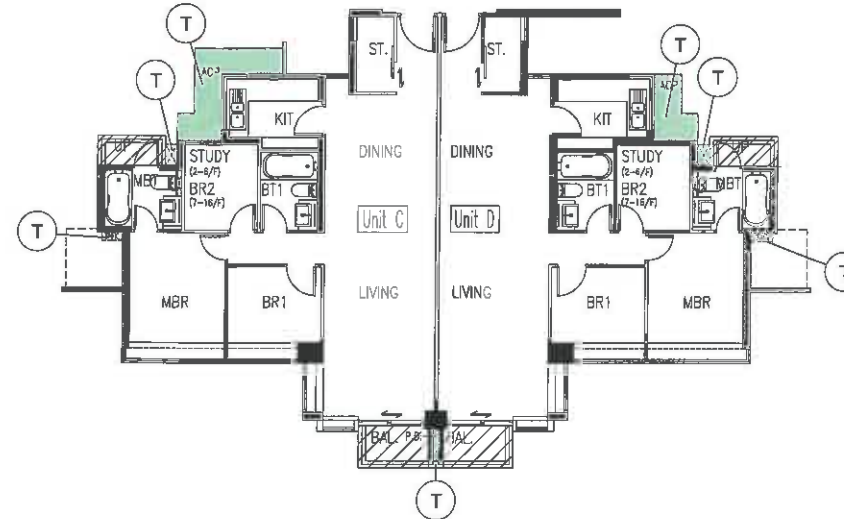
BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

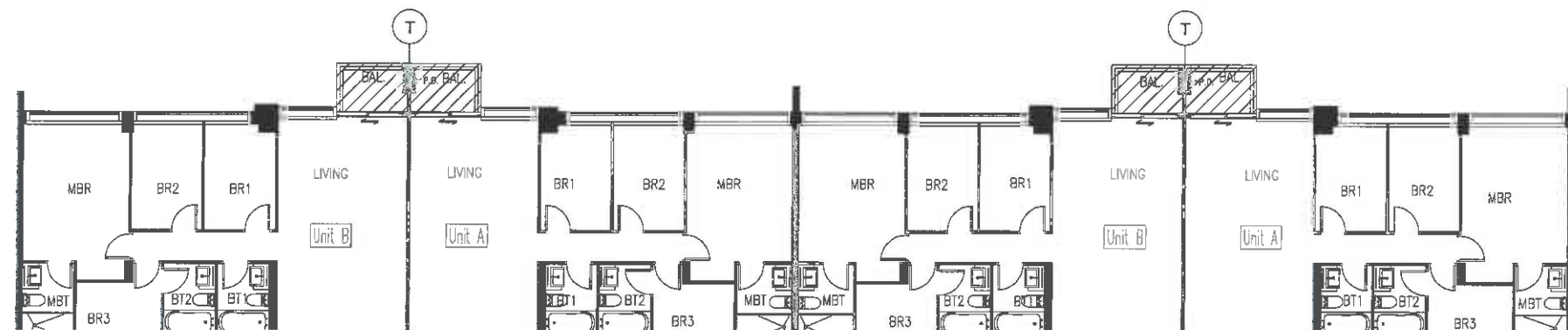
REVISION DATE NO.



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PART PLAN FOR TOWER 12 (2/F-7/F) - UNIT C & D



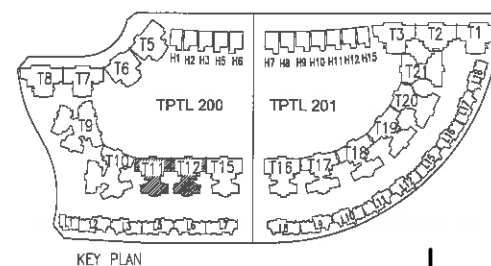
PART PLAN OF TOWER 11 16/F PLAN

PART PLAN OF TOWER 12 16/F PLAN

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- T COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



註冊摘要編號 M/N:15122800360023 A3C



PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

DRAWING TITLE  
PART PLAN FOR  
TYPICAL FLOOR  
DMC PLAN  
(T11-T12 TPTL200)

NUMBER  
2132-1

REVISION

DATE

SCALE  
1:200@A3

FILE PATH  
Y8041/Drawings

AUTHORIZED PERSON

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE - BUILDING - INTERIOR DESIGN - PLANNING  
明和實業設計(國際)有限公司

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

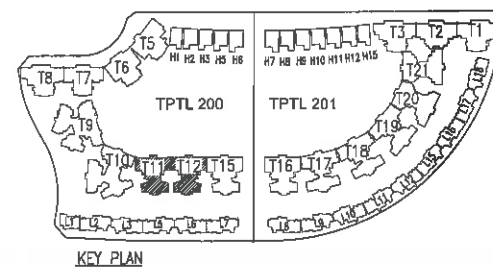
REVISION DATE NO.



TOWER 11 17TH FLOOR PLAN

TOWER 12 17TH FLOOR PLAN

- V ESTATE COMMON AREAS
- V RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- V COMMERCIAL ACCOMMODATION AREAS
- BAL BALCONY (NON-ENCLOSED AREAS)
- UTL UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WCC WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016

DRAWING TITLE  
17/F FLOOR  
DMC PLAN  
(T11-T12 TPTL200)

NUMBER  
2133

REVISION

DATE

SCALE  
1:200@A3

FILE PATH  
Y9041/Drawings

AUTHORIZED PERSON

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • INTERIOR DESIGN • PLANNING  
智域建築設計(國際)有限公司

DMC PLAN  
APPROVED  
CHECKED  
DRAWN

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
ROOF, WATER TANK &  
UPPER ROOF FLOOR  
DMC PLAN  
(T11-T12 TPTL200)

NUMBER  
2134

REVISION

DATE

SCALE  
1:200@A3

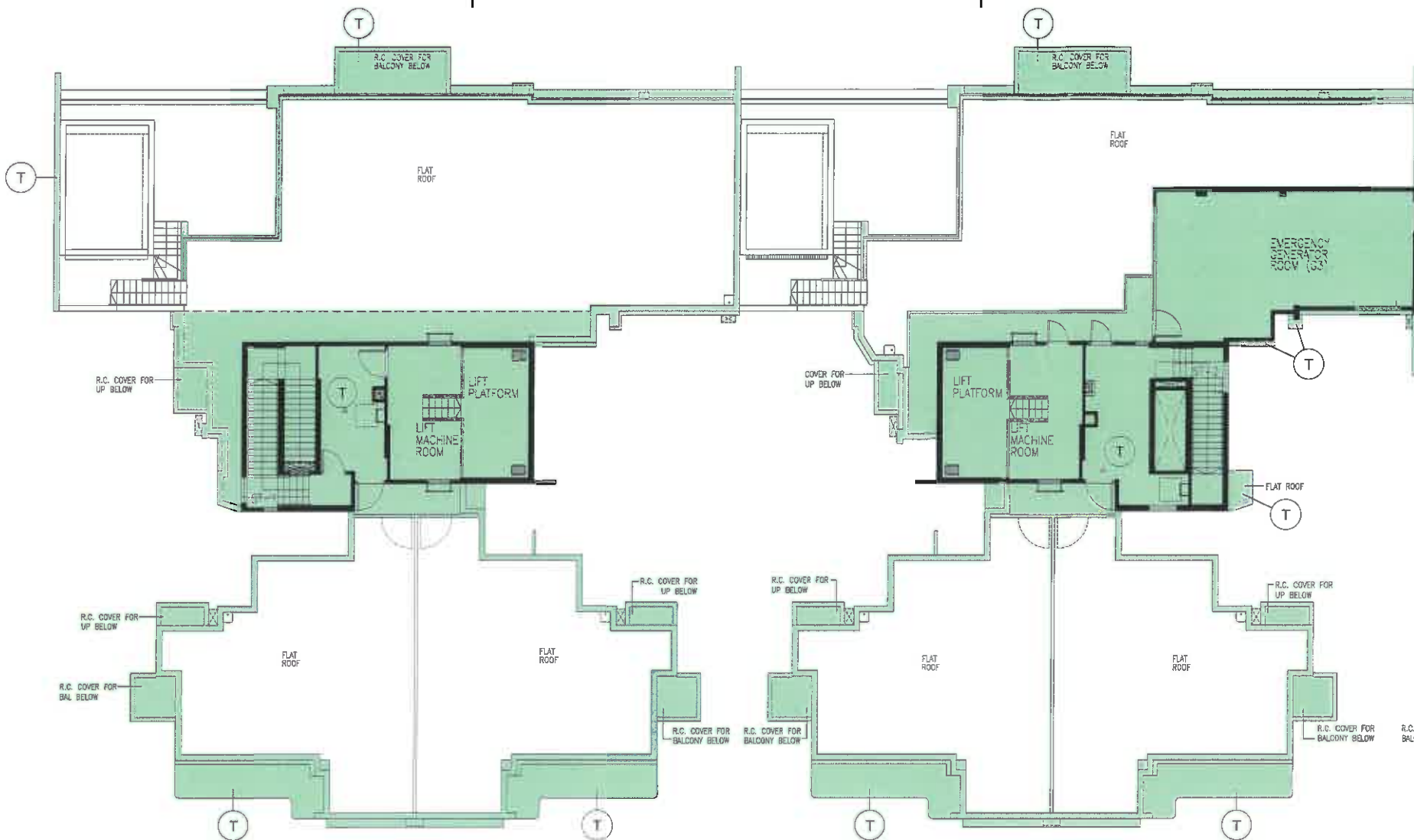
FILE PATH  
Y9041/Drawings

AUTHORIZED PERSON

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

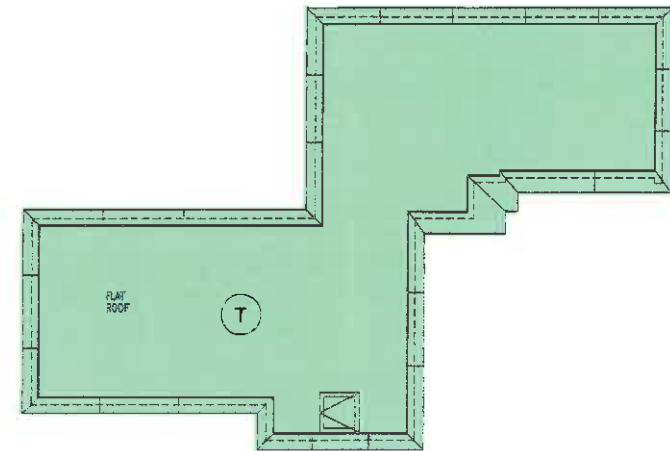
CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
胡周黃建築設計(國際)有限公司

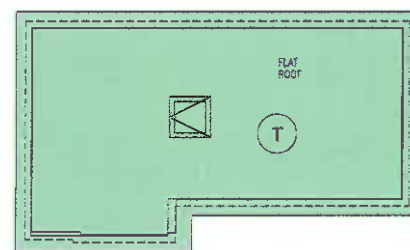


TOWER 11 ROOF FLOOR PLAN

TOWER 12 ROOF FLOOR PLAN



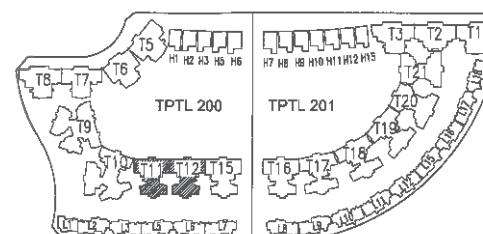
TOWER 12 UPPER ROOF FLOOR PLAN



TOWER 11 UPPER ROOF FLOOR PLAN



註冊摘要編號 M/N:15122800360023 A3C



KEY PLAN

- V ESTATE COMMON AREAS
- G RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- I COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD/KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

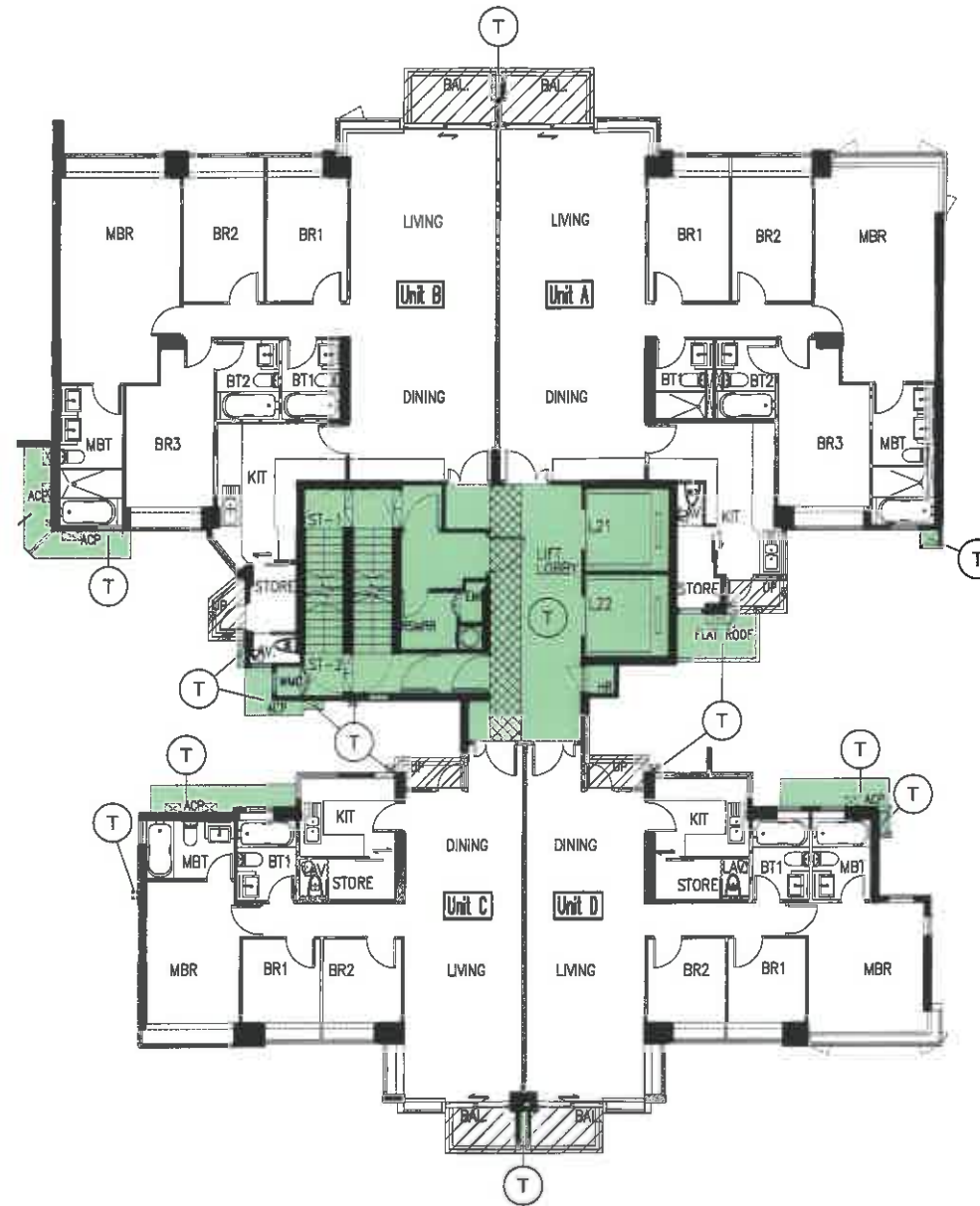
DRAWING TITLE  
GROUND FLOOR  
& FIRST FLOOR  
DMC PLAN  
(T15 TPTL200)

NUMBER 2135  
REVISION  
DATE  
SCALE 1:200@A3  
FILE PATH Y9041/Drawings  
AUTHORIZED PERSON

PURSUANT TO GUIDELINES FOR DEEDS  
OF MUTUAL COVENANT NO. 3(b), THIS DMC  
PLAN IS CERTIFIED AS TO ITS ACCURACY

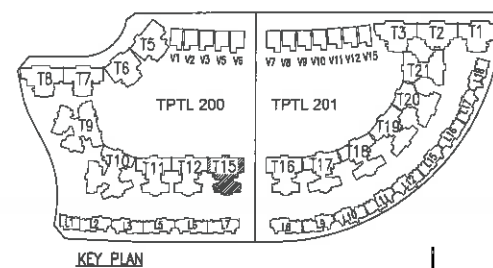
CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
30 OCT 2015

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
新加坡建築設計(國際)有限公司



TOWER 15 FIRST FLOOR PLAN

- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- TOWER COMMON AREAS
- CARPAK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
- BALCONY (NON-ENCLOSED AREAS)
- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



KEY PLAN

# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
TYPICAL, 16/F & 17/F  
DMC PLAN  
(T16 TPTL200)

NUMBER  
2136

REVISION

DATE

SCALE  
1:200@A3

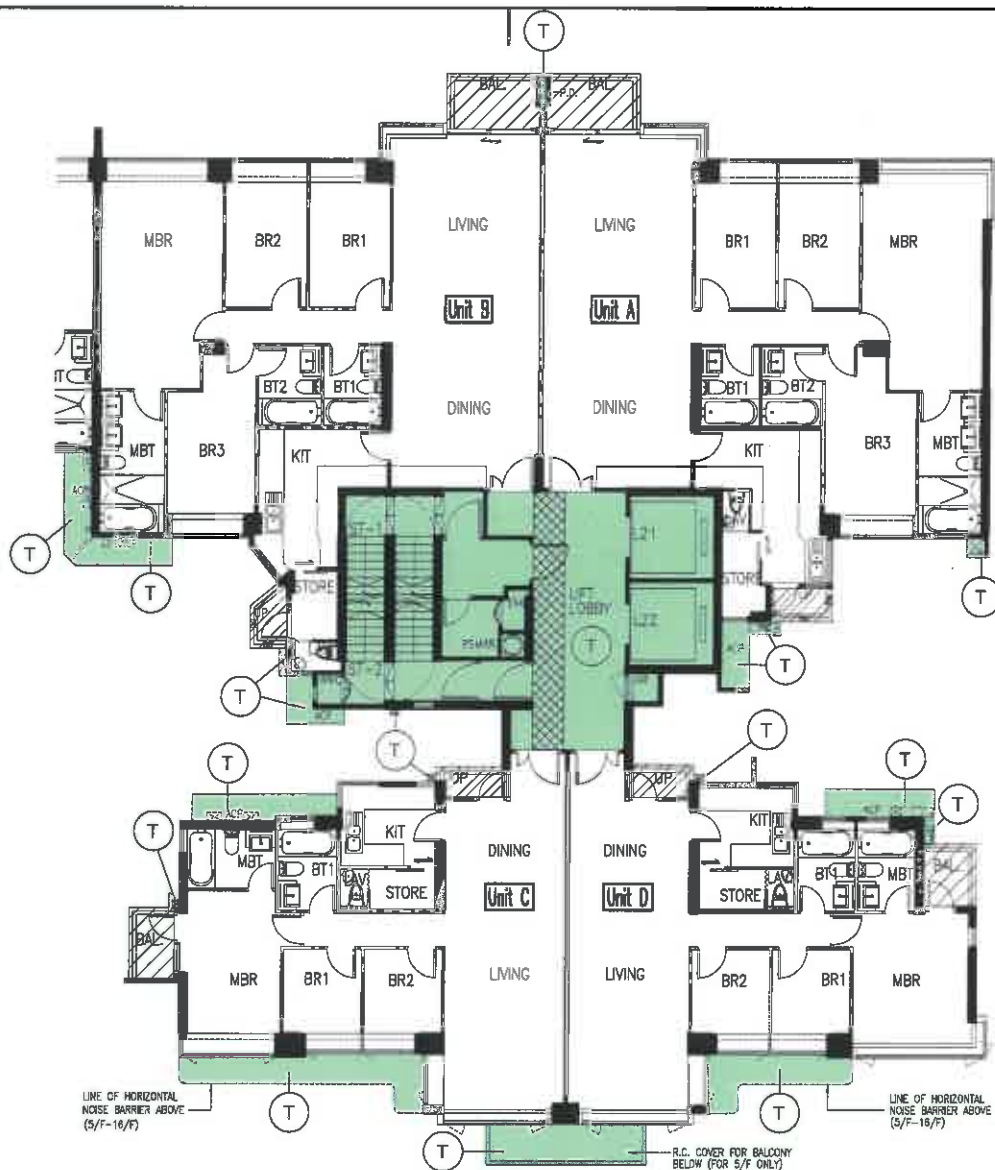
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AUTHORIZED PERSON

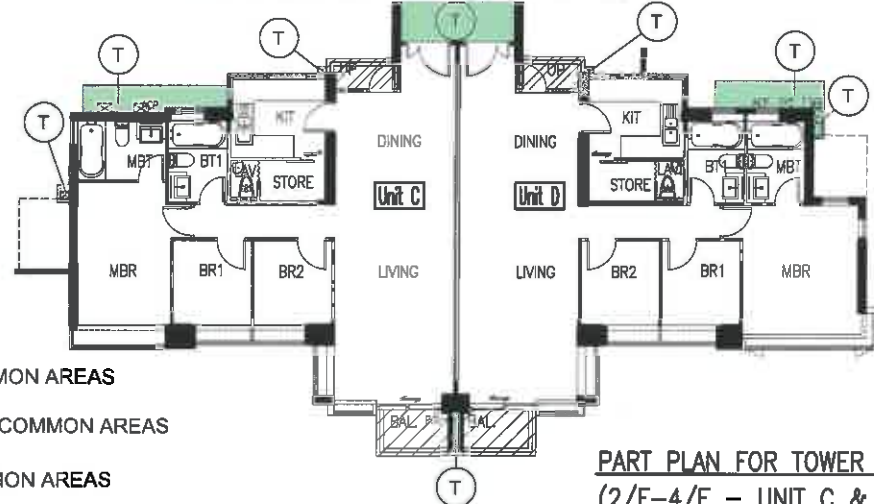
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CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016

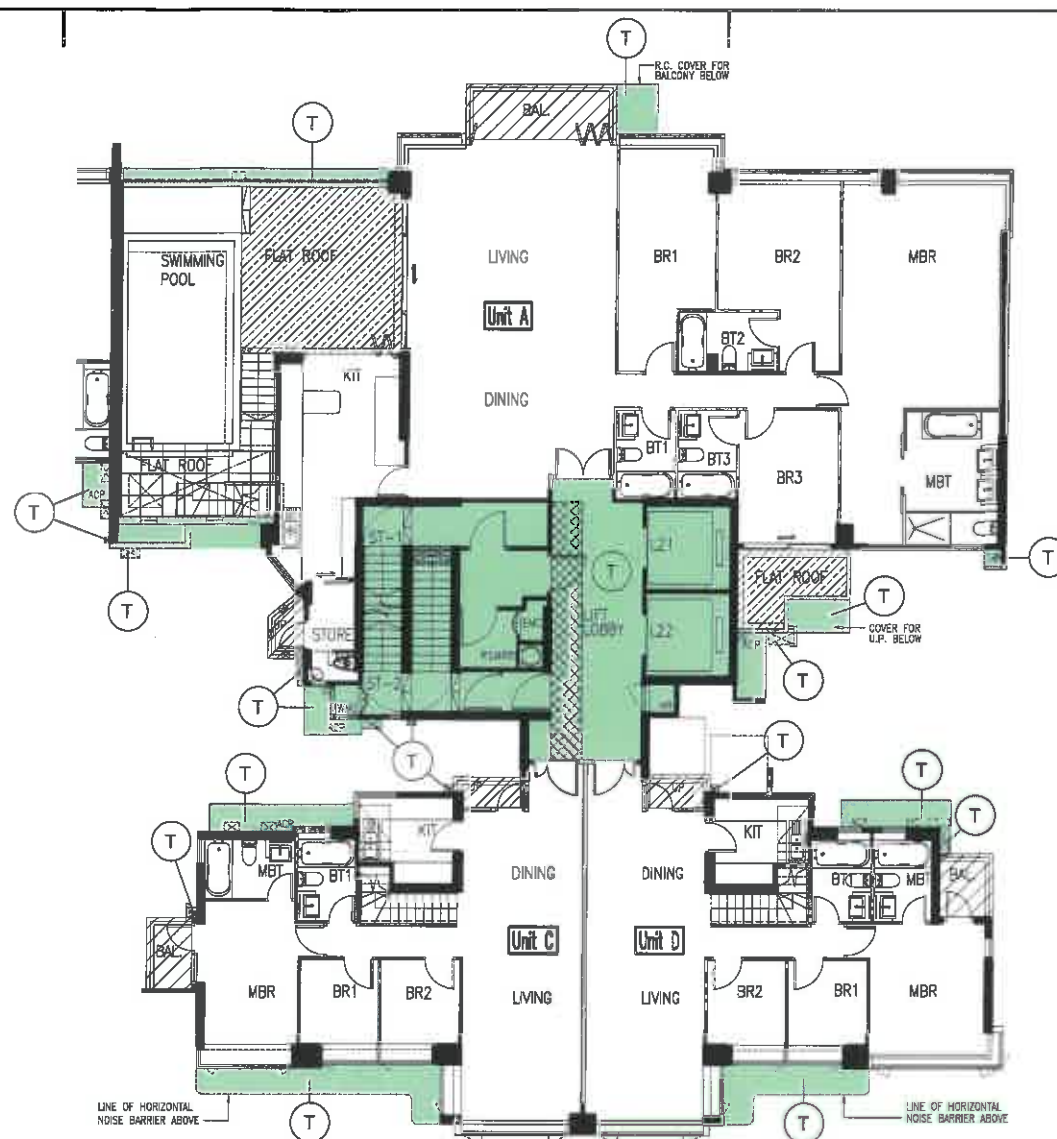
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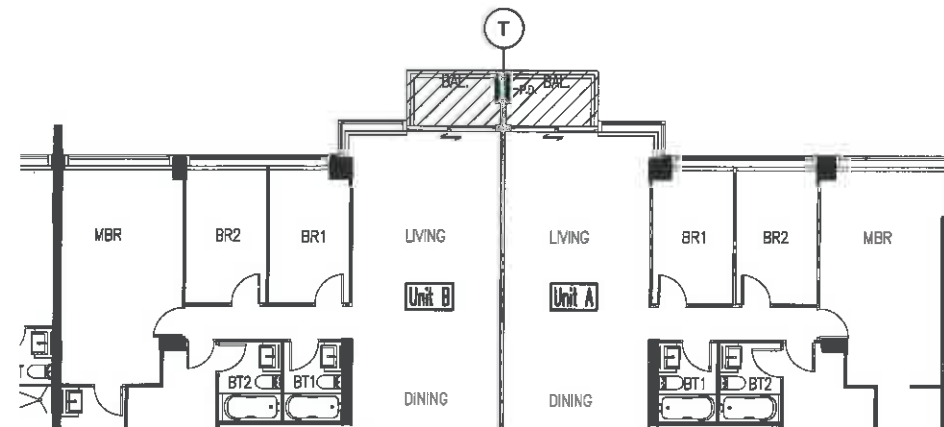
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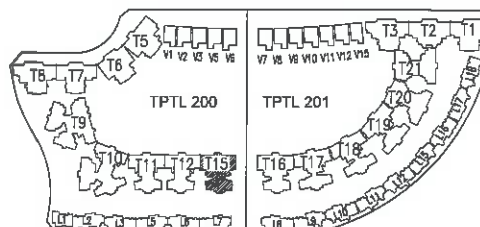
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(2/F-4/F - UNIT C & D)



TOWER 15 17/F PLAN



PART PLAN OF TOWER 15 16/F PLAN



KEY PLAN

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- RESIDENTIAL COMMON AREAS
- T TOWER COMMON AREAS
- P CARPARK COMMON AREAS
- COMMERCIAL ACCOMMODATION AREAS
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- UTILITY PLATFORM (NON-ENCLOSED AREAS)
- WIDER CORRIDORS AND LIFT LOBBIES (TOWER COMMON AREAS)



註冊摘要編號 M/N:15122800360023 A3C

# TPTL 200

TAI PO

RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OVE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
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UPPER ROOF FLOOR  
DMC PLAN  
(T15 TPTL200)

NUMBER 2137

REVISION

DATE

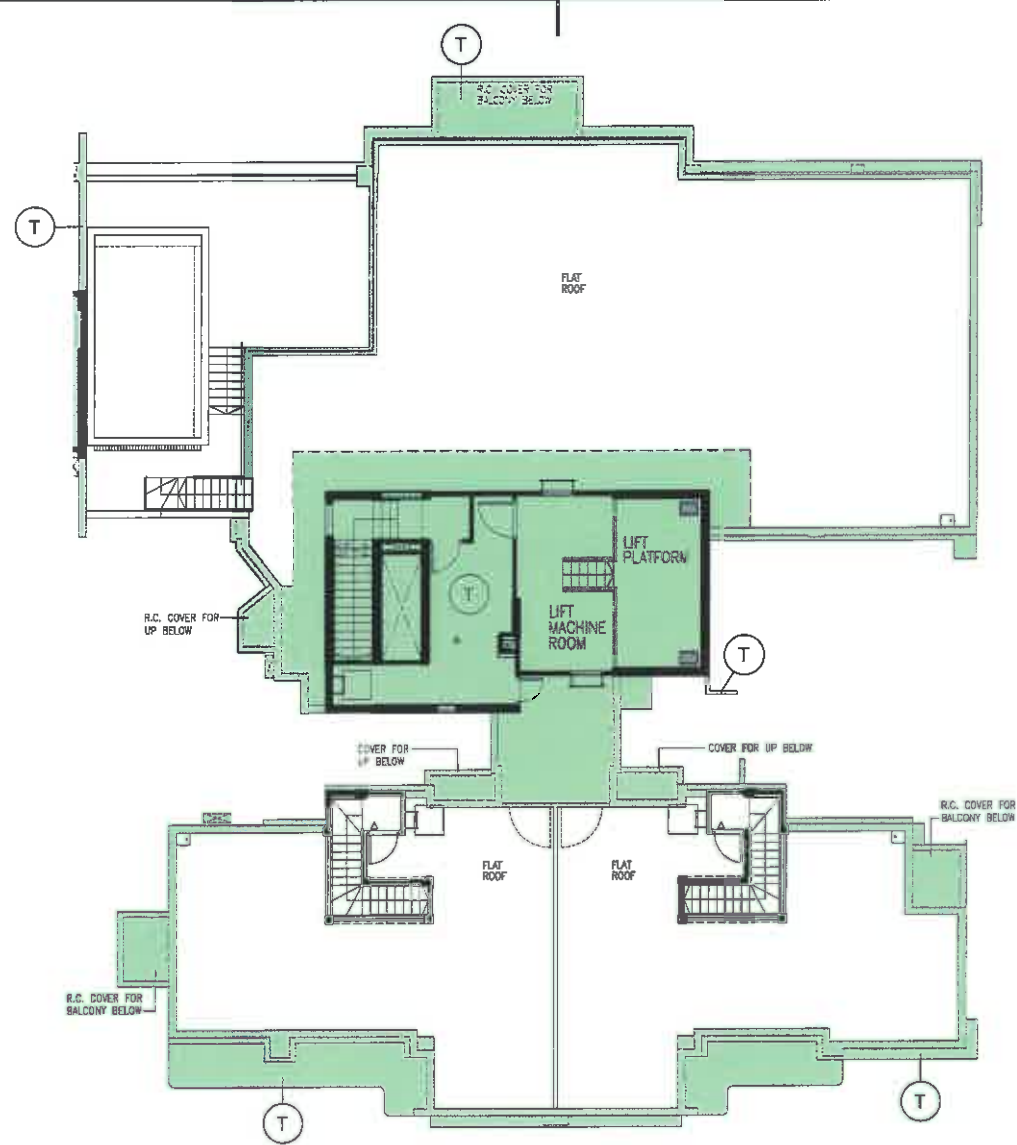
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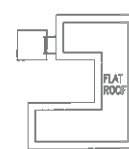
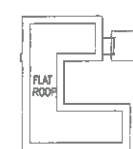
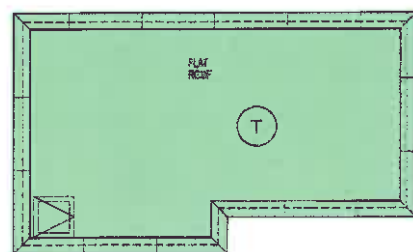
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APPROVED CPWAI  
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DRAWN RYAN

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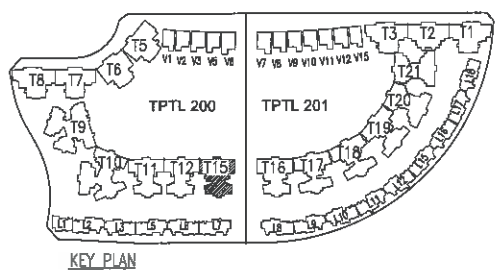


TOWER 15 ROOF FLOOR PLAN



TOWER 15 UPPER ROOF FLOOR PLAN

- ESTATE COMMON AREAS
- RESIDENTIAL COMMON AREAS
- TOWER COMMON AREAS
- CARPARK COMMON AREAS
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CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016



# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
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ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
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UPPER ROOF FLOOR  
DMC PLAN  
(L1 TPTL 200)

NUMBER  
2154

REVISION

DATE

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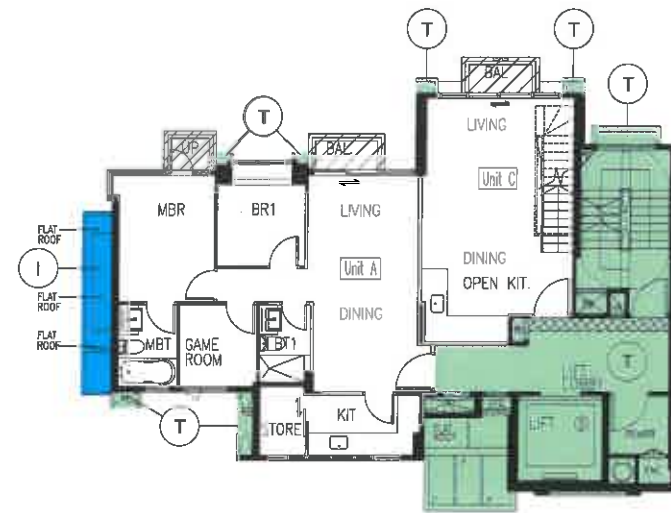
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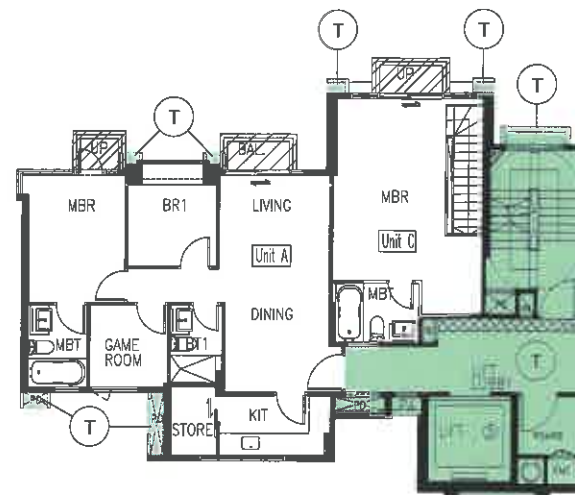
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07 MAY 2015

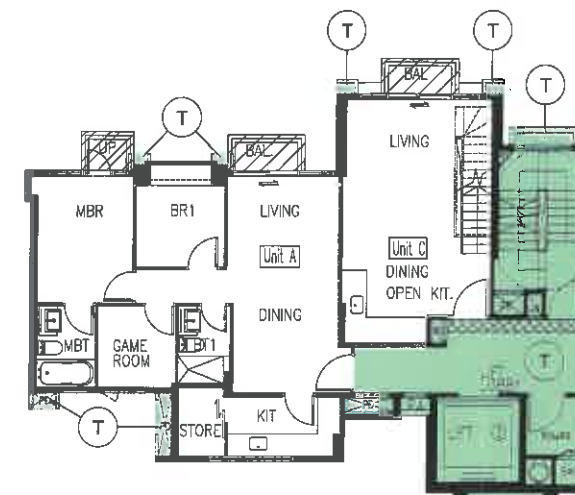
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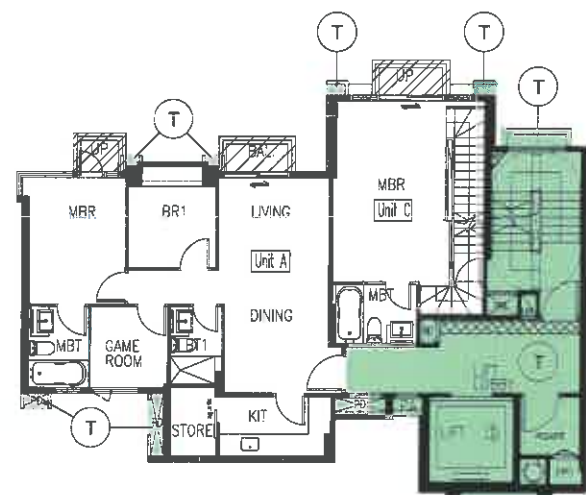
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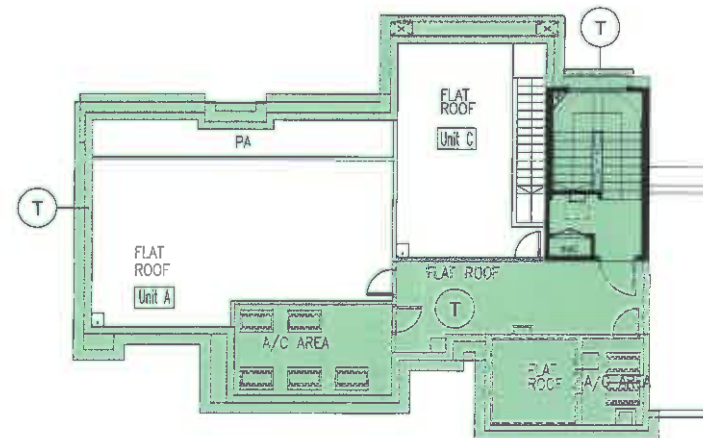
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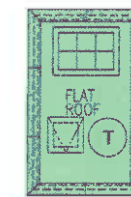
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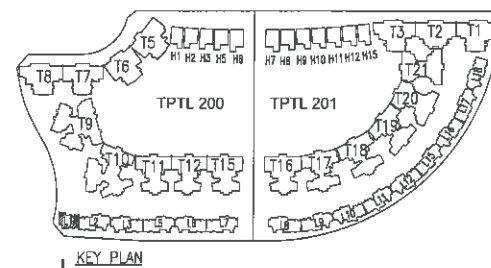


L1 ROOF FLOOR PLAN



L1 UPPER ROOF PLAN

- V ESTATE COMMON AREAS
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KEY PLAN

# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
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ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
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UPPER ROOF FLOOR  
DMC PLAN  
(L2, L5 & L6 TPTL200)

NUMBER  
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REVISION

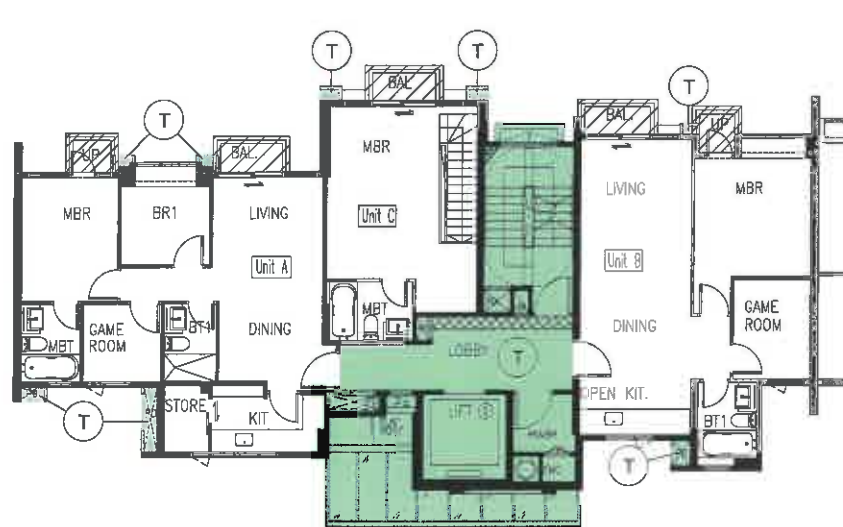
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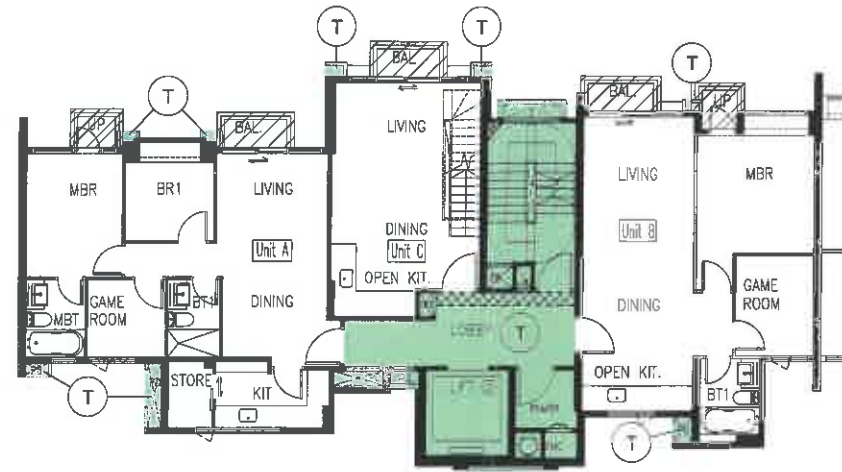
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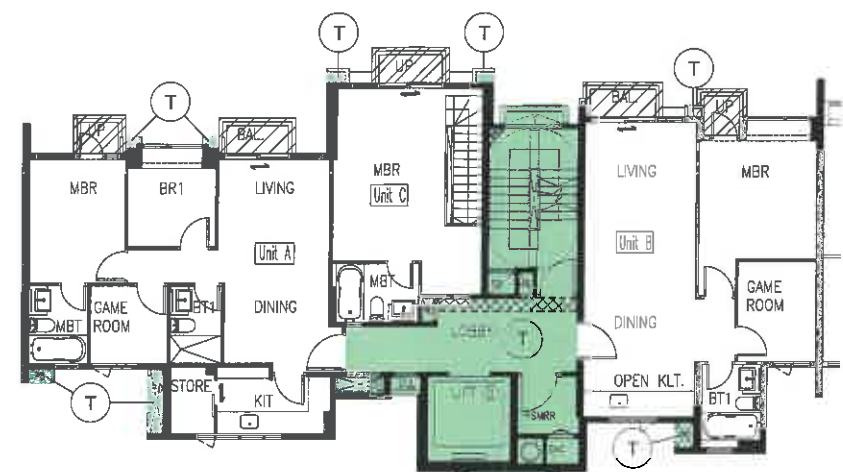
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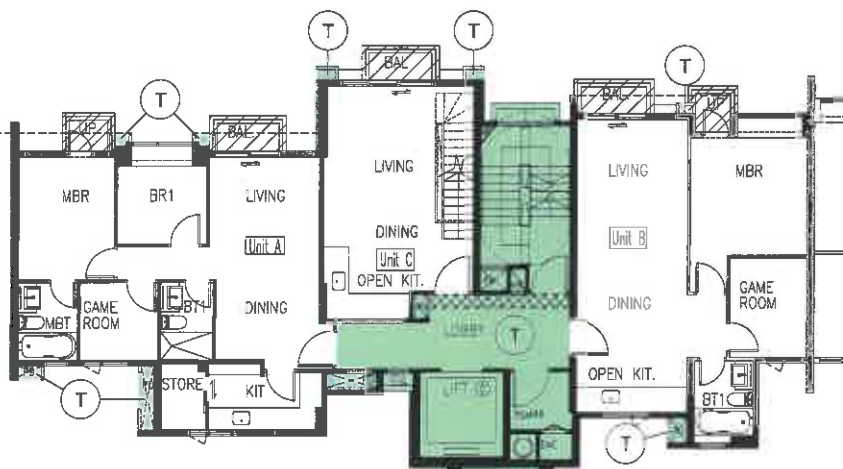
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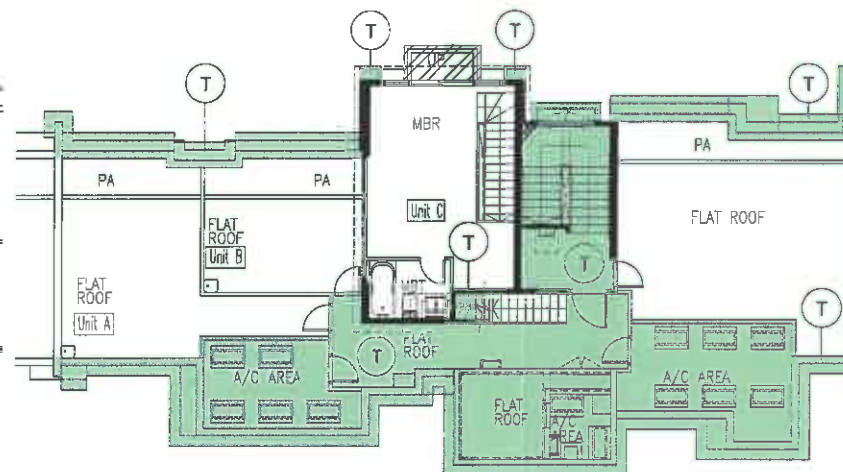
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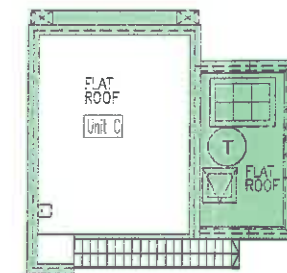
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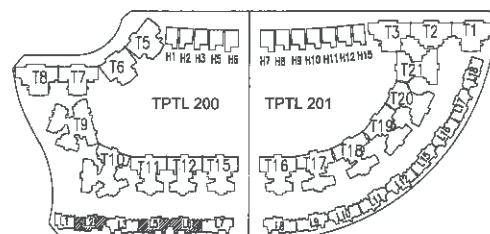


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註冊樓宇編號 M/N:15122800380023 A3C



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PURSUANT TO GUIDELINES FOR DEEDS OF MUTUAL COVENANT NO. 3(b), THIS DMC PLAN IS CERTIFIED AS TO ITS ACCURACY

CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

DRAWN BY: RYAN  
CHECKED BY: STS  
APPROVED BY: CHWAL  
DMC PLAN



# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

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UPPER ROOF FLOOR  
DMC PLAN  
(L3 TPTL 200)

NUMBER  
2155-2

REVISION

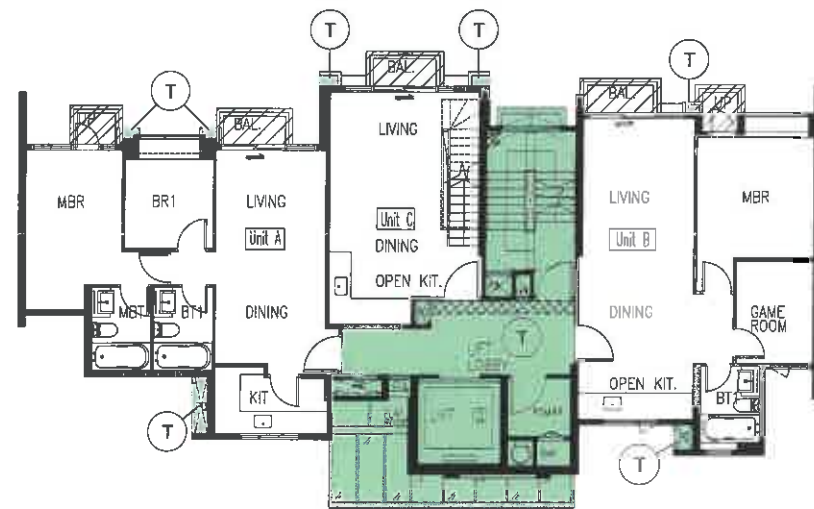
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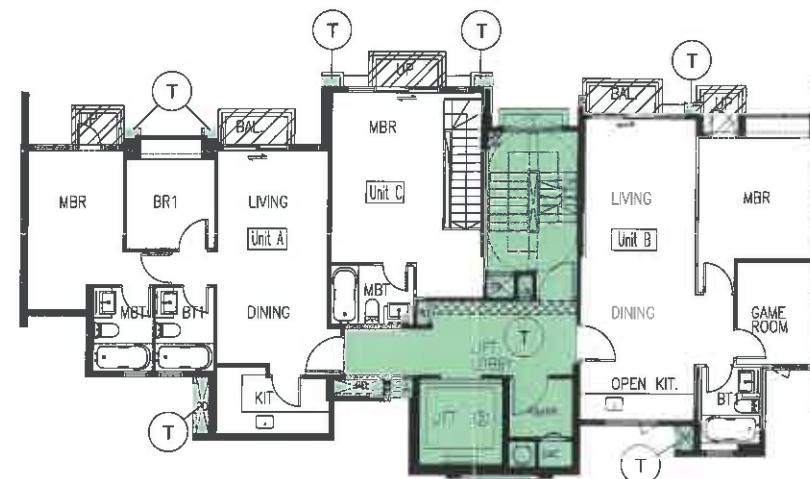
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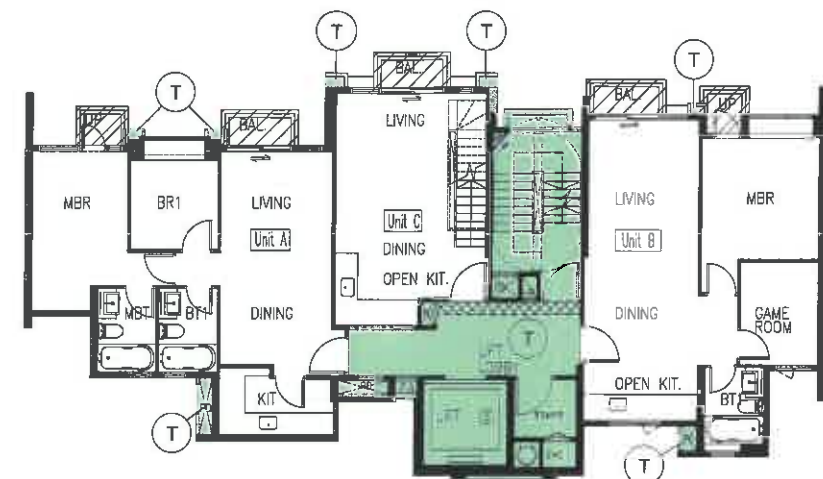
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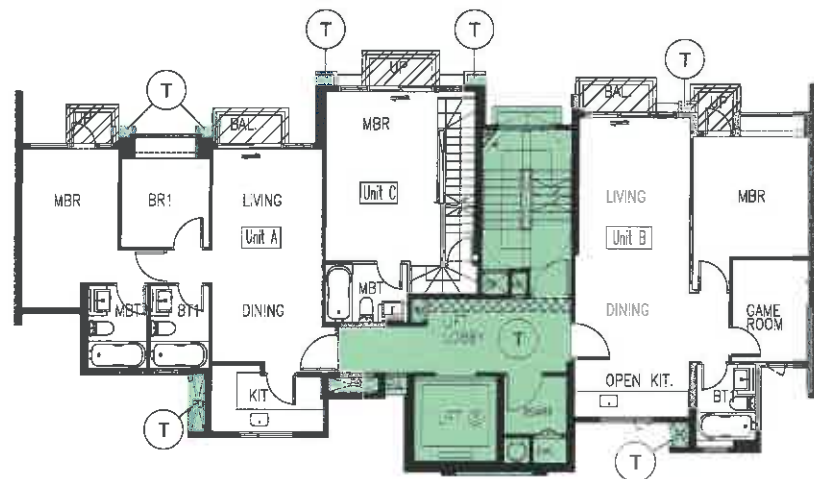
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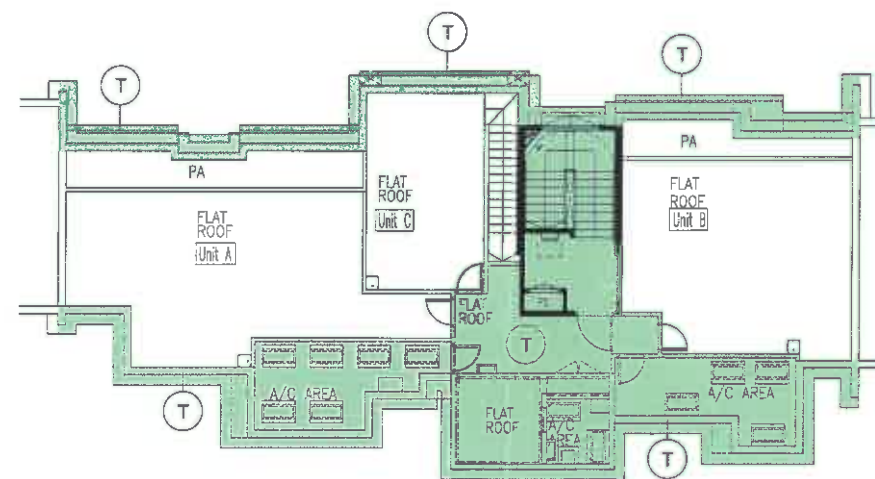
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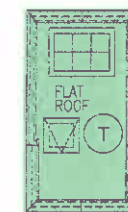
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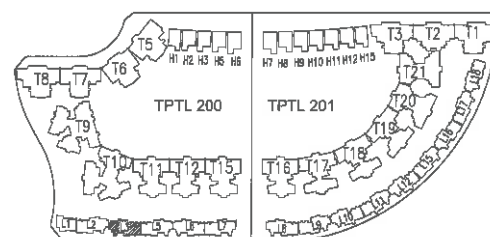


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註冊摘要編號 M/N:15122800360023 A3C



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CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
07 MAY 2015

DRAWN BY: CHAN YAN  
CHECKED BY: CHAN YAN  
APPROVED BY: CHAN YAN  
DMC PLAN

# TPTL 200

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING REGENT LTD.

ARCHITECTS  
WCWP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

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ENVIRON HONG KONG LIMITED

REVISION DATE NO.

DRAWING TITLE  
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UPPER ROOF FLOOR  
DMC PLAN  
(L7 TPTL 200)

NUMBER 2155-4

REVISION

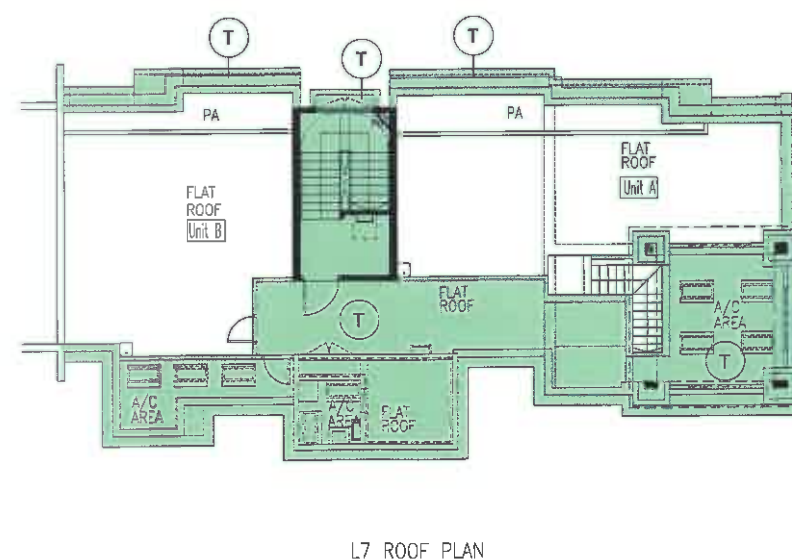
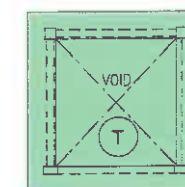
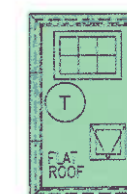
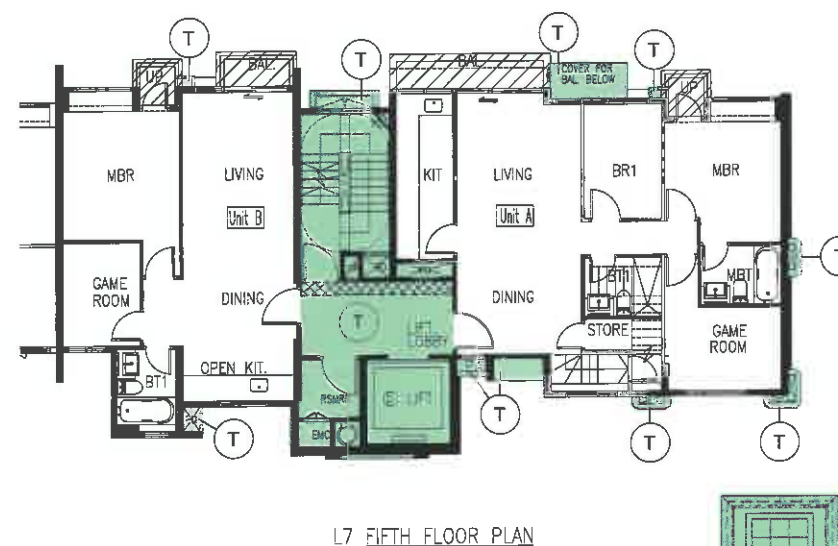
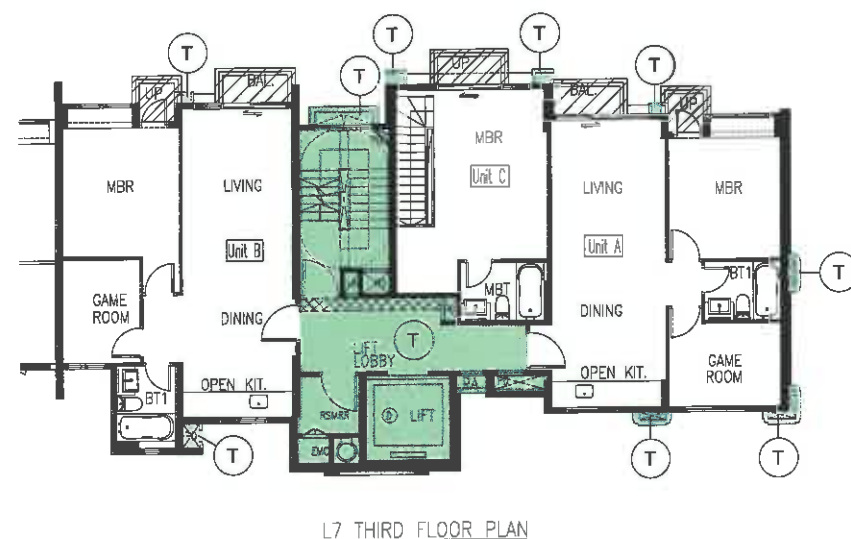
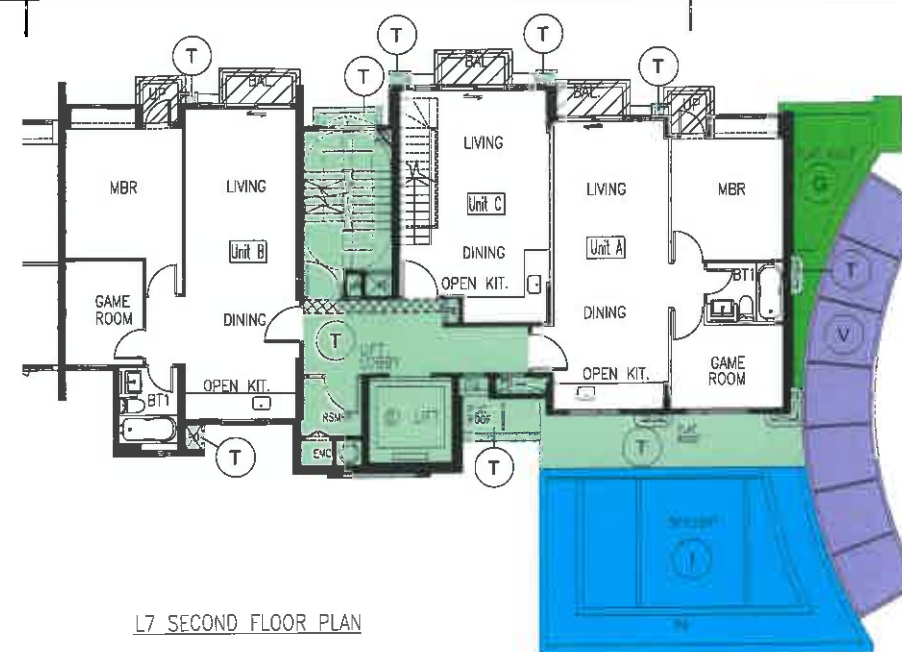
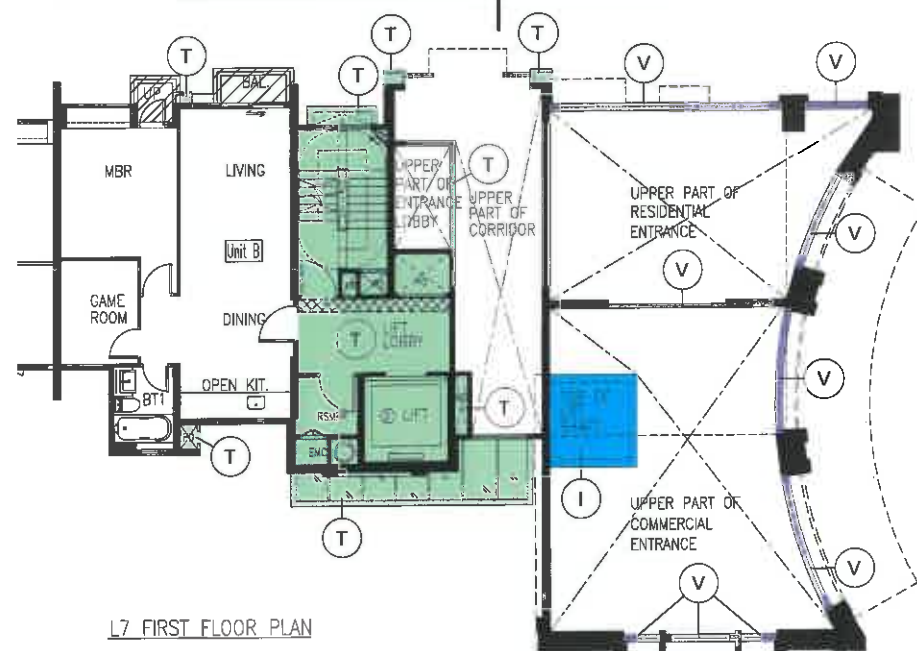
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AUTHORIZED PERSON

WCWP INTERNATIONAL LIMITED  
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PLANNING  
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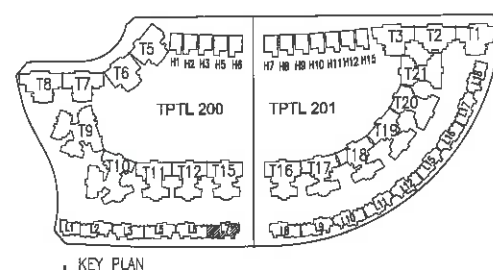


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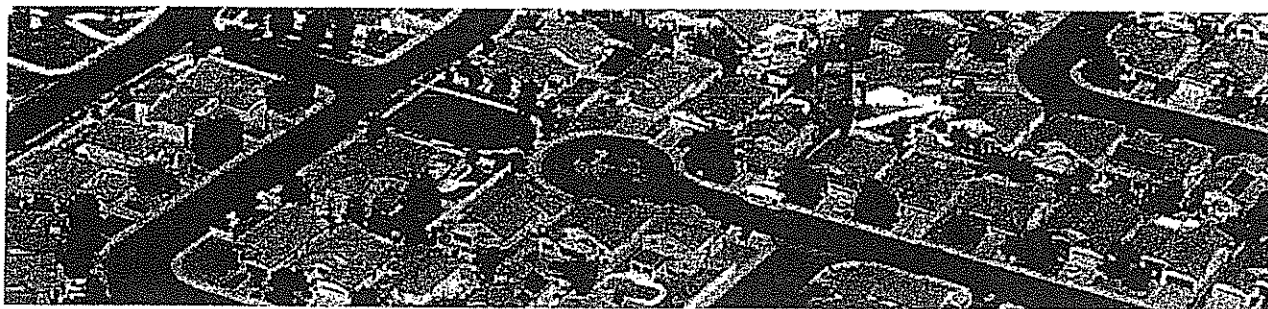
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CHU HOK-WANG, CLEMENT  
AUTHORIZED PERSON (ARCHITECT)  
29 JAN. 2016

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ANNEX I



Proposed Residential Development at TPTL No. 200 & 201, Tai Po  
Noise Impact Assessment and Mitigation Measures

Prepared for:  
Top Gallant Limited  
King Regent Limited

Prepared by:  
ENVIRON Hong Kong Limited

Date:

March 2013

Reference Number:  
R1202\_V5.2



Prepared by:

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Approved by:

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1.2 Scope of this Study .....	2
1.3 Proposed Development and its Environs .....	2
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## 1.0 Introduction

### 1.1 Background and Objectives

Top Gallant Limited and King Regent Limited have acquired a land lot at Tai Po Town Lot (TPTL) No. 200 & 201, Tai Po through public auction and propose to develop it as a residential development.

According to Special Condition (5) in the Particulars and Condition of Sale of the Lot, the proponents are required to submit an assessment report relating to noise impact generated from Tolo Highway and other nearby public roads on the uses of the Lot and the detailed proposals of the noise mitigation measures within the Lot. In addition, the Information Statement attached with the Particulars and Condition of Sale states that the noise assessment report and detailed proposals of the noise mitigation measures should be prepared on the basis that such noise barriers required to be constructed in Tolo Highway and nearby roads under Condition 3.4 of the Environmental Permit No. EP-009/1998/F and Condition 3.1 of the Environmental Permit No EP-108/2001 will not be constructed by Government. It also states that in implementing the noise mitigation measures within the Lot, the Director of Environment Protection may require that any openings on the façade of any noise sensitive rooms including bedrooms, dining rooms and living rooms of residential blocks erected or to be erected on the Lot shall not have a line-of-sight of Tolo Highway and Chong San Road.

Special Condition (5) and the Information Statement are attached in **Appendix A** for reference.

ENVIRON Hong Kong Limited has been commissioned by the proponent to carry out the noise impact assessment and propose design of noise mitigation measures for the proposed development to satisfy the aforementioned lease requirement.

The design of the master layout plan is provided by the project architect (WCWP International Limited). Traffic forecast information is provided by project traffic consultant (MVA Hong Kong Limited).

A noise impact assessment (NIA) report (Ref.: R1202\_V4.1 dated December 2011) and an undertaking letter for implementation of noise mitigation measures proposed in the NIA report were submitted and considered acceptable by EPD.

Afterwards, there is further refinement of the development scheme which would affect the noise mitigation measures proposed in the NIA report. This report is therefore prepared to contain assessment of noise impact generated from Tolo Highway and other nearby public roads on the proposed development to evaluate the significance of road traffic noise impact based on the latest development scheme. According to the noise environment, mitigation measures have been proposed to further attenuate the noise impact.

## 1.2 Scope of this Study

The scope of this study includes:

- To evaluate the noise environment according to the subject site and the proposed master layout plan which takes due consideration of the requirement under the Information Statement;
- To propose mitigation measures as practicably possible to attenuate the noise impact; and;
- To evaluate the noise impact after mitigations to quantify the improvement of environmental performance.

## 1.3 Proposed Development and its Environs

The subject site at TPTL 200 & 201 is located at Pak Shek Kok fronting Tolo Harbour to the northeast. TPTL 187 is to the immediate northwest whereas TPTL188 is to the west on the opposite side of Fo Chun Road (previously known as Fo King Road). TPTL186 is to the northwest of TPTL187. All these lots are planned for residential development in near future and building structure are already in place.

To the southeast at more than 200m apart is the existing Science Park Phase 2 development.

The area on the southeast to southwest side of the subject site and bounded by Tolo Highway/Chong San Road, Fo Chun Road and Fo Yin Road is zoned as "Other Specified Uses" and "Residential (Group B) 5" under the draft Outline Zoning Plan (No. S/PSK/10 – Pak Shek Kok (East)).

Figure 1 shows the location of the subject site and its environs. The subject site amounts a total area of about 2ha.

The proposed residential development will comprise 15 numbers (L1 to L3, L5 to L12, L15 to L18) of low-rise towers (5 to 6 storeys including G/F), 18 numbers (T1 to T3, T5 to T12, T15 to T21) of mid-rise residential towers and 12 numbers (V1 to V3, V5 to V12, V15) of 2-storey house developments, totaling 1,091 residential units. The low-rise towers are generally disposed along the boundary on the south and southwest sides. Mid-rise towers are distributed along northeastern boundary, near to northwest side and form the second row of blocks along south and southwest sides. Houses are disposed along the northeast boundary of the subject site. The basic configuration is similar to the scheme contained in the approved NIA report.

Major facades of mid-rise towers T1 to T8 (7 towers) will be fronting Tolo Harbour to the northeast. Other mid-rise towers would have one main facade facing the inner side of the subject site and the other one or two facades facing outward. The low-rise towers would have non-sensitive façade (no openable window for habitable room) facing outward.

There are commercial and carparking facilities located at basement and ground levels. It is notable that a kindergarten is proposed within the development site and will be ventilated by



air conditioning system without relying on opened window for ventilation. It is also equipped with proper noise insulation so that environmental noise would not be a concern.

The proposed development is scheduled to be completed in Year 2015. Figure 2 shows the master layout plan of the proposed development.

#### 1.4 Noise Environment

Both Tolo Highway (major trunk road) and Chong San Road (local distributor) are aligned to the southwest of the subject site at about 200m away.

Traffic flow along Tolo Highway is particularly high due to its trunk road nature. Noise generated from traffic along it is audible but not significant based on onsite observation.

As discussed, the areas at TPTL 186 to 188 are planned as residential uses and building structure are already in place. For TPTL 188, its northern side fronting Fo Chun Road and its southwest side fronting Chong San Road is erected with mid-rise residential towers of up to 15 storeys. For TPTL 187, its northwest and southeast sides have a row of mid-rise residential towers erected. Appendix B shows the MLPs of the proposed developments at TPTL 186 to 188.

These developments can provide shielding against noise impact from southern and southwestern sides on the proposed development at the subject site. In particular, the development at TPTL 188 provides shielding against noise from Tolo Highway and Chong San Road and would affect the road traffic noise performance of the proposed development.

After consideration of the noise environment and developments in the vicinity, it is considered that road traffic noise impact will mainly come from local roads (e.g. Fo Chun Road and Fo Shing Road) as well as Chong San Road and Tolo Highway on the southwest side which cannot be shielded by the development at TPTL 188.

## 2.0 Traffic Noise Impact Assessment Methodologies

### 2.1 Introduction

This traffic noise impact assessment has been conducted for both unmitigated and mitigated scenarios based on the master layout plan of the proposed development.

The assessment for the unmitigated scenario aims to evaluate the traffic noise performance based on the disposition and orientation of the buildings in the MLP. The assessment for the mitigated scenario aims to evaluate the traffic noise performance of the proposed development after incorporating further mitigation measures and to verify whether relevant traffic noise assessment criteria can be complied with.

### 2.2 Assessment Criteria

Noise standards are recommended in Chapter 9, "Environment" of Hong Kong Planning Standards and Guidelines (HKPSG) for planning against noise impact from road traffic, railway and aircraft, etc. According to the guidelines, the maximum noise level from road traffic, measured in terms of  $L_{10}(1\text{-hr})$  is recommended to be 70 dB(A) at sensitive receivers of residential developments.

Putting the criteria in the present scenario, the maximum noise levels due to traffic on the surrounding roads in terms of hourly average ( $L_{10}$ ) should not exceed 70 dB(A) at the facades of the proposed residential development.

### 2.3 Noise Sensitive Receivers

Representative Noise Sensitive Receivers (NSRs) were selected at habitable rooms which rely on opened window for ventilation for the quantitative traffic noise impact assessment. Locations of the assessment points are shown in Figure 3. The assessment positions were taken to be 1.2m above floor slabs and at 1m away from the external facade of openable windows of the habitable rooms. It is notable that games room and store room are not habitable in nature. Only fixed window (with small window openable for maintenance purpose only) will be provided so that no NSR would be assigned at games room and store room.

Should there be no exceedance of noise level predicted at the selected NSRs, no noise exceedance for other remaining habitable rooms is envisaged.

### 2.4 Assessment Methodology and Assumption

The methodology involved the prediction of noise levels at the NSRs of the proposed residential development due to projected peak hour traffic flows on the surrounding road carriageways in year 2030 (which is representative of the worst case traffic flow within 15 years from the completion of the development) to simulate the worst case scenario. The traffic forecast, involving traffic flows and mix, were provided by the Project Traffic Consultant and shown in Appendix C. Reply from Transport Department is attached in the same appendix.

The U.K. Department of Transport's procedure "Calculation of Road Traffic Noise" (CRTN) was used to predict the hourly  $L_{10}$  generated from road traffic at selected NSRs facades of the residential development.

Apart from adopting traffic forecast data for Year 2030, the following assumptions have been adopted in this assessment:

- a) It is assumed in this study that the noise barriers required to be constructed in Tolo Highway and nearby roads under Condition 3.4 of the Environmental Permit No. EP-009/1998/F and Condition 3.1 of the Environmental Permit No EP-108/2001 will not be constructed by Government.
- b) For Tolo Highway, a noise reduction for pervious road surface under CRTN is assumed based on the fact that open textured pavement has been applied.
- c) For other road carriageways, impervious road surface under CRTN is assumed.
- d) The speed limit provided by the project traffic consultant for each carriageway is adopted as the travelling speed in order to represent the worst possible scenario.
- e) As discussed before, building structure of TPTL 186 to 188 is already in place. The existence of the building structure is accounted for the purpose of assessment.

### 3.0 Unmitigated Scenario

#### 3.1 Design incorporated in the MLP to minimize Traffic Noise Impact

As mentioned before, the subject site will be mainly affected by road traffic noise including traffic along Fo Chun Road, Fo Shing Road, and carriageways at longer distance away including Tolo Highway and Chong San Road. Potential noise impact from the roundabout area near to the southwest side of the subject site is also considered significant.

The design measures have been considered below:

<b>Setback</b>	The subject site is constrained by building height restriction so that it is difficult to reduce the site building coverage and allow significant setback. Moreover, Tolo Highway and Chong San Road are already more than 200m apart from the subject site. Slight setback of building would unlikely be able to attenuate the impact due to these carriageways.
<b>Orientation</b>	<p>This is considered the major mitigation measure to address noise problems. Due to the high noise level originated from Tolo Highway, Chong San Road and other local roads on the south to west sides, the proposed development is intentionally designed so that the sensitive façades of the low-rise towers nearest to the site boundary will be oriented to the sea side, and inner area of the subject site.</p> <p>On the other hand, for mid-rise tower T9 &amp; T10, one outer façade will be orientated to the northwest direction facing TPTL 187. Similarly, the outer façade of towers T19 to T21 will be oriented to southeast direction to minimize view to the road carriageways to the southwest.</p> <p>For mid-rise towers T10 to T18 most exposed to road carriageways, the layout plan is designed to avoid the balcony of living room at higher level not shielded by lower-rise towers from fronting the road carriageways. Sideway opening or opening on the rear side not facing carriageway is allowed.</p>

#### 3.2 Assessment Result for Unmitigated Scenario

The predicted road traffic noise level based on the methodology and design of the MLP discussed above is shown in Appendix D. According to the result (for AM peak and PM peak traffic forecast), there are exceedances of relevant traffic noise criteria at mid-rise towers T9 to T20 along the site boundary on the south to west sides. A maximum total of 165 dwellings would exceed the assessment criteria without further noise mitigation measures. The road traffic noise compliance level is equivalent to 85%.

## 4.0 Mitigated Scenario

### 4.1 Mitigation Measures incorporated into the MLP

The following noise mitigation measures other than disposition and orientation of the building structures, and provision of self-protecting design for low-rise towers have been considered and included in the proposed MLP.

<b>Recessed Window</b>	<p>Reference is made to the already implemented noise mitigation measures at Liberte, a residential development in Lai Chi Kok. At Liberte, a recessed window design has been adopted which makes use of an openable top-hung window above the bay window. According to the report titled "Proposed Comprehensive Development in Cheung Sha Wan Shipyards at NKILs 6320 &amp; 6328 Lai Chi Kok Road – Environmental Noise Impact Assessment" prepared by Westwood Hong &amp; Associates Ltd. in Year 2000, the recessed window is of a useful 4 to 5 dB(A) screening of traffic noise. Attenuation of 4dB(A) was adopted at that time.</p> <p>The same noise attenuation is proposed to be adopted in this study for habitable rooms using recessed window design. The proposed recessed window design is shown in Figure 5 (see Chapter 5). The principle dimensions of the recessed window design to be adopted in the proposed development are equivalent to those adopted in the Liberte development. For some areas adjacent to the recessed window, sound absorption material (with sound absorption coefficient not less than 0.4 at 500Hz) would be applied. Appendix F showed the markup of mitigation measures</p>
<b>Solid Parapet Balcony</b>	<p>Balcony with solid parapet (around 1 to 1.1m high) on 3 sides and depth around 1 to 1.1m is usually assumed of shielding correction of -2dB taking into account possible noise reflection from ceiling area. In the proposed development, balcony of at least 1.1m deep and with parapet of at least 1.1m high will be adopted. The ceiling and soffit on top of the balcony will be applied with sound absorptive materials (with sound absorption coefficient not less than 0.4 at 500Hz). A correction of -2dB is adopted.</p> <p>Appendix F showed the markup of mitigation measures including use of solid parapet balcony. Other balcony not for noise mitigation purpose may not have solid parapet and would not have sound absorptive materials applied.</p> <p>Figure 7 showed the proposed solid parapet balcony design.</p>

<b>Vertical Acoustic Fin</b>	Vertical acoustic fin will be applied to the opening of habitable rooms at towers T11 to T18 (T13 & T14 omitted) to further reduce the view angle to Fo Chun Road, Tolo Highway and Chong San Road (see Figure 4). The noise reduction effect is determined using CRTN methodology taking into account the view angle and barrier correction, or assumed as -3dB, whichever is lower. In other words, a maximum of 3dB reduction using vertical acoustic fin is allowed.
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#### **4.2 Assessment Result for Mitigated Scenario**

The predicted road traffic noise level based on the methodology, design of the MLP and the proposed mitigation measures discussed above is shown in **Appendix F**. According to the result, the predicted noise level at all dwellings would comply with the assessment criteria. No unacceptable noise impact is envisaged on the future occupants of the proposed development.

## 5.0 Schedule of Noise Mitigation Measures and Plans

A schedule of noise mitigation measures is tabulated below for reference. Appendix F shows all related plans of residential tower(s), which is extracted from the General Building Plans submitted to the Building Authority, with noise mitigation measures marked up specifying their locations. For other units shown in Appendix F without markup, it is assumed that the openable window location is not constrained by road traffic noise and no mitigation measures are necessary. An undertaking letter indicating commitment to provide noise mitigation measures as well as other means to ensure proper implementation of measures is attached in Appendix G.

Tower	Floor	Noise Mitigation Measures
L1	G/F to 3/F, 5/F	Fixed window <sup>^</sup> applied for 1 side of MBR, 1 side of store room & 1 side of games room at Unit A; (see Figure 6)
L2, L5, L6, L9, L10, L11, L12, L15, L17	G/F	Fixed window <sup>^</sup> applied for 1 side of games room at Unit A; 1 side of dining room & 1 side of games room at Unit B (see Figure 6)
	1/F to 3/F, 5/F	Fixed window <sup>^</sup> applied for 1 side of store room & 1 side of games room at Unit A; 1 side of dining room & 1 side of games room at Unit B (see Figure 6)
L3, L16	G/F to 3/F, 5/F	Fixed window <sup>^</sup> applied for 1 side of dining room & 1 side of games room at Unit B (see Figure 6)
L7, L8	G/F to 1/F	Fixed window <sup>^</sup> applied for 1 side of dining room & 1 side of games room at Unit B (see Figure 6)
	2/F to 3/F, 5/F	Fixed window <sup>^</sup> applied for 1 side of dining room & 1 side of games room & staircase area at Unit A; 1 side of dining room & 1 side of games room at Unit B (see Figure 6)
T9	8/F	Fixed window <sup>^</sup> applied for 1 side of two living rooms (Unit F; Unit G) (see Figure 6)  Recessed windows* (see Figure 5) applied for 1 side of 4 bedrooms (MBR & BR1 at Unit F; MBR & BR1 at Unit G)  Solid parapet balcony <sup>#</sup> (see Figure 7) applied for two living rooms (Unit F; Unit G)



	9/F to 12/F, 15/F to 17/F	<p>Fixed window<sup>^</sup> applied for 1 side of MBR at Unit E; 1 side of two living rooms (Unit F; Unit G) (see Figure 6)</p> <p>Recessed windows* (see Figure 5) applied for 1 side of 4 bedrooms (MBR &amp; BR1 at Unit F; MBR &amp; BR1 at Unit G)</p> <p>Solid parapet balcony<sup>#</sup> (see Figure 7) applied for two living rooms (Unit F; Unit G)</p>
T10	8/F to 12/F, 15/F to 17/F	<p>Fixed window<sup>^</sup> applied for 1 side of living room at Unit C; 1 side of MBR &amp; 1 side of living room at Unit D; 1 side of living room at Unit E; 1 side of living room at Unit F (see Figure 6)</p> <p>Recessed windows* (see Figure 5) applied for 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) at Unit C; 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) at Unit D; 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) &amp; 1 side of living room at Unit E; 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) &amp; 1 side of living room at Unit F</p> <p>Solid parapet balcony<sup>#</sup> (see Figure 7) applied for living room at Unit C; living room at Unit D</p>
T11	7/F	<p>Vertical acoustic fin of 1.4m long applied for 1 side of MBR at Unit C; Vertical acoustic fin of 1.2m long applied for 1 side of MBR at Unit D facing Fo Chun Road (see Figure 4)</p>
	8/F to 12/F, 15/F to 17/F	<p>Vertical acoustic fin of 1.4m long applied for 1 side of MBR at Unit C; Vertical acoustic fin of 1.2m long applied for 1 side of MBR at Unit D facing Fo Chun Road (see Figure 4)</p> <p>Fixed window<sup>^</sup> applied for 1 side of living room at Unit C; 1 side of living room at Unit D (see Figure 6)</p> <p>Recessed windows* (see Figure 5) applied for 1 side of MBR &amp; 1 side of BR1 &amp; 1 side of living room at Unit C; 1 side of MBR &amp; 1 side of BR1 &amp; 1 side of living room at Unit D</p>
T12	7/F	<p>Vertical acoustic fin of 1.3m long applied for 1 side of MBR at Unit C; Vertical acoustic fin of 1.2m long applied for 1 side of MBR at Unit D facing Fo Chun Road (see Figure 4)</p>
	8/F to 12/F, 15/F to 17/F	<p>Vertical acoustic fin of 1.3m long applied for 1 side of MBR at Unit C; Vertical acoustic fin of 1.2m long applied for 1 side of MBR at Unit D facing Fo Chun Road (see Figure 4)</p> <p>Fixed window<sup>^</sup> applied for 1 side of living room at Unit C; 1 side of living room at Unit D (see Figure 6)</p> <p>Recessed windows* (see Figure 5) applied for 1 side of MBR &amp; 1 side</p>

		of BR1 & 1 side of living room at Unit C; 1 side of MBR & 1 side of BR1 & 1 side of living room at Unit D
T15	G/F	Fixed window^ applied for 1 side of MBR at Unit D (see Figure 6)
	1/F to 2/F,	Fixed window^ applied for 2 sides of MBR at Unit D (see Figure 6)
	3/F	Vertical acoustic fin of 1.3m long applied for 1 side of MBR at Unit C facing Fo Chun Road (see Figure 4)  Fixed window^ applied for 2 sides of MBR at Unit D (see Figure 6)
	5/F to 12/F, 15/F to 17/F	Vertical acoustic fin of 1.3m long applied for 1 side of MBR at Unit C facing Fo Chun Road (see Figure 4)  Fixed window^ applied for 1 side of living room at Unit C; 2 sides of MBR & 1 side of living room at Unit D (see Figure 6)  Recessed windows* (see Figure 5) applied for 1 side of MBR, 1 side of BR1, 1 side of BR2 & 1 side of living room at Unit C; 1 side of BR1, 1 side of BR2 & 1 side of living room at Unit D
T16	G/F	Fixed window^ applied for 1 side of MBR at Unit D (see Figure 6)
	1/F to 3/F, 5/F	Fixed window^ applied for 2 sides of MBR at Unit D (see Figure 6)
	6/F	Vertical acoustic fin of 1.2m long applied for 1 side of MBR at Unit C facing Fo Chun Road (see Figure 4)  Fixed window^ applied for 2 sides of MBR at Unit D (see Figure 6)
	7/F to 12/F, 15/F to 17/F	Vertical acoustic fin of 1.2m long applied for 1 side of MBR at Unit C facing Fo Chun Road (see Figure 4)  Fixed window^ applied for 1 side of living room at Unit C; 2 sides of MBR & 1 side of living room at Unit D (see Figure 6)  Recessed windows* (see Figure 5) applied for 1 side of MBR, 1 side of BR1, 1 side of BR2 & 1 side of living room at Unit C; 1 side of BR1, 1 side of BR2 & 1 side of living room at Unit D
T17	7/F	Vertical acoustic fin of 1.0m long applied for 1 side of MBR at Unit C; Vertical acoustic fin of 1.4m long applied for 1 side of MBR at Unit D facing Fo Chun Road (see Figure 4)
	8/F to 12/F, 15/F to	Vertical acoustic fin of 1.0m long applied for 1 side of MBR at Unit C; Vertical acoustic fin of 1.4m long applied for 1 side of MBR at Unit D

	17/F	<p>facing Fo Chun Road (see Figure 4)</p> <p>Fixed window<sup>^</sup> applied for 1 side of living room at Unit C; 1 side of living room at Unit D (see Figure 6)</p> <p>Recessed windows* (see Figure 5) applied for 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) &amp; 1 side of living room at Unit C; 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) &amp; 1 side of living room at Unit D</p>
T18	7/F	<p>Vertical acoustic fin of 1.5m long applied for 1 side of MBR at Unit D facing Fo Chun Road (see Figure 4)</p>
	8/F to 12/F, 15/F to 17/F	<p>Vertical acoustic fin of 1.5m long applied for 1 side of MBR at Unit D facing Fo Chun Road (see Figure 4)</p> <p>Fixed window<sup>^</sup> applied for 1 side of living room at Unit C; 1 side of living room at Unit D (see Figure 6)</p> <p>Recessed windows* (see Figure 5) applied for 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) &amp; 1 side of living room at Unit C; 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) &amp; 1 side of living room at Unit D</p>
T19	9/F to 12/F, 15/F to 17/F	<p>Fixed window<sup>^</sup> applied for 1 side of living room at Unit C; 1 side of living room at Unit D (see Figure 6)</p> <p>Recessed windows* (see Figure 5) applied for 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) at Unit C; 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) at Unit D</p> <p>Solid parapet balcony<sup>#</sup> (see Figure 7) applied for two living rooms (Unit C; Unit D)</p>
T20	10/F to 12/F, 15/F to 17/F	<p>Fixed window<sup>^</sup> applied for 1 side of living room at Unit C; 1 side of MBR &amp; 1 side of living room at Unit D (see Figure 6)</p> <p>Recessed windows* (see Figure 5) applied for 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) at Unit C; 1 side of 3 bedrooms (MBR, BR1 &amp; BR2) at Unit D</p> <p>Solid parapet balcony<sup>#</sup> (see Figure 7) applied for two living rooms (Unit C; Unit D)</p>
<p>*Opening of recessed window for ventilation is provided on top of the horizontal fin (with surface density &gt; 20kg/m<sup>2</sup>). The extended fin as well as other surface indicated in Figure 5 will be applied with acoustically absorptive material. There will be windows underneath the horizontal fin and fixed by removable handle and will be unlocked for maintenance only. The maximum clear opening of the lockable window is 300mm wide.</p> <p><sup>#</sup>The parapet of the balcony must be solid and with height not less than 1.1m from floor slab. The ceiling</p>		

and soffit on top of the balcony should be applied with acoustically absorptive materials.

^Fixed window will be equipped with lockable window and is fixed by removable handle. It will be unlocked for maintenance only. The maximum clear opening of the lockable window is 300mm wide.

## 6.0 Overall Conclusion

The noise mitigation measures and corresponding traffic noise impact assessment have been presented in this context. With the proposed noise mitigation measures in place, there would be no unacceptable road traffic noise impact anticipated on the proposed development at TPTL 200 & 201.

## Figures

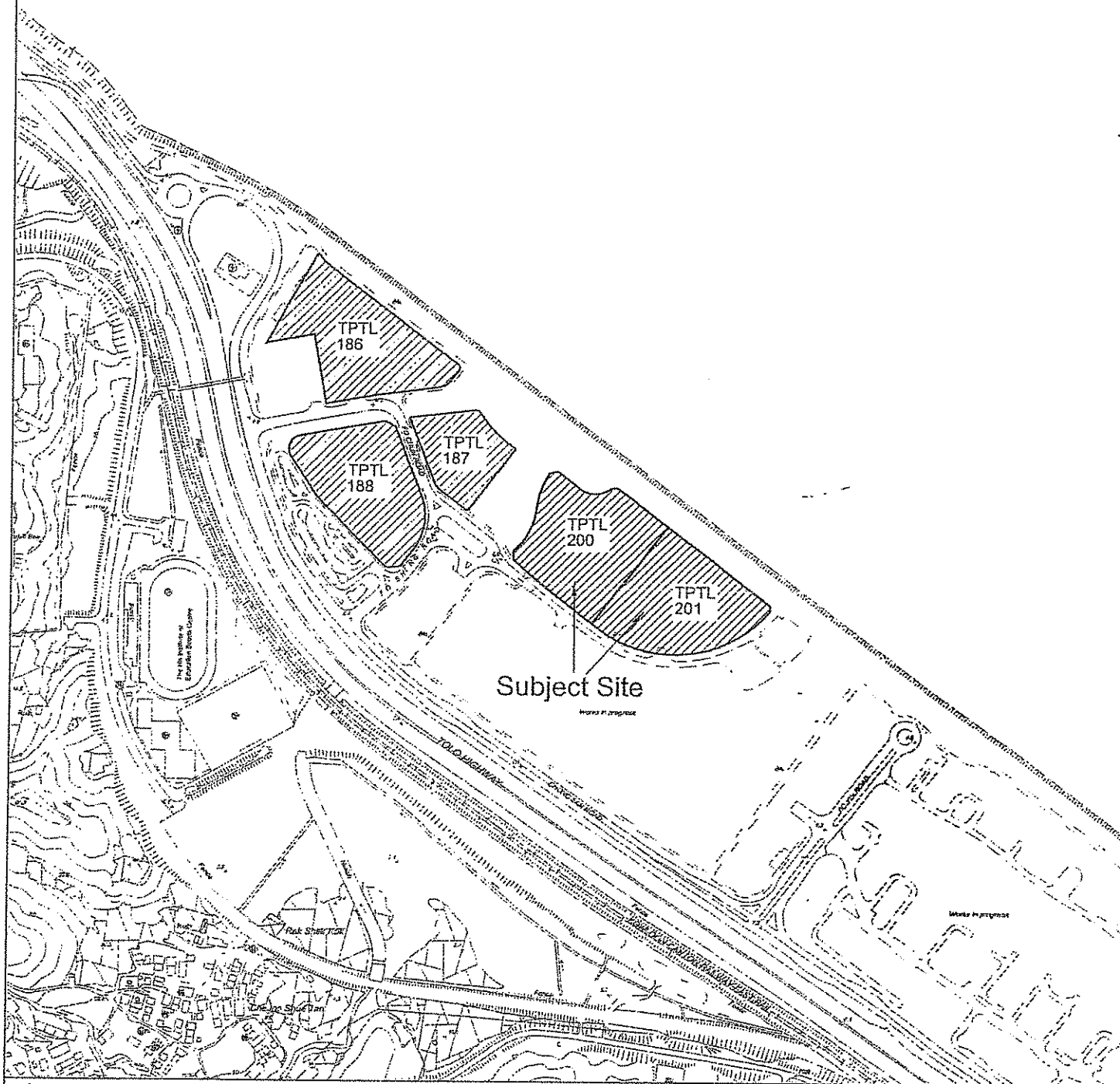


Figure: 1

Title: Location of Subject Site and its Environs

Project: Proposed Residential Development at TPTL 200 & 201, Tai Po  
Noise Impact Assessment and Mitigation Measures

ENVIRON

Drawn by: SL

Checked by: CC

Rev.: 4.0

Date: Nov 2010





5.9 +

Fo Chun Road

Figure: 2

Title: Master Layout Plan of the Proposed Development

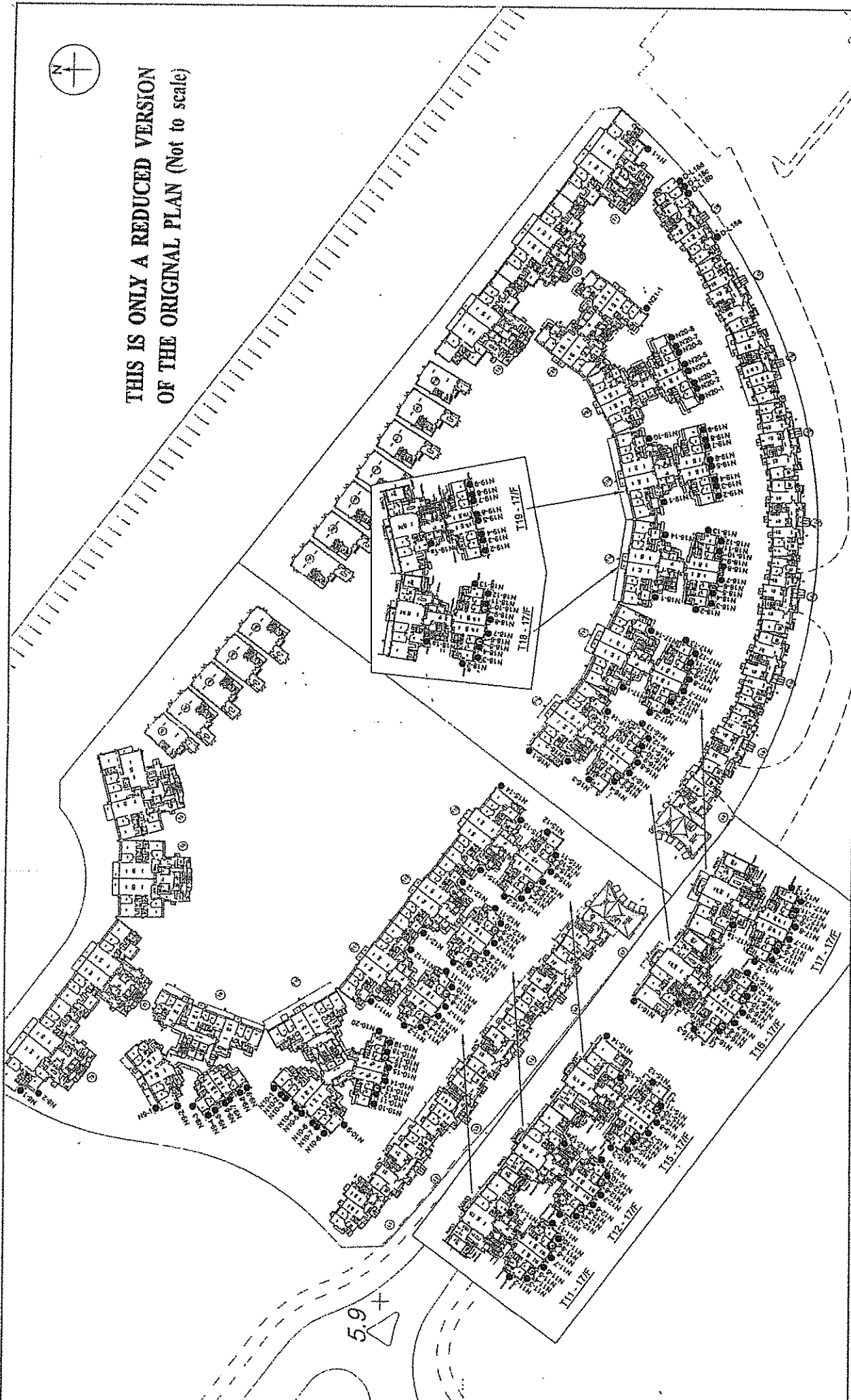
Project: Proposed Residential Development at TPTL 200 & 201, Tai Po  
Noise Impact Assessment and Mitigation Measures

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Checked by: CC

Rev.: 5.0



**Figure: 3**

**Title:** Location of Representative Noise Sensitive Receivers selected for Traffic Noise Impact Assessment

**Project:** Proposed Residential Development at TPTL 200 & 201, Tai Po  
Noise Impact Assessment and Mitigation Measures

<b>ENVIRON</b>	
Drawn by:	SL
Checked by:	CC
Rev.:	5.0
Date:	Dec 2012



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

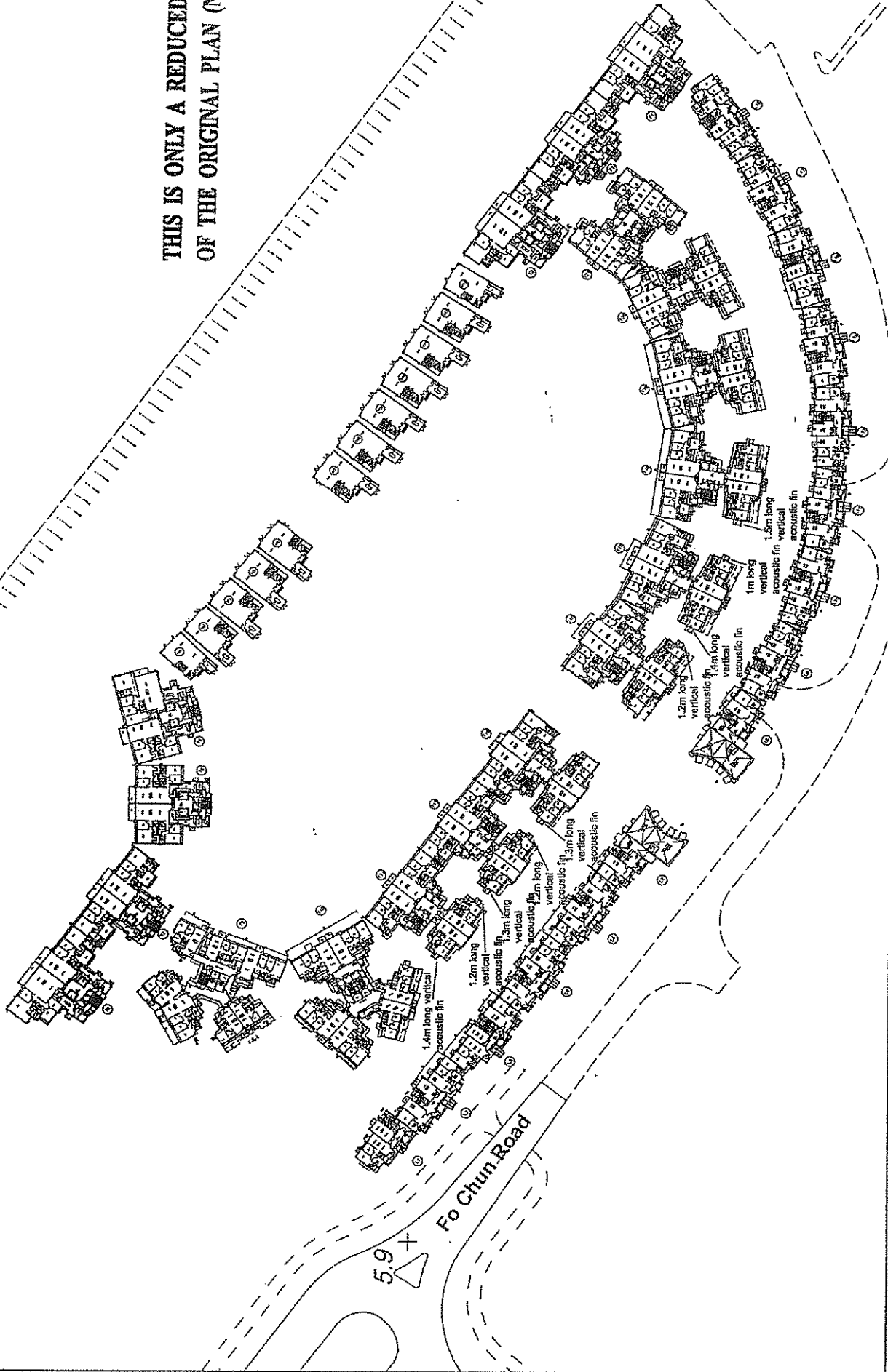


Figure: 4

Title: Proposed Vertical Acoustic Fin

Project: Proposed Residential Development at TPTL 200 & 201, Tai Po  
Noise Impact Assessment and Mitigation Measures

ENVIRON			
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Rev.:	5.1	Date:	Feb 2013

**Appendix A:  
Extracts of Special Condition and  
Information Statement**

## Information Statement

### Tai Po Town Lot No.200

This Information Statement is issued for the information of prospective purchasers of Tai Po Town Lot No.200 (hereinafter referred to as "the Lot"). It shall not form part of the Particulars and Conditions of Sale of the Lot (hereinafter referred to as "the Conditions of Sale"), nor shall it be taken into consideration in the interpretation or construction of the Conditions of Sale.

Prospective purchasers should note that the Purchaser (as defined in the Conditions of Sale) of the Lot is required under Special Condition No. (5) of the Conditions of Sale to assess the noise impact on the Lot and to submit proposals on noise mitigation measures within the Lot to the Director of Environmental Protection. The measures must in all respects be to the satisfaction of the Director of Environmental Protection. The noise assessment report and detailed proposals of the noise mitigation measures should be prepared on the basis that such noise barriers required to be constructed in Tolo Highway and the nearby roads under Condition 3.4 of the Environmental Permit No. EP-009/1998/F and Condition 3.1 of the Environmental Permit No. EP-108/2001 will not be constructed by Government. Prospective purchasers should further note that in implementing the noise mitigating measures within the Lot, the Director of Environmental Protection may require that any openings on the façade of any noise sensitive rooms including bedrooms, dining rooms and living rooms of residential blocks erected or to be erected on the Lot shall not have a line-of-sight of Tolo Highway and Chong San Road<sup>2</sup> (formerly known as Road D1 as referred to in the Environmental Permit No. EP-108/2001) as shown on the plan annexed to the Conditions of Sale. Prospective purchasers may contact the Environmental Protection Department (Tel. No.: 2835 1869) for any enquiry on the requirements.

works) shall be commenced on the lot until the landscape master plan has been approved in writing by the Director. For the purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape master plan and no amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written consent of the Director.

(d) The Purchaser shall throughout the term hereby agreed to be granted at his own expense keep, manage and maintain the landscaped works in a safe, clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

Noise mitigation  
measures

(5) (a) (i) The Purchaser shall within six calendar months from the date of this Agreement submit to the Director for his written approval an assessment report relating to noise impact generated from Tolo Highway and other nearby public roads on the uses of the lot and the detailed proposals of the noise mitigation measures to be provided within the lot. Upon receipt of the written approval to the said proposals from the Director, the Purchaser shall at his own expense and within such time limit as may be imposed by the Director implement the approved proposals in all respects to the satisfaction of the Director.

(ii) The Purchaser shall, throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director provide and maintain within the lot the noise mitigation measures as approved under sub-clause (a)(i) of this Special Condition.

(iii) No building works or other works (except site formation works) shall be commenced or carried out on the lot until the assessment report and the proposals referred to in sub-clause (a)(i) of this Special Condition shall have been approved in writing by the Director.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Director may at his discretion, at the sole expense of the Purchaser but subject to the prior agreement of the Purchaser as to the design, construction programme and cost for the design, construction and maintenance therefor, design, provide, construct and maintain the noise mitigation measures within the lot or on Government land.

(c) For the purpose of carrying out the works referred to in sub-clause (b) of this Special Condition, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have the free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other persons whether arising out of or incidental to the exercise by it or them of the right of entry conferred under this sub-clause, and no claim for compensation or otherwise shall be made against it or them by the Purchaser in respect of any loss, damage, nuisance or disturbance.

Development  
conditions

(6) Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 14 hereof) of the lot or any part thereof:

## **Information Statement**

### **Tai Po Town Lot No.201**

This Information Statement is issued for the information of prospective purchasers of Tai Po Town Lot No.201 (hereinafter referred to as "the Lot"). It shall not form part of the Particulars and Conditions of Sale of the Lot (hereinafter referred to as "the Conditions of Sale"), nor shall it be taken into consideration in the interpretation or construction of the Conditions of Sale.

Prospective purchasers should note that the Purchaser (as defined in the Conditions of Sale) of the Lot is required under Special Condition No. (5) of the Conditions of Sale to assess the noise impact on the Lot and to submit proposals on noise mitigation measures within the Lot to the Director of Environmental Protection. The measures must in all respects be to the satisfaction of the Director of Environmental Protection. The noise assessment report and detailed proposals of the noise mitigation measures should be prepared on the basis that such noise barriers required to be constructed in Tolo Highway and the nearby roads under Condition 3.4 of the Environmental Permit No. EP-009/1998/F and Condition 3.1 of the Environmental Permit No. EP-108/2001 will not be constructed by Government. Prospective purchasers should further note that in implementing the noise mitigating measures within the Lot, the Director of Environmental Protection may require that any openings on the façade of any noise sensitive rooms including bedrooms, dining rooms and living rooms of residential blocks erected or to be erected on the Lot shall not have a line-of-sight of Tolo Highway and Chong San Road (formerly known as Road D1 as referred to in the Environmental Permit No. EP-108/2001) as shown on the plan annexed to the Conditions of Sale. Prospective purchasers may contact the Environmental Protection Department (Tel. No.: 2835 1869) for any enquiry on the requirements.



works) shall be commenced on the lot until the landscape master plan has been approved in writing by the Director. For the purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape master plan and no amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written consent of the Director.

(d) The Purchaser shall throughout the term hereby agreed to be granted at his own expense keep, manage and maintain the landscaped works in a safe, clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director.

Noise mitigation  
measures

(5) (a) (i) The Purchaser shall within six calendar months from the date of this Agreement submit to the Director for his written approval an assessment report relating to noise impact generated from Tolo Highway and other nearby public roads on the uses of the lot and the detailed proposals of the noise mitigation measures to be provided within the lot. Upon receipt of the written approval to the said proposals from the Director, the Purchaser shall at his own expense and within such time limit as may be imposed by the Director implement the approved proposals in all respects to the satisfaction of the Director.

(ii) The Purchaser shall, throughout the term hereby agreed to be granted, at his own expense and in all respects to the satisfaction of the Director provide and maintain within the lot the noise mitigation measures as approved under sub-clause (a)(i) of this Special Condition.

(iii) No building works or other works (except site formation works) shall be commenced or carried out on the lot until the assessment report and the proposals referred to in sub-clause (a)(i) of this Special Condition shall have been approved in writing by the Director.

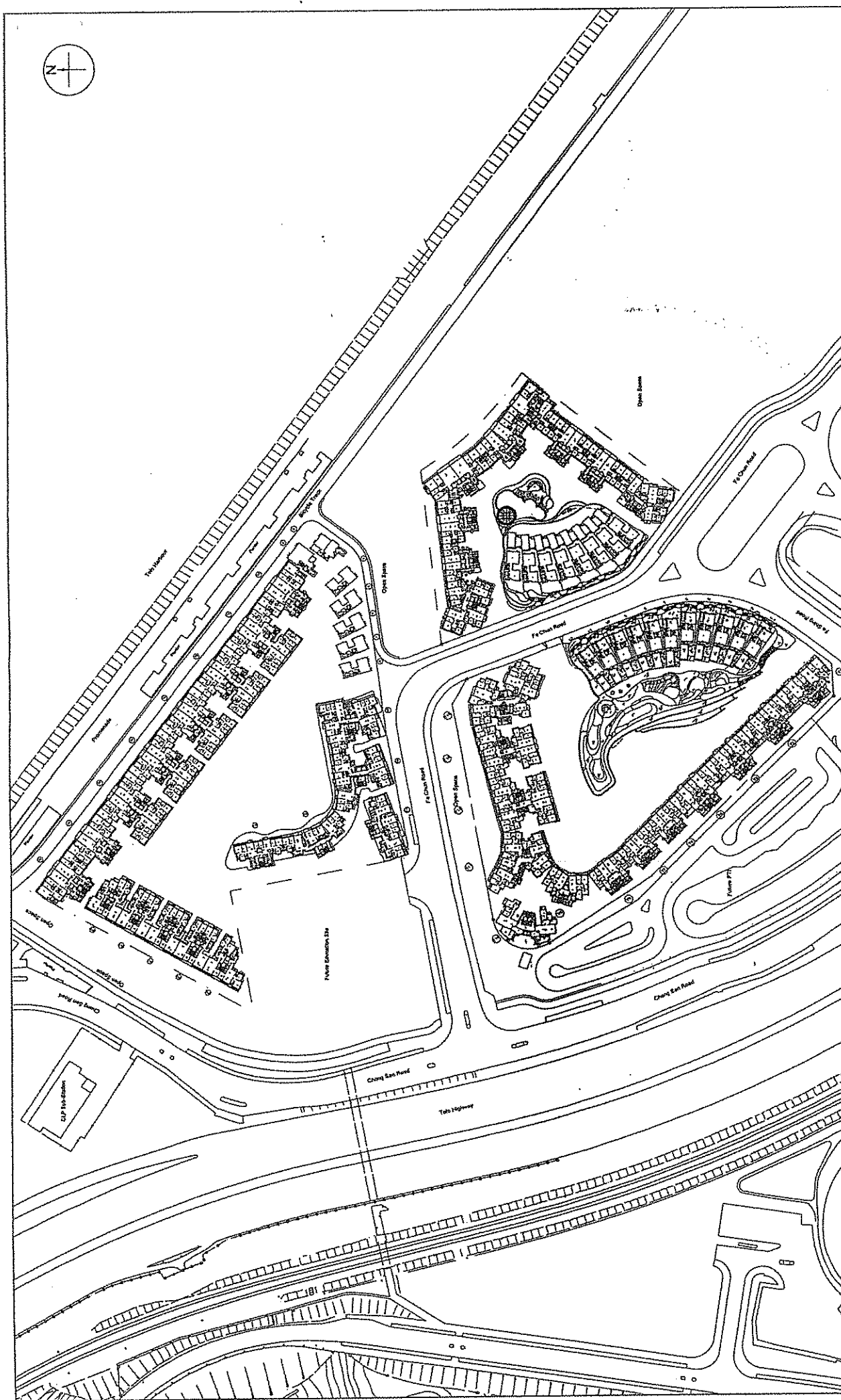
(b) Notwithstanding sub-clause (a) of this Special Condition, the Director may at his discretion, at the sole expense of the Purchaser but subject to the prior agreement of the Purchaser as to the design, construction programme and cost for the design, construction and maintenance therefor, design, provide, construct and maintain the noise mitigation measures within the lot or on Government land.

(c) For the purpose of carrying out the works referred to in sub-clause (b) of this Special Condition, the Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have the free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. The Government, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other persons whether arising out of or incidental to the exercise by it or them of the right of entry conferred under this sub-clause, and no claim for compensation or otherwise shall be made against it or them by the Purchaser in respect of any loss, damage, nuisance or disturbance.

Development  
conditions

(6) Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 14 hereof) of the lot or any part thereof.

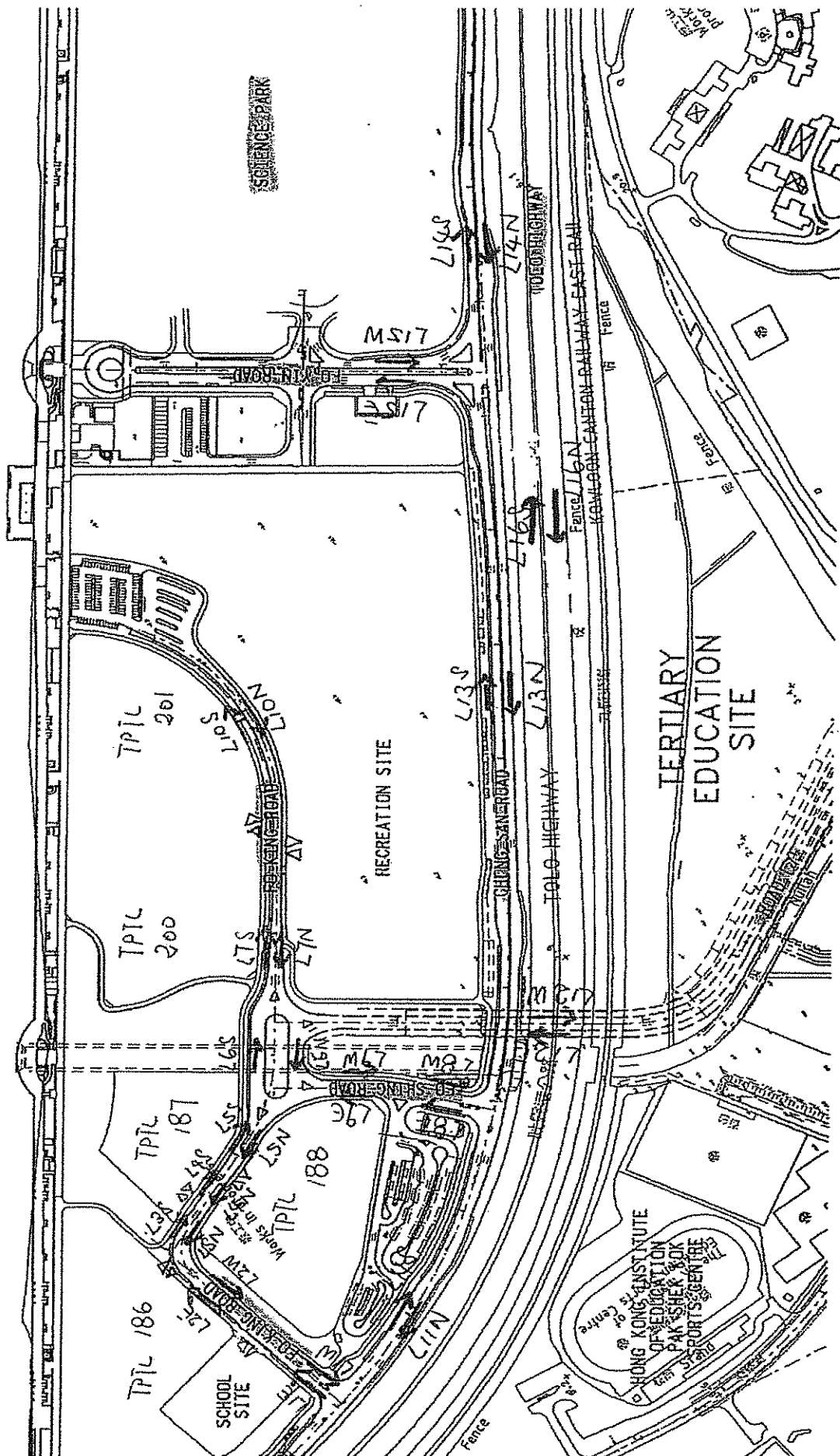
**Appendix B:**  
**Proposed MLPs of TPTL 186 to 188**



Appendix: B	ENVIRON
	Drawn by: SL
	Checked by: CC
	Rev.: 4.0
Title: Proposed MLPs of TPTL 186 to 188	
Project: Proposed Residential Development at TPTL 200 & 201, Tai Po	
Noise Impact Assessment and Mitigation Measures	
Date: Nov 2011	

**Appendix C:  
Traffic Forecast for Year 2030 and  
Reply from Transport Department**

# Location Plan



2030 Projected Traffic Flows for Pak Shek Kok Developments (TPTL 200 & 201)

Location no.	Road	Section between	Direction	Traffic Forecast 20100518		
				Speed (km/hr)	2030 AM (veh/hr)	% of Heavy Vehicle
L1 E	Fo King Road	Chong San Road	EB	50	95	160
L1 W		School Site access	WB	50	305	194
L2 E		School Site	EB	50	45	110
L2 W		TPTL 186 access	WB	50	255	144
L3 S		TPTL 186 access	SB	50	20	40
L3 N		TPTL 187 access	NB	50	161	94
L4 S		TPTL 187 access	SB	50	17	31
L4 N		TPTL 188 access	NB	50	127	94
L5 S		TPTL 188 access	SB	50	10	10
L5 N		TPTL 188 access	NB	50	47	93
L6 S		Fo King Road/ Fo Shing Road Roundabout	SB	50	300	469
L6 N		Fo King Road/ Fo Shing Road Roundabout	NB	50	447	657
L7 S		Fo King Road/ Fo Shing Road Roundabout	SB	50	120	276
L7 N		Fo King Road/ Fo Shing Road Roundabout	NB	50	224	368
L8 E		Chong San Road	EB	50	271	446
L8 W		PTI access	WB	50	416	551
L9 E	Fo King Road	PTI access	EB	50	271	446
L9 W		Fo King Road/ Fo Shing Road Roundabout	WB	50	416	551
L10 S		TPTL 200 & 201 access/ Recreation Site	SB	50	12	12
L10 N		TPTL 200 & 201 access/ Recreation Site	NB	50	12	12
L11 S		Chong San Road	SB	50	410	213
L11 N		Chong San Road	NB	50	619	787
L12 E		Road L7 Bridge	EB	50	278	315
L12 W		Road L7 Bridge	WB	50	199	219
L13 S		Chong San Road	SB	50	383	170
L13 N		Chong San Road	NB	50	485	654
L14 S		Chong San Road	SB	50	233	293
L14 N		Chong San Road	NB	50	698	572
L15 E		Fo Yin Road	EB	50	723	211
L15 W		Fo Yin Road	WB	50	351	421
L16 S		Tolo Highway	SB	100	6765	5329
L16 N		Tolo Highway	NB	100	6214	6047



# 運輸署

## Transport Department

本署編號 Our Ref.: ( ) in NR 157/161-TPTL 200  
 來函編號 Your Ref.: C2875400/LCK/L1003221/hyl  
 電話 Tel.: 2399 2730  
 傳真 Fax.: 2381 3799

**By Fax**  
 (2527 8490)

29 June 2010


MVA Hong Kong Limited  
 26th Floor, China Resources Building,  
 26 Harbour Road,  
 Wanchai, Hong Kong  
 (Attn.: Miss Jessica Leung)

Dear Sir,

**Proposed Residential Developments at TPTL Nos. 200 & 201 at Pak Shek Kok**  
**Technical Note of Traffic Forecast for Environmental Impact Assessment**

We refer to your letter dated 10 June 2010 regarding the above subject. We have no comment on your proposed methodology/assumption for the traffic forecast given in the Technical Note. Based on the given assumption, traffic flows forecast in Table 4.1 may be considered as one set of the predicted traffic flow for Traffic Impact Assessment. However, we are not in position to confirm that traffic flows forecast in Table 4.1 are appropriate for noise impact assessment.

Yours faithfully,

  
 (Ms. K W LO)  
 for Commissioner for Transport

Job No.	C28754	
Reg. No.	00295470	
Date In	2-7-10	
Initials	Action Date	Copy Date
PM/	✓	
LCK		
PD/		
8PC		
DIC/		
PST		
Duplicate	Filing Clerk	Drawn For
		27
Reply Ref.		
Reply Date		
File No.		

市區(九龍)及新界分區辦事處  
 Urban (Kln.) & NT Regional Offices  
 九龍聯運街三十號旺角政府合署七樓及八樓  
 7th & 8th Floor, Mong Kok Government Offices, 30 Luen Wan Street, Kowloon.  
 圖文傳真 Fax No.: 2381 3799 (新界區) (NTR) 2397 8046 (九龍市區) (UKOR)  
 網址 Web Site: <http://www.td.gov.hk>



**Appendix D:**  
**Predicted Traffic Noise Result at**  
**Selected NSRs for Unmitigated Scenario**

Appendix D : Predicted Traffic Noise Result at Selected NSRs for Unmitigated Scenario

- 2030 AM

Floor	mPD	N1-01	N8-01	N8-02	N9-01	N9-02	N9-03	N9-04	N9-05	N9-06	N9-07	N9-08	N9-09	N10-01	N10-02	N10-03	N10-04	N10-05	N10-06	N10-07	N10-08	N10-09	N10-10	N10-11	N10-12	N10-13	N10-14
G/F	4.43	59	67	67	70	70	70	70	69	69	69	68	67	65	65	65	64	64	61	61	60	58	55	55	53	49	54
1/F	7.55	59	67	67	70	70	70	70	69	69	69	68	67	65	65	65	64	64	62	61	61	58	56	55	53	50	55
2/F	10.68	59	67	67	70	70	70	70	69	69	69	68	67	66	65	65	64	64	62	61	61	59	56	55	53	56	
3/F	13.80	59	67	67	70	70	70	70	69	69	69	68	67	66	65	65	64	64	62	61	61	60	57	56	55	57	
5/F	16.93	59	67	67	70	70	70	70	69	69	69	68	67	66	65	65	64	63	62	62	61	60	60	59	59	60	
6/F	20.05	59	67	67	70	70	70	70	70	69	69	68	68	66	66	66	65	64	64	64	64	64	63	64	63	64	
7/F	23.18	59	67	67	70	70	70	70	70	70	69	70	68	67	67	67	68	68	68	69	70	70	70	70	70	70	
8/F	26.30	59	67	67	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
9/F	29.43	59	67	67	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
10/F	32.55	59	67	68	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
11/F	35.68	59	67	68	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
12/F	38.80	59	67	68	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
15/F	41.93	59	67	68	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
16/F	45.05	59	67	68	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
17/F	48.38	59	67	68	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	

Floor	mPD	N10-15	N10-16	N10-17	N10-18	N10-19	N10-20	N11-01	N11-02	N11-03	N11-04	N11-05	N11-06	N11-07	N11-08	N11-09	N11-10	N11-11	N11-12	N11-12a	N12-01	N12-02	N12-03	N12-04	N12-05	N12-06
G/F	4.43	50	48	48	49	49	47	48	49	52	52	52	51	50	48	48	48	48	46		45	48	49	49	49	49
1/F	7.55	52	50	50	51	51	48	49	51	53	53	53	52	51	50	50	50	49	47		46	50	51	51	51	50
2/F	10.68	53	52	53	53	53	50	51	53	54	54	54	53	53	52	52	52	51	48		48	52	53	53	53	52
3/F	13.80	56	55	55	56	56	52	53	55	56	56	56	56	55	55	55	55	54	50		49	54	55	55	55	55
5/F	16.93	59	58	58	59	59	55	56	58	59	59	59	59	59	58	58	58	57	53		52	57	58	58	58	58
6/F	20.05	64	62	63	63	63	58	59	62	63	63	63	63	63	62	63	63	61	56		54	61	62	62	62	63
7/F	23.18	70	68	69	69	69	63	64	68	69	69	69	69	69	68	69	68	66	60		58	67	68	68	68	69
8/F	26.30						67	68	71	71	71	71						70	64		62	70	71	71	71	
9/F	29.43						69	69	72	72	72	72						71	65		65	72	73	73	73	
10/F	32.55						69	69	72	72	72	72						71	66		66	72	73	73	73	
11/F	35.68						70	69	72	72	72	72						71	66		66	72	73	73	73	
12/F	38.80						70	69	72	72	72	72						71	66		66	72	73	73	73	
15/F	41.93						70	69	72	72	72	72						71	66		66	72	73	73	73	
16/F	45.05						70	69	72	72	72	72						71	66		66	72	73	73	73	
17/F	48.38						70	69	72	72	72	72						71	66		66	72	73	73	73	

Appendix D : Predicted Traffic Noise Result at Selected NSRs for Unmitigated Scenario

- 2030 AM

Floor	mPD	N12-07	N12-08	N12-09	N12-10	N12-11	N12-12	N12-13	N15-01	N15-02	N15-03	N15-04	N15-05	N15-06	N15-07	N15-08	N15-09	N15-10	N15-11	N15-12	N15-13	N15-14
G/F	4.43	49	48	48	48	50	47		46	48	55	61	63	61	65	68	70	70	70	44	65	68
1/F	7.55	50	50	50	50	51	48		47	50	55	61	63	61	65	68	70	70	70	44	65	68
2/F	10.68	52	52	52	53	53	50		49	52	56	61	63	61	66	68	70	70	70	44	65	68
3/F	13.80	55	55	55	55	55	52		50	54	57	62	63	62	66	68	70	70	70	45	65	68
5/F	16.93	58	58	58	58	58	54		53	57	60	63	64	63			70	70	70	46	65	68
6/F	20.05	63	63	63	63	62	58		56	61	63	65	66	65			70	70	70	48	65	68
7/F	23.18	69	69	69	69	67	62		59	66	69	70	70	70			70	70	70	52	66	68
8/F	26.30						66		64	70	72	73	73	72			73	73	73	56	67	69
9/F	29.43						67		66	72	73	73	73	73			73	73	73	57	67	69
10/F	32.55						67		67	72	73	74	73	73			73	73	73	57	67	69
11/F	35.68						67		68	72	73	74	74	73			73	73	73	57	67	69
12/F	38.80						67		68	72	74	74	74	73			73	73	73	57	67	69
15/F	41.93						67		68	72	74	74	74	73			73	73	73	57	67	69
16/F	45.05						68		68	72	74	74	74	73			73	73	73	57	67	69
17/F	48.38						66			72	74	74	74	73			73	73	73	59	63	69

Floor	mPD	N16-01	N16-02	N16-03	N16-04	N16-05	N16-06	N16-07	N16-08	N16-09	N16-10	N16-11	N16-12	N16-13	N16-14	N17-01	N17-02	N17-03	N17-04	N17-05	N17-06	N17-07
G/F	4.43	68	66		44	70	69	69	63	51	59	58	56	48	45	46		53	53	52	53	51
1/F	7.55	68	66		45	70	69	69	63	52	59	58	56	49	46	47		54	54	53	53	52
2/F	10.68	68	66		45	70	69	69	63	54	59	59	57	51	47	49		55	55	54	55	53
3/F	13.80	68	66		46	70	69	69	63	56	60	59	58	54	49	51		56	57	56	56	55
5/F	16.93	68	66		48	70	69	69	64	59	61	61	60	57	51	53		59	59	59	59	58
6/F	20.05	68	66		50	70	70	68	66	63	64	64	64	61	54	56		62	63	63	63	62
7/F	23.18	69	67		54	72	73	73		69	70	70	69	67	58	61		67	69	69	69	69
8/F	26.30	69	67		58	73	73	73		72	73	73	72	70	62	65		71	72	72	72	
9/F	29.43	69	68		59	74	73	73		73	73	73	73	72	65	66		72	73	73	73	
10/F	32.55	69	68		59	74	73	73		73	73	73	73	72	66	66		73	73	73	73	
11/F	35.68	69	68		59	74	73	73		73	73	73	73	72	66	66		73	73	73	73	
12/F	38.80	69	68		60	74	73	73		73	73	73	73	72	66	66		73	73	73	73	
15/F	41.93	69	68		60	74	73	73		73	73	73	73	72	66	66		73	73	73	73	
16/F	45.05	69	68		61	74	73	73		73	73	73	73	72	66	66		73	73	73	73	
17/F	48.38	69			64	74	73	73		73	73	73	73	72			60	73	73	73	73	

Appendix D : Predicted Traffic Noise Result at Selected NSRs for Unmitigated Scenario

- 2030 AM

Floor	mPD	N17-08	N17-09	N17-10	N17-11	N17-12	N17-13	N17-14	N18-01	N18-02	N18-03	N18-04	N18-05	N18-06	N18-07	N18-08	N18-09	N18-10	N18-11	N18-12	N18-13	N18-14
G/F	4.43	51	47	47	50	45	45	45	48	48	49	49	49	49	48	49	49	49	48	47	45	42
1/F	7.55	52	49	49	51	48	46	46	49	50	51	50	50	50	50	50	50	50	49	49	46	42
2/F	10.68	53	51	51	53	50	48	48	51	52	52	52	52	52	51	51	51	51	51	51	48	42
3/F	13.80	55	54	54	55	52	50	50	53	54	54	54	54	54	53	53	53	53	54	53	51	42
5/F	16.93	58	57	57	57	55	52	52	55	57	57	57	57	57	56	56	55	56	56	56	54	43
6/F	20.05	62	61	61	61	59	56	56	59	61	61	61	60	60	60	60	59	60	61	61	58	43
7/F	23.18	68	67	67	67	65	60	60	63	67	67	66	66	66	66	66	65	66	67	67	64	45
8/F	26.30																					
9/F	29.43																					
10/F	32.55																					
11/F	35.68																					
12/F	38.80																					
15/F	41.93																					
16/F	45.05																					
17/F	48.38																					

Floor	mPD	N19-01	N19-02	N19-03	N19-04	N19-05	N19-06	N19-07	N19-08	N19-09	N19-10	N20-01	N20-02	N20-03	N20-04	N20-05	N20-06	N20-07	N20-08	N21-01
G/F	4.43	46	46	47	47	47	47	47	47	47	42	46	46	46	46	46	46	46	46	44
1/F	7.55	47	48	48	48	49	49	49	48	48	42	48	48	48	48	48	48	48	48	46
2/F	10.68	49	50	50	50	51	51	51	50	50	42	50	50	50	50	50	50	50	50	48
3/F	13.80	51	53	53	53	53	53	53	53	53	42	52	52	52	52	52	52	52	52	48
5/F	16.93	53	56	56	56	56	56	56	56	55	42	55	55	55	55	55	55	55	55	50
6/F	20.05	57	59	59	59	60	60	59	59	59	44	58	59	59	59	59	58	58	58	56
7/F	23.18	61	65	64	65	65	65	64	64	63	47	64	64	64	64	64	63	63	63	60
8/F	26.30	65	69	69	69	69	69	69	68	67	50	67	68	68	67	67	67	67	67	64
9/F	29.43	67								70	51	70	70	70	69	69	69	69	68	66
10/F	32.55	67									51				70	70	70	70	69	67
11/F	35.68	67									51				70	70	70	70	69	67
12/F	38.80	67									52				70	70	70	70	69	67
15/F	41.93	67									52				70	70	70	70	70	67
16/F	45.05	67									53				70	70	70	70	70	67
17/F	48.38		64												70	70	70	70	70	70

No. of exceedance = 165  
Total no. of units = 1091  
% Compliance = 85%

Floor	mPD	D-118a	D-118b	D-118c	D-118d
G/F	6.15	69	66	66	66
1/F	9.40	69	66	66	66
2/F	12.65	69	66	66	66
3/F	15.90	69	66	66	66
5/F	19.15	69	66	66	66
6/F	22.40	69	66	66	66

Appendix D : Predicted Traffic Noise Result at Selected NSRs for Unmitigated Scenario

- 2030 PM

Floor	mPD	N1-01	N8-01	N8-02	N9-01	N9-02	N9-03	N9-04	N9-05	N9-06	N9-07	N9-08	N9-09	N10-01	N10-02	N10-03	N10-04	N10-05	N10-06	N10-07	N10-08	N10-09	N10-10	N10-11	N10-12	N10-13	N10-14
G/F	4.43	57	67	67	70	70	69	70	69	69	69	68	67	66	66	65	65	64	63	63	62	60	57	56	54	48	56
1/F	7.55	57	67	67	70	70	69	70	69	69	69	68	67	66	66	65	65	64	63	63	62	60	57	56	55	50	56
2/F	10.68	57	67	67	70	70	69	70	69	69	69	68	67	66	66	65	65	65	63	63	62	60	57	57	55	52	57
3/F	13.80	57	67	67	70	70	69	70	69	69	69	68	67	66	66	65	65	65	63	63	63	61	58	58	57	55	58
5/F	16.93	57	67	67	70	70	69	70	70	69	69	68	68	66	66	66	65	65	64	63	62	60	59	59	58	60	
6/F	20.05	57	67	67	70	70	69	70	70	69	69	68	68	66	66	66	66	66	65	65	64	63	63	63	63	64	
7/F	23.18	57	67	67	70	70	69	70	70	70	69	69	68	67	67	67	68	68	68	68	69	69	69	69	69	70	
8/F	26.30	57	67	67	70	70	69	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
9/F	29.43	57	67	67	70	70	69	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
10/F	32.55	57	67	67	70	70	69	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
11/F	35.68	57	67	67	70	70	69	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
12/F	38.80	57	67	67	70	70	69	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
15/F	41.93	57	67	67	70	70	69	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
16/F	45.05	57	67	67	70	70	69	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
17/F	48.38	57	67	67	70	70	69	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	

Floor	mPD	N10-15	N10-16	N10-17	N10-18	N10-19	N10-20	N11-01	N11-02	N11-03	N11-04	N11-05	N11-06	N11-07	N11-08	N11-09	N11-10	N11-11	N11-12	N11-12F	N12-01	N12-02	N12-03	N12-04	N12-05	N12-06
G/F	4.43	51	48	48	49	49	47	47	49	53	53	53	51	51	48	48	48	47	46		45	48	50	50	50	48
1/F	7.55	52	49	50	50	51	48	49	51	54	54	54	52	52	49	50	50	49	47		46	49	51	51	51	50
2/F	10.68	54	52	52	53	53	50	51	53	55	55	55	54	53	52	52	52	51	48		47	51	53	53	53	52
3/F	13.80	56	54	55	55	55	52	53	55	56	56	56	56	55	54	55	55	53	50		49	54	55	55	55	54
5/F	16.93	59	57	58	58	58	54	55	58	59	59	59	58	58	58	58	58	56	52		51	57	58	58	58	58
6/F	20.05	63	61	62	62	62	58	59	62	63	63	63	63	62	62	62	62	60	55		54	61	62	62	62	62
7/F	23.18	69	67	68	68	68	66	67	67	69	69	68	69	69	68	68	68	65	59		58	66	67	68	67	68
8/F	26.30						66	67	67	70	70	70						69	63		62	70	70	70	70	
9/F	29.43						68	68	68	70	70	70						70	65		64	70	70	70	70	
10/F	32.55						69	68	68	70	70	70						70	65		65	70	70	70	70	
11/F	35.68						69	68	68	70	70	70						70	65		65	70	70	70	70	
12/F	38.80						69	68	68	70	70	70						70	65		65	70	70	70	70	
15/F	41.93						69	68	68	70	70	70						70	65		65	70	70	70	70	
16/F	45.05						69	69	69	70	70	70						70	65		65	70	70	70	70	
17/F	48.38						69	69	69	70	70	70						70	65		65	70	70	70	70	

Appendix D : Predicted Traffic Noise Result at Selected NSRs for Unmitigated Scenario

- 2030 PM

Floor	mPD	N12-07	N12-08	N12-09	N12-10	N12-11	N12-12	N12-12a	N15-01	N15-02	N15-03	N15-04	N15-05	N15-06	N15-07	N15-08	N15-09	N15-10	N15-11	N15-12	N15-13	N15-13a	N15-14
G/F	4.43	48	48	48	48	49	46		46	47	54	60	62	60	65	68	69	69	70	43	64		67
1/F	7.55	50	50	50	50	50	48		47	49	54	60	62	61	65	68	69	69	70	44	64		67
2/F	10.68	52	52	52	52	52	49		48	51	55	61	62	61	65	68	69	69	70	44	64		67
3/F	13.80	54	54	55	55	54	51		50	54	57	61	63	61	65	68	69	69	70	44	64		67
5/F	16.93	58	58	58	58	57	54		52	57	59	62	63	62		68	69	69	70	44	65		67
6/F	20.05	62	62	62	62	61	57		55	60	63	64	65	64			70	70	70	45	65		67
7/F	23.18	69	68	68	68	67	61		59	66	69	69	70	69			70	70	70	47	65		67
8/F	26.30					70	66		63	70										51	65		68
9/F	29.43						67		66											55	66		68
10/F	32.55						67		67											56	67		69
11/F	35.68						67		67											56	67		69
12/F	38.80						67		67											56	67		69
15/F	41.93						67		67											56	67		69
16/F	45.05						67		67											56	67		69
17/F	48.38						67	55												56	67		69

Floor	mPD	N16-01	N16-02	N16-03	N16-04	N16-05	N16-06	N16-07	N16-08	N16-09	N16-10	N16-11	N16-12	N16-13	N16-14	N17-01	N17-01a	N17-02	N17-03	N17-04	N17-05	N17-06	N17-07
G/F	4.43	68	66	44	69	69	69	67	63	51	58	59	58	47	45	45		54	55	54	54	52	
1/F	7.55	68	66	44	69	69	69	67	63	52	58	59	58	49	46	47		54	55	55	54	53	
2/F	10.68	68	66	45	69	69	69	67	63	53	59	60	58	51	47	48		55	56	55	55	54	
3/F	13.80	68	66	46	69	69	69	67	63	55	60	60	59	53	49	50		57	57	57	56	54	
5/F	16.93	68	66	47	69	69	69	67	64	58	61	61	60	56	51	53		59	59	59	59	58	
6/F	20.05	68	66	50	70	69	69	68	66	62	64	64	63	60	54	56		62	63	62	62	62	
7/F	23.18	68	66	54						69	69	69	69	66	58	60		67	68	68	68	68	
8/F	26.30	69	67	57																			
9/F	29.43	69	67	58																			
10/F	32.55	69	67	59																			
11/F	35.68	69	67	60																			
12/F	38.80	69	67	60																			
15/F	41.93	69	67	60																			
16/F	45.05	69	67	61																			
17/F	48.38	69	64	62												60							



Appendix D : Predicted Traffic Noise Result at Selected NSRs for Unmitigated Scenario

- 2030 PM

Floor	mPD	N17-08	N17-09	N17-10	N17-11	N17-12	N17-13	N17-14	N18-01	N18-02	N18-03	N18-04	N18-05	N18-06	N18-07	N18-08	N18-09	N18-10	N18-11	N18-12	N18-13	N18-14
G/F	4.43	52	46	47	47	51	46	45	47	47	50	50	50	50	49	49	48	49	47	46	44	42
1/F	7.55	52	48	48	49	52	47	46	49	49	51	51	51	51	50	49	49	49	47	48	46	42
2/F	10.68	53	50	51	51	53	49	47	50	51	52	52	52	52	51	51	50	51	51	50	48	42
3/F	13.80	55	53	53	53	55	51	49	52	54	54	54	54	54	53	52	53	53	53	50	42	42
5/F	16.93	58	56	56	57	57	54	52	55	57	57	56	56	56	56	54	54	55	56	53	42	42
6/F	20.05	62	60	61	61	61	58	55	58	61	61	60	60	60	59	60	58	59	60	57	42	42
7/F	23.18	68	66	67	67	67	64	60	62	66	67	66	65	65	65	66	65	65	66	64	43	43
8/F	26.30		70	70	70	70	68	64	66	70	70	70	69	69		68	69	69	70	67	45	45
9/F	29.43						70	66	68							70	70	70		67	46	46
10/F	32.55						70	66	69							70	70	70		68	46	46
11/F	35.68						70	66	69							70	70	70		68	47	47
12/F	38.80						70	66	69							70	70	70		68	48	48
15/F	41.93						70	66	69							70	70	70		68	49	49
16/F	45.05						70	66	69							70	70	70		68	52	52
17/F	48.38						70	66	69	67						70	70	70		68	52	52

Floor	mPD	N19-01	N19-02	N19-03	N19-04	N19-05	N19-06	N19-07	N19-08	N19-09	N19-10	N20-01	N20-02	N20-03	N20-04	N20-05	N20-06	N20-07	N20-08	N21-01
G/F	4.43	45	46	46	46	46	46	46	46	46	42	45	45	45	45	45	45	45	45	43
1/F	7.55	47	47	48	48	48	48	48	48	48	42	47	47	47	47	47	47	47	47	45
2/F	10.68	48	50	50	50	50	50	50	50	50	42	49	49	49	49	49	49	49	49	47
3/F	13.80	50	52	52	52	52	52	52	52	52	42	51	51	51	51	51	51	51	51	49
5/F	16.93	53	55	55	55	55	55	55	55	54	42	54	54	54	54	54	54	54	54	52
6/F	20.05	56	59	59	59	59	59	59	58	58	42	58	58	58	58	58	58	58	57	55
7/F	23.18	60	64	64	64	64	64	64	63	62	44	63	63	63	63	63	63	62	62	59
8/F	26.30	65	68	68	68	68	68	68	67	67	48	67	67	67	67	67	66	66	66	63
9/F	29.43	66									48	69	69	69	69	68	68	68	68	65
10/F	32.55	67									49	70	70	70	70	69	69	69	69	66
11/F	35.68	67									49	70	70	70	70	70	69	69	69	66
12/F	38.80	67									49	70	70	70	70	70	69	69	69	66
15/F	41.93	67									50	70	70	70	70	70	69	69	69	66
16/F	45.05	67									51	70	70	70	70	70	69	69	69	66
17/F	48.38		64									70	70	70	70	70	69	69	69	66

No. of exceedance = 155  
Total no. of units = 1091  
% Compliance = 86%

Floor	mPD	D-118a	D-118b	D-118c	D-118d
G/F	6.15	68	65	65	65
1/F	9.40	68	65	65	65
2/F	12.65	68	65	65	64
3/F	15.90	68	65	65	64
5/F	19.15	68	65	65	64
6/F	22.40	68	65	65	64



**Appendix E:**  
**Predicted Traffic Noise Result at**  
**Selected NSRs for Mitigated Scenario**

Appendix E : Predicted Traffic Noise Result at Selected NSRs for Mitigated Scenario

- 2030 AM

Floor	mPD	N1-01	N8-01	N8-02	N9-01	N9-02	N9-03	N9-04	N9-05	N9-06	N9-07	N9-08	N9-09	N10-01	N10-02	N10-03	N10-04	N10-05	N10-06	N10-07	N10-08	N10-09	N10-10	N10-11	N10-12	N10-13	N10-14
G/F	4.43	59	67	67	70	70	70	70	69	69	69	68	67	65	65	65	64	64	61	61	60	58	55	55	53	49	54
1/F	7.55	59	67	67	70	70	70	70	69	69	69	68	67	65	65	65	64	64	62	61	61	58	56	55	53	50	55
2/F	10.68	59	67	67	70	70	70	70	69	69	69	68	67	66	65	65	64	64	62	61	61	59	56	55	53	50	56
3/F	13.80	59	67	67	70	70	70	70	69	69	69	68	67	66	65	65	64	64	62	61	61	60	57	57	56	55	57
5/F	16.93	59	67	67	70	70	70	70	69	69	69	68	67	66	66	65	65	64	63	62	62	61	60	60	59	59	60
6/F	20.05	59	67	67	70	70	70	70	69	69	69	68	67	66	66	65	65	64	64	64	64	64	63	64	63	63	64
7/F	23.18	59	67	67	70	70	70	70	69	69	69	68	67	66	66	66	67	68	68	68	69	70	70	70	70	70	70
8/F	26.30	59	67	67	70	70	70	67	67	69	69	66	66	65	66	66	68	68	67	67	68	69	69	69	69	69	69
9/F	29.43	59	67	67	70	70	70	68	68	69	69	67	67	66	66	66	69	69	67	68	69	70	70	70	70	70	70
10/F	32.55	59	67	68	70	70	70	68	68	70	70	67	67	66	66	66	69	69	68	68	69	70	70	70	70	70	70
11/F	35.68	59	67	68	70	70	70	68	68	70	70	67	67	66	66	66	69	69	68	68	69	70	70	70	70	70	70
12/F	38.80	59	67	68	70	70	70	68	68	70	70	67	67	66	66	66	69	69	68	68	69	70	70	70	70	70	70
15/F	41.93	59	67	68	70	70	70	68	68	70	70	67	67	66	66	66	69	69	68	68	69	70	70	70	70	70	70
16/F	45.05	59	67	68	70	70	70	68	68	70	70	67	67	66	66	66	69	69	68	68	69	70	70	70	70	70	70
17/F	48.38	59	67	68	70	70	70	68	68	70	70	67	67	66	66	67	69	69	68	68	69	70	70	70	70	70	70

Floor	mPD	N10-15	N10-16	N10-17	N10-18	N10-19	N10-20	N11-01	N11-02	N11-03	N11-04	N11-05	N11-06	N11-07	N11-08	N11-09	N11-10	N11-11	N11-12	N11-13	N12-01	N12-02	N12-03	N12-04	N12-05	N12-06
G/F	4.43	50	48	48	49	49	47	48	49	51	53	52	51	50	48	48	48	48	46	45	48	49	49	49	49	49
1/F	7.55	52	50	50	51	51	48	49	51	53	53	53	52	51	50	50	50	49	47	46	50	51	51	51	51	50
2/F	10.68	53	52	53	53	53	50	51	53	54	54	54	53	53	52	52	52	51	48	48	52	53	53	53	53	52
3/F	13.80	55	55	55	56	56	52	53	55	56	56	56	56	55	55	55	55	54	50	49	54	55	55	55	55	55
5/F	16.93	59	58	58	59	59	55	56	58	59	59	59	59	59	58	58	58	57	53	52	57	58	58	58	58	58
6/F	20.05	64	62	63	63	63	58	59	62	63	63	63	63	63	62	63	63	61	56	54	61	62	62	62	62	63
7/F	23.18	70	68	69	69	69	63	64	68	68	68	68	68	69	68	68	68	67	64	62	67	67	68	68	68	69
8/F	26.30		67	68	69	69	69	69	69	69	70	70	70	70	69	69	69	69	65	65	65	69	69	69	69	69
9/F	29.43		68	69	70	70	70	69	69	69	70	70	70	70	69	69	69	69	66	66	66	69	70	70	70	70
10/F	32.55		68	69	70	70	70	69	69	69	70	70	70	70	69	69	69	69	66	66	66	69	70	70	70	70
11/F	35.68		68	69	70	70	70	69	69	69	70	70	70	70	69	69	69	69	66	66	66	69	70	70	70	70
12/F	38.80		68	69	70	70	70	69	69	69	70	70	70	70	69	69	69	69	66	66	66	69	70	70	70	70
15/F	41.93		68	69	70	70	70	69	69	69	70	70	70	70	69	69	69	69	66	66	66	69	70	70	70	70
16/F	45.05		68	69	70	70	70	69	69	69	70	70	70	70	69	69	69	69	66	66	66	69	70	70	70	70
17/F	48.38		68	69	70	70	70	69	69	69	70	70	70	70	69	69	69	69	66	66	66	69	70	70	70	70

Appendix E : Predicted Traffic Noise Result at Selected NSRs for Mitigated Scenario

- 2030 AM

Floor	mPD	N12-07	N12-08	N12-09	N12-10	N12-11	N12-12	N12-13	N12-14	N15-01	N15-02	N15-03	N15-04	N15-05	N15-06	N15-07	N15-08	N15-09	N15-10	N15-11	N15-12	N15-13	N15-13a	N15-14
G/F	4.43	49	48	48	48	50	47		46	47	50	55	61	63	61	65	68	70	70	70	44	65		68
1/F	7.55	50	50	50	51	51	48		47	50	55	55	61	63	61	65	68	70	70	70	44	65		68
2/F	10.68	52	52	52	53	53	50		49	52	56	56	61	63	61	66	68	70	70	70	44	65		68
3/F	13.80	55	55	55	55	55	52		50	54	57	57	62	63	62	66	68	70	70	70	45	65		68
5/F	16.93	58	58	58	58	58	54		53	54	56	59	60	59	59			66	66	67	46	65		68
6/F	20.05	63	63	63	63	62	58		56	58	59	59	61	62	61			66	66	67	48	65		68
7/F	23.18	69	69	69	69	67	62		59	63	65	65	66	66	66			68	68	68	52	66		68
8/F	26.30		68	68	68	69	66		64	67	68	69	69	69	68			69	69	69	56	67		69
9/F	29.43		69	69	69	69	67		66	69	69	69	69	69	69			69	69	69	57	67		69
10/F	32.55		69	70	70	70	67		67	69	70	70	70	69	69			69	69	70	57	67		69
11/F	35.68		69	70	70	70	67		68	69	70	70	70	70	69			69	69	70	57	67		69
12/F	38.80		69	70	70	70	67		68	69	70	70	70	70	69			69	69	70	57	67		69
15/F	41.93		69	70	70	70	67		68	69	70	70	70	70	69			69	69	70	57	67		69
16/F	45.05		69	70	70	70	68		68	69	70	70	70	70	69			69	69	70	57	67		69
17/F	48.38		69	70	70	70			66	69	70	70	70	70	69			69	69	70	59	63		69

Floor	mPD	N16-01	N16-02	N16-02a	N16-03	N16-04	N16-05	N16-06	N16-07	N16-08	N16-09	N16-10	N16-11	N16-12	N16-13	N16-14	N17-01	N17-02	N17-03	N17-04	N17-05	N17-06	N17-07
G/F	4.43	68	66		44	70	69	69	67	63	51	59	58	56	48	45	46		53	53	52	53	51
1/F	7.55	68	66		45	70	69	69	67	63	52	59	58	56	49	46	47		54	54	53	53	52
2/F	10.68	68	66		45	70	69	69	67	63	54	59	59	57	51	47	49		55	55	54	55	53
3/F	13.80	68	66		46	70	69	69	67	63	56	60	59	58	54	49	51		56	57	56	56	55
5/F	16.93	68	66		48	70	69	69	67	64	59	61	61	60	57	51	53		59	59	59	59	58
6/F	20.05	68	66		50	70	70	70	68	66	63	64	64	64	61	54	56		62	63	63	63	62
7/F	23.18	69	67		54	68	68	67			65	66	66	65	64	58	61		67	69	69	69	69
8/F	26.30	69	67		58	69	69	69			68	69	69	68	67	62	65		69	68	68	68	
9/F	29.43	69	68		59	70	69	69			69	69	69	69	69	65	66		69	69	69	69	
10/F	32.55	69	68		59	70	69	69			69	69	69	69	70	66	66		70	69	69	69	
11/F	35.68	69	68		59	70	69	69			69	69	69	69	70	66	66		70	69	69	69	
12/F	38.80	69	68		60	70	69	69			69	69	69	69	70	66	66		70	69	69	69	
15/F	41.93	69	68		60	70	69	69			69	69	69	70	70	66	66		70	69	69	69	
16/F	45.05	69	68		61	70	69	69			69	69	69	70	70	66	66		70	69	69	69	
17/F	48.38	69		64	62	70	69	69			69	69	69	70	70			60	70	69	69	69	

Appendix E : Predicted Traffic Noise Result at Selected NSRs for Mitigated Scenario

- 2030 AM

Floor	mPD	N17-08	N17-09	N17-10	N17-11	N17-12	N17-13	N17-14	N18-01	N18-02	N18-03	N18-04	N18-05	N18-06	N18-07	N18-08	N18-09	N18-10	N18-11	N18-12	N18-13	N18-14
G/F	4.43	51	47	47	47	50	46	45	48	48	49	49	49	49	48	49	49	49	48	47	45	42
1/F	7.55	52	49	49	49	51	48	46	49	50	51	50	50	50	50	50	50	50	49	49	46	42
2/F	10.68	53	51	51	51	53	50	48	51	52	52	52	52	52	51	51	51	51	51	51	48	42
3/F	13.80	55	54	54	54	55	52	50	53	54	54	54	54	54	53	53	53	53	54	53	51	42
5/F	16.93	58	57	57	57	57	55	52	55	57	57	57	57	56	56	56	55	56	56	56	54	43
6/F	20.05	62	61	61	61	61	59	56	59	61	61	61	60	60	60	60	59	60	61	61	58	43
7/F	23.18	68	67	67	67	67	65	63	67	67	67	66	66	66	66	66	65	66	67	67	64	45
8/F	26.30		67	67	67	67	66	65	67	68	67	66	66	66	66		65	65	66	66	68	47
9/F	29.43		68	68	69	69	69	66	69	70	69	68	68	68	68		67	67	68	68	68	49
10/F	32.55		68	69	69	69	69	67	70	70	69	69	69	69	69		67	67	68	68	68	49
11/F	35.68		68	69	69	69	69	67	70	70	69	69	69	69	69		67	67	69	68	68	50
12/F	38.80		68	69	69	69	69	67	70	70	69	69	69	69	69		67	67	69	68	68	50
15/F	41.93		68	69	69	69	69	67	70	70	69	69	69	69	69		67	67	69	68	68	51
16/F	45.05		68	69	69	69	69	67	70	70	69	69	69	69	69		67	67	69	68	68	53
17/F	48.38		68	69	69	69	69	67	70	67	70	69	69	69	69		67	67	69	68	68	53

Floor	mPD	N19-01	N19-02	N19-03	N19-04	N19-05	N19-06	N19-07	N19-08	N19-09	N19-10	N20-01	N20-02	N20-03	N20-04	N20-05	N20-06	N20-07	N20-08	N21-01
G/F	4.43	46	46	46	47	47	47	47	47	47	42	46	46	46	46	46	46	46	46	44
1/F	7.55	47	48	48	48	48	49	49	48	48	42	48	48	48	48	48	48	48	48	46
2/F	10.68	49	50	50	50	51	51	51	50	50	42	50	50	50	50	50	50	50	50	48
3/F	13.80	51	53	53	53	53	53	53	53	53	42	52	52	52	52	52	52	52	52	50
5/F	16.93	53	56	56	56	56	56	56	56	55	42	55	55	55	55	55	55	55	55	53
6/F	20.05	57	59	59	59	60	60	59	59	59	44	58	59	59	59	59	58	58	58	56
7/F	23.18	61	65	64	65	65	65	64	64	63	47	64	64	64	64	64	63	63	63	60
8/F	26.30	65	69	69	69	69	69	69	68	67	50	67	68	68	67	67	67	67	67	64
9/F	29.43	67	67	67	67	69	69	67	67	66	51	70	70	70	69	69	69	69	69	66
10/F	32.55	67	68	68	68	70	70	67	67	67	51	67	67	67	68	68	66	66	65	67
11/F	35.68	67	68	68	68	70	70	68	67	67	51	67	67	67	68	68	66	66	65	67
12/F	38.80	67	68	68	68	70	70	68	67	67	52	67	67	67	68	68	66	66	66	67
15/F	41.93	67	68	68	68	70	70	68	67	67	52	67	67	67	68	68	66	66	66	67
16/F	45.05	67	68	68	68	70	70	68	67	67	53	67	67	67	68	68	66	66	66	67
17/F	48.38	64	68	68	68	70	70	68	67	67	53	67	67	67	68	68	66	66	66	67

No. of exceedance = 0  
Total no. of units = 1091  
% Compliance = 100%

Floor	mPD	D-18a	D-18b	D-18c	D-18d
G/F	6.15	69	66	66	66
1/F	9.40	69	66	66	66
2/F	12.65	69	66	66	66
3/F	15.90	69	66	66	66
5/F	19.15	69	66	66	66
6/F	22.40	69	66	66	66

Appendix E : Predicted Traffic Noise Result at Selected NSRs for Mitigated Scenario

- 2030 PM

Floor	mPD	N1-01	N8-01	N8-02	N9-01	N9-02	N9-03	N9-04	N9-05	N9-06	N9-07	N9-08	N9-09	N10-01	N10-02	N10-03	N10-04	N10-05	N10-06	N10-07	N10-08	N10-09	N10-10	N10-11	N10-12	N10-13	N10-14
G/F	4.43	57	67	67	70	70	69	70	69	69	69	68	67	66	66	65	65	64	63	63	62	60	57	56	54	48	56
1/F	7.55	57	67	67	70	70	69	70	69	69	69	68	67	66	66	65	65	64	63	63	62	60	57	56	55	50	56
2/F	10.68	57	67	67	70	70	69	70	69	69	69	68	67	66	66	65	65	64	63	63	62	60	57	57	55	52	57
3/F	13.80	57	67	67	70	70	69	70	69	69	69	68	67	66	66	65	65	64	63	63	63	61	58	58	57	55	58
5/F	16.93	57	67	67	70	70	69	70	70	69	69	68	68	66	66	66	65	65	64	63	63	62	60	60	59	58	60
6/F	20.05	57	67	67	70	70	69	70	70	69	69	68	68	66	66	66	66	65	65	65	65	64	63	63	63	63	64
7/F	23.18	57	67	67	70	70	69	70	70	69	69	68	68	66	66	66	66	66	65	65	65	65	64	63	63	63	64
8/F	26.30	57	67	67	70	70	69	69	67	68	68	66	66	65	65	65	65	64	63	63	63	62	60	60	59	58	70
9/F	29.43	57	67	67	70	70	69	69	67	69	69	67	67	66	66	66	66	65	64	63	63	62	60	60	59	58	68
10/F	32.55	57	67	67	70	70	69	68	68	69	69	67	67	66	66	66	66	65	64	63	63	62	60	60	59	58	69
11/F	35.68	57	67	67	70	70	69	68	68	69	69	67	67	66	66	66	66	65	64	63	63	62	60	60	59	58	69
12/F	38.80	57	67	67	70	70	69	68	68	69	69	67	67	66	66	66	66	65	64	63	63	62	60	60	59	58	69
15/F	41.93	57	67	67	70	70	69	68	68	69	69	67	67	66	66	66	66	65	64	63	63	62	60	60	59	58	69
16/F	45.05	57	67	67	70	70	69	68	68	69	69	67	67	66	66	66	66	65	64	63	63	62	60	60	59	58	69
17/F	48.38	57	67	67	70	70	69	68	68	69	69	67	67	66	66	66	66	65	64	63	63	62	60	60	59	58	69

Floor	mPD	N10-15	N10-16	N10-17	N10-18	N10-19	N10-20	N11-01	N11-02	N11-03	N11-04	N11-05	N11-06	N11-07	N11-08	N11-09	N11-10	N11-11	N11-12	N11-12a	N12-01	N12-02	N12-03	N12-04	N12-05	N12-06
G/F	4.43	51	48	48	49	49	47	47	49	53	53	53	51	51	48	48	48	47	46		45	48	50	50	50	48
1/F	7.55	52	49	50	50	51	48	49	51	54	54	54	52	52	49	50	50	49	47		46	49	51	51	51	50
2/F	10.68	54	52	52	53	53	50	51	53	55	55	55	54	53	52	52	52	51	48		47	51	53	53	53	52
3/F	13.80	56	54	55	55	55	52	53	55	56	56	56	56	55	54	55	55	53	50		49	54	55	55	55	54
5/F	16.93	59	57	58	58	58	54	55	58	59	59	59	58	58	58	58	58	56	52		51	57	58	58	58	58
6/F	20.05	63	61	62	62	62	58	59	62	63	63	63	63	62	62	62	62	60	55		54	61	62	62	62	62
7/F	23.18	69	67	68	68	68	62	63	67	69	69	68	69	69	68	68	68	67	63		58	66	67	68	67	68
8/F	26.30		67	67	68	68	66	67	68	68	68	68			67	68	67	67	63		62	67	67	67	67	
9/F	29.43		67	68	69	69	68	68	69	69	69	69			69	69	69	68	65		64	68	69	69	69	
10/F	32.55		67	68	69	69	69	68	69	69	69	69			69	69	69	69	65		65	69	69	69	69	
11/F	35.68		67	68	69	69	69	68	69	69	69	69			69	69	69	69	65		65	69	69	69	69	
12/F	38.80		68	68	69	69	69	68	69	69	69	69			69	69	69	69	65		65	69	69	69	69	
15/F	41.93		68	68	69	69	69	68	69	69	69	69			69	69	69	69	65		65	69	69	69	69	
16/F	45.05		68	68	69	69	69	69	69	70	70	69			69	69	69	69	65		65	69	69	69	69	
17/F	48.38		68	68	69	69	69	69	69	70	70	69			69	69	69	69	65		65	69	69	69	69	

Appendix E : Predicted Traffic Noise Result at Selected NSRs for Mitigated Scenario

- 2030 PM

Floor	mPD	N12-07	N12-08	N12-09	N12-10	N12-11	N12-12	N12-13	N15-01	N15-02	N15-03	N15-04	N15-05	N15-06	N15-07	N15-08	N15-09	N15-10	N15-11	N15-12	N15-13	N15-13#	N15-14
G/F	4.43	48	48	48	48	49	46		46	47	54	60	62	60	65	68	69	69	70	43	64		67
1/F	7.55	50	50	50	50	50	48		47	49	54	60	62	61	65	68	69	69	70	44	64		67
2/F	10.68	52	52	52	52	52	49		48	51	55	61	62	61	65	68	69	69	70	44	64		67
3/F	13.80	54	54	55	55	54	51		50	54	57	61	63	61	65	68	69	69	70	44	64		67
5/F	16.93	58	58	58	58	57	54		52	54	55	58	59	58			66	66	66	45	65		67
6/F	20.05	62	62	62	62	61	57		55	57	59	60	61	60			66	66	66	47	65		67
7/F	23.18	69	68	68	68	67	61		59	63	65	65	66	65			67	67	68	51	65		68
8/F	26.30		67	68	68	68	66		63	67	68	68	68	68			69	69	69	55	66		68
9/F	29.43		69	69	69	69	67		66	68	69	69	69	69			69	69	69	56	67		69
10/F	32.55		69	69	69	69	67		67	68	69	69	69	69			69	69	69	56	67		69
11/F	35.68		69	69	69	69	67		67	69	69	69	69	69			69	69	69	56	67		69
12/F	38.80		69	69	69	69	67		67	69	69	69	69	69			69	69	69	56	67		69
15/F	41.93		69	69	69	69	67		67	69	69	69	69	69			69	69	69	56	67		69
16/F	45.05		69	69	69	69	67		67	69	69	69	69	69			69	69	69	56	67		69
17/F	48.38		69	69	69	69	65		67	69	69	69	69	69			69	69	69	56	67		69
...																					62		69

Floor	mPD	N16-01	N16-02	N16-02#	N16-03	N16-04	N16-05	N16-06	N16-07	N16-08	N16-09	N16-10	N16-11	N16-12	N16-13	N16-14	N17-01	N17-01#	N17-02	N17-03	N17-04	N17-05	N17-06	N17-07
G/F	4.43	68	66		44	69	69	69	67	63	51	58	59	58	47	45	45		54	55	54	54	54	52
1/F	7.55	68	66		44	69	69	69	67	63	52	58	59	58	49	46	47		54	55	55	54	54	53
2/F	10.68	68	66		45	69	69	69	67	63	53	59	60	58	51	47	48		55	56	55	55	55	54
3/F	13.80	68	66		46	69	69	69	67	63	55	60	60	59	53	49	50		57	57	57	56	57	56
5/F	16.93	68	66		47	69	69	69	68	66	58	61	61	60	56	51	53		59	59	59	59	59	58
6/F	20.05	68	66		50	70	69	69	68	66	62	64	64	63	60	54	56		62	63	62	62	62	62
7/F	23.18	68	66		54	67	67	67	68		65	65	65	65	63	58	60		67	68	68	68	68	68
8/F	26.30	69	67		57	69	69	69	68		68	68	68	68	67	62	64		68	68	67	67	67	
9/F	29.43	69	67		58	69	69	69	69		68	69	69	69	69	64	65		69	69	69	69	69	
10/F	32.55	69	67		59	69	69	69	69		69	69	69	69	69	65	66		69	69	69	69	69	
11/F	35.68	69	67		60	69	69	69	69		69	69	69	69	69	66	66		69	69	69	69	69	
12/F	38.80	69	67		60	69	69	69	69		69	69	69	69	69	66	66		69	69	69	69	69	
15/F	41.93	69	67		60	69	69	69	69		69	69	69	69	69	66	66		69	69	69	69	69	
16/F	45.05	69	67		61	69	69	69	69		69	69	69	69	69	66	66		69	69	69	69	69	
17/F	48.38	69		64	62	69	69	69	69		69	69	69	69	69	66	66		69	69	69	69	69	69
																		60	69	69	69	69	69	69

Appendix E : Predicted Traffic Noise Result at Selected NSRs for Mitigated Scenario

- 2030 PM

Floor	mPD	N17-08	N17-09	N17-10	N17-11	N17-12	N17-13	N17-14	N18-01	N18-02	N18-03	N18-04	N18-05	N18-06	N18-07	N18-08	N18-09	N18-10	N18-11	N18-12	N18-13	N18-14
G/F	4.43	52	46	47	47	51	46	45	47	47	50	50	50	50	49	49	48	49	47	46	44	42
1/F	7.55	52	48	48	49	52	47	46	49	49	51	51	51	51	50	50	49	49	49	48	46	42
2/F	10.88	53	50	51	51	53	49	47	50	51	52	52	52	52	51	51	50	51	51	50	48	42
3/F	13.80	55	53	53	53	55	51	49	52	54	54	54	54	54	53	53	52	53	53	50	42	42
5/F	16.93	58	56	56	57	57	54	52	55	57	57	56	56	56	56	56	54	55	56	53	42	42
6/F	20.05	62	60	61	61	61	58	55	58	61	61	60	60	60	59	60	58	59	60	57	42	42
7/F	23.18	68	66	67	67	67	64	60	62	66	67	66	65	65	65	66	65	65	66	64	43	43
8/F	26.30		66	66	67	66	66	64	66	67	66	66	65	65			64	65	65	66	67	45
9/F	29.43		68	68	68	68	68	66	68	69	68	68	68	68			66	66	67	67	67	46
10/F	32.55		68	68	69	69	69	66	69	70	68	68	68	68			66	67	68	68	68	46
11/F	35.68		68	68	69	69	69	66	69	70	68	68	68	68			66	67	68	68	68	47
12/F	38.80		68	68	69	69	69	66	69	70	68	68	68	68			66	67	68	68	68	48
15/F	41.93		68	68	69	69	69	66	69	70	68	68	68	68			66	67	68	68	68	49
16/F	45.05		68	68	69	69	69	66	69	70	68	68	68	68			66	67	68	68	68	49
17/F	48.38		68	68	69	69	69			67	70	68	68	68			66	67	68	68	68	52

Floor	mPD	N19-01	N19-02	N19-03	N19-04	N19-05	N19-06	N19-07	N19-08	N19-09	N19-10	N20-01	N20-02	N20-03	N20-04	N20-05	N20-06	N20-07	N20-08	N21-01
G/F	4.43	45	46	46	46	46	45	46	46	46	42	45	45	45	45	45	45	45	45	43
1/F	7.55	47	47	48	48	48	48	48	48	48	42	47	47	47	47	47	47	47	47	45
2/F	10.68	48	50	50	50	50	50	50	50	50	42	49	49	49	49	49	49	49	49	47
3/F	13.80	50	52	52	52	52	52	52	52	52	42	51	51	51	51	51	51	51	51	49
5/F	16.93	53	55	55	55	55	55	55	55	55	42	54	54	54	54	54	54	54	54	52
6/F	20.05	56	59	59	59	59	59	59	59	59	42	58	58	58	58	58	58	58	57	55
7/F	23.18	60	64	64	64	64	64	64	64	64	44	63	63	63	63	63	63	62	62	59
8/F	26.30	65	68	68	68	68	68	68	68	68	44	67	67	67	67	67	66	66	66	63
9/F	29.43	66	67	67	67	67	67	67	67	67	48	69	69	69	69	68	68	68	68	65
10/F	32.55	67	67	67	67	67	67	67	67	67	48	69	69	69	69	67	65	65	64	66
11/F	35.68	67	67	67	67	67	67	67	67	67	49	66	66	66	66	68	65	65	65	66
12/F	38.80	67	67	67	67	67	67	67	67	67	49	66	66	66	68	68	65	65	65	66
15/F	41.93	67	67	67	67	67	67	67	67	67	50	66	66	66	68	68	65	65	65	66
16/F	45.05	67	67	67	67	67	67	67	67	67	51	66	66	66	68	68	65	65	65	66
17/F	48.38		64	67	67	67	69	69	67	67		66	66	66	68	68	65	65	65	66

No. of exceedance = 0  
Total no. of units = 1091  
% Compliance = 100%

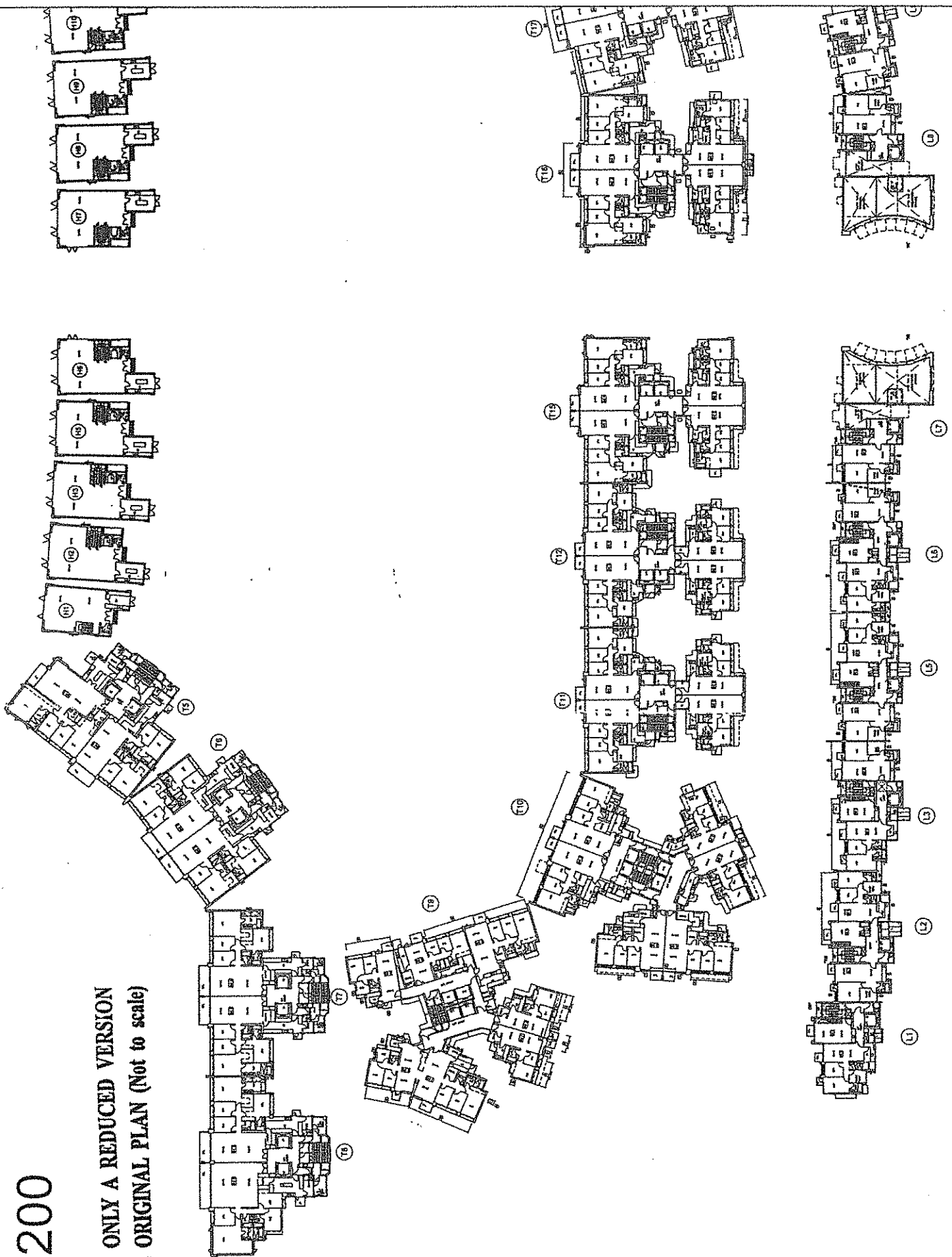
Floor	mPD	D-118a	D-118b	D-118c	D-118d
G/F	6.15	68	65	65	65
1/F	9.40	68	65	65	65
2/F	12.65	68	65	65	64
3/F	15.90	68	65	65	64
5/F	19.15	68	65	65	64
6/F	22.40	68	65	65	64



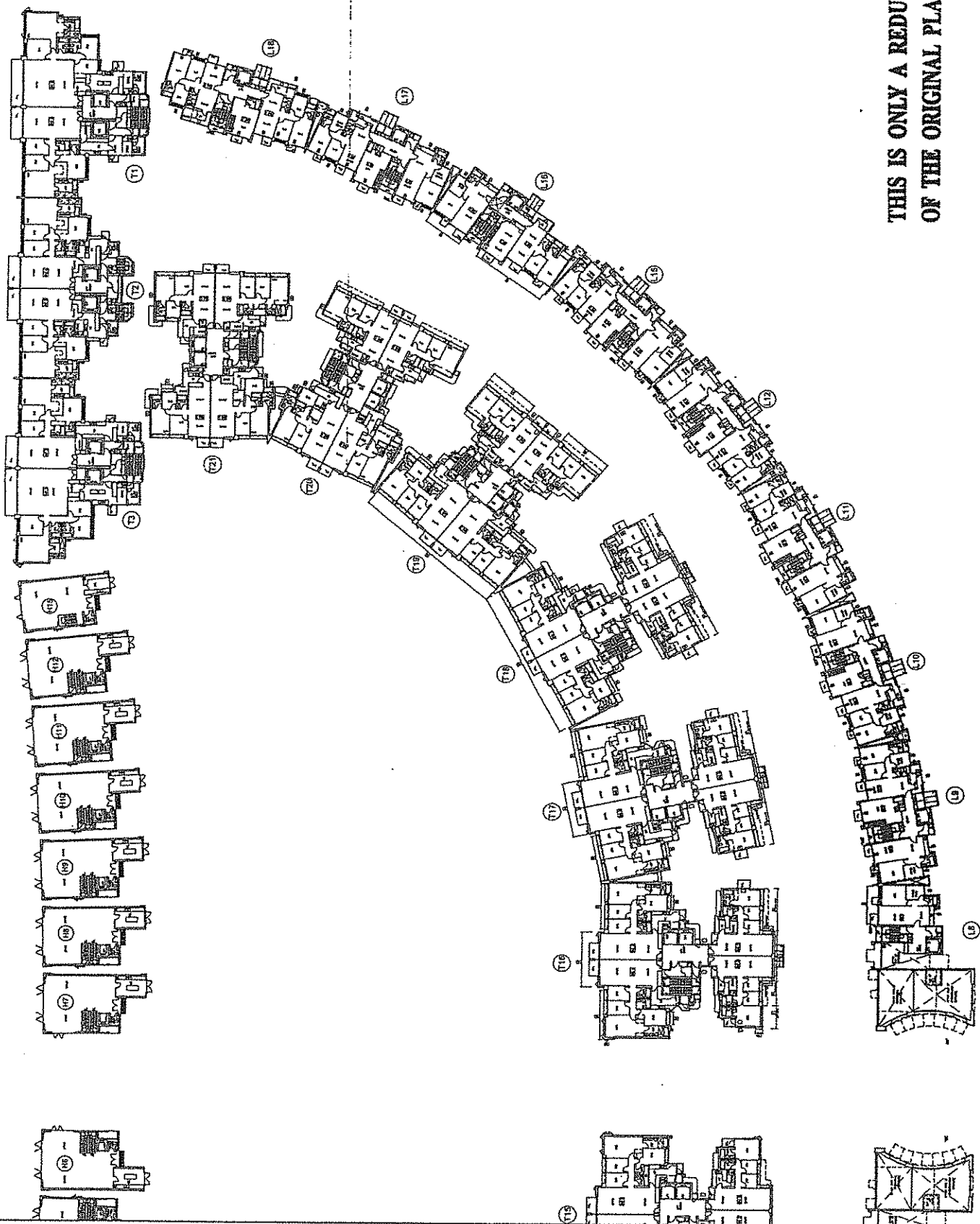
**Appendix F:**  
**Floor Plans showing Noise Mitigation**  
**Measures to be adopted**

# TPTL200

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



TPTL201



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD/INGRES REALTY LTD

ARCHITECTS  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
WONG & WONG ENGINEERS  
WONG & WONG LTD

MECHANICAL ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD

ENVIRONMENTAL CONSULTANTS  
GREEN POND ENGINEERING LTD

REVISION

NO.	DATE	DESCRIPTION
1	15.11.2011	FOR SUBMISSION
2	15.11.2011	FOR SUBMISSION
3	15.11.2011	FOR SUBMISSION
4	15.11.2011	FOR SUBMISSION
5	15.11.2011	FOR SUBMISSION
6	15.11.2011	FOR SUBMISSION
7	15.11.2011	FOR SUBMISSION
8	15.11.2011	FOR SUBMISSION
9	15.11.2011	FOR SUBMISSION
10	15.11.2011	FOR SUBMISSION
11	15.11.2011	FOR SUBMISSION
12	15.11.2011	FOR SUBMISSION
13	15.11.2011	FOR SUBMISSION
14	15.11.2011	FOR SUBMISSION
15	15.11.2011	FOR SUBMISSION
16	15.11.2011	FOR SUBMISSION
17	15.11.2011	FOR SUBMISSION
18	15.11.2011	FOR SUBMISSION
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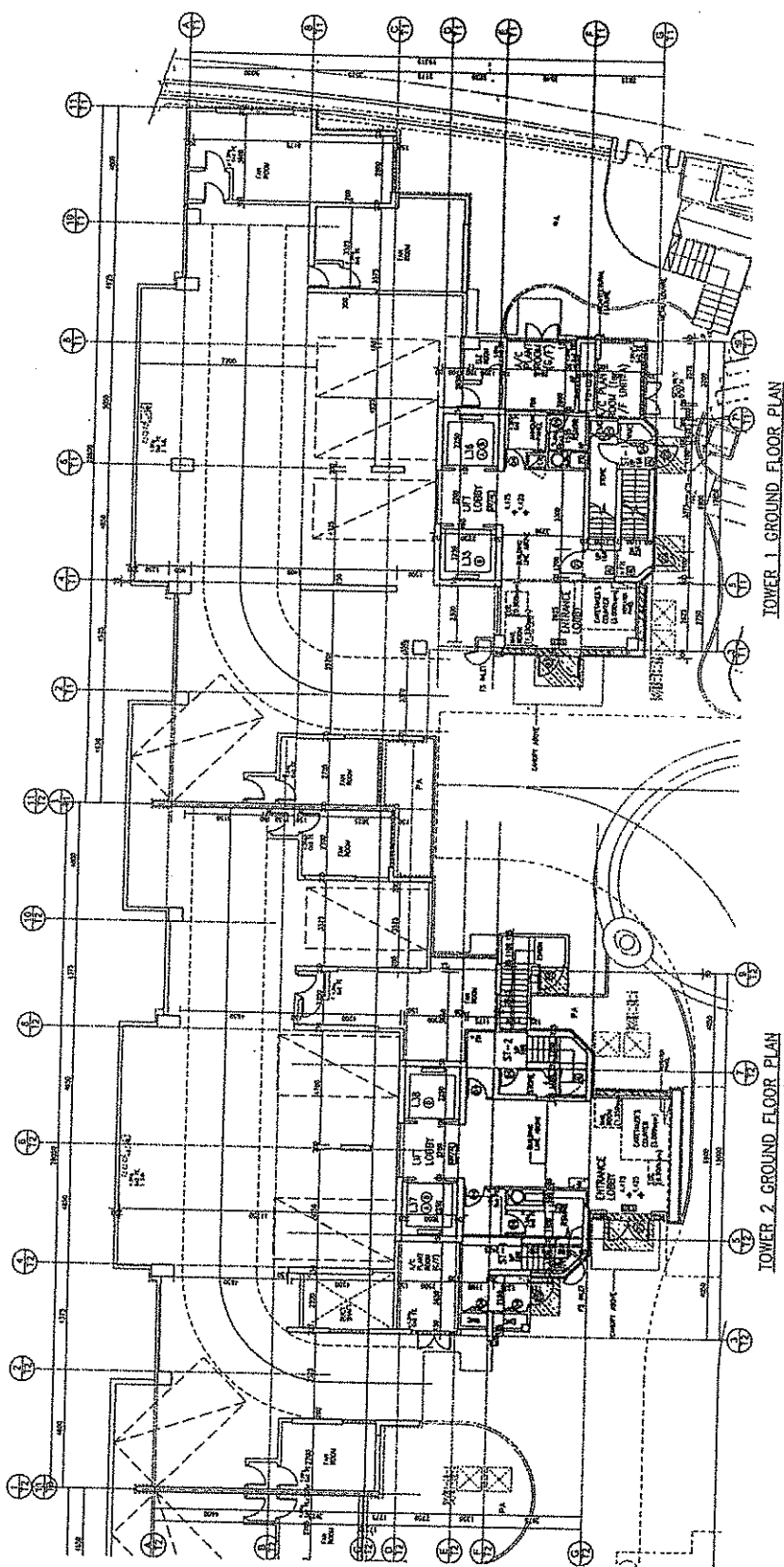
FOURTH AMENDMENT 15.11.2011

DRAWING TITLE  
G/F PLAN

(PREV. TOWER 22 & 23)

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REVISION	
DATE	15.11.2011
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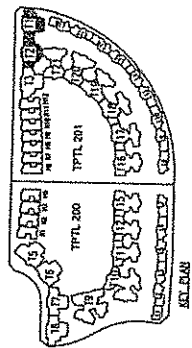
WONG INTERNATIONAL LIMITED  
RESIDENTIAL DEVELOPMENT



TOWER 1 GROUND FLOOR PLAN

TOWER 2 GROUND FLOOR PLAN

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



LEGEND  
1. EXISTING BUILDING  
2. EXISTING ROAD  
3. EXISTING FENCE  
4. EXISTING LANDSCAPE

**TPTL**  
**2008201**

TAI PO

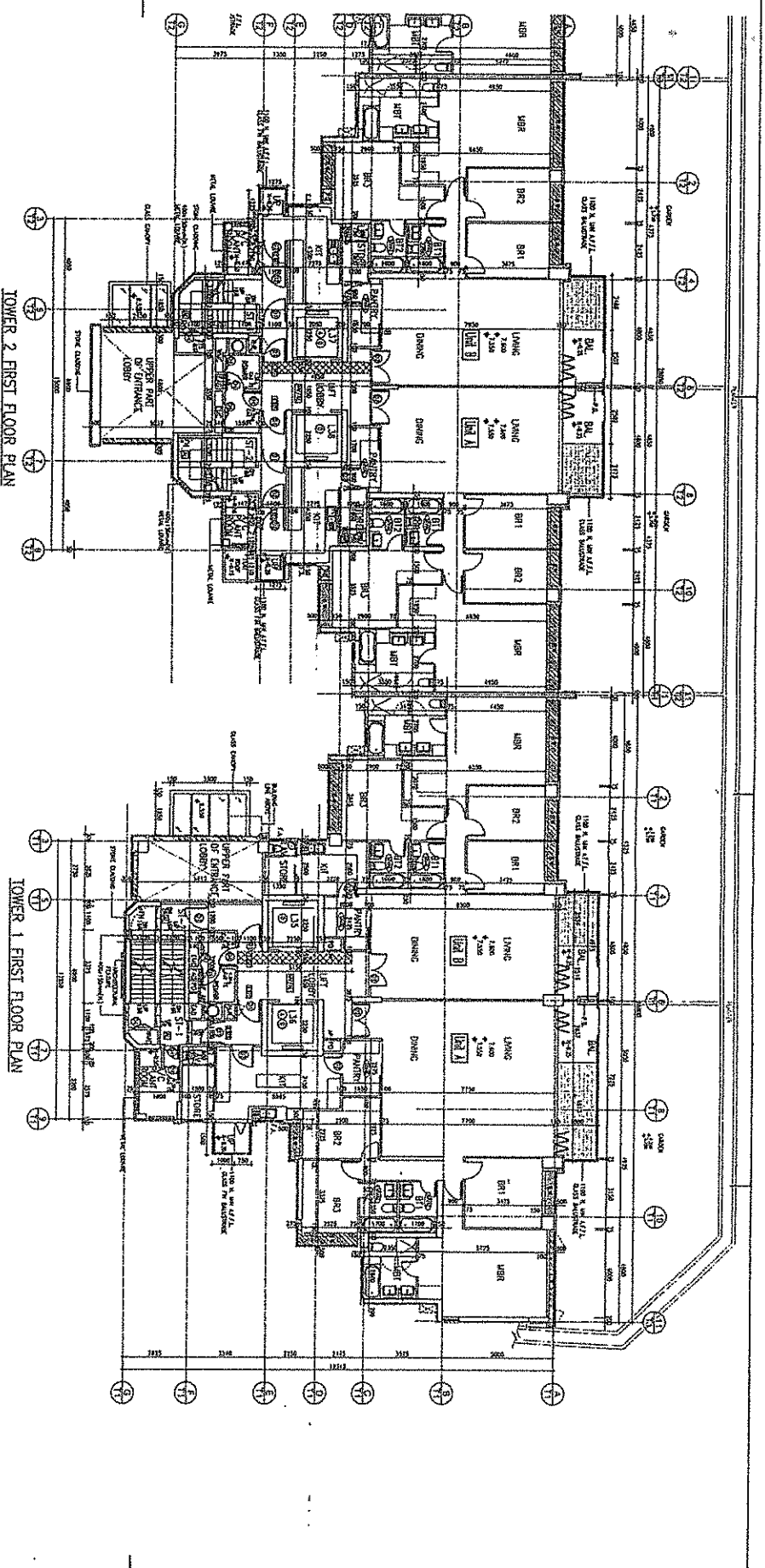
**RESIDENTIAL  
DEVELOPMENT**

DEVELOPER  
TOP GALAXY (HONG KONG) REALTY LTD.  
ARCHITECT  
WONG INTERNATIONAL LIMITED  
STRUCTURAL ENGINEERS  
WONG & WONG LTD.  
BUILDING SERVICES ENGINEERS  
TALENT TECHNICAL  
& ELECTRICAL ENGINEERS LTD.  
ENVIRONMENTAL CONSULTANTS  
ENVIRONMENTAL CONSULTANTS  
ENGINEERING CONSULTANTS  
LIMITED

DATE: 11/11/2011

FOURTH AMENDMENT: 06/11/2011  
DRAWING TITLE  
T/F PLAN  
(PREV. TOWER 22 & 23)

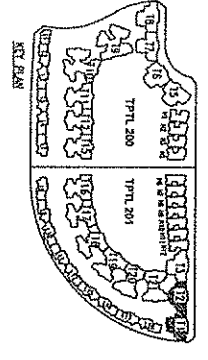
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DRAWN BY: STAN  
CHECKED BY: STAN  
APPROVED BY: STAN  
BD SUBMISSION



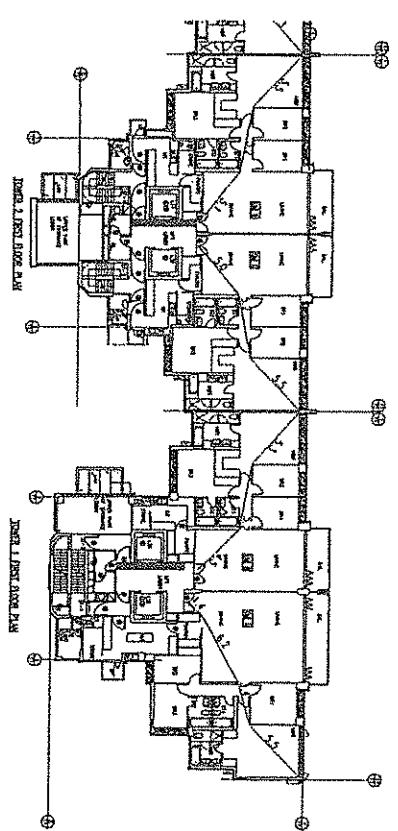
TOWER 2 FIRST FLOOR PLAN

TOWER 1 FIRST FLOOR PLAN

**THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)**



1:1000  
0 10 20 30 40 50 60 70 80 90 100



TOWER 2 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM

TOWER 1 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM

UNIT A: 55x42x50+157 (11m D20 D10)  
UNIT B: 55x42x51+158 (11m D20 D10)

UNIT A: 55x41+42+41+15 (11m D20 D10)  
UNIT B: 55x41+42+41+15 (11m D20 D10)



**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP HALLWAY LTD/ANGLO REGENT LTD.

ARCHITECTS  
YKTP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
CHE ANUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEER  
A. ELECTRONIC ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON PONG KONG LIMITED

REVISION DATE NO.

FOURTH AMENDMENT 04.11.2011

DRAWING TITLE  
TYPICAL FLOOR PLAN  
(T1-T2 TPTL 201)  
(PREV. TOWER 22 & 23)

BD SUBMISSION

NUMBER 2153-4

REVISION

DATE 04.11.2011

SCALE 1:1000

FILE PATH Tptl\Drawings

AUTHORIZED PERSON

CHECKED APPROVED

DATE 04.11.2011

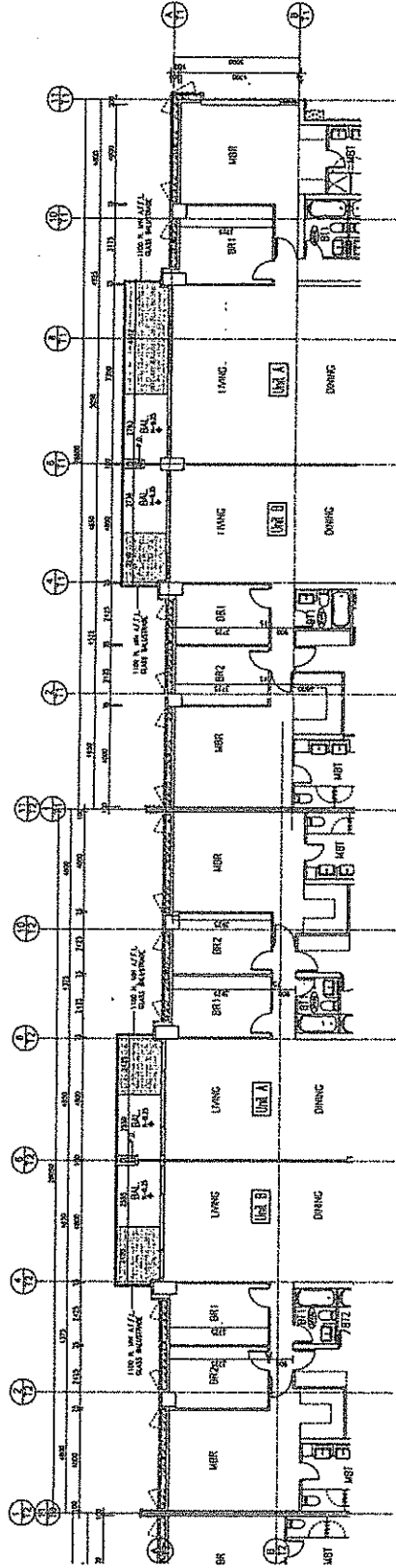
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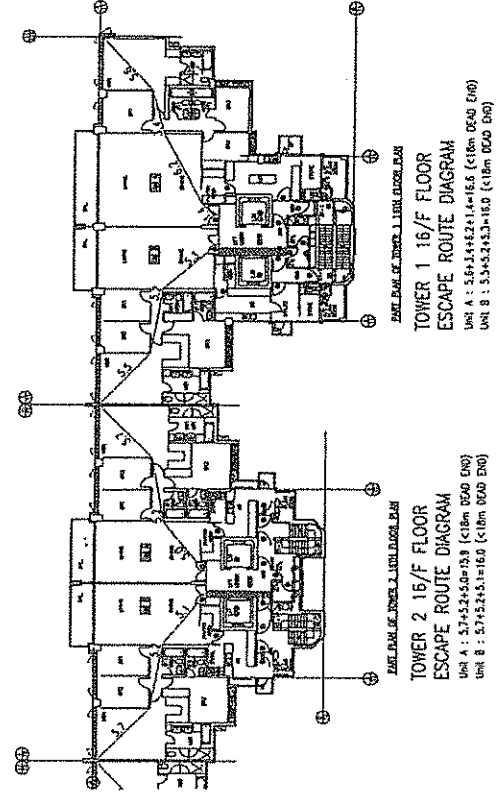
YKTP INTERNATIONAL LIMITED

REGISTERED ARCHITECTS

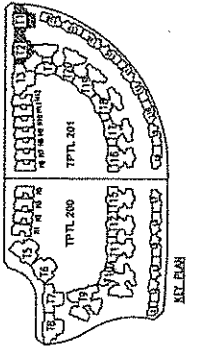


PART PLAN OF TOWER 2, 16TH FLOOR PLAN

PART PLAN OF TOWER 1, 16TH FLOOR PLAN



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



- LEGEND
- [Symbol] EXISTING BUILDING
  - [Symbol] EXISTING ROAD
  - [Symbol] EXISTING RAILWAY
  - [Symbol] EXISTING WATERWAY
  - [Symbol] EXISTING UTILITIES
  - [Symbol] EXISTING LANDSCAPE
  - [Symbol] EXISTING FURNITURE
  - [Symbol] EXISTING PLANTING
  - [Symbol] EXISTING LIGHTING
  - [Symbol] EXISTING SIGNAGE
  - [Symbol] EXISTING SECURITY
  - [Symbol] EXISTING ACCESS
  - [Symbol] EXISTING EGRESS
  - [Symbol] EXISTING ENTRANCE
  - [Symbol] EXISTING EXIT
  - [Symbol] EXISTING STAIR
  - [Symbol] EXISTING LIFT
  - [Symbol] EXISTING ELEVATOR
  - [Symbol] EXISTING ESCALATOR
  - [Symbol] EXISTING RAMP
  - [Symbol] EXISTING CURB
  - [Symbol] EXISTING PAVEMENT
  - [Symbol] EXISTING GRASS
  - [Symbol] EXISTING TREES
  - [Symbol] EXISTING SHRUBS
  - [Symbol] EXISTING FLOWERS
  - [Symbol] EXISTING VEGETATION
  - [Symbol] EXISTING LANDSCAPE
  - [Symbol] EXISTING FURNITURE
  - [Symbol] EXISTING PLANTING
  - [Symbol] EXISTING LIGHTING
  - [Symbol] EXISTING SIGNAGE
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  - [Symbol] EXISTING ACCESS
  - [Symbol] EXISTING EGRESS
  - [Symbol] EXISTING ENTRANCE
  - [Symbol] EXISTING EXIT
  - [Symbol] EXISTING STAIR
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  - [Symbol] EXISTING ELEVATOR
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  - [Symbol] EXISTING GRASS
  - [Symbol] EXISTING TREES
  - [Symbol] EXISTING SHRUBS
  - [Symbol] EXISTING FLOWERS
  - [Symbol] EXISTING VEGETATION



**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT TRADING REGENT LTD.

ARCHITECT  
YIM YIP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
ONE ARUP & PARTNERS

BUILDING SERVICES ENGINEERS  
TALANT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

FOURTH AMENDMENT 05/11/2012

DRAWING TITLE  
17/F PLAN

(PREV. TOWER 22 & 23)

NUMBER 2153-5

REVISION

DATE 05/11/2012

SCALE 1:1000

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AUTHORIZED PERSON

CHECKED APPROVED

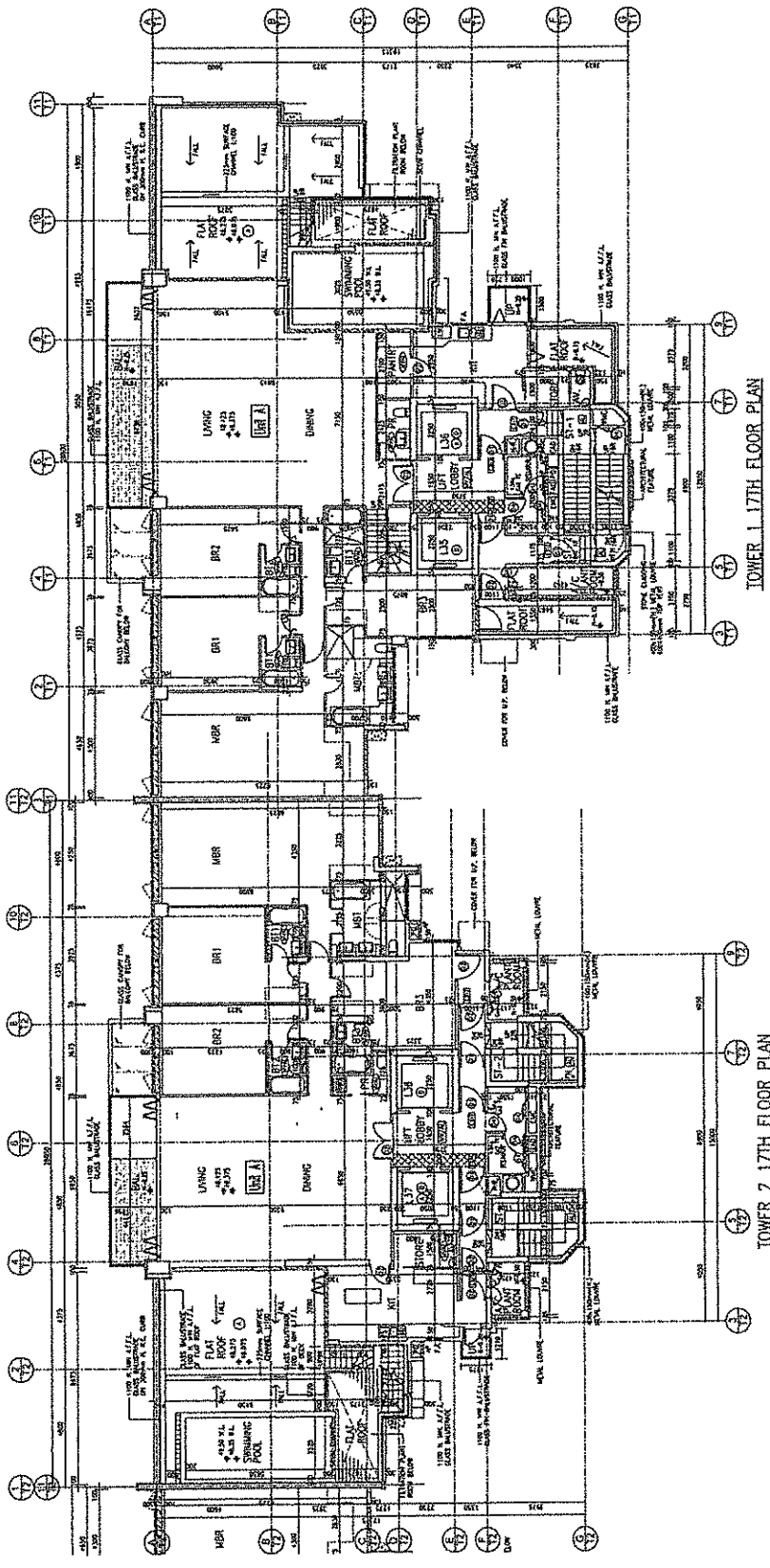
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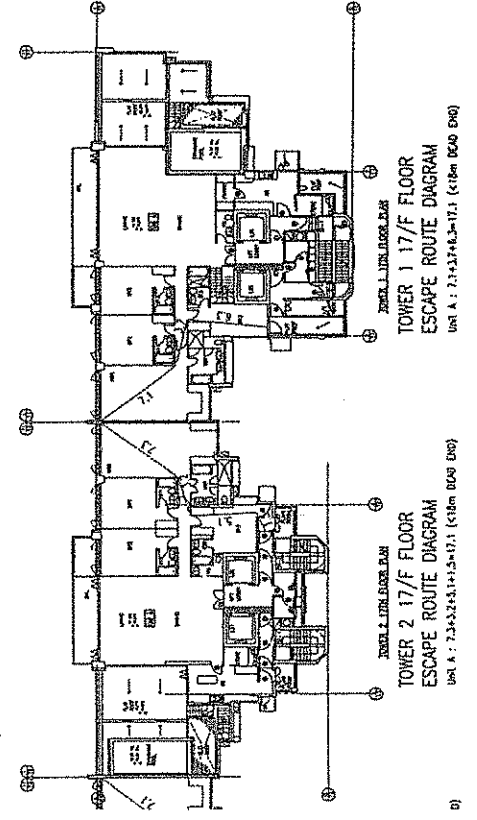
AUTHORIZED PERSON

NEW INTERNATIONAL LIMITED



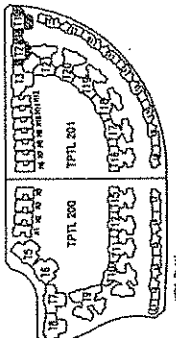
TOWER 2 17TH FLOOR PLAN

TOWER 2 17TH FLOOR PLAN



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

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  - 2. FLOOR WORK WITH SHOWN CLEAR WITH USUALLY UNOCCUPIED
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**TPTL**  
**2008&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER:  
TOP GALLANT LTD AND REGENT LTD.

ARCHITECTS:  
WCHP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS:  
ONE LAMP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS:  
WILLIS TOWERS WATSON  
& PARTNERS LTD.

MECHANICAL ENGINEERS LTD.  
ELECTRICAL CONSULTANTS  
BATHROOM HONG KONG LIMITED

DATE REC.

FOURTH AMENDMENT 05.11.2012

DRAWING TITLE

G/F PLAN

(PREV. TOWER 25)

SD SUBMISSION

NUMBER 2153-7

REVISION

DATE 05.11.2012

SCALE 1:1000

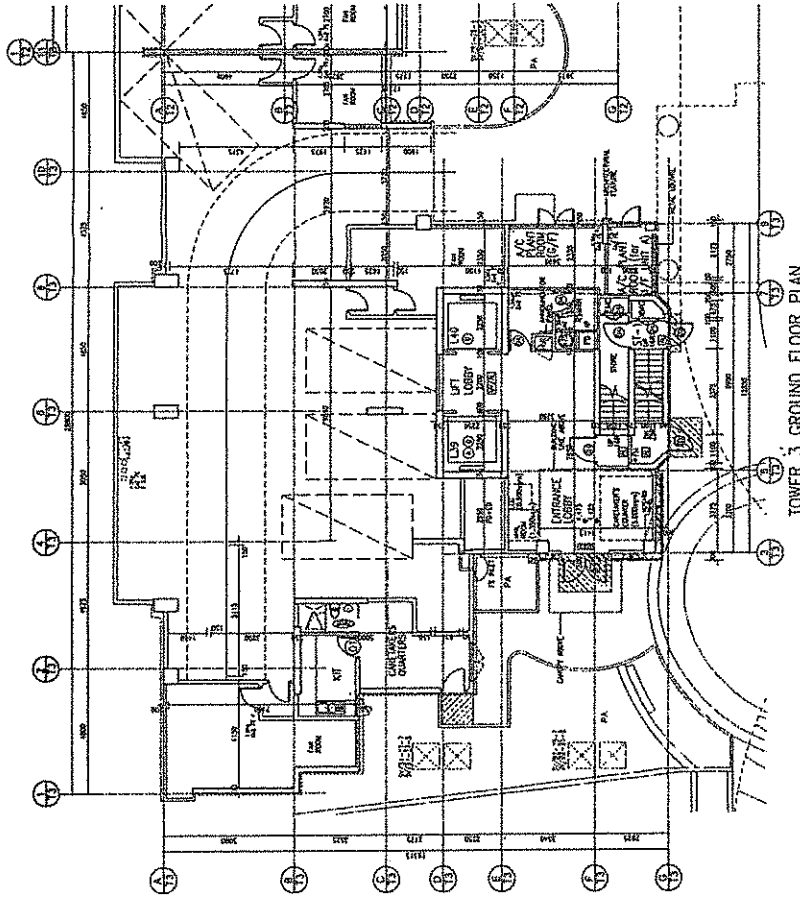
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AUTHORIZED PERSON

DRAWN BY: WCHP INTERNATIONAL LIMITED

CHECKED BY: WCHP INTERNATIONAL LIMITED

APPROVED BY: WCHP INTERNATIONAL LIMITED

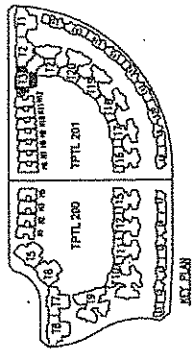


TOWER 3 GROUND FLOOR PLAN

LEGEND

1. EXISTING STRUCTURE

2. NEW STRUCTURE



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

**TPTL**  
**200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LIZARDING REGENT LTD.

ARCHITECTS  
WOYIP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
TAN & POON & PARTNERS  
HONG KONG

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIROM HONG KONG LIMITED

REVISION  
DATE NO.

FOURTH AMENDMENT 05.11.2012

DRAWING TITLE  
**1/F PLAN**  
**(PREV. TOWER 23)**

BD SUBMISSION

NUMBER 2153-8

REVISION

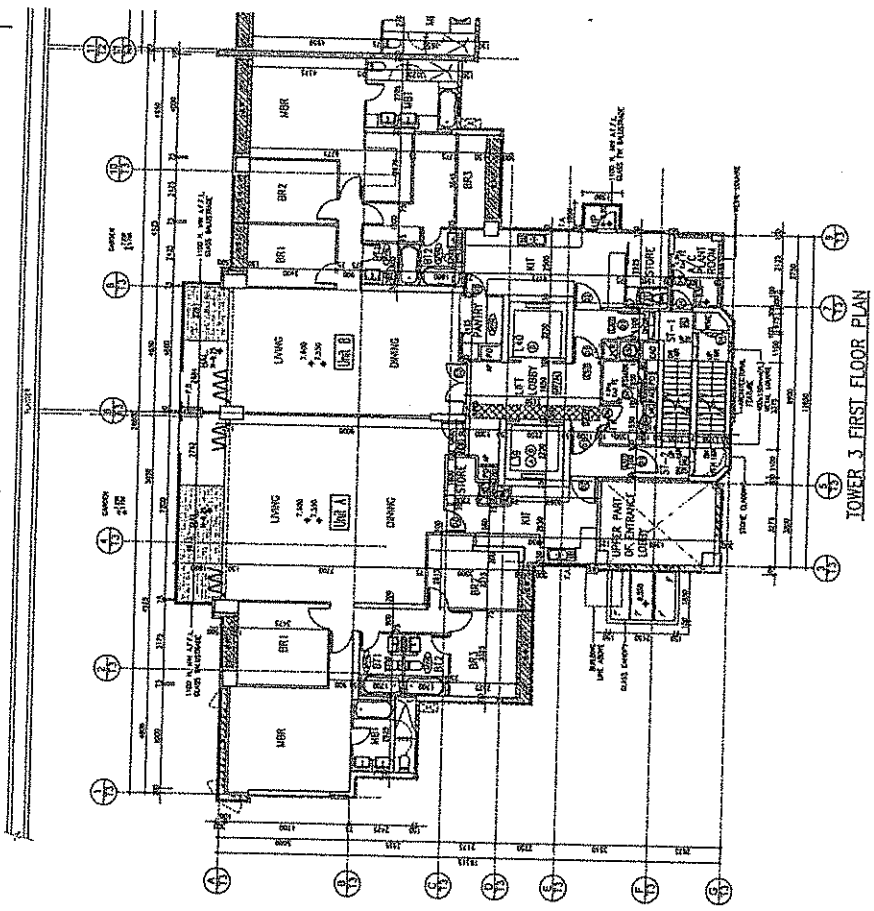
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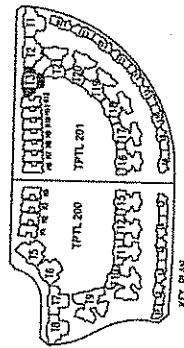
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WYIP INTERNATIONAL LIMITED  
02-26111811

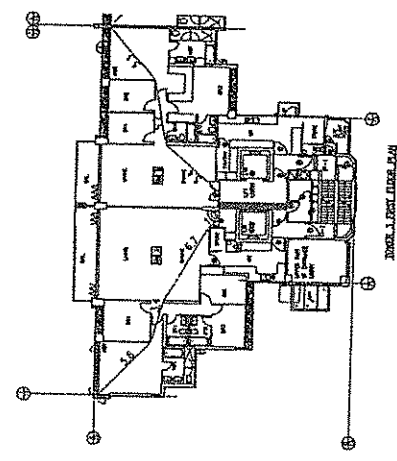


**TOWER 3 FIRST FLOOR PLAN**

LEGEND  
□ 0.4% ACCURATE INCHES / M.



**THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)**



**TOWER 3 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM**  
UNIT A : 550A, 552A, 554A, 556A, 558A, 560A, 562A, 564A, 566A, 568A, 570A, 572A, 574A, 576A, 578A, 580A, 582A, 584A, 586A, 588A, 590A, 592A, 594A, 596A, 598A, 600A  
UNIT B : 544A, 546A, 548A, 550A, 552A, 554A, 556A, 558A, 560A, 562A, 564A, 566A, 568A, 570A, 572A, 574A, 576A, 578A, 580A, 582A, 584A, 586A, 588A, 590A, 592A, 594A, 596A, 598A, 600A



**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LITIGATING AGENTS LTD.

ARCHITECTS  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
COS & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
VALERIE ENGINEERING  
ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
UNIVERSITY HONG KONG LIMITED

REVISION

DATE NO.

FOURTH AMENDMENT 05.11.2013 D

SECOND AMENDMENT 15.09.2011 C

FIRST AMENDMENT 22.03.2011 B

REVISION 05.03.2010 A

FIRST SUBMISSION 24.12.1999

DRAWING TITLE  
G/F PLAN  
(T5, T6-TPTL 200)  
(PREV. T1, T2)

BD SUBMISSION

NUMBER 2110

REVISION D

DATE 05.11.2012

SCALE 1:1000(A)

FILE PATH T5T6Drawings

AUTHORIZED PERSON

DRAWN BY

CHECKED BY

APPROVED BY

DATE

SCALE

FILE PATH

AUTHORIZED PERSON

WONG INTERNATIONAL LIMITED

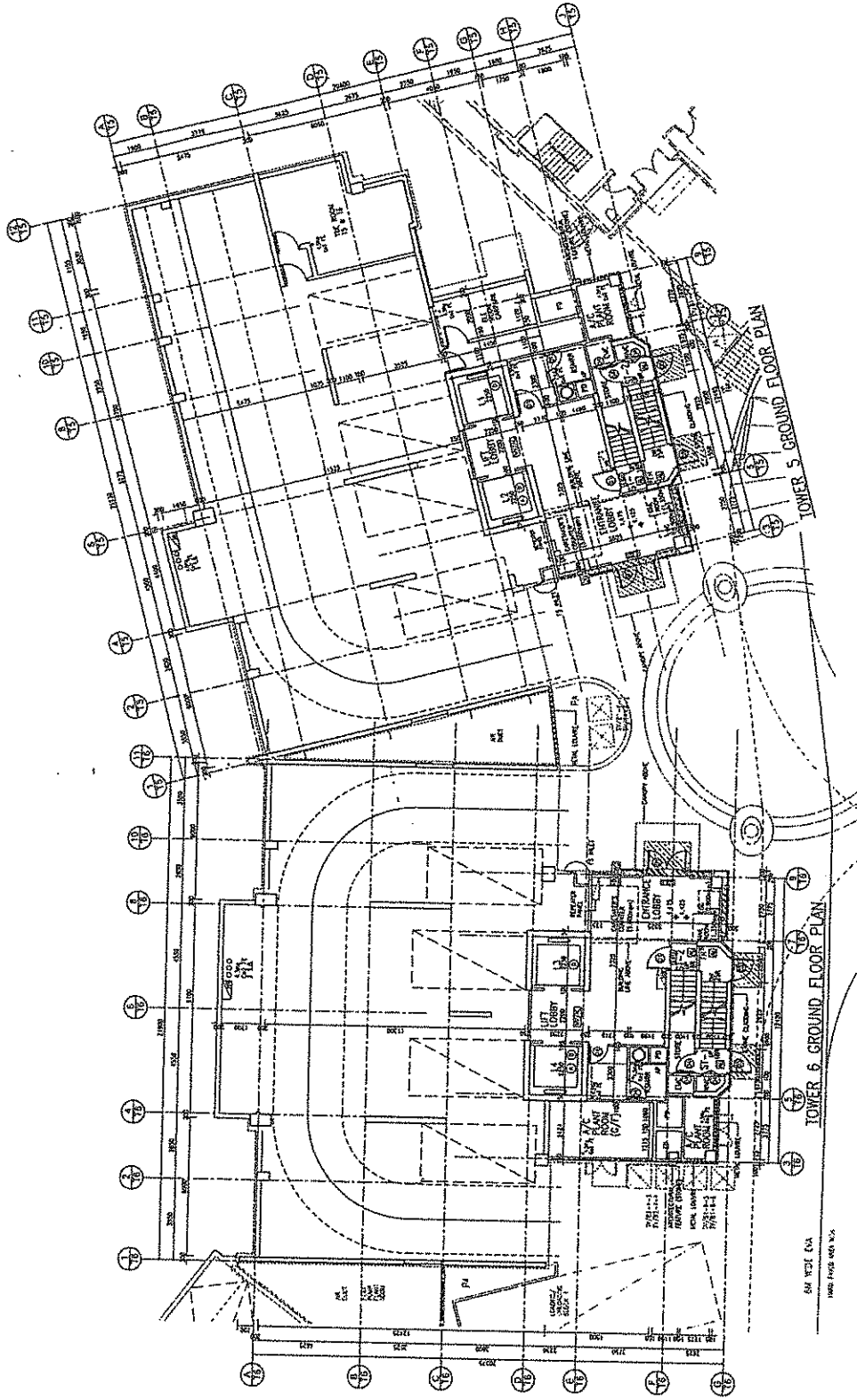
RESIDENTIAL DEVELOPMENT

TAI PO

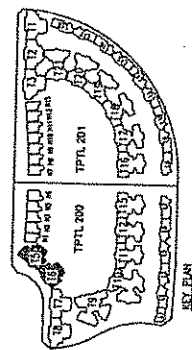
TPTL 200

TPTL 201

KEY PLAN



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

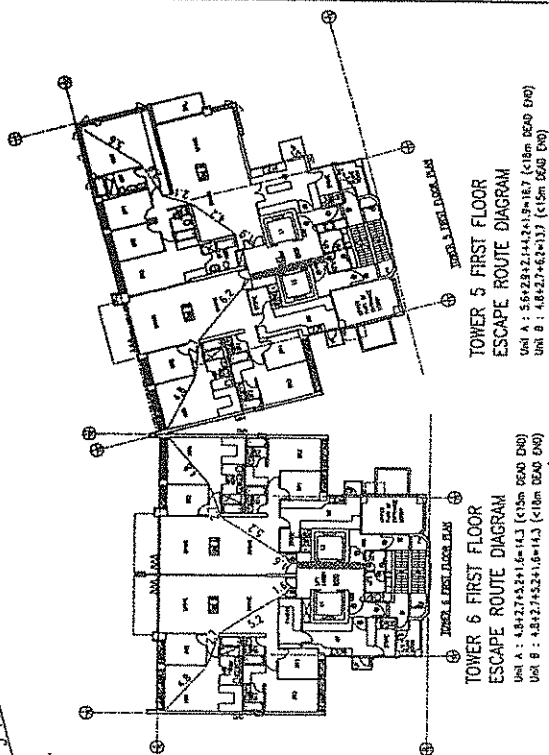


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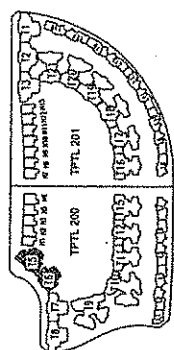
RESIDENTIAL  
DEVELOPMENT

**WSP INTERNATIONAL LIMITED**

**WENP INTERNATIONAL**  
INTERNATIONAL - TRANSMISSIONS - TELEVISION  
武漢文星通訊社(香港)



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP DALLANT YOUNG REGENT LTD.

ARCHITECTS  
NORTH INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
HONG KONG & PARTNERS

BUILDING SERVICES ENGINEERS  
TALANT TECHNICAL & ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION DATE NO.

FOURTH AMENDMENT 04.11.2012 D

SECOND AMENDMENT 16.07.2011 C

FIRST AMENDMENT 23.03.2011 B

REVISION 04.10.2010 A

PREL SUBMISSION 24.02.2010

PROJECT TITLE  
TYPICAL FLOOR PLAN  
(T5\_T8-TPTL 200)  
(PREV. T1\_T2)

NO. 2112

REVISION 0

DATE 01.12.2012

SCALE

FILE PATH: T5-T8-TPTL 200

AUTHORIZED PERSON

NO. 2112

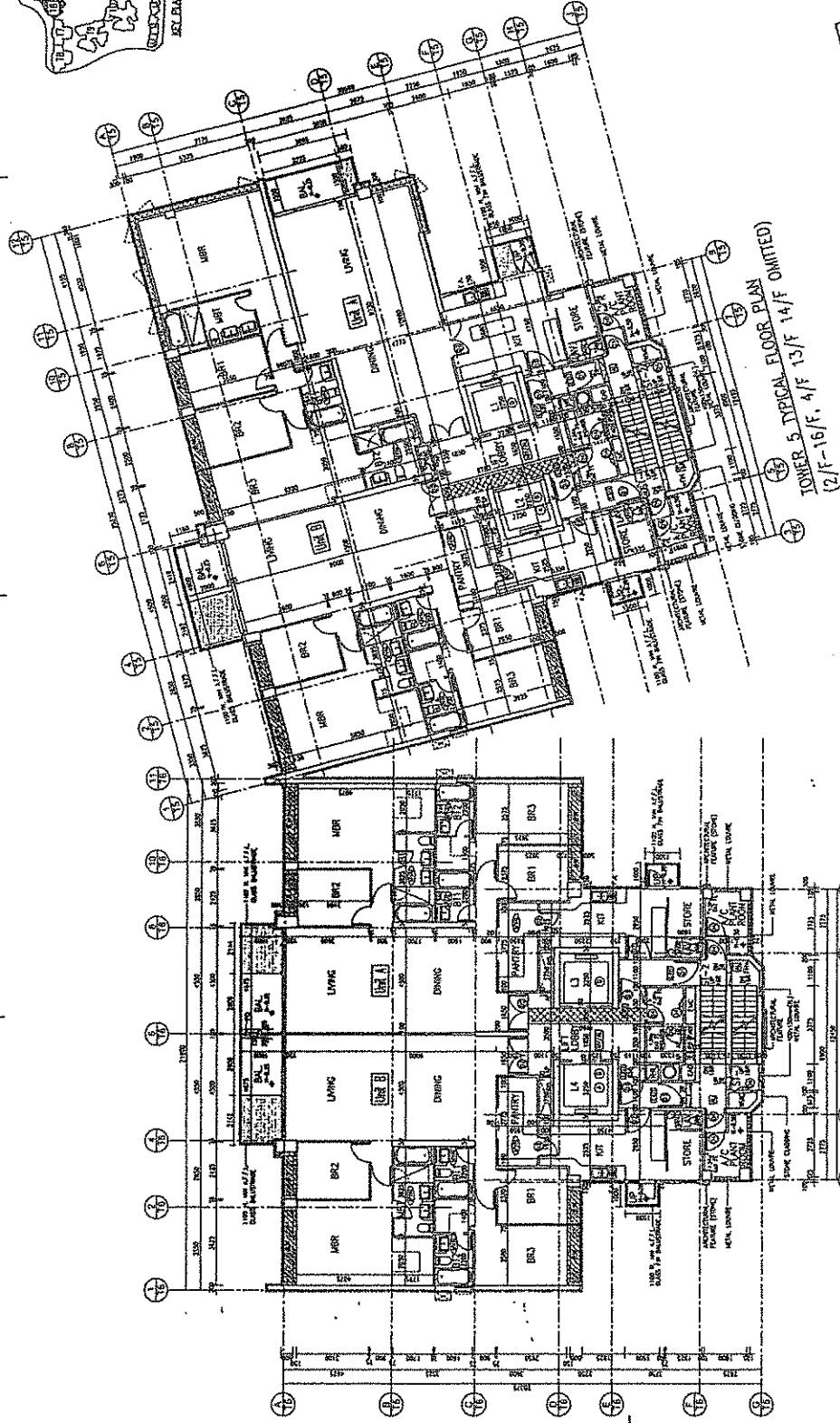
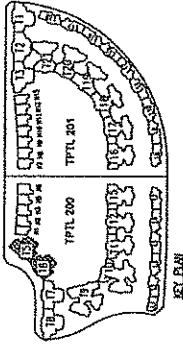
REVISION 0

DATE 01.12.2012

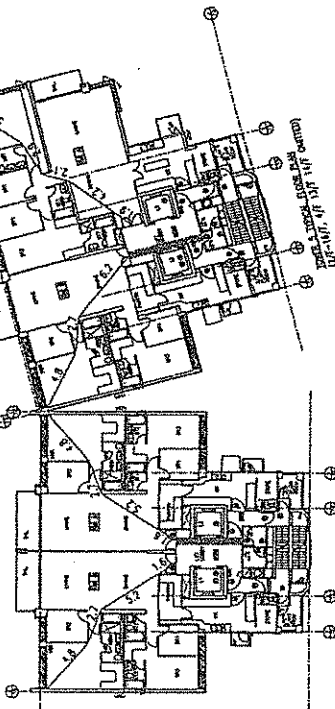
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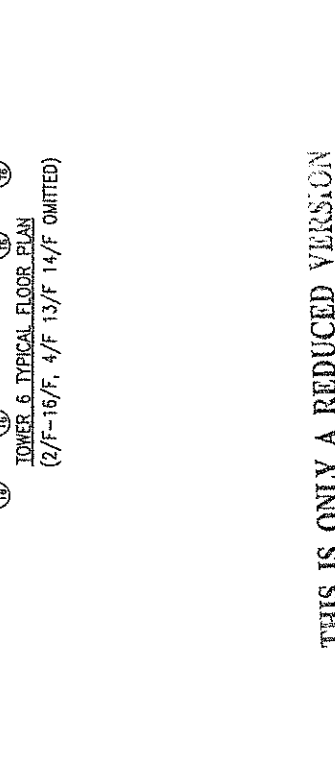
AUTHORIZED PERSON



**TOWER 5 TYPICAL FLOOR PLAN  
(2/F-16/F, 4/F 13/F 14/F OMITTED)**



**TOWER 5 TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM**  
Unit A : 5.8x2.9x2.1m (19'0" x 9'6" x 6'9")  
Unit B : 4.8x2.7x2.1m (15'7" x 8'10" x 6'9")



**TOWER 6 TYPICAL FLOOR PLAN  
(2/F-16/F, 4/F 13/F 14/F OMITTED)**

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

LEGEND  
□ 1/4" = 1'0" (1:30) SCALE



TPTL  
200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER -  
TOP GALLANT LTD/ING RESIDENT LTD.  
ARCHITECTS  
WONG INTERNATIONAL LIMITED  
STRUCTURAL ENGINEERS  
HONG KONG ENGINEERS  
HONG KONG LTD.  
BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.  
ENVIRONMENTAL CONSULTANTS  
ENVIRONMENTAL ENGINEERING LIMITED

REVISION DATE: 01/11/2011

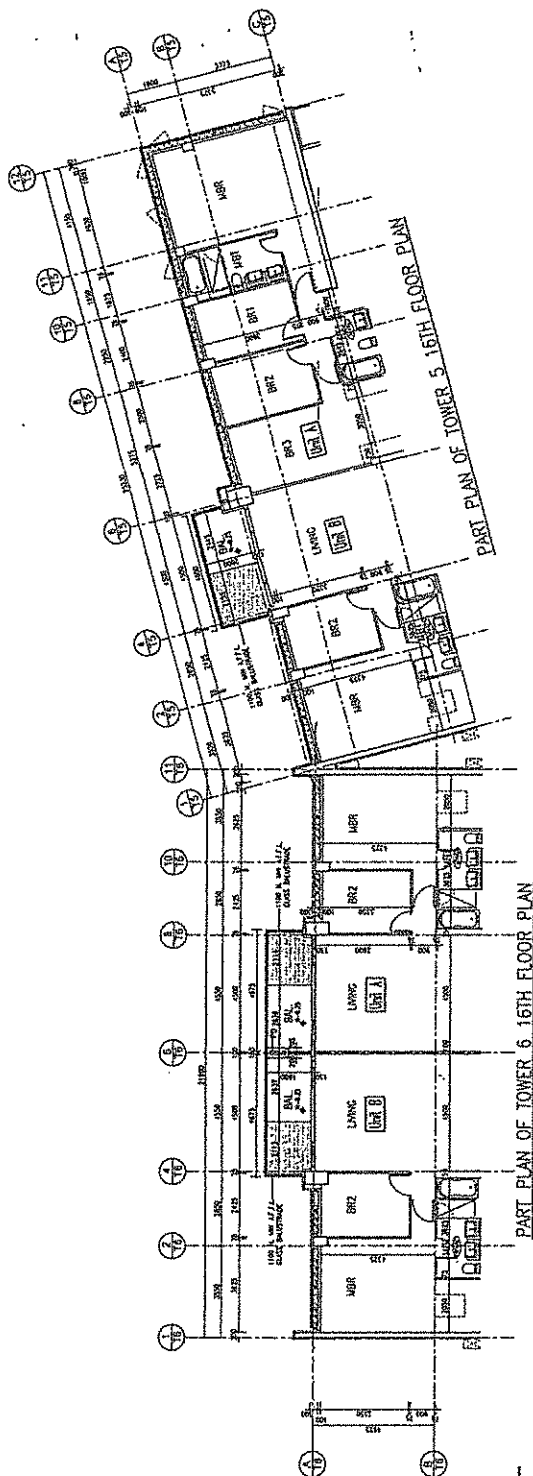
FOURTH AMENDMENT 01/11/2011

DRAWING TITLE  
TYPICAL FLOOR PLAN  
(PREV. T1\_T2)

BO SUBMISSION

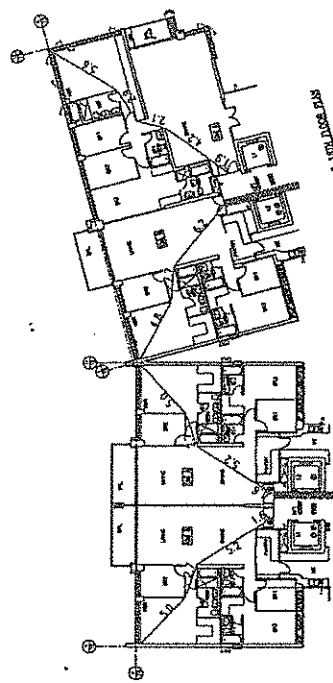
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REVISION  
DATE 01/11/2011  
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AUTHORISED PERSON

REVISION  
DATE: 01/11/2011  
SCALE  
FILE PATH T:\T1\200  
AUTHORISED PERSON



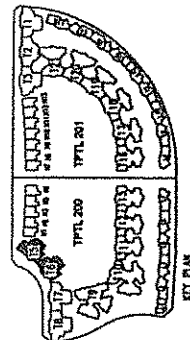
THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

LEGEND  
□ 5A ACCESSIBLE RAMP / UP



TOWER 5 16/F FLOOR  
ESCAPE ROUTE DIAGRAM  
Unit A : 5.8+2.2+2.1+4.2+1.3=15.6 (<18m READ DWD)  
Unit B : 5.0+2.7+4.2=11.9 (<18m READ DWD)

TOWER 6 16/F FLOOR  
ESCAPE ROUTE DIAGRAM  
Unit A : 5.8+2.2+2.1+4.2+1.3=15.6 (<18m READ DWD)  
Unit B : 5.0+2.7+4.2=11.9 (<18m READ DWD)



RESIDENTIAL  
DEVELOPMENT

DEVELOPER	TOP GALLANT LUXURIE REGENT LTD.
ARCHITECTS	WCMW INTERNATIONAL LIMITED
STRUCTURAL ENGINEERS	OYE ARUP & PARTNERS HONG KONG LTD.
MECHANICAL ENGINEERS	TAIYANG MECHANICAL ENGINEERING SERVICES ENGINEERS
ELECTRICAL ENGINEERS	4 ELECTRICAL ENGINEERS LTD.
INTERIOR DESIGN CONSULTANTS	INTERIOR DESIGN CONSULTANTS
ENVIRONMENTAL ENGINEERS	ENVIRONMENTAL ENGINEERS LTD.

**SECRET**

	DATE	BY
BIRTH AMENDMENT	05.11.2012	D
SECOND AMENDMENT	15.09.2011	C
FIRST AMENDMENT	25.03.2011	D
ISSUANCE OF	04.10.2010	A
FIRST SUBMISSION	25.02.2010	

DRAWING TITLE  
77/F FLOOR PLAN  
T5\_T6-TPTL 200)  
PREV. T1\_T2)

NO

NUMBER \_\_\_\_\_

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04.19.2012

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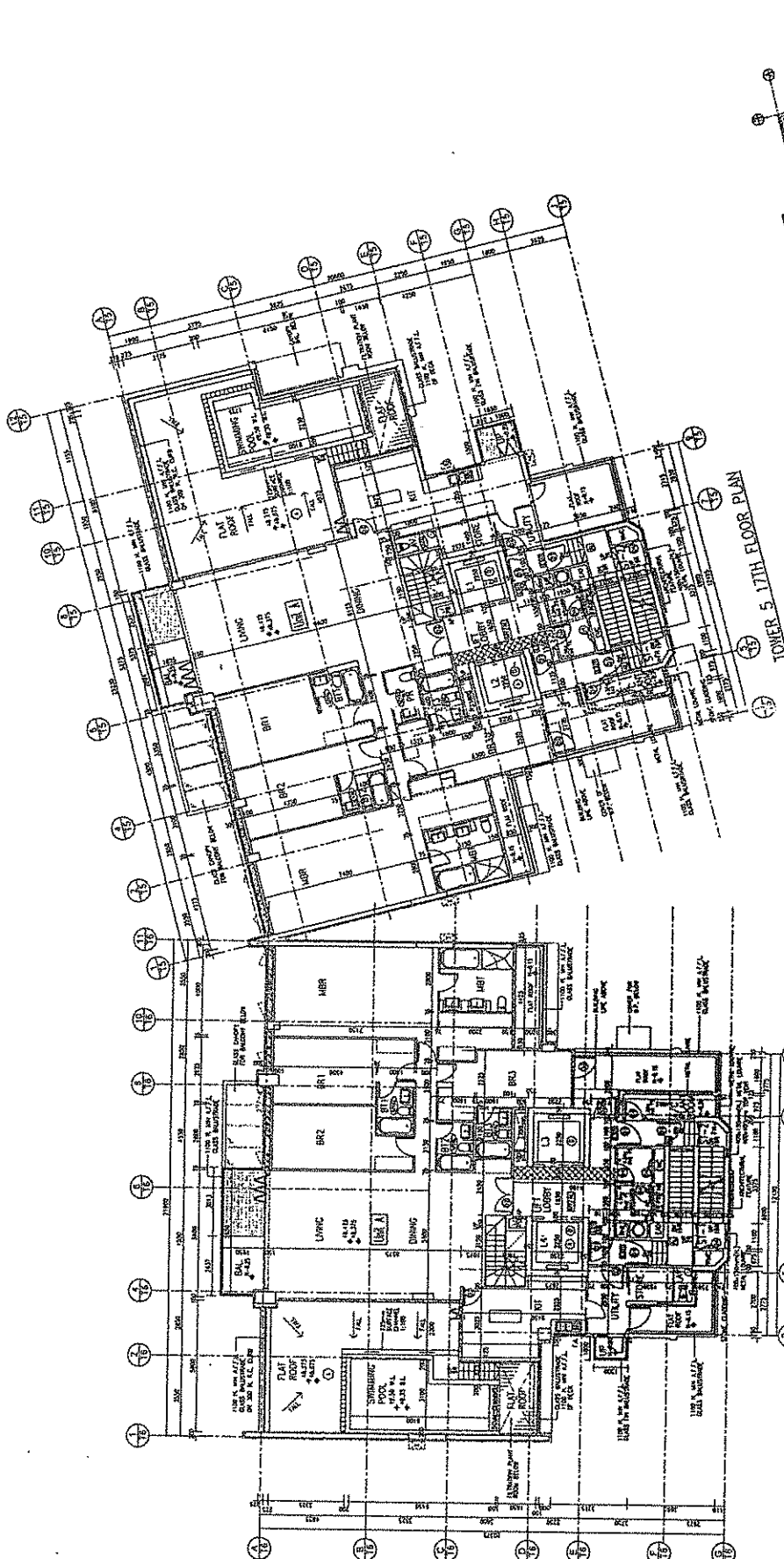
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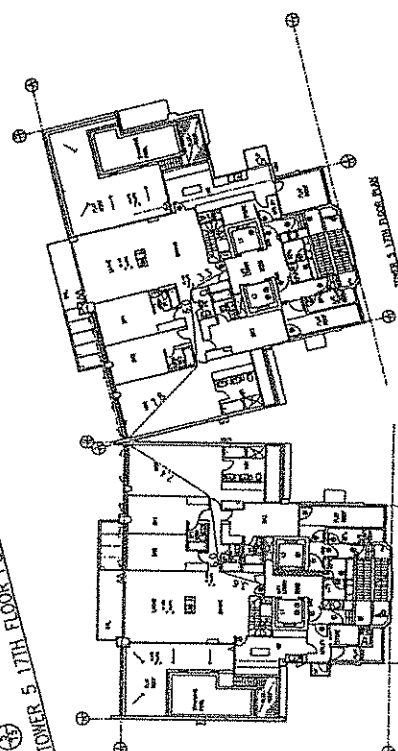
NEWSPAPER INTERNATIONAL LIMITED

**新嘉坡建築師公會**



TOWER 6 17TH FLOOR PLAN

① TOWER 5 1710

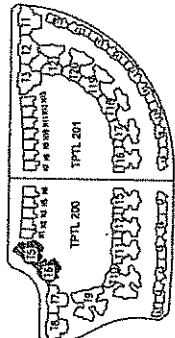


TOWER 6 17/F FLOOR  
ESCAPE ROUTE DIAGRAM

TOWER 5 17/F FLOOR  
ESCAPE ROUTE DIAGRAM

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

DATE



**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER: TOP GALLANT LTD./HONG KONG  
ARCHITECT: WONG INTERNATIONAL LIMITED  
STRUCTURAL ENGINEER: OSE AND PARTNERS  
BUILDING SERVICES ENGINEERS: TALENT MECHANICAL & ELECTRICAL ENGINEERS LTD.  
ENVIRONMENTAL CONSULTANTS: ENVIRON HONG KONG LIMITED

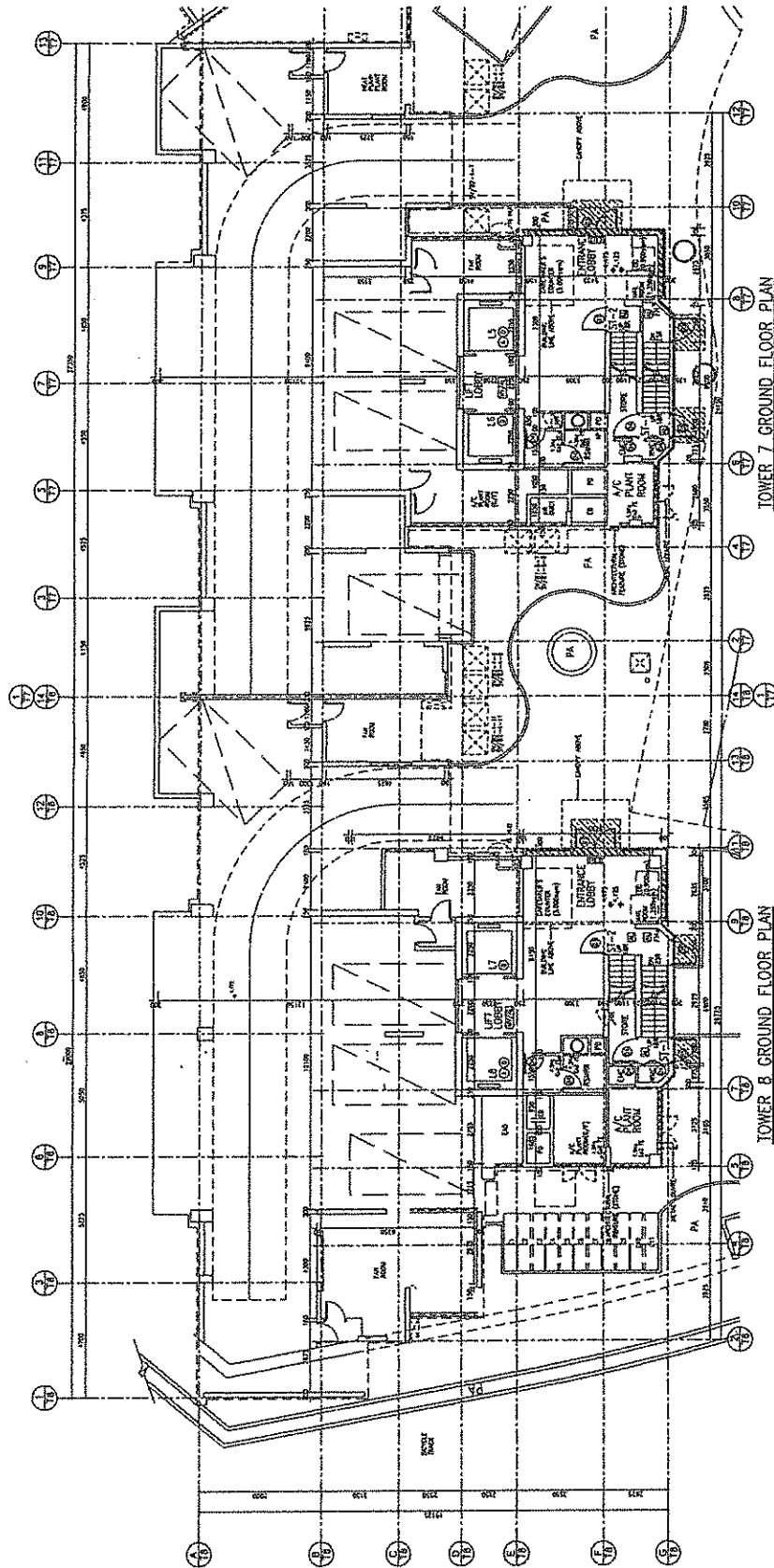
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FOURTH AMENDMENT 06.11.2013  
SECOND AMENDMENT 15.05.2014  
FIRST AMENDMENT 22.03.2014  
REVISION: 06.10.2014  
FIRST SUBMISSION 26.02.2010

DRAWING TITLE: G/F PLAN (T7-T8 TPTL200) (PREV. TOWER 3 & 5)

BO SUBMISSION  
NUMBER: 2115  
REVISION: 0  
DATE: 01.11.2013  
SCALE: 1:1000  
FILE PATH: T7&T8/200  
AUTHORIZED PERSON: [Signature]

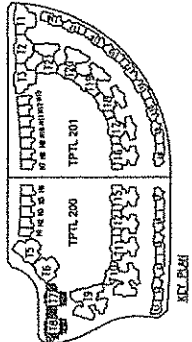
WONG INTERNATIONAL LIMITED  
REGISTERED ARCHITECT



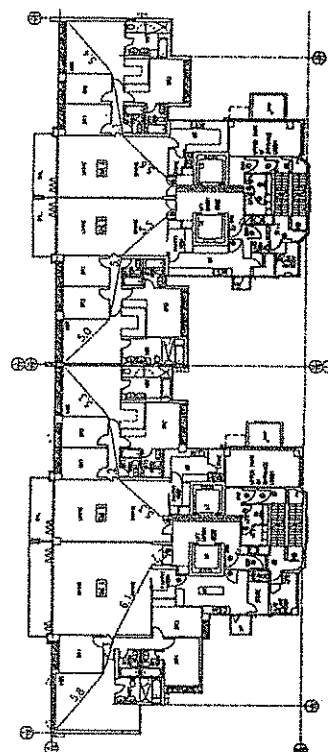
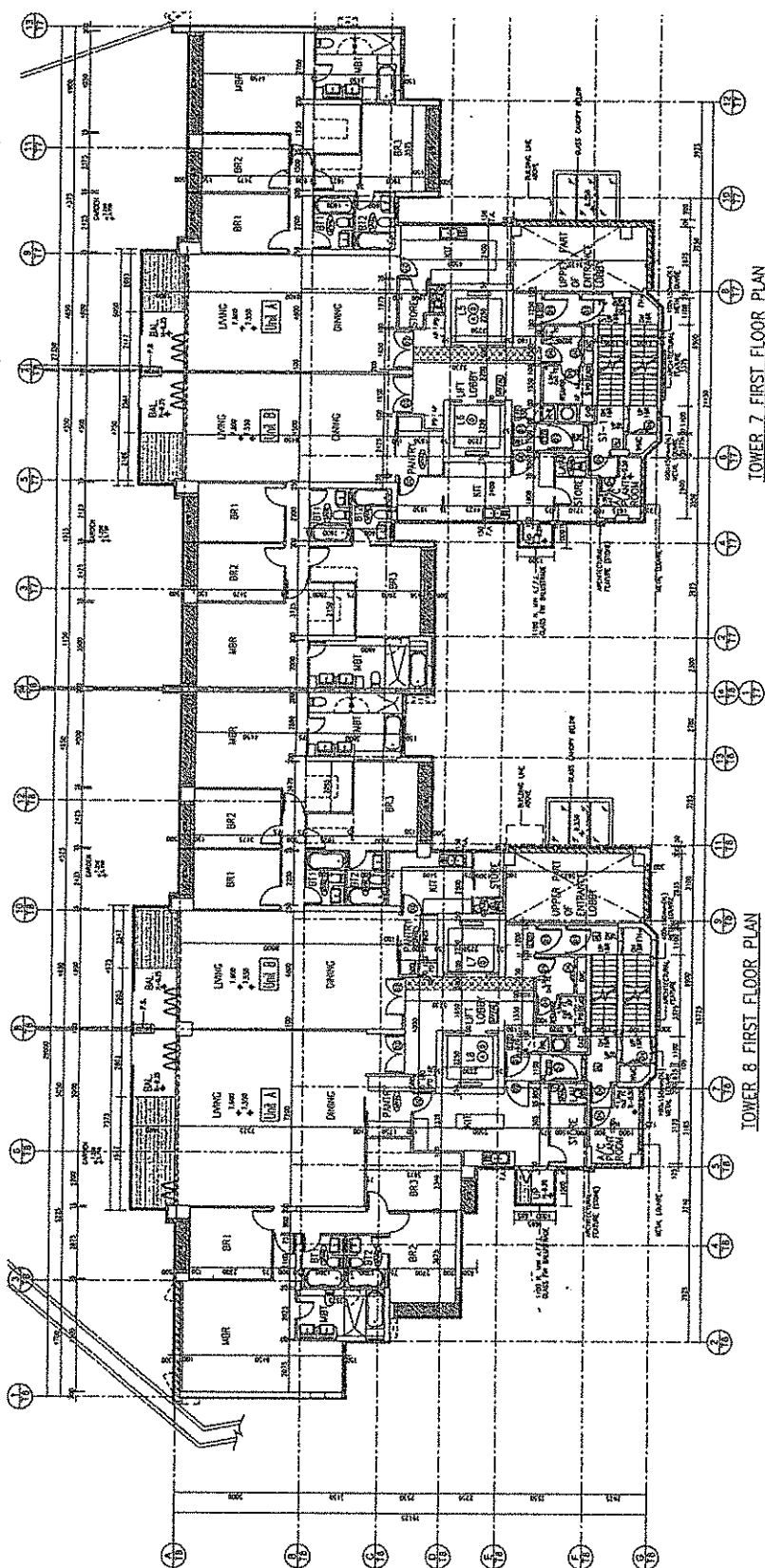
TOWER 7 GROUND FLOOR PLAN

TOWER 8 GROUND FLOOR PLAN

LEGEND  
[Symbol] EXISTING BUILDING FOOTPRINT  
[Symbol] EXISTING PARKING SPACE  
[Symbol] EXISTING ROAD



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



Q. 2. FIRST FLOOR PLAN

TOWER 7 FIRST FLOOR ESCAPE  
ROUTE DIAGRAM

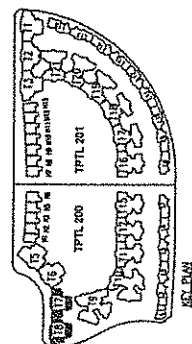
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 Upper 8 :  $5.0 \pm 5.2 \pm 5.5 \pm 5.7$  ( $< 15\pi$  D50) (10)

### COVER & FIRST FLOOR PLAN

TOWER 8 FIRST FLOOR ESCAPE  
ROUTE DIAGRAM

Unit A : 5.5+3.2+5.1+1.7=15.5 (<15m DEAD END)  
Unit B : 5.3+5.2+5.3+15.5 (<15m DEAD END)

174 Accounting Subject / 47



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

EVERGREEN LTD.  
 TOP GALLANT LTD./HONG RESORT LTD.  
 WONG INTERNATIONAL LIMITED  
 STRUCTURAL ENGINEERS  
 OYE ARUP & PARTNERS  
 HONG KONG LTD.  
 BUILDING SERVICES ENGINEERS  
 TALANT INTERNATIONAL  
 & ELECTRICAL ENGINEERS LTD.  
 ENVIRONMENTAL CONSULTANTS  
 ENVRON HONG KONG LIMITED

11-10-68

Document	Date
FOURTH AMENDMENT	03.19.2012 D
SECOND AMENDMENT	12.09.2011 C
FIRST AMENDMENT	25.07.2011 B
SUBMISSION	04.10.2010 A
FIRST SUBMISSION	26.02.2010 -

DRAWING TITLE	TYPICAL FLOOR PLAN 77-78 TPTL200) PREV. TOWER 3 & 5)
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N

UNION

MONITOR

DATE \_\_\_\_\_  
PAGE \_\_\_\_\_

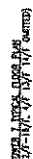
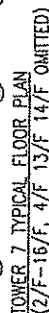
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AUTHORIZED PERSON

NY  
NAVY

WECOT INTERNATIONAL, LIMITED

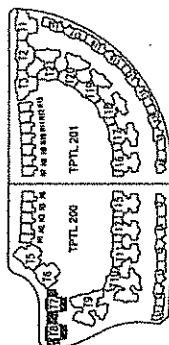
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TOWER 7 TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM

TOWER 8 TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)





TPTL  
200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD/HONG KONG RECENT LTD.

ARCHITECTS  
WOYEE INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
HONG KONG LTD.

MACHINE SERVICES ENGINEERS  
HONG KONG LTD.

TALANT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRONMENTAL HONG KONG LIMITED

REVISION

FOURTH AMENDMENT 05.11.2012  
THIRD AMENDMENT 13.11.2012  
FIRST AMENDMENT 23.03.2011  
RESUBMISSION 05.10.2010  
FIRST SUBMISSION 23.02.2010

DRAWING TITLE  
7/F PLAN  
(T-78 TPTL200)  
(PREV. TOWER 3 & 5)

NO. SUBMISSION

NUMBER 2118

REVISION

DATE 01.11.2012

SCALE 1:1000

FILE PATH TPTL-000000

AUTHORIZED PERSON

DESIGNER

CHECKED

APPROVED

DATE

SCALE

FILE PATH

AUTHORIZED PERSON

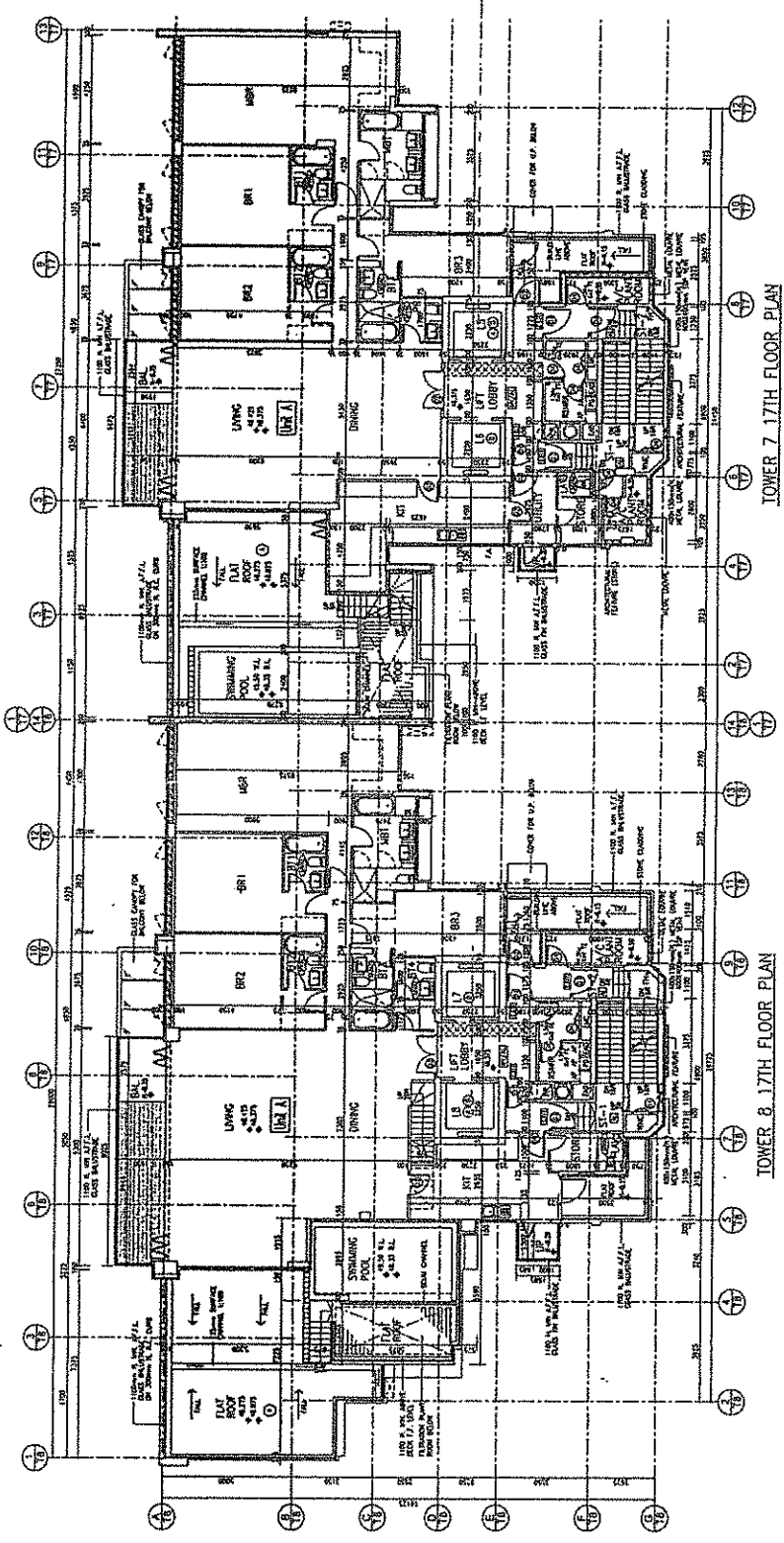
DESIGNER

CHECKED

APPROVED

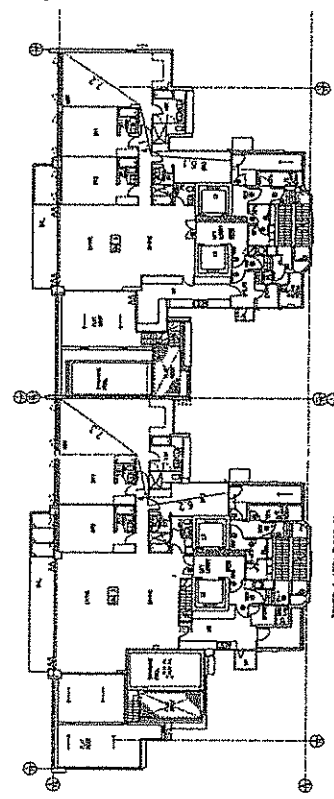
DATE

SCALE



TOWER 7 17TH FLOOR PLAN

TOWER 8 17TH FLOOR PLAN



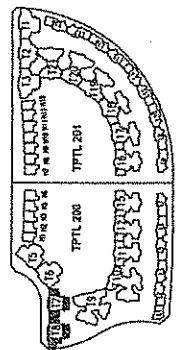
TOWER 7 17/F FLOOR ESCAPE  
ROUTE DIAGRAM

Unit A: 72.41 x 15.17 (11.74 x 15.17m) (11.74 x 15.17m)

TOWER 8 17/F FLOOR ESCAPE  
ROUTE DIAGRAM

Unit A: 72.41 x 15.17 (11.74 x 15.17m) (11.74 x 15.17m)

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



TPTL 200  
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**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD (IN THE RECEIPT LTD.)

ARCHITECTS  
VICTOR INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
ONG KAI & PARTNERS

ELECTRICAL ENGINEERS  
TAI PO & PARTNERS

MECHANICAL ENGINEERS  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON JUNG AONG LIMITED

REVISION DATE NO.

FOURTH AMENDMENT 21.11.2017  
SECOND AMENDMENT 21.11.2017  
FIRST AMENDMENT 21.11.2017  
RESUBMISSION 21.11.2017  
FIRST SUBMISSION 21.11.2017

DRAWING TITLE  
G/F PLAN  
(T9-TPTL 200)  
(PREV. T9)

NUMBER 2120

REVISION

DATE 21.11.2017

SCALE 1:1000

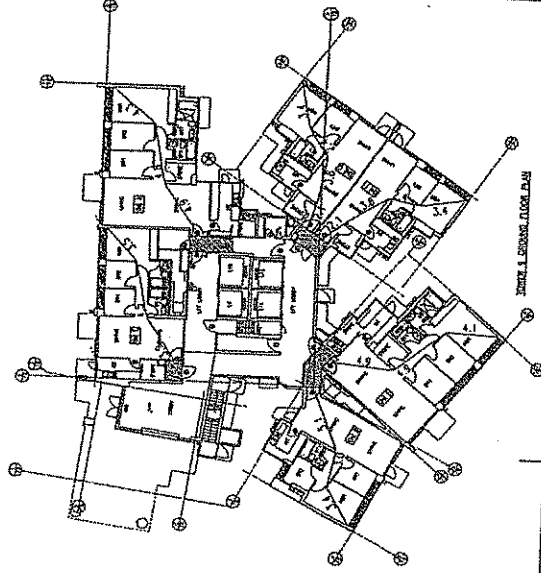
FILE PATH T9-TPTL 200

AUTHORIZED PERSON

BD SUBMISSION

VIEW INTERNATIONAL LIMITED

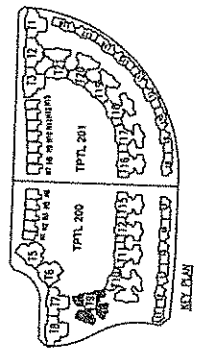
THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



**TOWER 9 GROUND FLOOR  
ESCAPE ROUTE DIAGRAM**

Unit A : 43.4x44.5=19.2 (15m BCD D60)  
Unit B : 35.4x35.5=12.5 (15m BCD D60)  
Unit C : 35.4x35.5=12.5 (15m BCD D60)  
Unit D : 35.4x35.5=12.5 (15m BCD D60)  
Unit E : 35.4x35.5=12.5 (15m BCD D60)  
Unit F : 35.4x35.5=12.5 (15m BCD D60)  
Unit G : 35.4x35.5=12.5 (15m BCD D60)

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**TOWER 9 GROUND FLOOR PLAN**

RESIDENTIAL  
DEVELOPMENT

地址：上海南京路100号  
 电话：021-62211111  
 传真：021-62211111  
 邮编：200001

[illegible]

Unit A: 4.3+4.3+4.9=14.0 {15m DEAD ENO}  
Unit C: 3.5+3.5+3.1=11.1 {15m DEAD ENO}  
Unit D: 3.4+3.0+5.1=11.5 {15m DEAD ENO}  
Unit E: 4.9+4.9+4.1=13.9 {15m DEAD ENO}  
Unit F: 3.4+2.4+3.0+2.1=11.7 {15m DEAD ENO}  
Unit G: 3.4+2.4+3.0+2.1=11.7 {15m DEAD ENO}

# TPTL 200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD/INGO REGENCY LTD.

ARCHITECTS  
INGO INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
HONG KONG & L. T. CHAN

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL & ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
EMPHON HONG KONG LIMITED

REVISION  
DATE: 10/10/2011

FOURTH AMENDMENT 04/12/2012  
SECOND AMENDMENT 15/03/2011  
FIRST AMENDMENT 25/02/2011  
RESUBMISSION 01/03/2010  
FIRST SUBMISSION 24/02/2010

SCHEME TITLE  
TYPICAL FLOOR PLAN  
(T9-TPTL 200)  
(PREV. T6)

NO. SUBMISSION

NUMBER 2122

REVISION 0

DATE 01/10/2011

SCALE 1:1000 A1

FILE PATH TPTL 200/201

AUTHORIZED PERSON

DRAWN BY

CHECKED BY

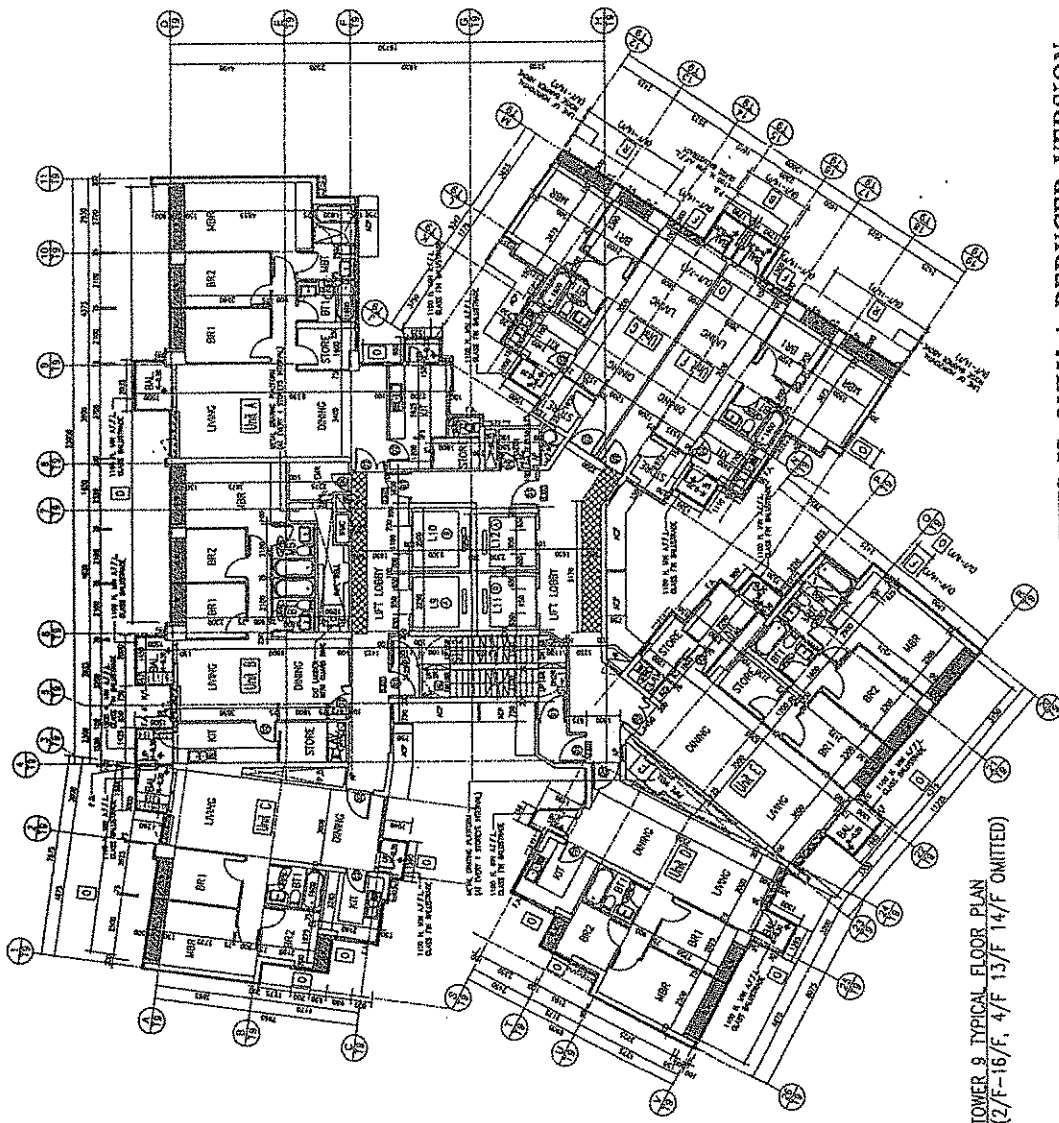
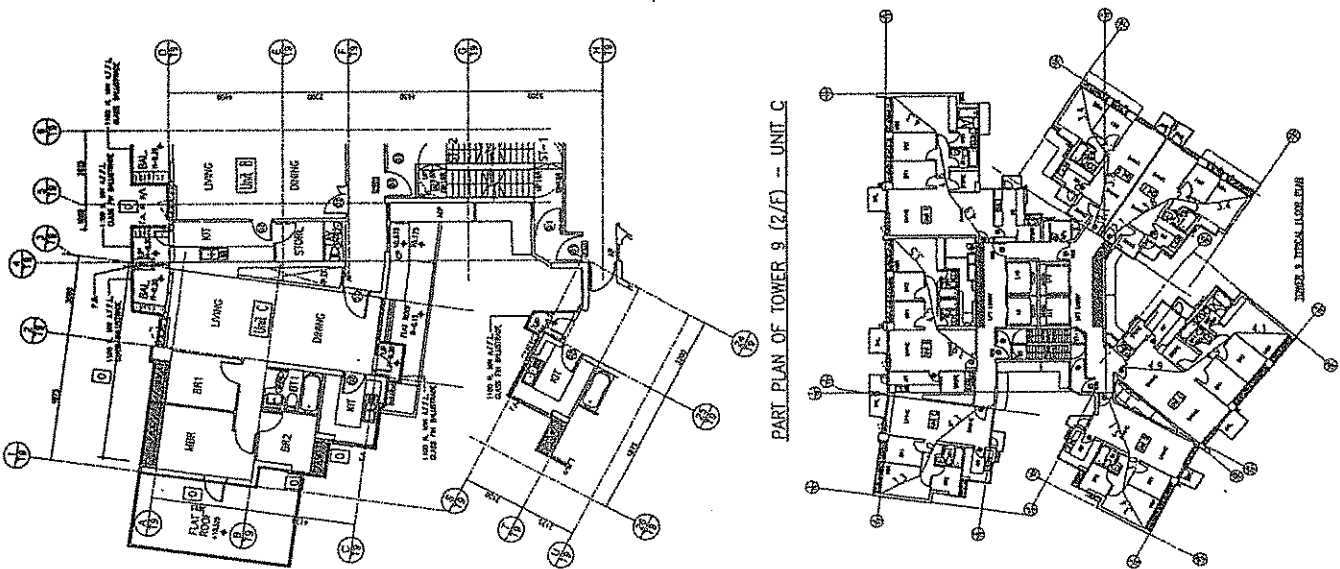
APPROVED BY

DATE

SCALE

FILE PATH

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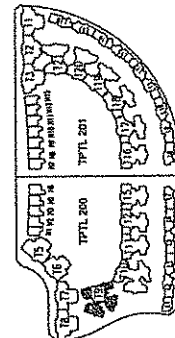


THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

TOWER 9 TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A: 4.34x8.17=35.6 (15m DEAD END)  
Unit B: 3.54x5.13=18.3 (15m DEAD END)  
Unit C: 3.54x5.13=18.3 (15m DEAD END)  
Unit D: 3.54x5.13=18.3 (15m DEAD END)  
Unit E: 3.54x5.13=18.3 (15m DEAD END)  
Unit F: 3.54x5.13=18.3 (15m DEAD END)  
Unit G: 3.54x5.13=18.3 (15m DEAD END)

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TPPTL  
200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

DEVELOPER  
TOP VILLANT LIVING RESORT LTD.

ARCHITECTS  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
TONG KONG & CO. LTD.

BUILDING SERVICES ENGINEERS  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
CYPRUS HONG KONG LIMITED

REVISION

DATE

FOURTH AMENDMENT 01/11/2013

FIRST AMENDMENT 11/09/2011

SECOND AMENDMENT 23/03/2011

REVISION 01/03/2010

FIRST SUBMISSION 24/02/2010

DRAWING TITLE

17/F FLOOR PLAN  
(TPPTL 200)  
(PREV. T6)

NO. SUBMISSION

NUMBER

2123

REVISION

DATE

01/11/2013

SCALE

1:1000

PL. & DATE

11/09/2011

AUTHORIZED PERSON

Y. H. YIP

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Y. H. YIP

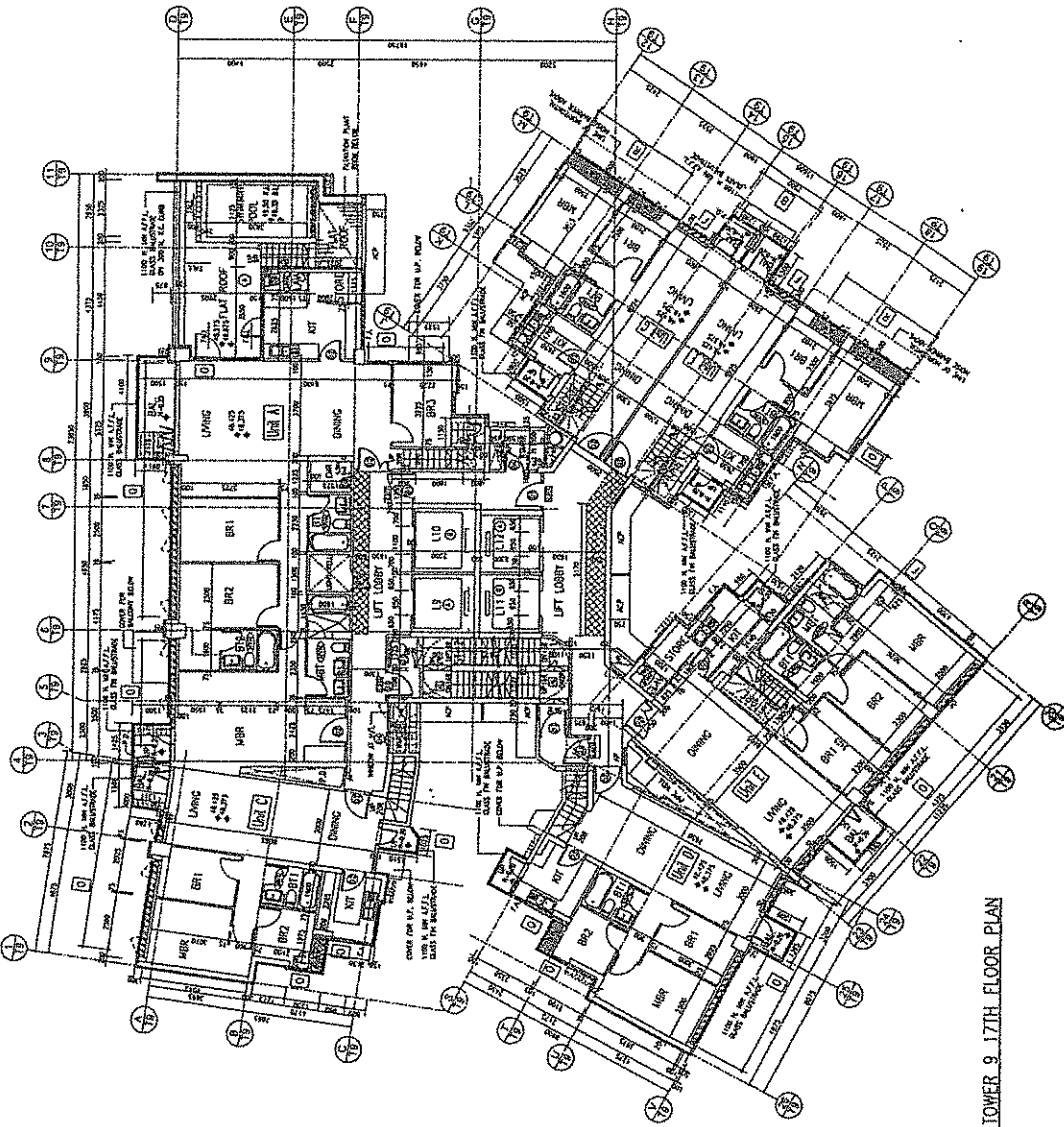
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Y. H. YIP

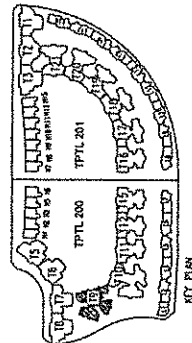
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17/F FLOOR PLAN



TPPTL 200

TPPTL 201

TPPTL 202

TPPTL 203

TPPTL 204

TPPTL 205

TPPTL 206

TPPTL 207

TPPTL 208

TPPTL 209

TPPTL 210

TPPTL 211

TPPTL 212

TPPTL 213

TPPTL 214

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TOWER 9 17/F  
ESCAPE ROUTE DIAGRAM

- Unit A : 26422+0+18+105 (11m 1000 000)
- Unit B : 38422+0+3+103 (11m 1000 000)
- Unit C : 38422+0+3+103 (11m 1000 000)
- Unit D : 38422+0+3+103 (11m 1000 000)
- Unit E : 38422+0+3+103 (11m 1000 000)
- Unit F : 38422+0+3+103 (11m 1000 000)
- Unit G : 38422+0+3+103 (11m 1000 000)
- Unit H : 38422+0+3+103 (11m 1000 000)
- Unit I : 38422+0+3+103 (11m 1000 000)
- Unit J : 38422+0+3+103 (11m 1000 000)
- Unit K : 38422+0+3+103 (11m 1000 000)
- Unit L : 38422+0+3+103 (11m 1000 000)
- Unit M : 38422+0+3+103 (11m 1000 000)
- Unit N : 38422+0+3+103 (11m 1000 000)
- Unit O : 38422+0+3+103 (11m 1000 000)
- Unit P : 38422+0+3+103 (11m 1000 000)
- Unit Q : 38422+0+3+103 (11m 1000 000)
- Unit R : 38422+0+3+103 (11m 1000 000)
- Unit S : 38422+0+3+103 (11m 1000 000)
- Unit T : 38422+0+3+103 (11m 1000 000)
- Unit U : 38422+0+3+103 (11m 1000 000)
- Unit V : 38422+0+3+103 (11m 1000 000)
- Unit W : 38422+0+3+103 (11m 1000 000)
- Unit X : 38422+0+3+103 (11m 1000 000)
- Unit Y : 38422+0+3+103 (11m 1000 000)
- Unit Z : 38422+0+3+103 (11m 1000 000)

RESIDENTIAL  
DEVELOPMENT

REVISION	DATE NO.

DRAWING TITLE  
G/F PLAN  
T10-TPYL 200)  
PREV. T8)

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NUMBER		

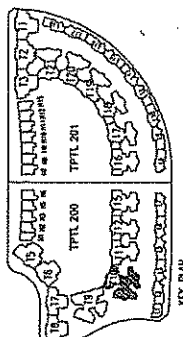
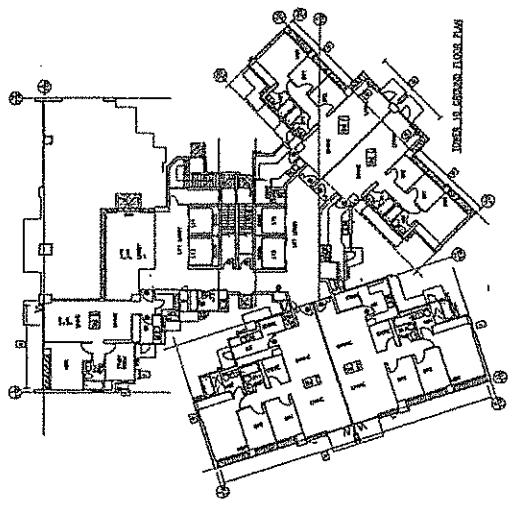
WCMF INTERNATIONAL LIMITED  
DRAWN BY: AAN

TOWER 10 GROUND FLOOR PLAN

[illegible][illegible]

TOWER TO GROUND FLOOR  
ESCAPE ROUTE DIAGRAM

Unit B : 9.8+1.1=10.9 {<15m 0750 0100}  
Unit C : 4.2+4.8+4.3+4.6=18.9 {<15m 0750 0100}  
Unit D : 4.2+4.8+4.3+4.6=18.9 {<15m 0750 0100}  
Unit E : 3.3+4.6+4.3=12.2 {<15m 0750 0100}  
Unit F : 3.3+4.6+4.3=12.2 {<15m 0750 0100}







**TPPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD HONG KONG LTD.

ARCHITECTS  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
WONG & PARTNERS  
HONG KONG LTD.

Mechanical Services Engineers  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
SHUN HONG HONG KONG LIMITED

REVISION

DATE

FOURTH AMENDMENT 24.11.2012  
SECOND AMENDMENT 15.06.2011  
FIRST AMENDMENT 24.12.2011  
REDESIGNATION 16.10.2010  
FIRST SUBMISSION 24.12.2009

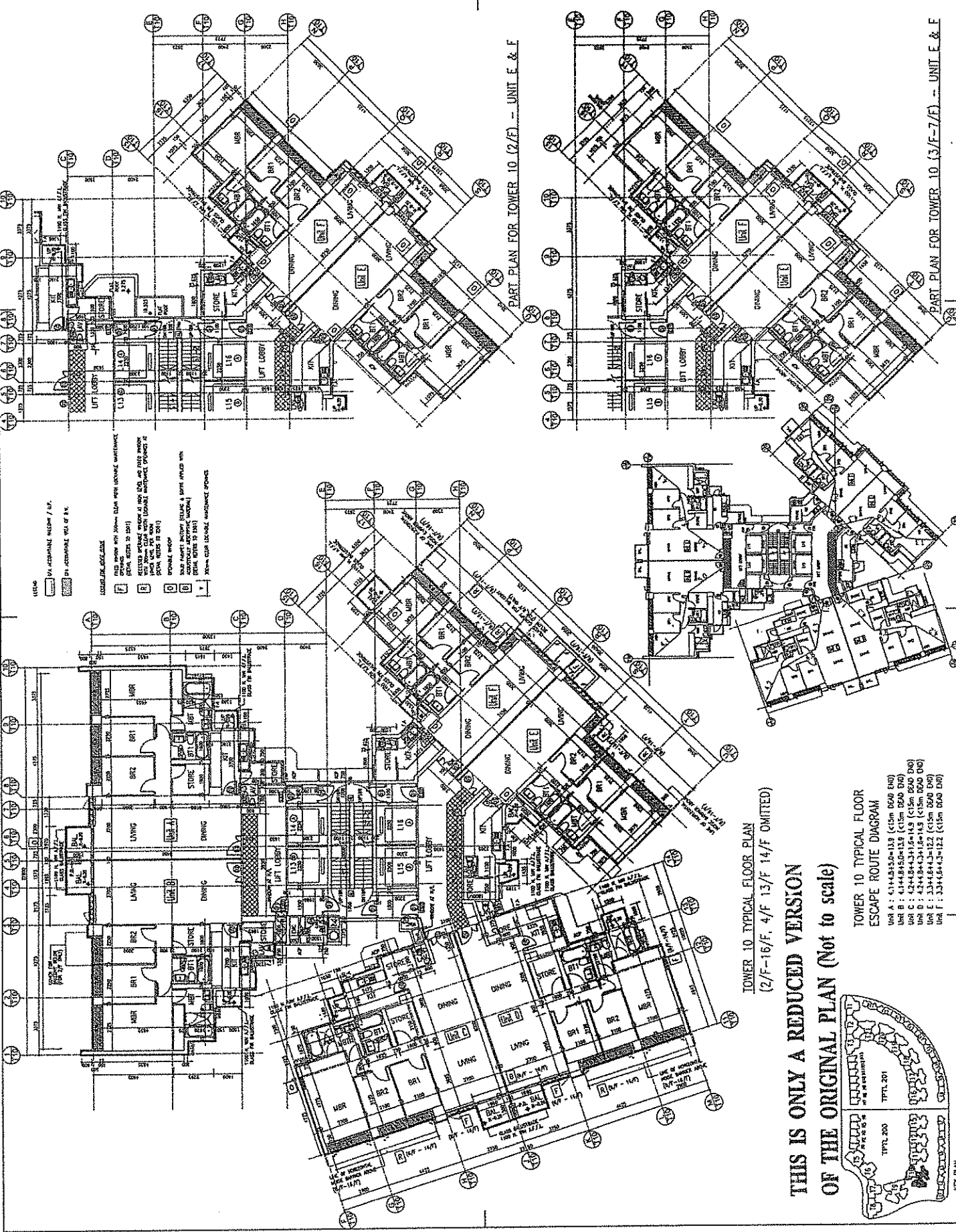
DRAWING TITLE  
**TYPICAL FLOOR PLAN  
(T10-TPPTL 200)  
(PREV. T5)**

RD SUBMISSION

CHECKED  
APPROVED  
DATE  
SCALE  
FILE PATH  
AUTHORIZED PERSON

DRAWN  
BY  
DATE  
FILE PATH  
AUTHORIZED PERSON

WONG INTERNATIONAL LIMITED  
200 & 201 TAI PO







RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./HONG KONG LTD.  
ARCHITECTS  
WONG INTERNATIONAL LIMITED  
STRUCTURAL ENGINEERS  
ONE ADAPT & PARTNERS  
HONG KONG LTD.  
BUILDING SERVICES ENGINEERS  
TALBOT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.  
ENVIRONMENTAL CONSULTANTS  
ENTON HONG KONG LIMITED

DATE \_\_\_\_\_

FOURTH AMENDMENT	9.11.2012	0
SECOND AMENDMENT	15.02.2011	0
FIRST AMENDMENT	23.02.2011	8
REVISION	08.10.2010	1
NO. OF EDITIONS	15.02.2010	1

DRAWING TITLE  
17/F PLAN  
T10-TPTL 200)  
PREV. T8)

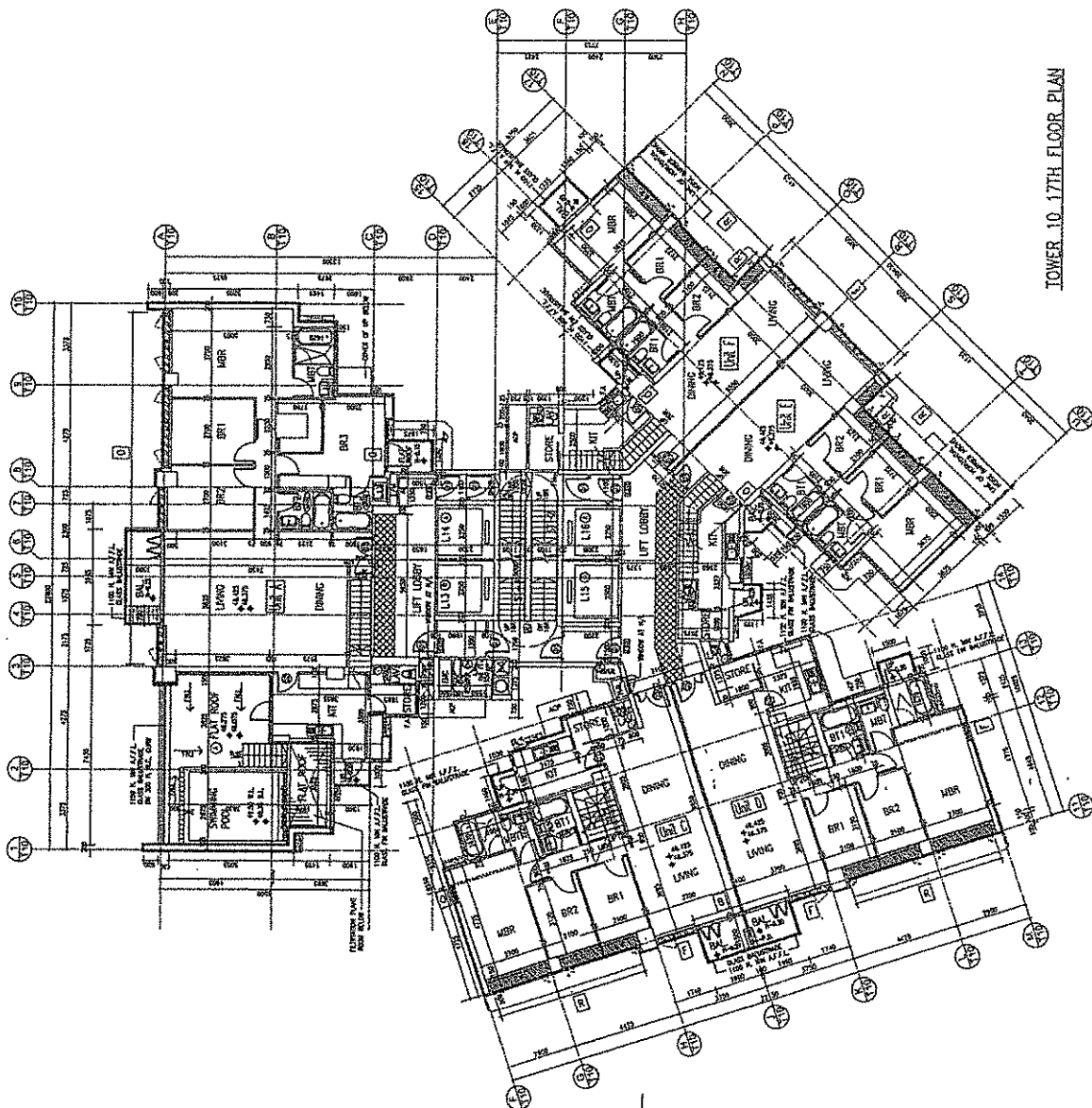
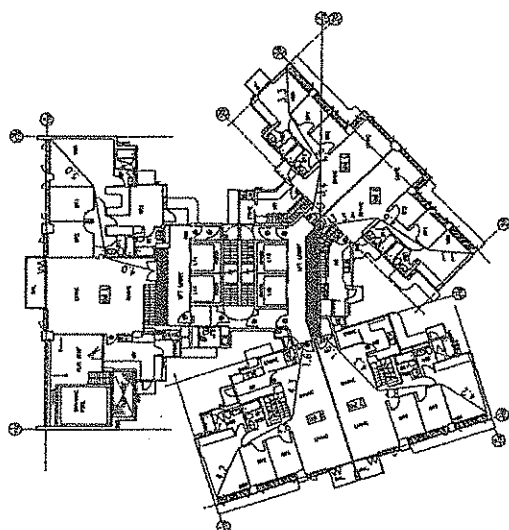
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**NAME** \_\_\_\_\_

**HOUSE OF REPRESENTATIVES**

TOWER 10 17/F  
ESCAPE ROUTE DIAGRAM

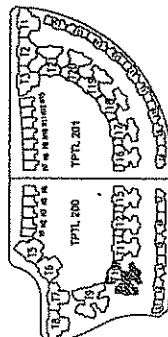
Unit A : 5.0+5.7+4.0=14.7 (15m DOAO EN0)  
 Unit B : 4.2+4.8+4.3+1.5=14.8 (15m DOAO EN0)  
 Unit C : 4.2+4.8+4.3+1.8=14.9 (15m DOAO EN0)  
 Unit D : 3.2+4.6+3.4+1.3=12.5 (15m DOAO EN0)  
 Unit E : 3.3+4.6+3.4+1.3=12.6 (15m DOAO EN0)



TOWER 10 17TH FLOOR PLAN

[illegible]

DATE OF YOUR INFORMATION WAS 11-11-11



**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD AND REGENT LTD.

ARCHITECTS  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
ONG AND PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
SHARON HONG KONG LIMITED

REVISION

DATE

FOURTH AMENDMENT 25.11.2012

THIRD AMENDMENT 14.09.2012

SECOND AMENDMENT 09.08.2012

REVISED SUBMISSION 24.06.2012

PREP SUBMISSION 24.02.2012

DRAWING TITLE  
G/F PLAN  
(T11, T12, TPTL 200)  
(PREV. T9, T10)

NO. SUBMISSION

NO. 2130

DATE

05.11.2012

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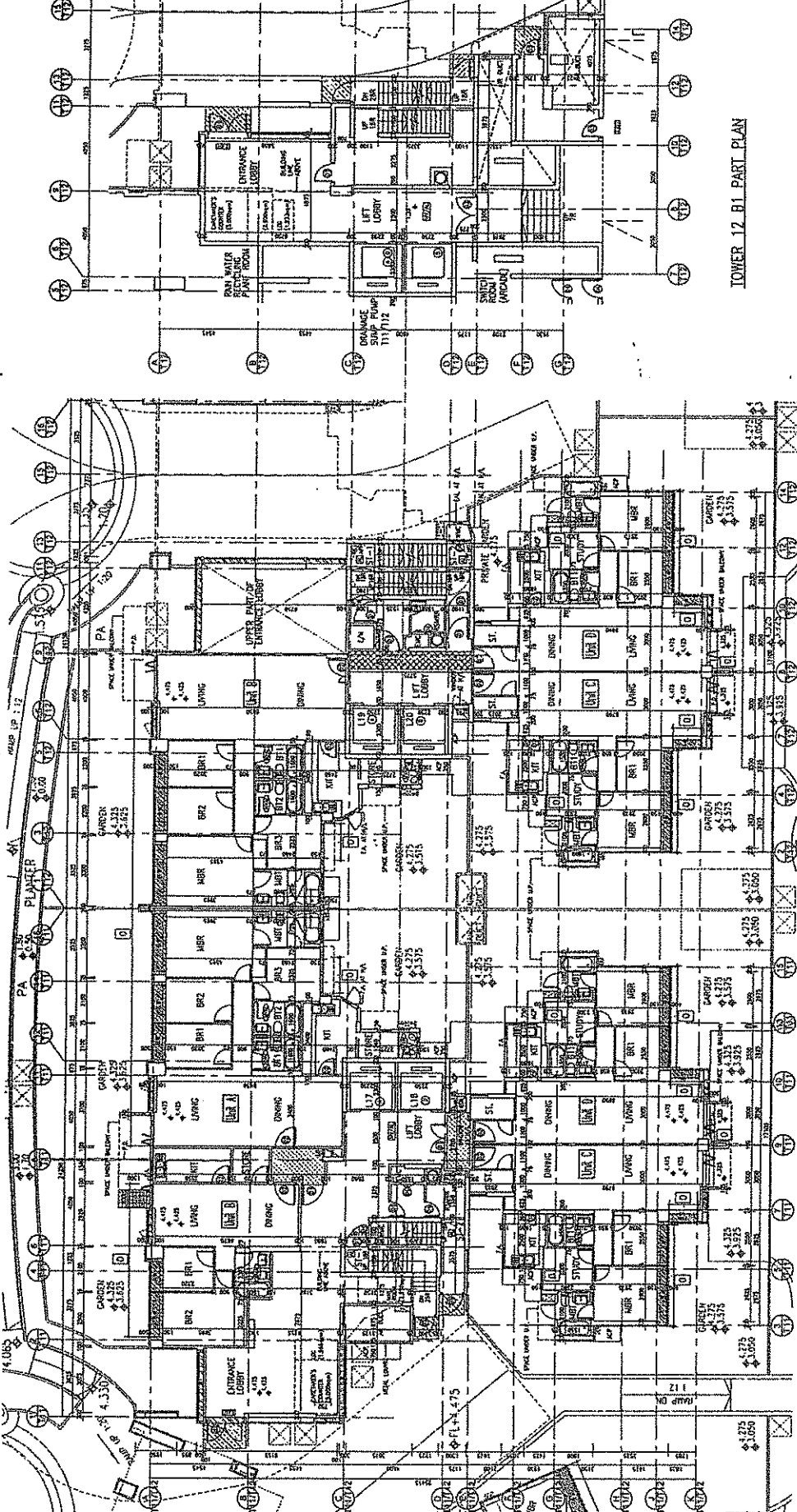
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AUTHORIZED PERSON

YIP HING YIP

NEW INTERNATIONAL LIMITED



TOWER 11 GROUND FLOOR PLAN

TOWER 12 GROUND FLOOR PLAN

**THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)**

LEGEND

1. FLOORS WITH 200mm CLEARANCE

2. FLOORS WITH 200mm CLEARANCE

3. FLOORS WITH 200mm CLEARANCE

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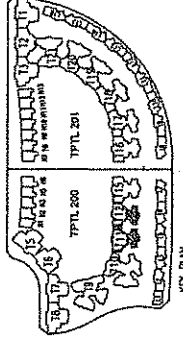
6. FLOORS WITH 200mm CLEARANCE

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8. FLOORS WITH 200mm CLEARANCE

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10. FLOORS WITH 200mm CLEARANCE



TOWER 11 GROUND FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 4.5+4.7+5.1+11.6 (15m DDAD DAD)  
Unit B : 3.5+2.4+3.8+5.7 (15m DDAD DAD)  
Unit C : 3.4+2.8+4.2+5.1+12.3 (15m DDAD DAD)  
Unit D : 3.4+2.8+4.2+5.1+12.3 (15m DDAD DAD)

TOWER 12 GROUND FLOOR  
ESCAPE ROUTE DIAGRAM

Unit B : 4.5+4.7+5.1+11.6 (15m DDAD DAD)  
Unit C : 3.4+2.8+4.2+5.1+12.3 (15m DDAD DAD)  
Unit D : 3.4+2.8+4.2+5.1+12.3 (15m DDAD DAD)

**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT TRADING RESIDENT LTD.

ARCHITECTS  
TPTL INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
TPTL INTERNATIONAL LIMITED

Mechanical Services Engineers  
TALBERT MECHANICAL & ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRONMENTAL CONSULTANTS

ENGINEERING CONSULTANTS  
ENVIRONMENTAL CONSULTANTS

DATE: 15/11/2011

REVISION: 1

FOURTH AMENDMENT 15/11/2011

SECOND AMENDMENT 15/11/2011

FIRST AMENDMENT 15/11/2011

REVISION 1

DATE: 15/11/2011

DRAWING TITLE

1/F PLAN  
(T1, T2, T3, T4)  
(PREV. T9, T10)

BD SUBMISSION

NUMBER: 2131

REVISION: 1

DATE: 15/11/2011

SCALE: 1:1000

FILE PATH: TPTL\200&201

AUTHORIZED PERSON: TPTL

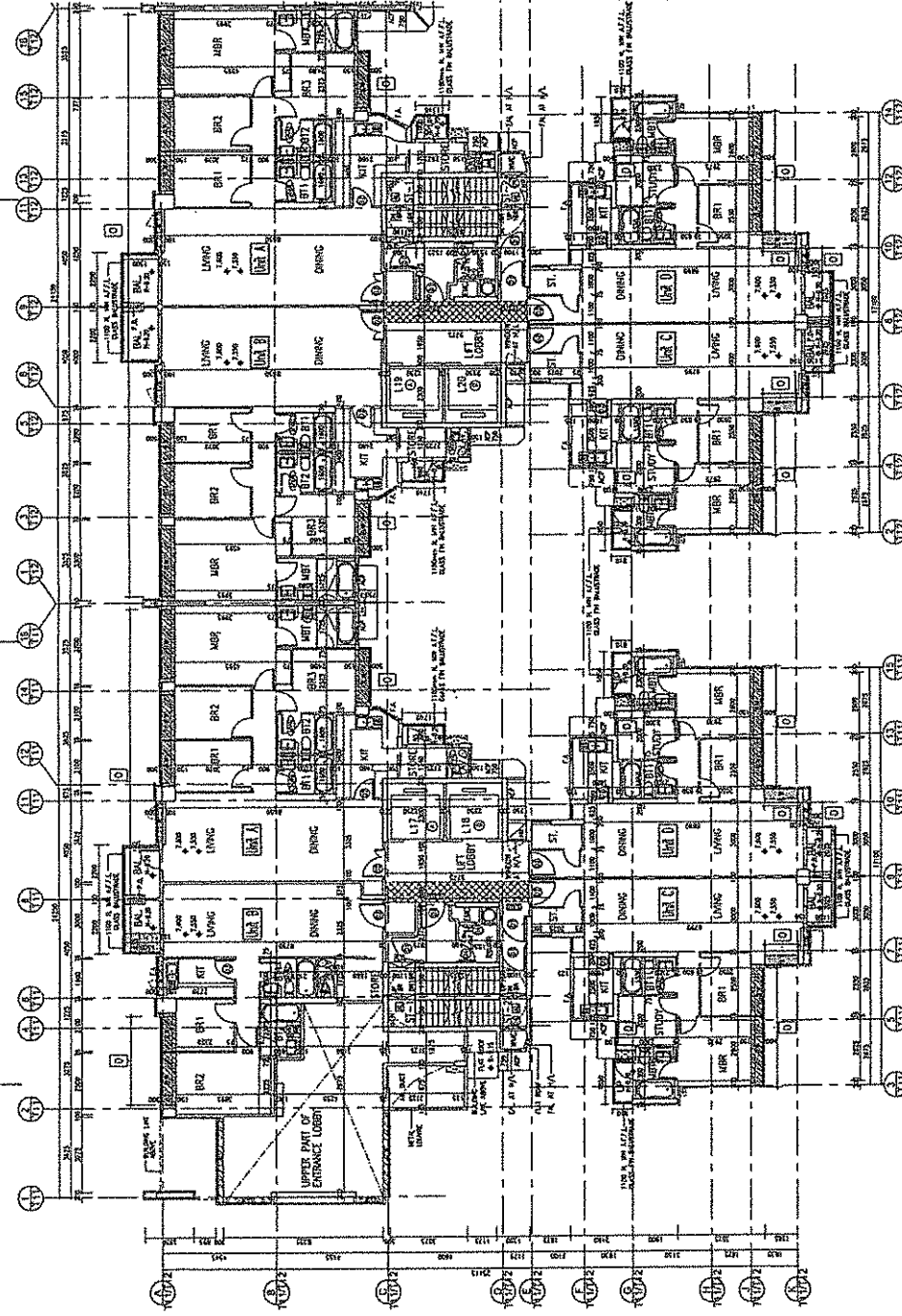
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CHECKED: TPTL

APPROVED: TPTL

DATE: 15/11/2011

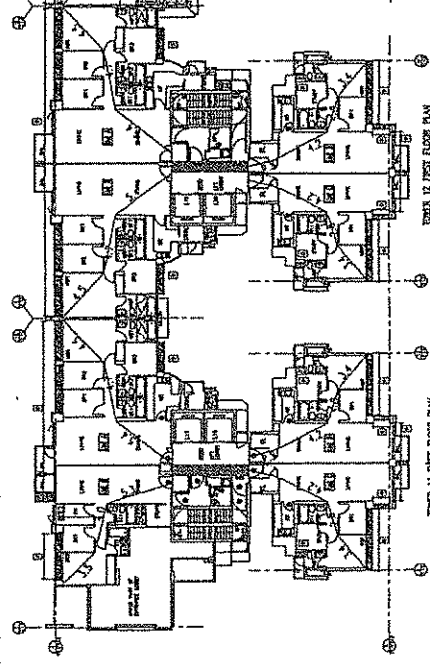
NEW INTERNATIONAL LIMITED



TOWER 12, FIRST FLOOR PLAN

TOWER 11, FIRST FLOOR PLAN

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

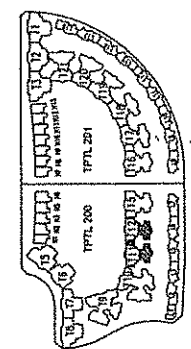


TOWER 11 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 4.5m x 7.5m x 11.5m (15m DEAD END)  
Unit B : 3.5m x 4.5m x 12.5m (15m DEAD END)  
Unit C : 3.5m x 4.5m x 12.5m (15m DEAD END)  
Unit D : 3.5m x 4.5m x 12.5m (15m DEAD END)

TOWER 12 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 4.5m x 7.5m x 11.5m (15m DEAD END)  
Unit B : 3.5m x 4.5m x 12.5m (15m DEAD END)  
Unit C : 3.5m x 4.5m x 12.5m (15m DEAD END)  
Unit D : 3.5m x 4.5m x 12.5m (15m DEAD END)



LEGEND

1. FLOOR TO BE USED

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TPTL  
200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

DESIGNER  
TOP ALLIANT LTD/ARNDT RECENT LTD.

ARCHITECT  
TOP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
ONE GROUP PARTNERS  
ONE GROUP LTD.

M/E ELECTRICAL ENGINEERS  
TALAT ENGINEERS LTD.  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRONMENTAL CONSULTANTS  
ENVIRONMENTAL CONSULTANTS

MECHANICAL  
UNITE PCL

FOURTH AMENDMENT 01.11.2012  
FIRST AMENDMENT 01.11.2012  
REVISION 01.11.2012  
FIRST SUBMISSION 28.12.2011

DRAWING TITLE  
TYPICAL FLOOR PLAN  
(T11-TPTL 200)  
(PREV. T9-T10)

NO. SUBMISSION  
2132

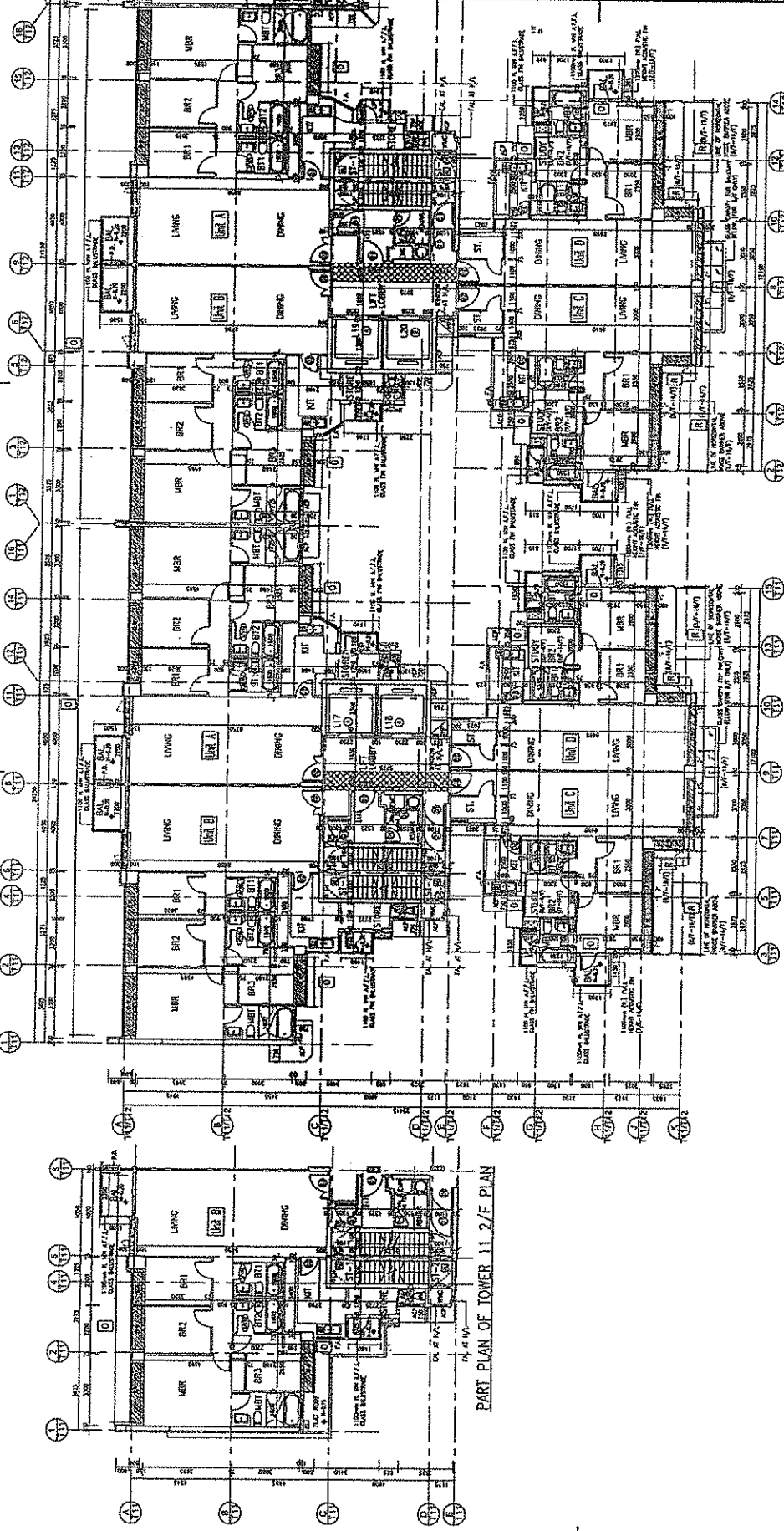
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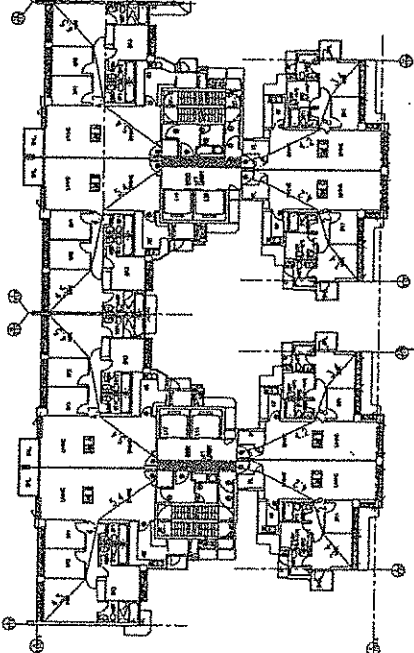
TOP INTERNATIONAL LIMITED  
TOP INTERNATIONAL LIMITED  
TOP INTERNATIONAL LIMITED



TOWER 12 TYPICAL FLOOR PLAN  
(2/F-16/F, 4/F 13/F 14/F OMITTED)

TOWER 11 TYPICAL FLOOR PLAN  
(2/F-16/F, 4/F 13/F 14/F OMITTED)

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

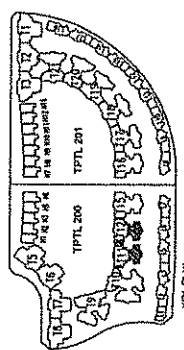


TOWER 11: TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 15.4x7.5x4.1x1.6 (15m 6.5m 5.0m)  
Unit B : 15.4x7.5x4.1x1.6 (15m 6.5m 5.0m)  
Unit C : 15.4x7.5x4.1x1.6 (15m 6.5m 5.0m)  
Unit D : 15.4x7.5x4.1x1.6 (15m 6.5m 5.0m)

TOWER 12: TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 15.4x7.5x4.1x1.6 (15m 6.5m 5.0m)  
Unit B : 15.4x7.5x4.1x1.6 (15m 6.5m 5.0m)  
Unit C : 15.4x7.5x4.1x1.6 (15m 6.5m 5.0m)  
Unit D : 15.4x7.5x4.1x1.6 (15m 6.5m 5.0m)



- 1. FIRE ESCAPE ROUTE
- 2. FIRE ESCAPE ROUTE
- 3. FIRE ESCAPE ROUTE
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**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANTY LTD/HONG KONG REALTY LTD.

ARCHITECTS  
YKIP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS

MECHANICAL ENGINEERS  
BURNS & MCDONNELL ENGINEERING

ELECTRICAL ENGINEERS  
ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRONMENTAL HONG KONG LIMITED

REVISION DATE

FOURTH AMENDMENT 21.11.2012

DRAWING TITLE  
TYPICAL FLOOR PLAN  
(T11, T12-TPTL 200)  
(PREV. T9, T10)

BO SUBMISSION

NUMBER 2132-1

REVISION

DATE 01.11.2012

SCALE 1:1000/0.1

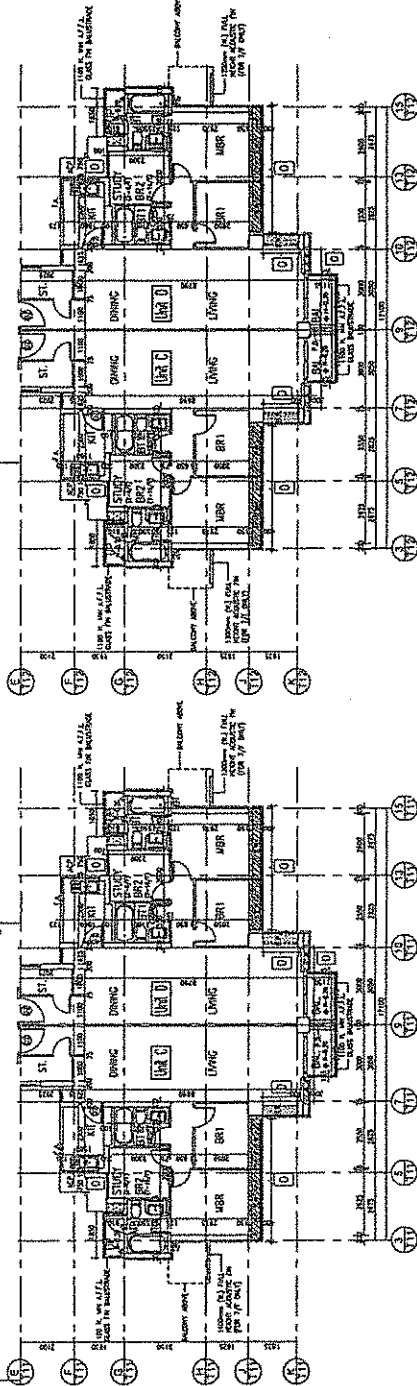
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AUTHORIZED PERSON

CHECKED APPROVED

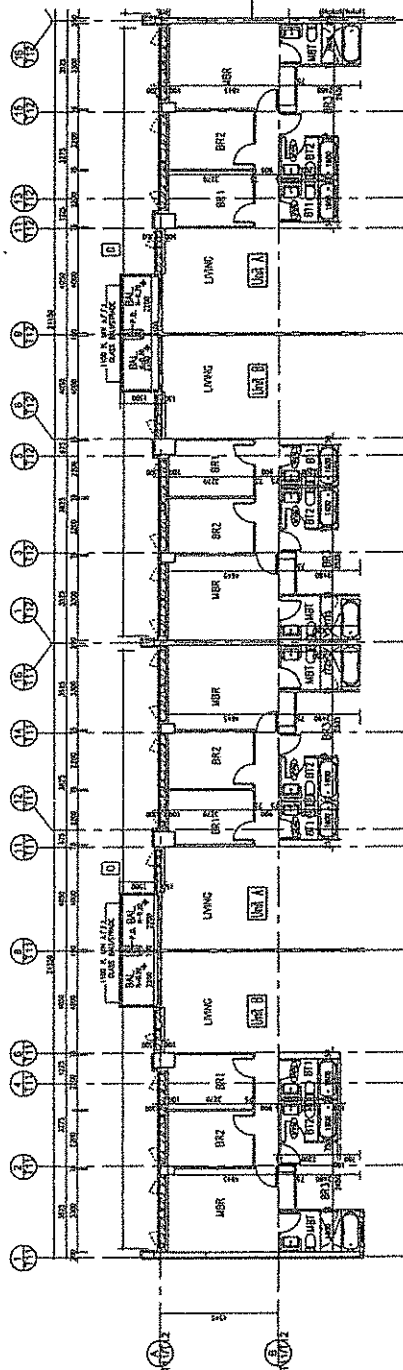
GRAPHIC TPTL

YKIP INTERNATIONAL LIMITED



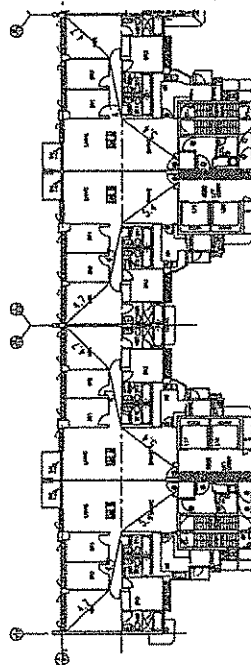
PART PLAN FOR TOWER 12 (2/F-7/F) - UNIT C & D

PART PLAN FOR TOWER 11 (2/F-7/F) - UNIT C & D



PART PLAN OF TOWER 12 16/F PLAN

PART PLAN OF TOWER 11 16/F PLAN



PART PLAN OF TOWER 12 16/F PLAN

PART PLAN OF TOWER 11 16/F PLAN

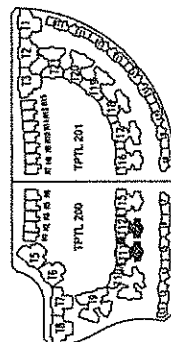
TOWER 12 16/F FLOOR  
ESCAPE ROUTE DIAGRAM

UNIT A : 42+47+54+61+68 (CLIM BEAD D00)  
UNIT B : 42+47+54+61+68 (CLIM BEAD D00)  
UNIT C : 34+42+54+61+68 (CLIM BEAD D00)  
UNIT D : 34+42+54+61+68 (CLIM BEAD D00)

TOWER 11 16/F FLOOR  
ESCAPE ROUTE DIAGRAM

UNIT A : 42+47+54+61+68 (CLIM BEAD D00)  
UNIT B : 42+47+54+61+68 (CLIM BEAD D00)  
UNIT C : 34+42+54+61+68 (CLIM BEAD D00)  
UNIT D : 34+42+54+61+68 (CLIM BEAD D00)

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



- LEGEND
- [Symbol] F FLOOR ABOVE GROUND / 1/F.
  - [Symbol] R REAR COURTYARD / 1/F.
  - [Symbol] D DRIVEWAY / 1/F.
  - [Symbol] B BUILDING / 1/F.
  - [Symbol] S STAIRS / 1/F.
  - [Symbol] E ELEVATOR / 1/F.
  - [Symbol] L LIFT / 1/F.
  - [Symbol] M MECHANICAL / 1/F.
  - [Symbol] S SERVICE / 1/F.
  - [Symbol] T TOWER / 1/F.
  - [Symbol] U UNDERGROUND / 1/F.
  - [Symbol] V VENTILATION / 1/F.
  - [Symbol] W WASTE / 1/F.
  - [Symbol] X X-RAY / 1/F.
  - [Symbol] Y YARD / 1/F.
  - [Symbol] Z ZONE / 1/F.







RESIDENTIAL  
DEVELOPMENT

	Effective Date	Version
FOURTH AMENDMENT	05.11.2012	D
SECOND AMENDMENT	15.09.2011	C
FIRST AMENDMENT	25.03.2011	B
REVISION	08.10.2010	A
NOT STRIKING LIST	24.02.2010	.

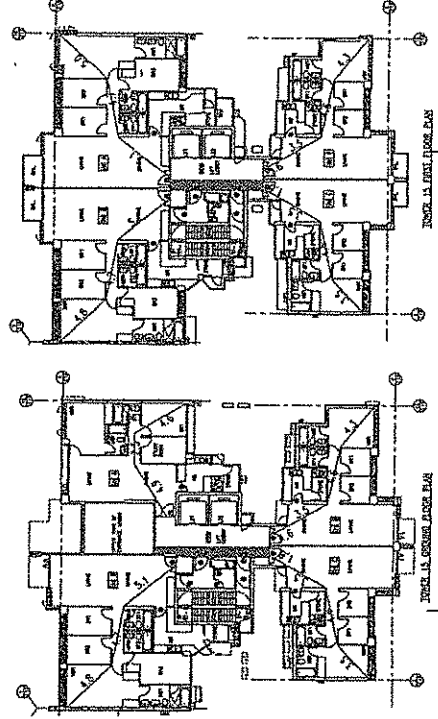
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RUMBER	REVISION	DATE	SCALE	FILE PATH
				<u>AUTHORIZED PERSON</u>
<div style="display: flex; justify-content: space-between;"> <span>RD SUBMISSION</span> <span>CHECKED</span> <span>APPROVED</span> <span>CYAN</span> <span>815</span> </div>				

**TYCHO INTERNATIONAL LIMITED**  
 天行國際設計有限公司



TOWER 15 FIRST FLOOR PLAN

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



TOWER 15 GROUND FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 4.6+2.5+1.9=12.0 (<15m DEAQ EHQ)  
Unit B : 4.8+4.7+5.1=14.8 (<15m DEAQ EHQ)  
Unit C : 3.5+4.6+3.5+1.6=13.2 (<15m DEAQ EHQ)  
Unit D : 4.3+4.6+3.5+1.6=14.0 (<15m DEAQ EHQ)

TOWER 15 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM

$$\begin{aligned} \text{Unit A: } 5.0 \pm 4.7 \pm 5.1 &= 14.8 \quad (<15\text{m}) \quad \text{DEAD END} \\ \text{Unit B: } 4.8 \pm 4.7 \pm 5.1 &= 14.6 \quad (<15\text{m}) \quad \text{DEAD END} \\ \text{Unit C: } 3.5 \pm 4.5 \pm 3.5 &= 11.5 \quad (<15\text{m}) \quad \text{DEAD END} \\ \text{Unit D: } 4.3 \pm 4.6 \pm 3.5 &= 12.4 \quad (<15\text{m}) \quad \text{DEAD END} \end{aligned}$$

**TPTL**  
**200&201**

**TAI PO**  
**RESIDENTIAL DEVELOPMENT**

**THIS IS ONLY A REDUCED VERSION OF THE ORIGINAL PLAN (Not to scale)**

**ARCHITECTS**  
TOP GALLANT LTD/INGRAM & CO. LTD.

**STRUCTURAL ENGINEERS**  
HKS ASSOC & PARTNERS

**BUILDING SERVICES ENGINEERS**  
VALENT MECHANICAL

**ELECTRICAL ENGINEERS**  
HKS ASSOC & PARTNERS

**MECHANICAL CONSULTANTS**  
HKS ASSOC & PARTNERS

**DATE** 15/11/2011

**REVISION**

**FOURTH AMENDMENT** 04.11.2011  
**FIRST AMENDMENT** 15.09.2011  
**SECOND AMENDMENT** 23.03.2011  
**THIRD AMENDMENT** 23.03.2011  
**FOURTH AMENDMENT** 23.03.2011

**DRAWING TITLE**  
**TYPICAL FLOOR & 1/F PLAN**  
**(T15-TPTL 200)**  
**(PREV. T11)**

**NUMBER** 2136

**REVISION**

**DATE** 15/11/2011

**SCALE** 1/100

**DESIGNER** TPTL

**AUTHORIZED PERSON**

**BO SUBMISSION**

**GRAPHIC** TPTL

**ENGINEER** HKS

**ARCHITECT** HKS

**STRUCTURAL** HKS

**BUILDING SERVICES** HKS

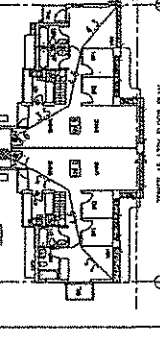
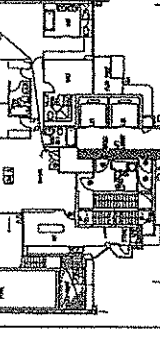
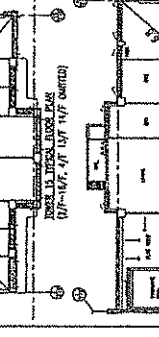
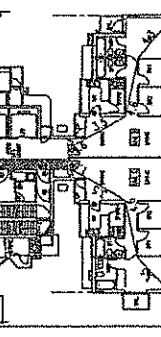
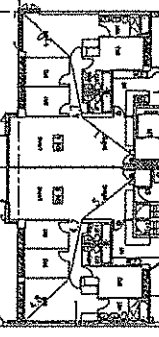
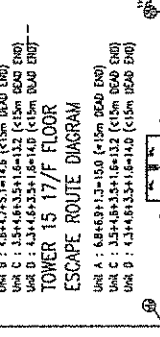
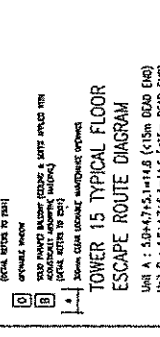
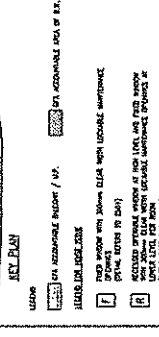
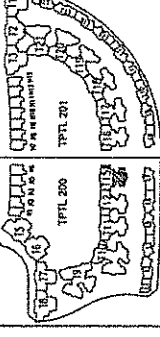
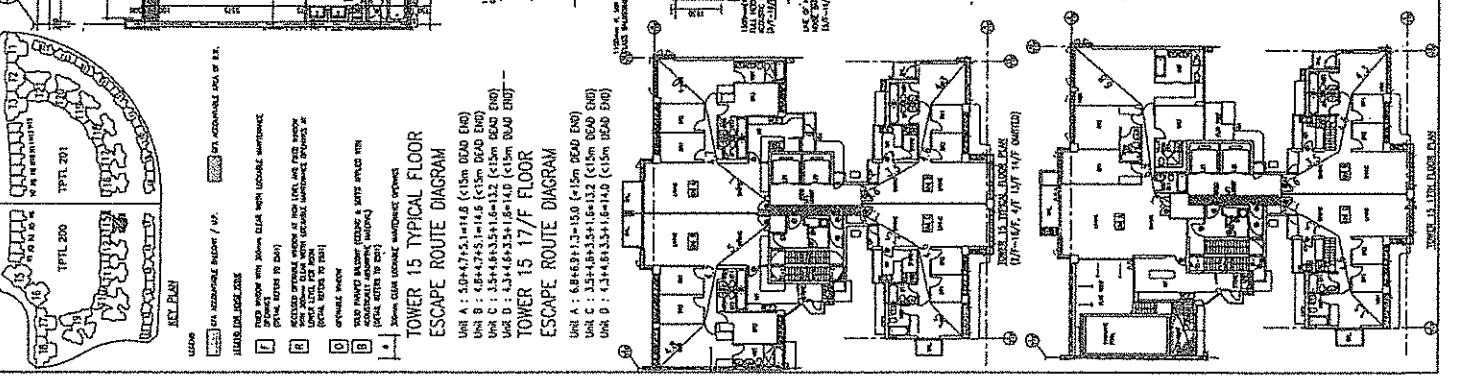
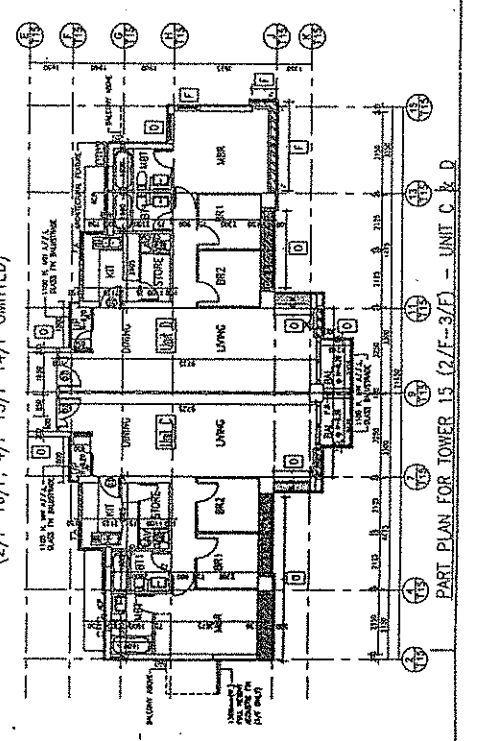
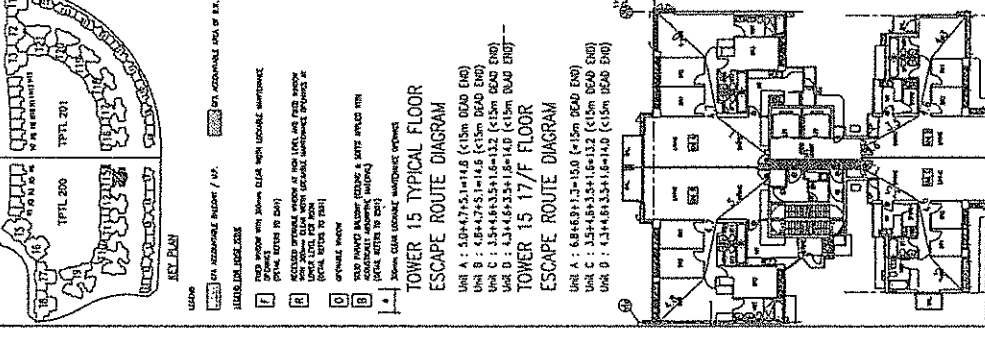
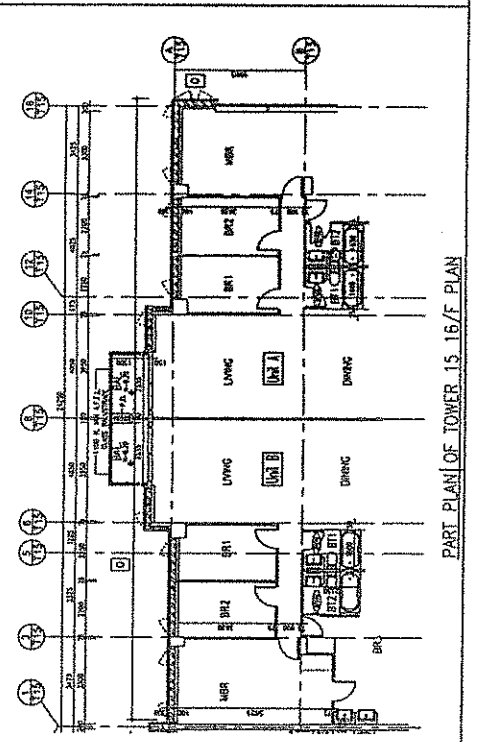
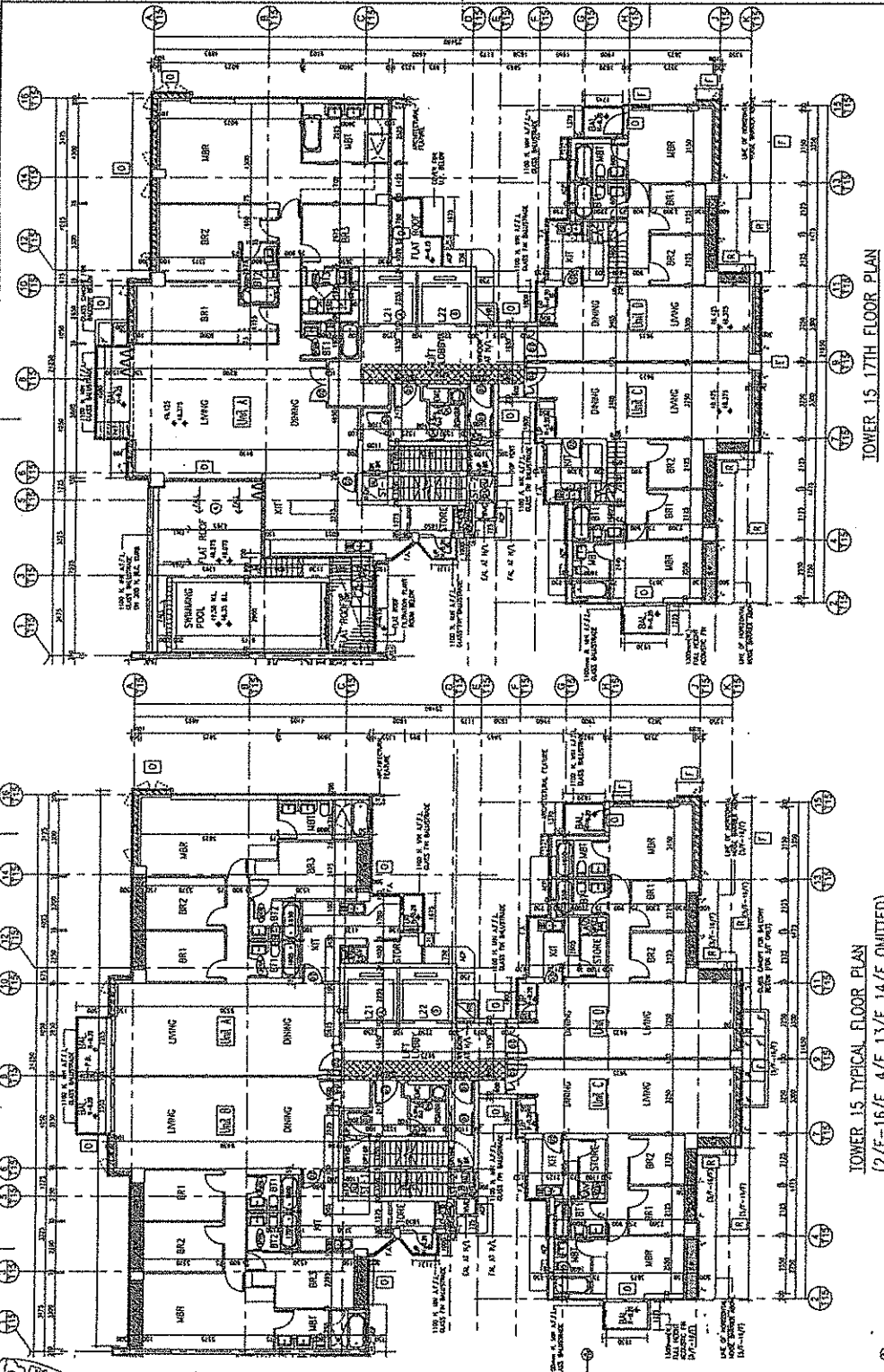
**ELECTRICAL** HKS

**MECHANICAL** HKS

**MECHANICAL CONSULTANTS** HKS

**DATE** 15/11/2011

**REVISION**



**LEGEND**

**1** ON INDEPENDENT STRUCTURE / 1/F

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**TPTL**  
**200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LIVING RESIDENT LTD.

ARCHITECTS  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
7 FLIGHT MECHANICAL  
HONG KONG LTD.

MECHANICAL ENGINEERS LTD.  
HONG KONG LTD.

ENVIRONMENTAL CONSULTANTS  
HONG KONG LTD.

REVISION

DATE

FOURTH AMENDMENT 14.11.2012

SECOND AMENDMENT 15.02.2011

FIRST AMENDMENT 21.02.2011

PRELIMINARY 14.11.2010

PRELIMINARY 14.11.2010

DRAWING TITLE  
1/F PLAN  
(T16, T17-TPTL 201)  
(PREV. T12, T15)

BD SUBMISSION

NUMBER 2139

REVISION 0

DATE 04.11.2012

SCALE 1:1000

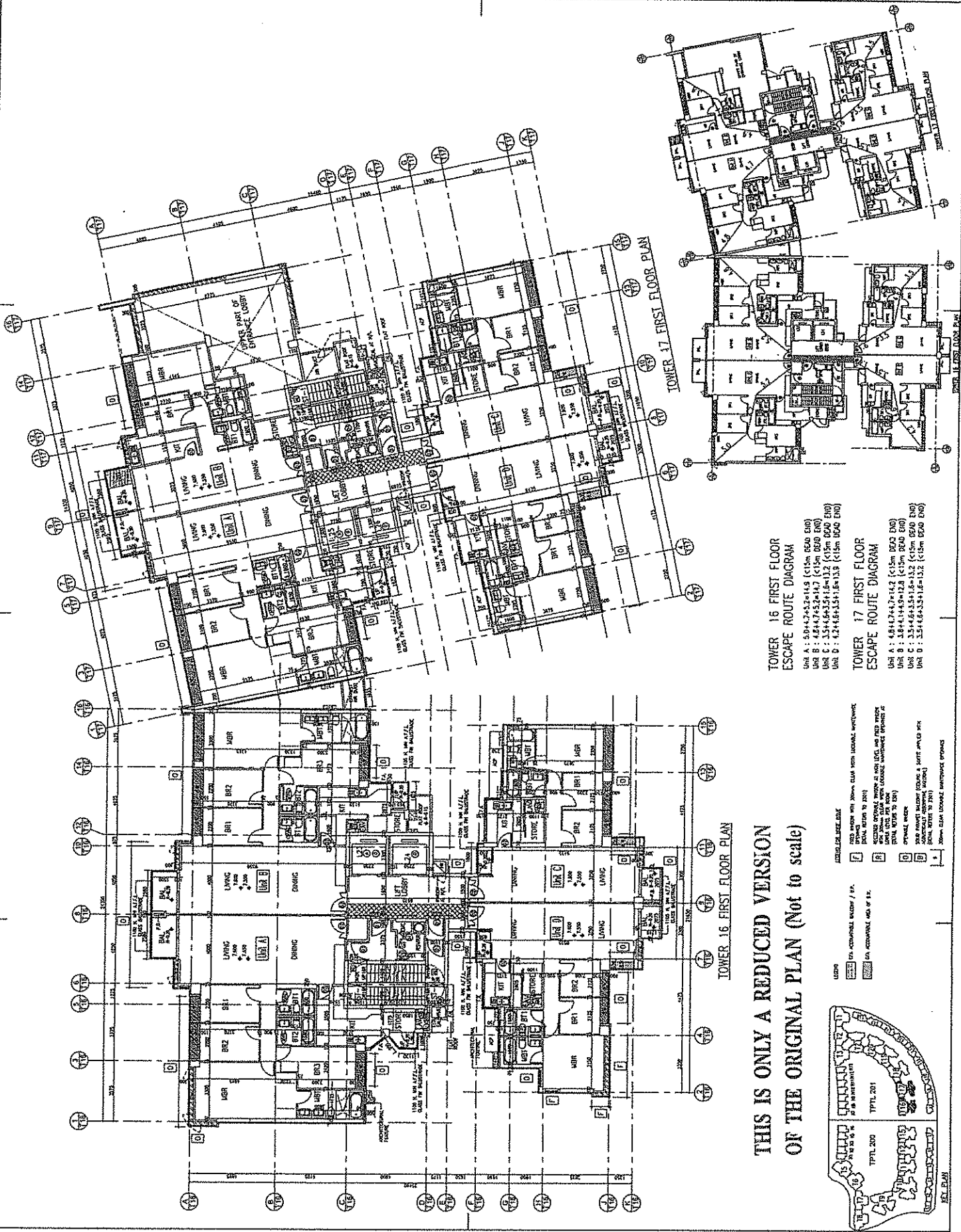
FILE PATH TPTL/200&201

AUTHORIZED PERSON

CHECKED APPROVED

DESIGNER

WONG INTERNATIONAL LIMITED



TOWER 16 FIRST FLOOR PLAN

TOWER 17 FIRST FLOOR PLAN

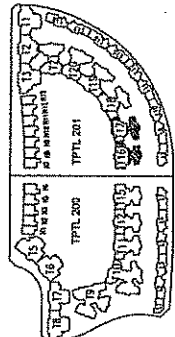
TOWER 16 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 5.0 x 4.2 x 3.5 = 14.9 (15m x 15m x 3.0m)  
Unit B : 4.8 x 4.7 x 3.5 = 14.2 (15m x 15m x 3.0m)  
Unit C : 3.5 x 4.6 x 3.5 = 13.2 (15m x 15m x 3.0m)  
Unit D : 4.2 x 4.6 x 3.5 = 13.5 (15m x 15m x 3.0m)

TOWER 17 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 4.8 x 4.7 x 3.5 = 14.2 (15m x 15m x 3.0m)  
Unit B : 3.8 x 4.1 x 3.5 = 12.8 (15m x 15m x 3.0m)  
Unit C : 3.5 x 4.6 x 3.5 = 13.2 (15m x 15m x 3.0m)  
Unit D : 3.5 x 4.6 x 3.5 = 13.2 (15m x 15m x 3.0m)

**THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)**



LEGEND

1. 200m CLEAR UNOCCUPIED SPACE

2. 200m CLEAR UNOCCUPIED SPACE

3. 200m CLEAR UNOCCUPIED SPACE

4. 200m CLEAR UNOCCUPIED SPACE

5. 200m CLEAR UNOCCUPIED SPACE

6. 200m CLEAR UNOCCUPIED SPACE

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98. 200m CLEAR UNOCCUPIED SPACE

99. 200m CLEAR UNOCCUPIED SPACE

100. 200m CLEAR UNOCCUPIED SPACE

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

**TPTL  
200&201**  
TAI PO

RESIDENTIAL  
DEVELOPMENT

DESIGNER  
TOP GALLANT LTD/ANG RECENT LTD.

ARCHITECTS  
YCHP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
YCHP INTERNATIONAL LIMITED

MECHANICAL ENGINEERS  
YCHP INTERNATIONAL LIMITED

ELECTRICAL ENGINEERS LTD.  
YCHP INTERNATIONAL LIMITED

ENVIRONMENTAL CONSULTANTS  
YCHP INTERNATIONAL LIMITED

SUPPORT WORKS LIMITED

REVISION

DATE

NO.

FOURTH AMENDMENT 05/11/2012  
SECOND AMENDMENT 15/12/2011  
FIRST AMENDMENT 22/02/2011  
REVISION 05/11/2011  
FIRST SUBMISSION 22/02/2011

EXAMINER TITLE  
TYPICAL FLOOR PLAN  
(T16, T17-TPTL 201)  
(PREV. T12, T19)

BO SUBMISSION

NUMBER 2140

REVISION 0

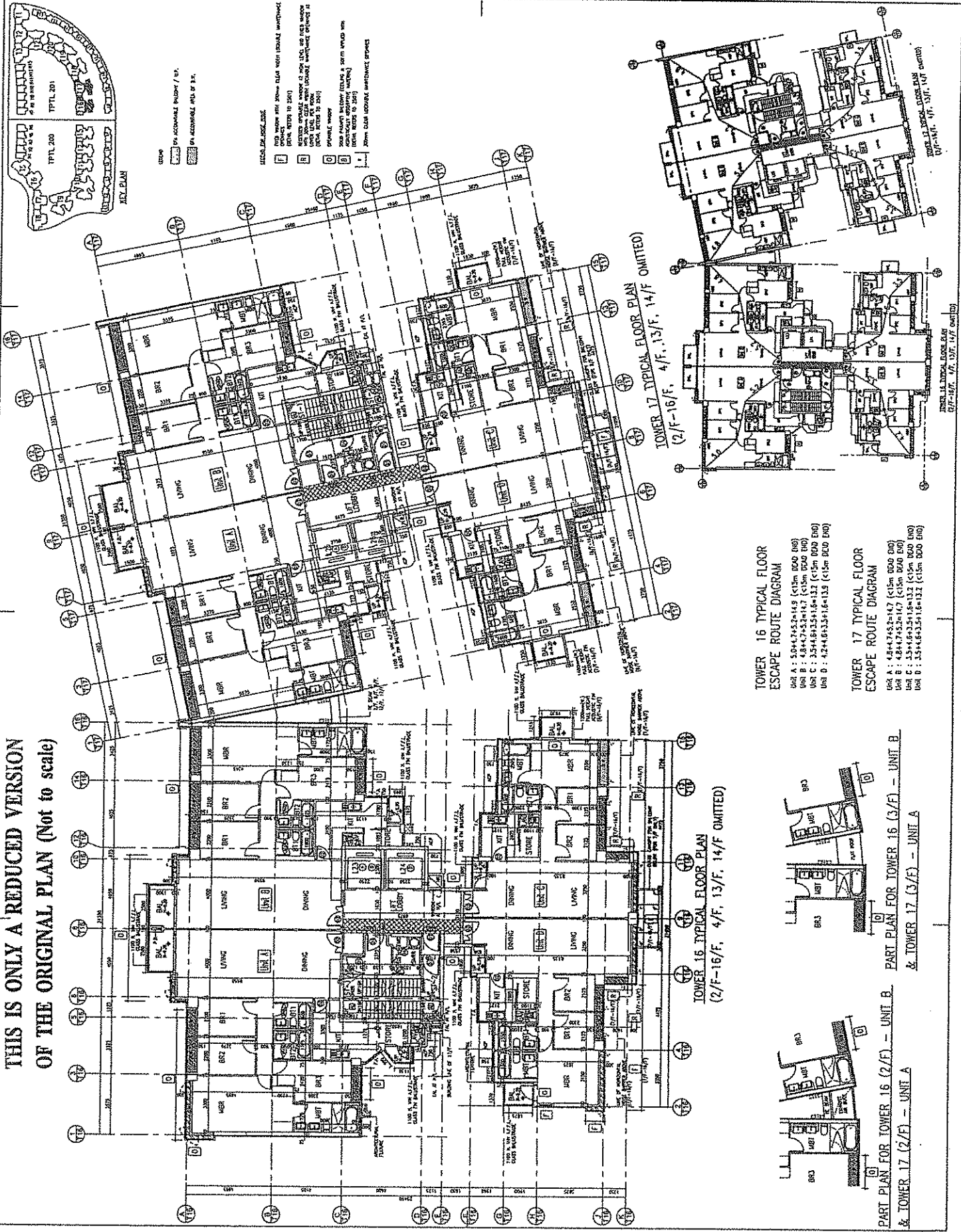
DATE 05/11/2011

SCALE 1:1000

FILE PATH TPTL/200&201

AUTHORIZED PERSON

YCHP INTERNATIONAL LIMITED  
REGISTERED IN HONG KONG





DEVELOPER —  
TOPRIGHTS  
2007007 INTERNATIONAL LIMITED  
STRUCTURAL ENGINEERS  
MOVIE ARUP & PARTNERS  
HONG KONG LTD.  
PLANT MECHANICAL  
A ELECTRICAL SERVICES ENGINEERS  
ENVIRONMENTAL CONSULTANTS  
KING HONG KONG LIMITED

REVISION \_\_\_\_\_ DATE NO. \_\_\_\_\_

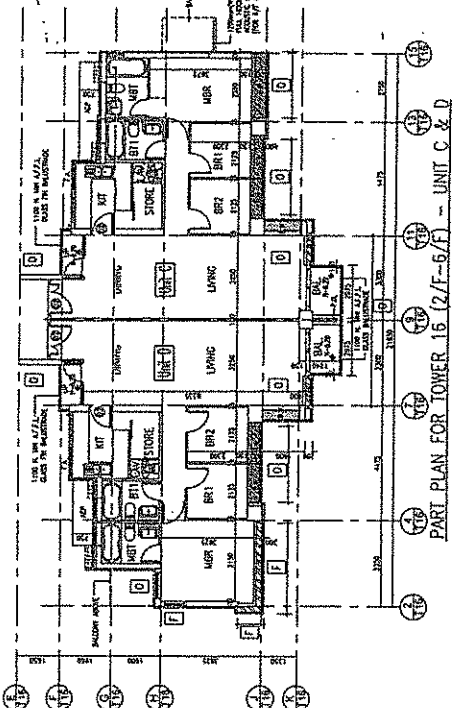
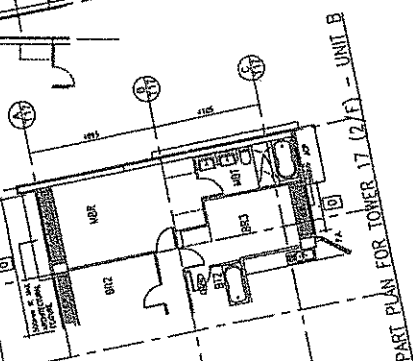
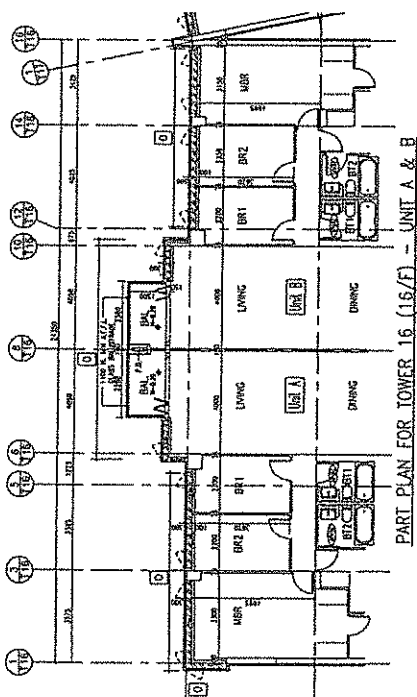
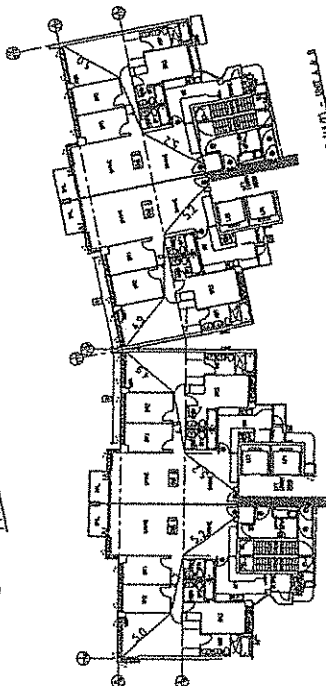
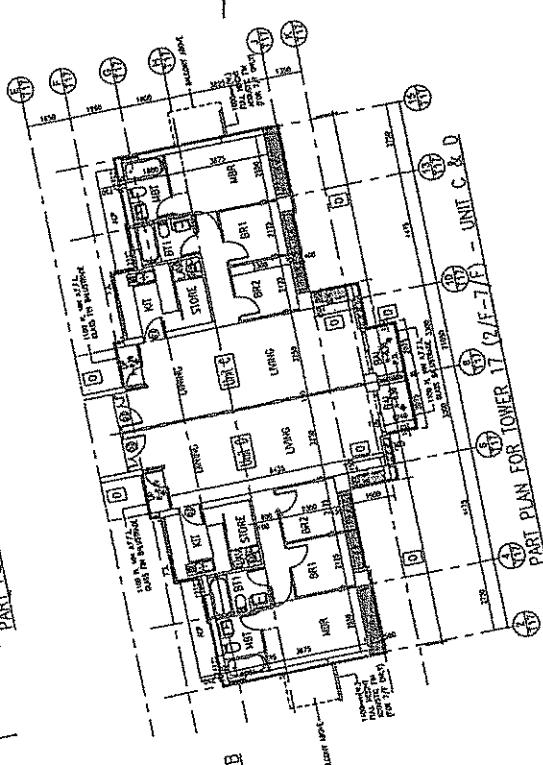
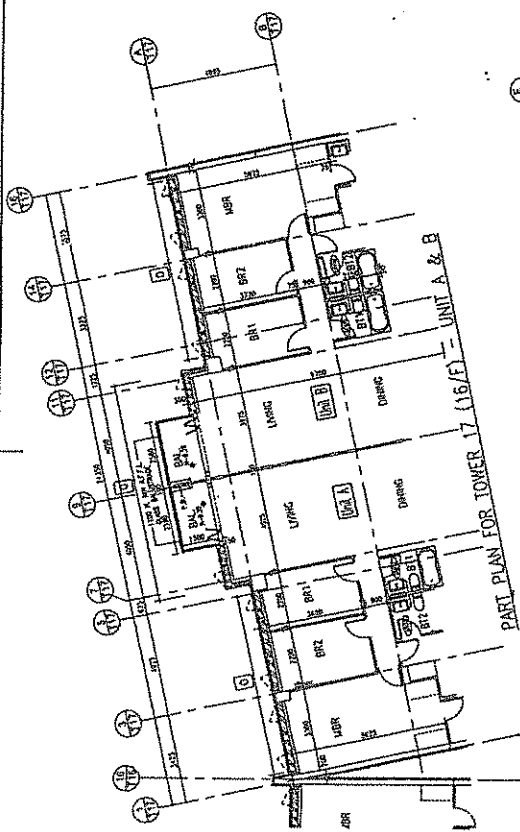
FOURTH AMENDMENT 05.11.2012 A  
SECOND AMENDMENT 12.09.2011

DRAWING TITLE  
TYPICAL FLOOR PLAN  
T16\_T17-TPTL201)  
PREV. T12\_T15)

NOISSIWAGG 08

DATE \_\_\_\_\_  
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 1:15PM  
 05.11.2012  
 CHECKED APPROVED  
 C/M/A 3718

WCVB INTERNATIONAL LIMITED  
INCORPORATED IN THE UNITED STATES OF AMERICA  
10000 WILLOW CREEK DRIVE, SUITE 100, DALLAS, TEXAS 75243, U.S.A.  
TEL: (214) 343-1111 FAX: (214) 343-1112



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

TOWER 16 16/F FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 3.0+4.7+5.7=14.9 (<15m DEAO ENO)  
Unit B : 4.9+4.9+5.2=15.0 (<15m DOO ENO)  
Unit C : 4.2+4.6+5.3+1.6=15.9 (<15m DEAO ENO)  
Unit D : 3.5+4.6+5.5+1.6=15.2 (<15m DEAO ENO)

TOWER 17 16/F FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A : 4.9+4.9+5.2=15.0 (<15m DEQD EMD)  
Unit B : 5.0+4.7+5.2=14.9 (<15m DEQD EMD)  
Unit C : 3.5+4.8+3.5+1.8=13.2 (<15m DEQD EMD)  
Unit D : 3.5+4.6+3.5+1.6=13.2 (<15m DEQD EMD)

[illegible]

**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP HALLWAY LTD. HONG KONG

ARCHITECTS  
YIM YIP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
CYRILLUS A PARTNERS  
HONG KONG LTD.

MUSING SERVICE ENGINEERS  
& ELECTRICAL ENGINEERS LTD.  
HONG KONG

ENVIRONMENTAL CONSULTANTS  
EMMON HONG HONG LIMITED

REVISION DATE NO.

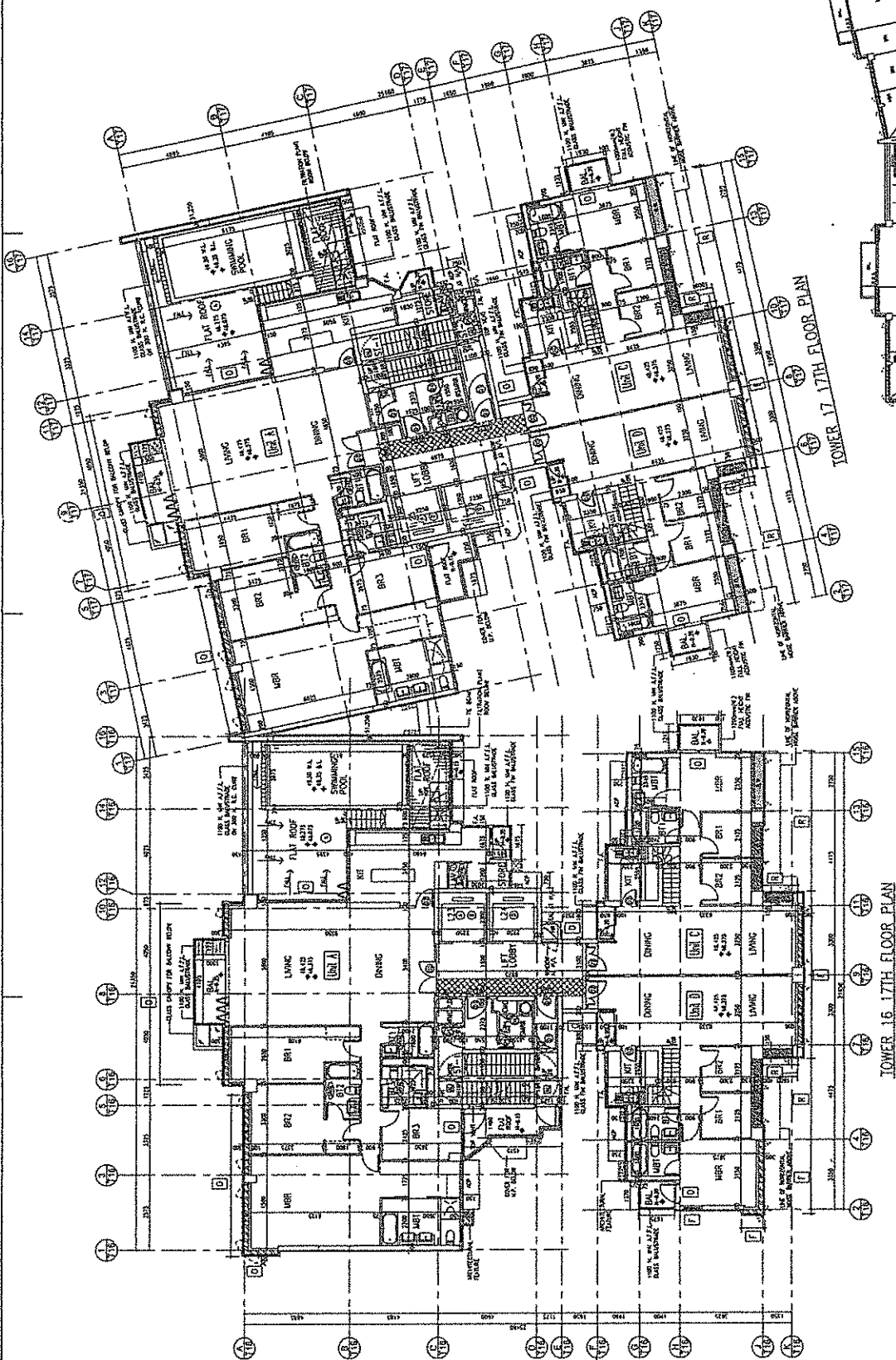
FOURTH ASSIGNMENT 01.11.2012  
SECOND ASSIGNMENT 01.11.2012  
FIRST ASSIGNMENT 01.11.2011  
REVISION 01.11.2011  
FIRST SUBMISSION 01.11.2010

DRAWING TITLE  
**17/F PLAN  
(T16, T17-TPTL 201)  
(PREV. T12, T15)**

NUMBER 2141  
REVISION D  
DATE 01.11.2012  
SCALE 1:1000 (A1)  
FILE PATH TPTL Drawings  
AUTHORIZED PERSON

REMARKS  
CHECKED BY  
APPROVED BY  
DATE  
SCALE  
FILE PATH  
AUTHORIZED PERSON

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



**TOWER 16 17/F FLOOR  
ESCAPE ROUTE DIAGRAM**

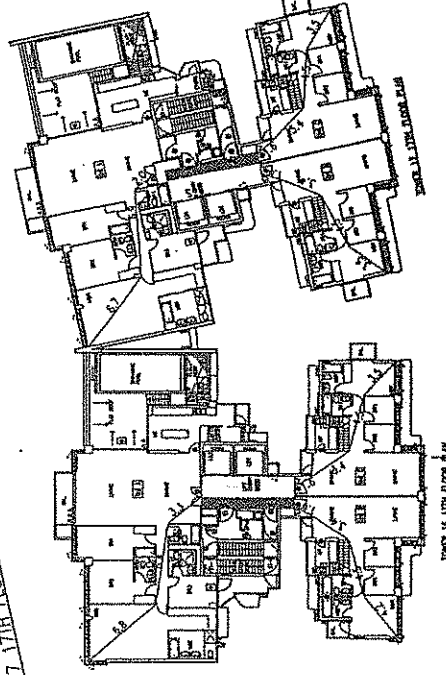
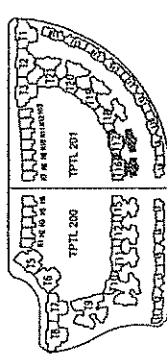
Unit A : 6.61x4.33x3.15 (15m 000 000)  
Unit C : 3.31x4.33x3.15 (15m 000 000)  
Unit D : 4.21x4.33x3.15 (15m 000 000)

**TOWER 17 17/F FLOOR  
ESCAPE ROUTE DIAGRAM**

Unit A : 6.74x4.33x3.15 (15m 000 000)  
Unit C : 3.31x4.33x3.15 (15m 000 000)  
Unit D : 4.21x4.33x3.15 (15m 000 000)

- NOTES FOR THE USER**
- 1. FLOOR MARKS ARE SHOWN CLEAR WITH USABLE MARKINGS
  - 2. (FLOOR MARKS TO 100)
  - 3. WITH ROOM CLEAR WITH USABLE MARKINGS, MARKS AT JUNCTIONS TO 100
  - 4. APPROXIMATE MARKS
  - 5. THIS PLAN IS A SUMMARY OF THE 17/F FLOOR WITH USABLE MARKINGS, MARKS AT JUNCTIONS TO 100
  - 6. APPROXIMATE MARKS
  - 7. APPROXIMATE MARKS

- LEGEND**
- 1. APPROXIMATE BUILDING / AREA
  - 2. APPROXIMATE AREA OF THE
  - 3. APPROXIMATE AREA OF THE





**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LEASING HOLDING LTD.

ARCHITECTS  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
WONG KONG L.T.D.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

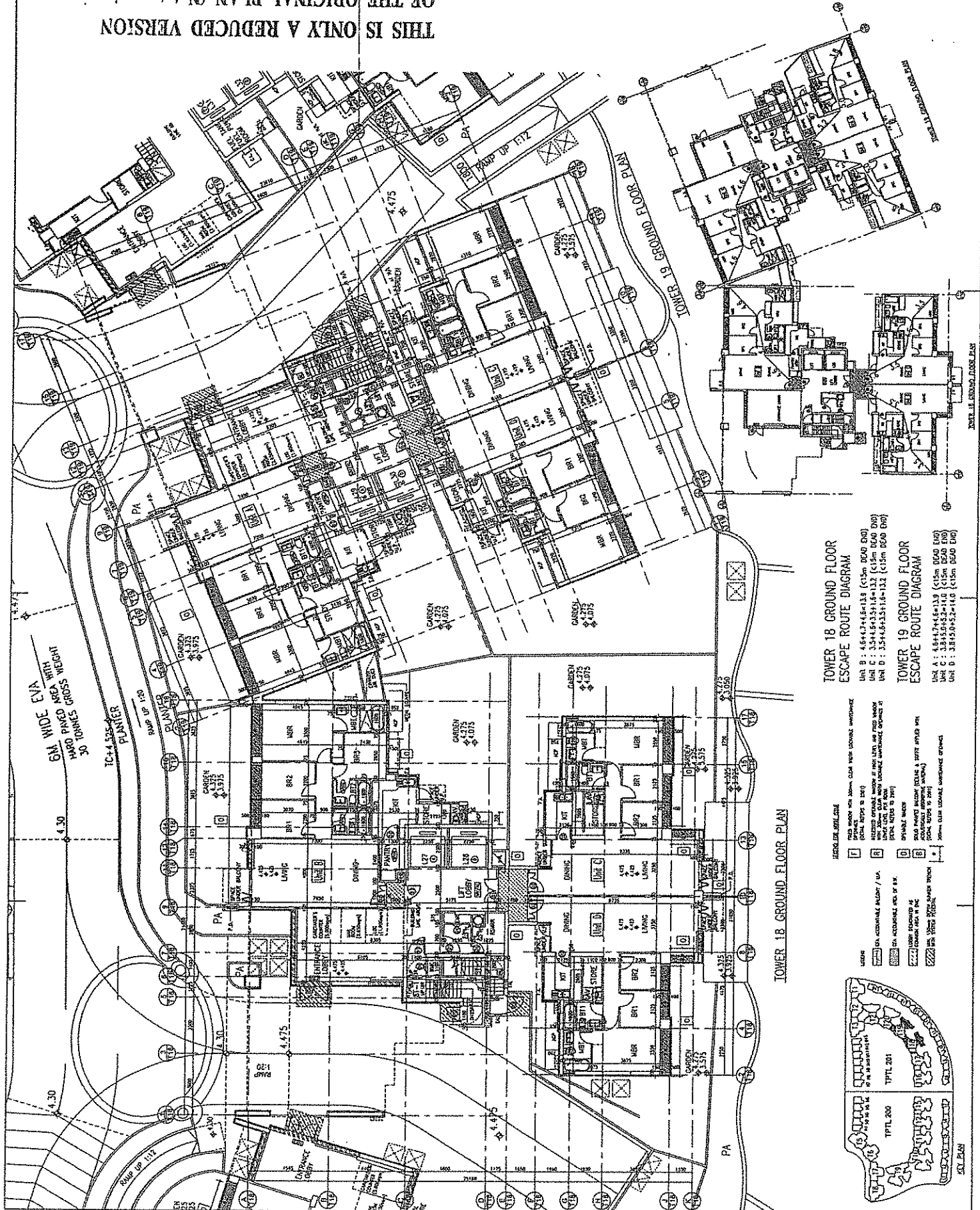
REVISION DATE NO.

FOURTH AMENDMENT 05.11.2012  
SECOND AMENDMENT 15.03.2011  
FIRST AMENDMENT 22.02.2011  
REVISION 04.10.2010  
POST SUBMISSION 24.12.2010

SHEDDING TITLE  
G/F PLAN  
(T18, T19-TPTL 201)  
(PREV. T16, T17)

BD SUBMISSION  
NUMBER 2143  
REVISION  
DATE 01.11.2011  
SCALE 1:1000  
FILE PATH T18(T19)TPTL  
AUTHORIZED PERSON

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (NOT TO SCALE)



**TOWER 18 GROUND FLOOR  
ESCAPE ROUTE DIAGRAM**

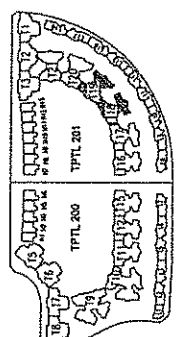
Unit B : 4.5x7.4x6=13.3 (c15m DEAD END)  
Unit C : 3.5x4.5x3.5=11.2 (c15m DEAD END)  
Unit D : 3.5x4.5x3.5=11.2 (c15m DEAD END)

**TOWER 19 GROUND FLOOR  
ESCAPE ROUTE DIAGRAM**

Unit A : 4.5x7.4x6=13.3 (c15m DEAD END)  
Unit C : 3.5x4.5x3.5=11.2 (c15m DEAD END)  
Unit D : 3.5x4.5x3.5=11.2 (c15m DEAD END)

**TOWER 18 GROUND FLOOR PLAN**

- LEGEND**
- 1. FLOOR FINISH CODE
  - 2. FLOOR FINISH CODE
  - 3. FLOOR FINISH CODE
  - 4. FLOOR FINISH CODE
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  - 98. FLOOR FINISH CODE
  - 99. FLOOR FINISH CODE
  - 100. FLOOR FINISH CODE



RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./HONG RESIDENT LTD.

ARCHITECTS  
WCMF INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
CYE ANIP & PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
TALANT MECHANICAL  
A ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION \_\_\_\_\_ DATE NO. \_\_\_\_\_

AMENDMENT	DATE
FOURTH AMENDMENT	05.11.2012
SECOND AMENDMENT	15.07.2013
FIRST AMENDMENT	25.03.2010
RESUBMISSION	06.10.2010
FIRST SUBMISSION	28.02.2010

DRAWING TITLE \_\_\_\_\_  
1/F PLAN  
(T18 T19-TPTL 201)  
(PREV. T16 T17)

NO

**UNIVERSITY**

REVISION \_\_\_\_\_

DATE \_\_\_\_\_

SCALE 95.11.2012

FILE PATH	DATE
	11/15/2024

**AUTHORIZED PERSON**

•

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**WCMF INTERNATIONAL, LIMITED**  
Incorporated in Hong Kong  
註冊地址：香港中環皇后大道中159號15樓1505室

12-1000

**Abstract**

1152 of 10050 Series  
 Showing  
 John Deere Tractor with 773 D engine with power disc  
 1

☐ I understand how my school needs money from across the district and will help.

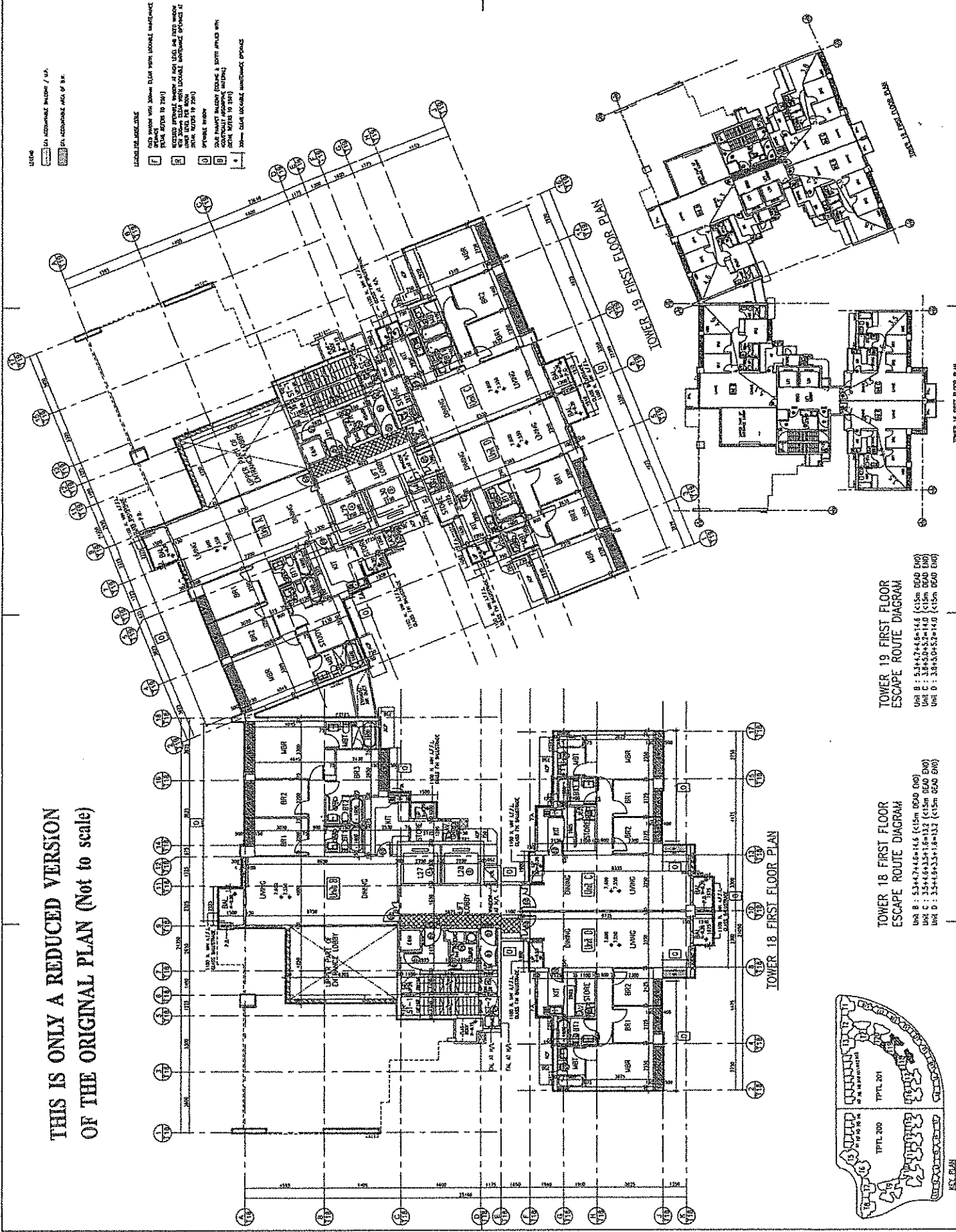
**ACCORD SYSTEMS**

(1067 01 SHELLEY AVENUE  
MOORE HILL TEXAS 78055)

THESE PLANNING MATERIALS (NOTES & SKETCHES) ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

STUDY COMPLETION DATE: 11/1/01

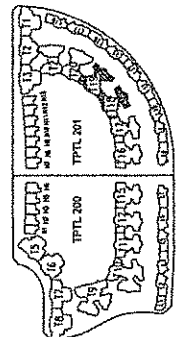
THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

TOWER 19 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM

Unit B :	5.3+4.7+4.6=14.6	{ <15m	DEAD END
Unit C :	3.8+5.0+5.2=14.0	{ <15m	DEAD END
Unit D :	3.8+5.0+5.2=14.0	{ <15m	DEAD END

TOWER 18 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM

Unit B : 5.3+4.7+4.6=14.6 (<15m) DS40 EN03  
Unit C : 3.5+4.6+3.3+1.6=13.2 (<15m) DS40 EN03  
Unit D : 3.5+4.6+3.3+1.6=13.2 (<15m) DS40 EN03



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD. & HONG KONG REALTY LTD.

ARCHITECT  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
HONG KONG ENGINEERING & ARCHITECTURE LTD.

BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL & ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
SINCHON HONG KONG LIMITED

REVISION

DATE

NO.

FOURTH AMENDMENT 05/12/2012

SECOND AMENDMENT 13/03/2011

FIRST AMENDMENT 23/03/2011

REVISION 09/12/2010

PRELIMINARY 24/12/2010

ENCLOSURE TITLE

TYPICAL FLOOR PLAN  
(T18, T19-TPTL 201)  
(PREV. T16, T17)

BD SUBMISSION

NUMBER 2145

REVISION D

DATE 04/12/2012

SCALE 1:1000

FILE PATH Y:\1000\201

AUTHORIZED PERSON

DRAWN BY

CHECKED BY

APPROVED BY

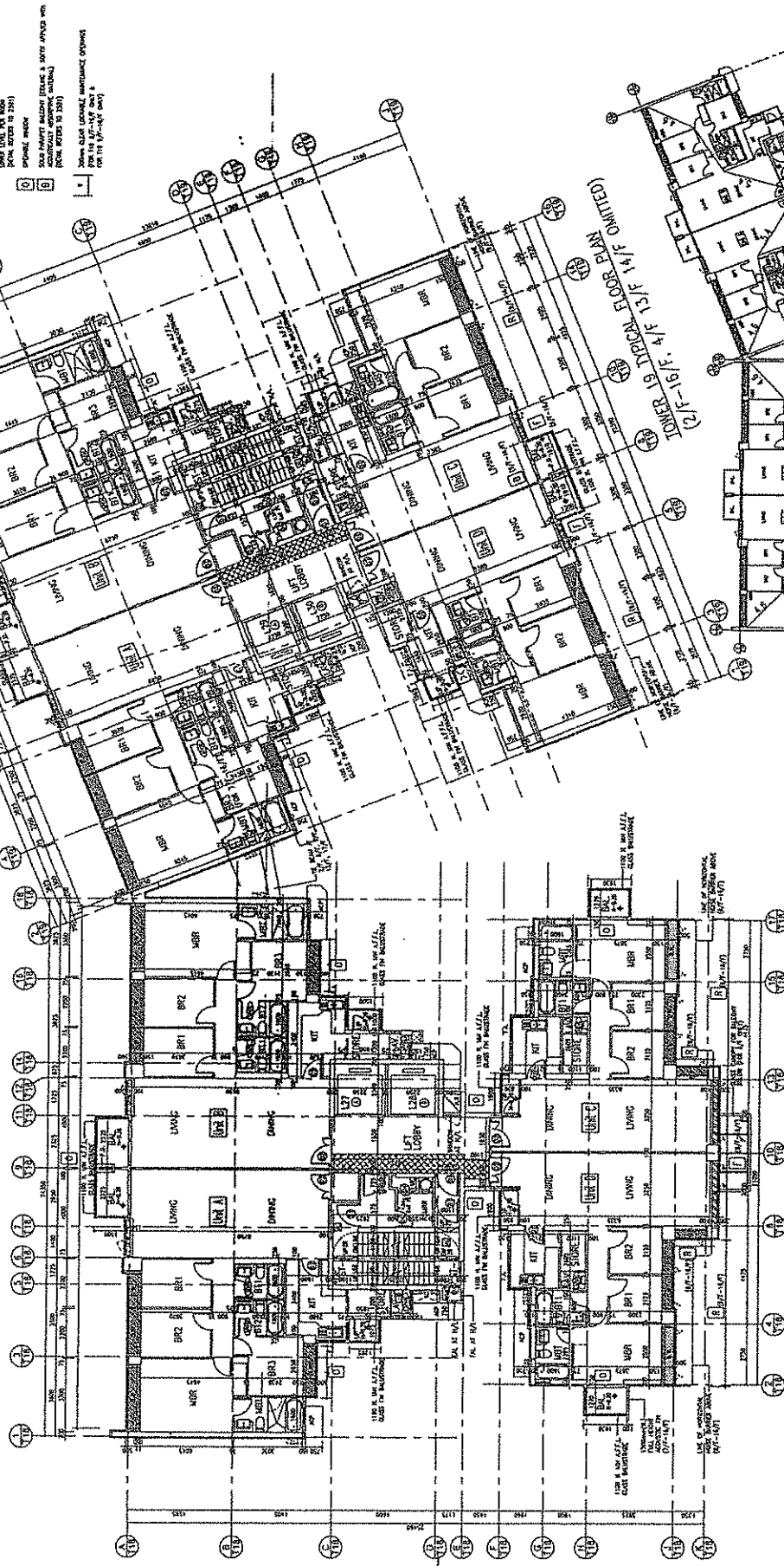
DATE

SCALE

FILE PATH

AUTHORIZED PERSON

- LEGEND
- 7 FLOOR WITH 30mm CLEAR WITH LOBBY MAINTENANCE
  - 8 FLOOR WITH 30mm CLEAR WITH LOBBY MAINTENANCE
  - 9 FLOOR WITH 30mm CLEAR WITH LOBBY MAINTENANCE
  - 10 FLOOR WITH 30mm CLEAR WITH LOBBY MAINTENANCE
  - 11 FLOOR WITH 30mm CLEAR WITH LOBBY MAINTENANCE
  - 12 FLOOR WITH 30mm CLEAR WITH LOBBY MAINTENANCE
  - 13 FLOOR WITH 30mm CLEAR WITH LOBBY MAINTENANCE
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  - 17 FLOOR WITH 30mm CLEAR WITH LOBBY MAINTENANCE
  - 18 FLOOR WITH 30mm CLEAR WITH LOBBY MAINTENANCE
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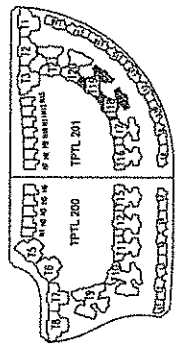
TOWER 18 TYPICAL FLOOR PLAN  
(2/F-18/F, 4/F 13/F 14/F OMITTED)

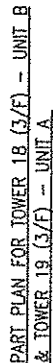
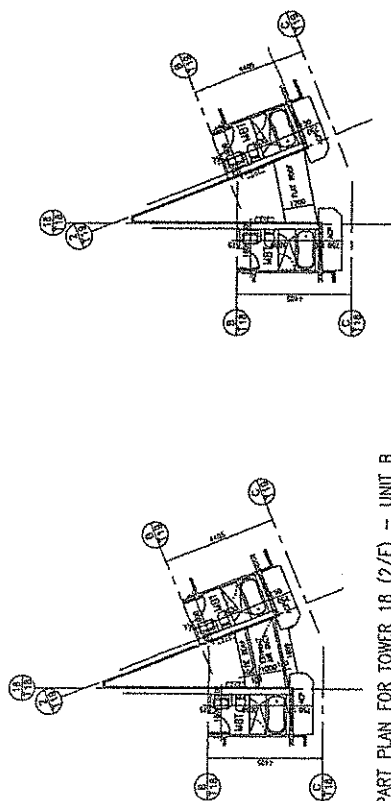
TOWER 18 TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM

UNIT A : 46x72.5x4.17 (15m 000 000)  
UNIT B : 46x72.5x4.17 (15m 000 000)  
UNIT C : 46x72.5x4.17 (15m 000 000)  
UNIT D : 46x72.5x4.17 (15m 000 000)

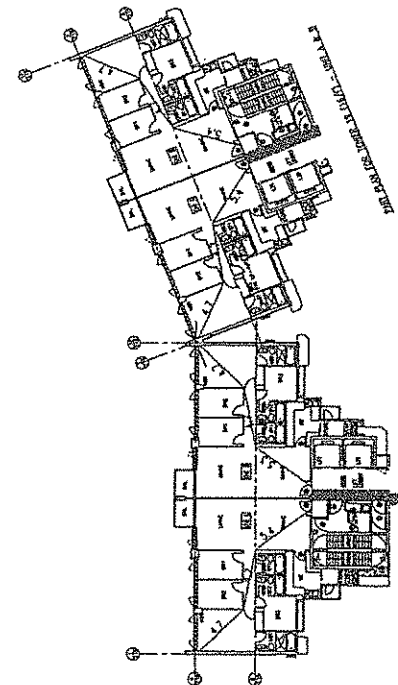
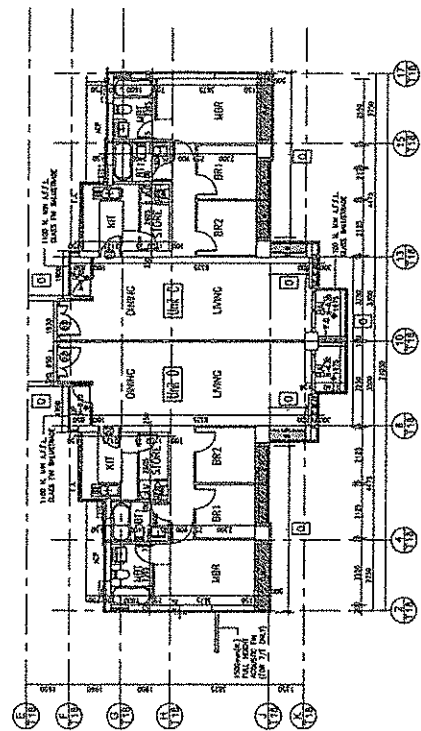
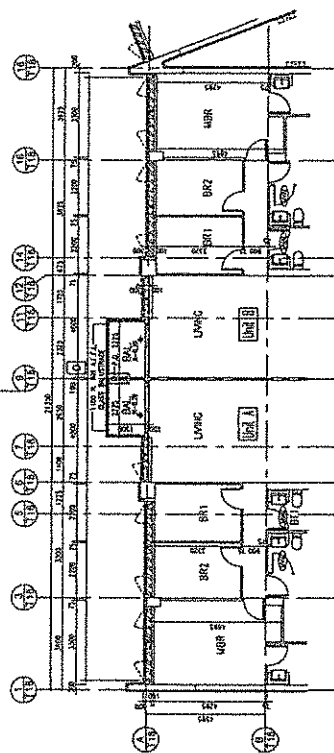
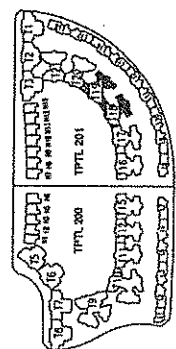
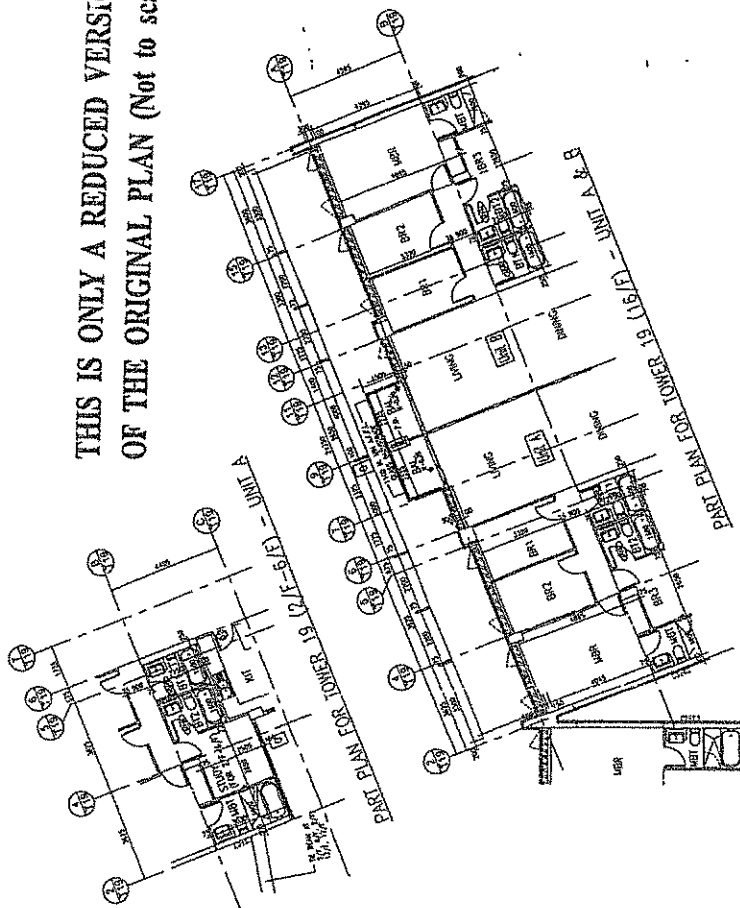
TOWER 19 TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM

UNIT A : 46x72.5x4.17 (15m 000 000)  
UNIT B : 46x72.5x4.17 (15m 000 000)  
UNIT C : 46x72.5x4.17 (15m 000 000)  
UNIT D : 46x72.5x4.17 (15m 000 000)





THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



LAST PAGE FROM LETTER IS (162) - 1201 A & B

TOWER 19 16/F FLOOR  
ESCAPE ROUTE DIAGRAM

Unit	A	: 4.7+4.7+5.4=14.8	( $<15m$ )	DEAD	END
Unit	B	: 4.7+4.7+5.4=14.8	( $<15m$ )	DEAD	END
Unit	C	: 3.8+5.0+5.2=14.0	( $<15m$ )	DEAD	END
Unit	D	: 3.8+5.0+5.2=14.0	( $<15m$ )	DEAD	END

**TPTL**  
**2008&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DESIGNER  
TOP RAILWAY LITIGATING RESIDENT LTD.

ARCHITECTS  
WYATT INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE AND PARTNERS

MECHANICAL ENGINEERS  
HONG KONG LTD.

ELECTRICAL ENGINEERS  
TALANT ENGINEERING

ENVIRONMENTAL CONSULTANTS  
A ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRONMENT HONG KONG LIMITED

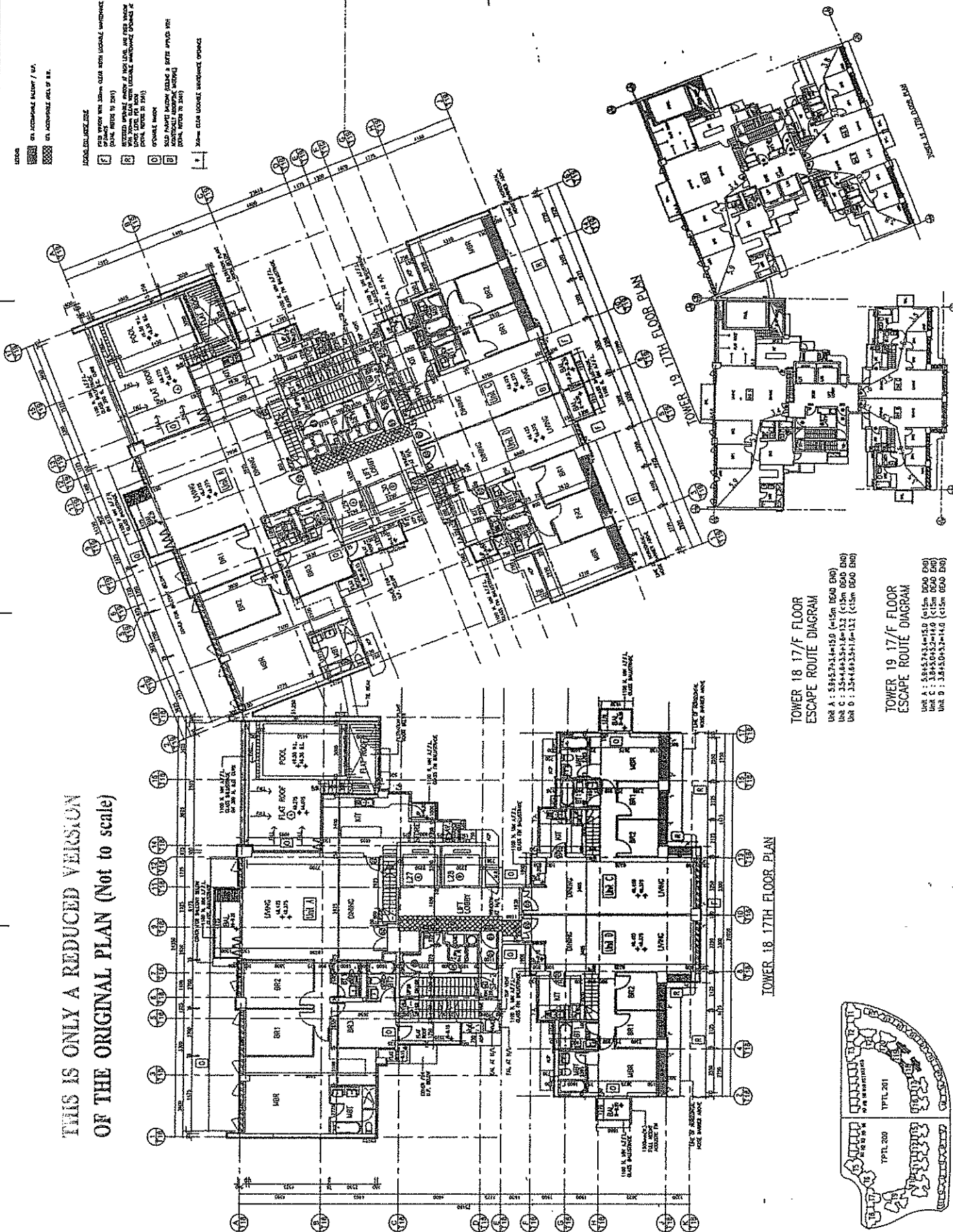
PROFESSIONAL CERTIFICATE  
REGISTERED ARCHITECT  
REGISTERED MECHANICAL ENGINEER  
REGISTERED ELECTRICAL ENGINEER  
REGISTERED ENVIRONMENTAL CONSULTANT

PROFESSIONAL CERTIFICATE  
REGISTERED ARCHITECT  
REGISTERED MECHANICAL ENGINEER  
REGISTERED ELECTRICAL ENGINEER  
REGISTERED ENVIRONMENTAL CONSULTANT

REVISIONS TABLE

NO.	DATE	DESCRIPTION
1	16.11.2007	ISSUED FOR PERMIT
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98	16.11.2007	ISSUED FOR PERMIT
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THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

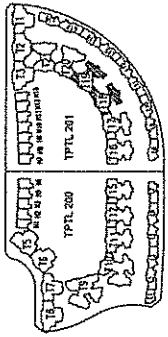


**TOWER 18 17/F FLOOR  
ESCAPE ROUTE DIAGRAM**

Unit A : 58x52x14=150 (c15m 600 600)  
Unit B : 58x52x14=150 (c15m 600 600)  
Unit C : 58x52x14=150 (c15m 600 600)  
Unit D : 58x52x14=150 (c15m 600 600)

**TOWER 19 17/F FLOOR  
ESCAPE ROUTE DIAGRAM**

Unit A : 58x52x14=150 (c15m 600 600)  
Unit B : 58x52x14=150 (c15m 600 600)  
Unit C : 58x52x14=150 (c15m 600 600)  
Unit D : 58x52x14=150 (c15m 600 600)





# TPTL 200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./ANG KEE LING LTD.

ARCHITECT  
TOP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARNO & PARTNERS  
HONG KONG LTD.

Mechanical Services Engineers  
TALCOT ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
DANBORN HONG KONG LIMITED

REVISION DATE NO.

POWER AGREEMENT 05/11/2012  
SECOND AGREEMENT 18/02/2011  
FIRST AGREEMENT 01/10/2010  
ENFORCEMENT 01/10/2010  
FIRST SUBMISSION 18/02/2010

DRAWING TITLE  
G/F FLOOR PLAN  
(T20 T21-TPTL 201)  
(PREV. T18 T19)

BD SUBMISSION  
NUMBER 2148  
REVISION  
DATE 05/11/2012  
SCALE 1:1000/4:1  
FILE PATH T20&201.dwg  
AUTHORIZED PERSON  
CHECKED BY  
APPROVED BY  
DATE 05/11/2012  
SCALE 1:1000/4:1  
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AUTHORIZED PERSON

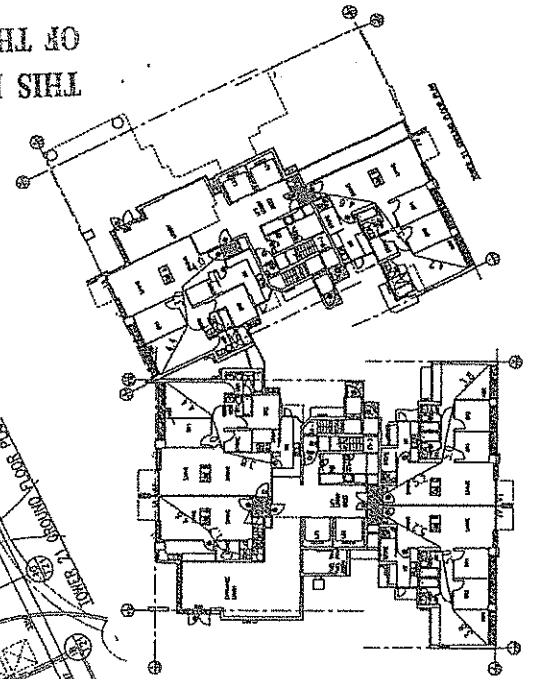
TOP INTERNATIONAL LIMITED  
10/F, 100, WING LOK STREET, HONG KONG

LEGEND  
1. 1/4 ACCESSIBLE FACILITY / U.P.  
2. 1/4 ACCESSIBLE PARKING LOT  
3. 1/4 ACCESSIBLE PARKING LOT  
4. 1/4 ACCESSIBLE PARKING LOT  
5. 1/4 ACCESSIBLE PARKING LOT

1. 1/4 ACCESSIBLE FACILITY / U.P.  
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5. 1/4 ACCESSIBLE PARKING LOT

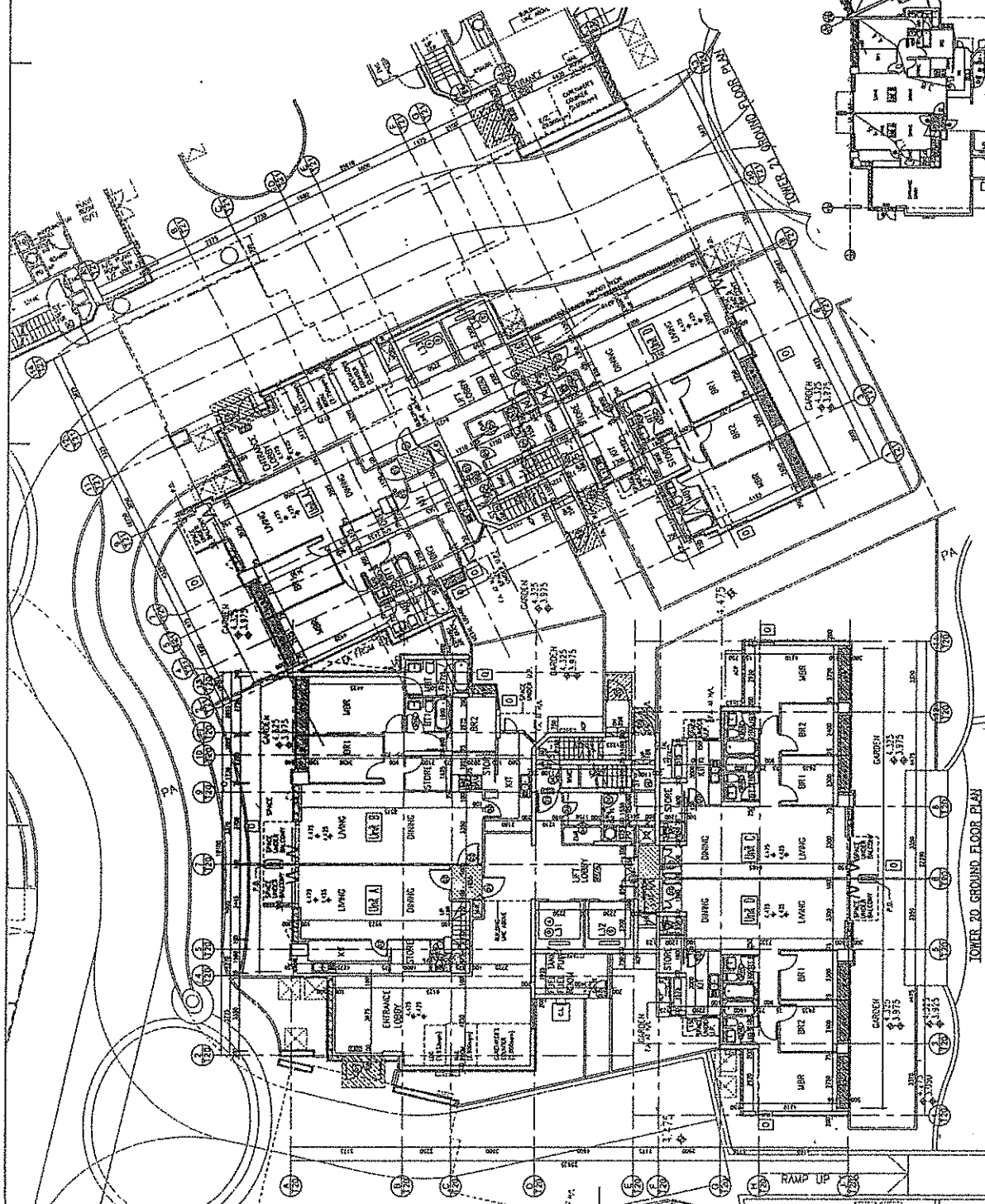
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2. 1/4 ACCESSIBLE PARKING LOT  
3. 1/4 ACCESSIBLE PARKING LOT  
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THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



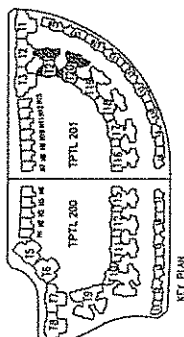
TOWER 21 GROUND FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A: 44x30x4.0-11.4 (11m ROAD END)  
Unit B: 42x25x2.1-16.0 (11m ROAD END)

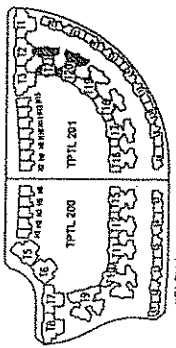
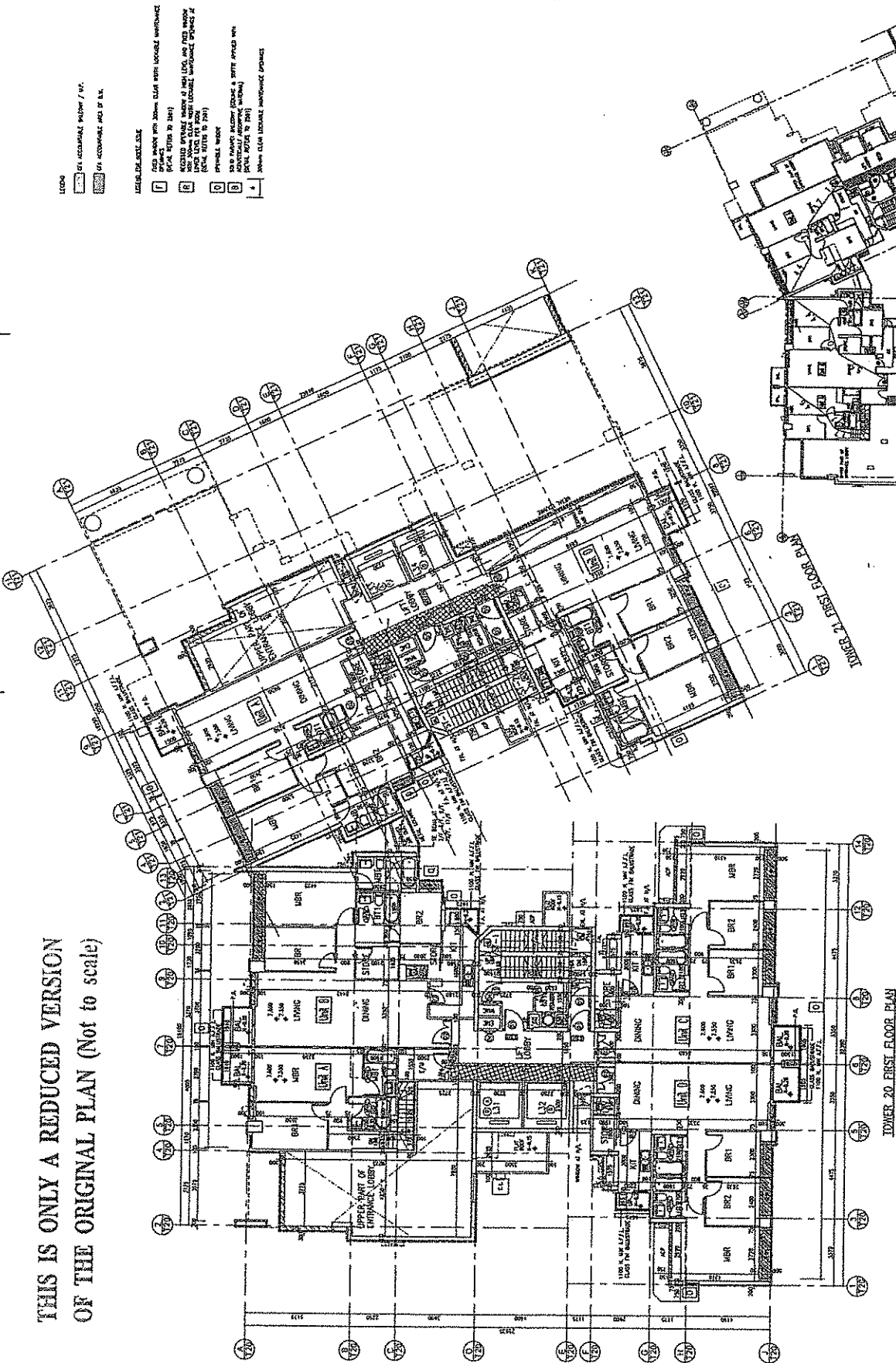


TOWER 20 GROUND FLOOR  
ESCAPE ROUTE DIAGRAM

Unit A: 44x30x4.0-11.4 (11m ROAD END)  
Unit B: 42x25x2.1-16.0 (11m ROAD END)  
Unit C: 38x25x2.1-16.0 (11m ROAD END)  
Unit D: 38x25x2.1-16.0 (11m ROAD END)



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



TOWER 20 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM  
Unit A : 44x12x12.5 (12m x 12m x 12.5m)  
Unit B : 44x12x12.5 (12m x 12m x 12.5m)  
Unit C : 38x12x12.5 (12m x 12m x 12.5m)  
Unit D : 38x12x12.5 (12m x 12m x 12.5m)

TOWER 21 FIRST FLOOR  
ESCAPE ROUTE DIAGRAM  
Unit A : 44x12x12.5 (12m x 12m x 12.5m)  
Unit B : 44x12x12.5 (12m x 12m x 12.5m)  
Unit C : 38x12x12.5 (12m x 12m x 12.5m)  
Unit D : 38x12x12.5 (12m x 12m x 12.5m)

# TPTL 200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

- LEGEND
- 1. EX. ACCURATE, PLANNING / V.A.
  - 2. EX. ACCURATE, ARCH. / E.A.
  - 3. EX. ACCURATE, MECH. / E.A.
  - 4. EX. ACCURATE, ELECTR. / E.A.
  - 5. EX. ACCURATE, CIVIL / E.A.
  - 6. EX. ACCURATE, LANDSCAPE / E.A.
  - 7. EX. ACCURATE, OTHER / E.A.
  - 8. EX. ACCURATE, OTHER / E.A.
  - 9. EX. ACCURATE, OTHER / E.A.
  - 10. EX. ACCURATE, OTHER / E.A.
- LEGEND - SCALE
- 1. EX. ACCURATE, PLANNING / V.A.
  - 2. EX. ACCURATE, ARCH. / E.A.
  - 3. EX. ACCURATE, MECH. / E.A.
  - 4. EX. ACCURATE, ELECTR. / E.A.
  - 5. EX. ACCURATE, CIVIL / E.A.
  - 6. EX. ACCURATE, LANDSCAPE / E.A.
  - 7. EX. ACCURATE, OTHER / E.A.
  - 8. EX. ACCURATE, OTHER / E.A.
  - 9. EX. ACCURATE, OTHER / E.A.
  - 10. EX. ACCURATE, OTHER / E.A.

DEVELOPER  
TOP GALLANT LTD/INGRAMS LTD.

ARCHITECT  
INGRAMS LTD.

STRUCTURAL ENGINEER  
INGRAMS LTD.

Mechanical Engineer  
INGRAMS LTD.

Electrical Engineer  
INGRAMS LTD.

Environmental Consultant  
INGRAMS LTD.

Revision  
DATE REC.

FOURTH ARCHITECT 01.11.2012  
THIRD ARCHITECT 01.11.2012  
FIRST ARCHITECT 01.11.2012  
FIRST SUBMISSION 01.11.2012

DRAWING TITLE  
1/F FLOOR PLAN  
(T20, T21/TPTL 201)  
(PREV. T19, T19)

NUMBER 2149

REVISION D

DATE 01.11.2012

SCALE 1:1000

DESIGNER TPTL 201

AUTHORISED PERSON

BD SUBMISSION

SCALE 1:1000

DATE 01.11.2012

REVISION D

NUMBER 2149

FOURTH ARCHITECT 01.11.2012  
THIRD ARCHITECT 01.11.2012  
FIRST ARCHITECT 01.11.2012  
FIRST SUBMISSION 01.11.2012



RESIDENTIAL  
DEVELOPMENT

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**DEVELOPER**  
TOP GALLANT LTD./KING HEIGHT LTD.

**ARCHITECTS**  
WONG INTERNATIONAL LIMITED

**STRUCTURAL ENGINEERS**  
OYE ANUP & PARTNERS  
HONG KONG LTD.

**BUILDING SERVICES ENGINEERS**  
TAI YAT TECHNICAL  
& ELECTRICAL ENGINEERS LTD.

**ENVIRONMENTAL CONSULTANTS**  
ENVIRONMENTAL HONG KONG LIMITED

5502218

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
05.15.2013	FOURTH AMENDMENT			D
11.29.2013	SECOND AMENDMENT			D
25.03.2015	FIRST AMENDMENT			D
05.18.2010	REASSIGNATION			A
21.02.2010	FIRST ASSIGNMENT			-

DRAWING TITLE  
TYPICAL FLOOR PLAN  
(T20 T21-TPTL 201)  
(PRÉV. T18 T19)

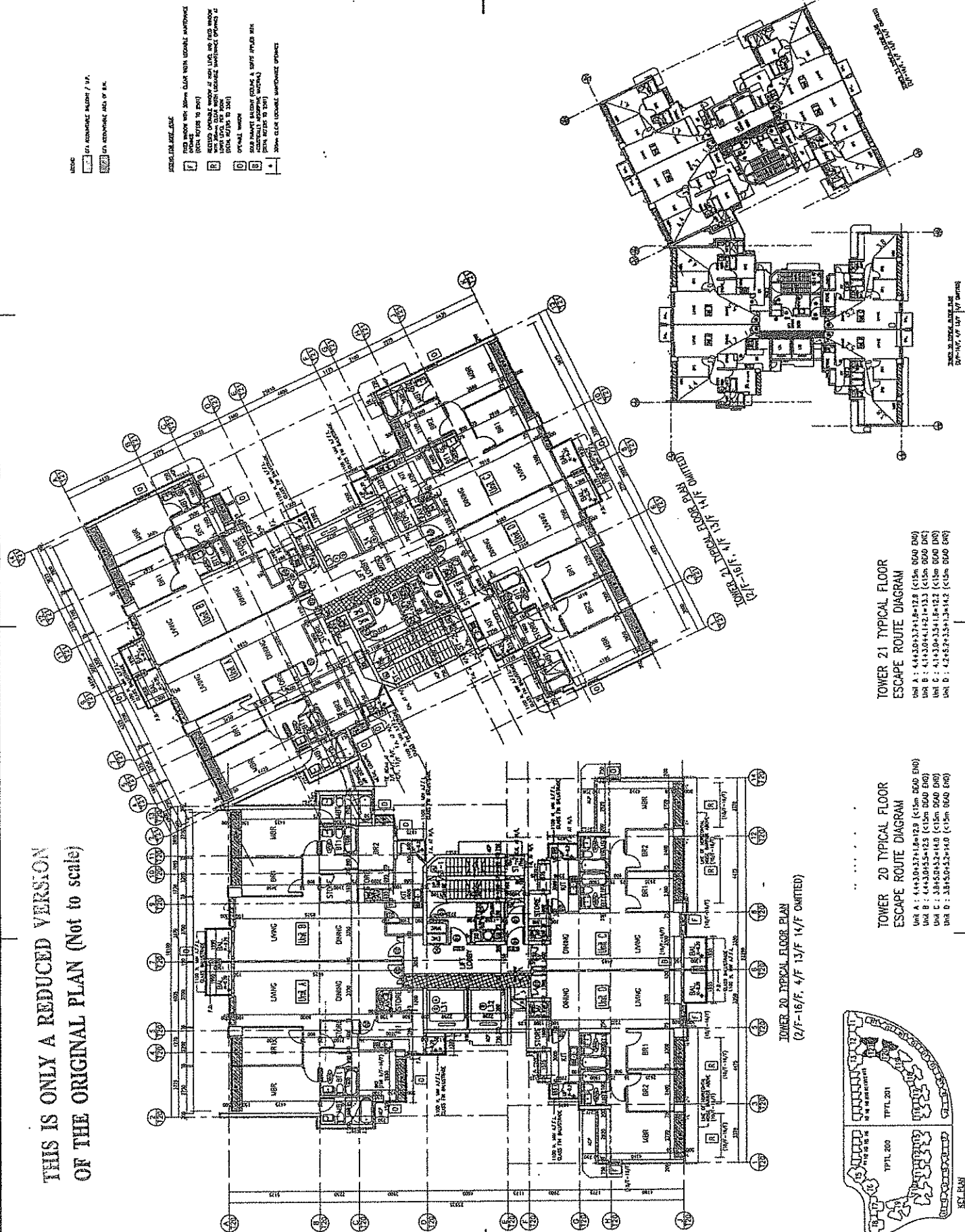
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NUMBER \_\_\_\_\_ 2150

DATE \_\_\_\_\_ 05/12/12  
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FILE PATH \_\_\_\_\_

AUTHORIZED PERSON

**WCMF INTERNATIONAL LIMITED**  
INCORPORATED IN HONG KONG  
以美商威頓洋行(威頓)有限公司



OWNER 20 TYPICAL FLOOR PLAN  
2/F-16/F, 4/F 13/F 14/F OMITTED)

TOWER 20 TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM

```
Unit A : 4.4+3.0+3.7+1.8=12.9 (<15m DEAD END)
Unit B : 4.4+3.0+5.5=12.9 (<15m DEAD END)
Unit C : 3.8+5.0+5.2=14.0 (<15m DEAD END)
Unit D : 3.8+5.0+5.2=14.0 (<15m DEAD END)
```

TOWER 21 TYPICAL FLOOR  
ESCAPE ROUTE DIAGRAM

Unit	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM</
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**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

ENCLOSURE -  
TOP GALLERY LIVING RESIDENT LTD.  
ARCHITECTS  
WONG INTERNATIONAL LIMITED  
STRUCTURAL ENGINEER  
WONG INTERNATIONAL LIMITED  
BUILDING SERVICES ENGINEERS  
TALENT MECHANICAL & ELECTRICAL ENGINEERS LTD.  
ENVIRONMENTAL CONSULTANTS  
ENVIRONMENTAL CONSULTANTS  
DATE: 11/11/2011

REVISION

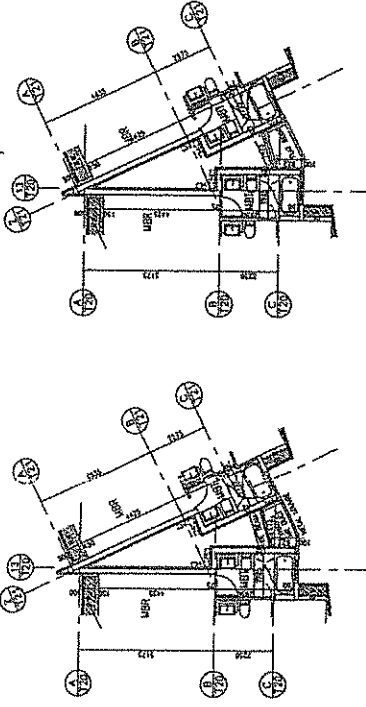
FOURTH FLOOR PLAN

NO. SUBMISSION  
2150-1  
REVISION  
DATE  
SCALE  
FILE PATH  
AUTHORIZED PERSON

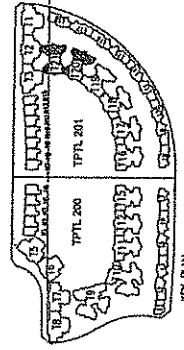
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TYPICAL FLOOR PLAN  
(T20\_T21-TPTL 201)  
(PREV. T18\_T19)

LEGEND  
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2. 1/2" DIA. CEMENTED MASONRY / UP.  
3. 1/2" DIA. CEMENTED MASONRY / UP.

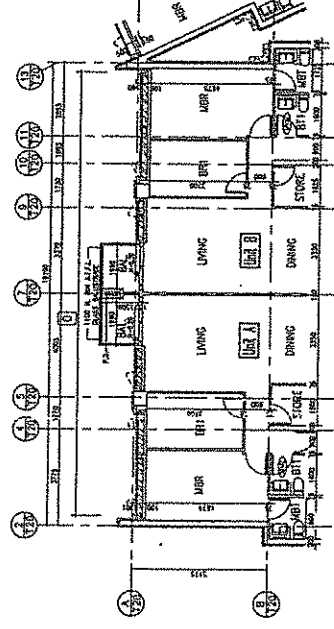
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1. ALL WALLS ARE 1/2" DIA. CEMENTED MASONRY UNLESS OTHERWISE SPECIFIED.  
2. ALL WALLS ARE 1/2" DIA. CEMENTED MASONRY UNLESS OTHERWISE SPECIFIED.  
3. ALL WALLS ARE 1/2" DIA. CEMENTED MASONRY UNLESS OTHERWISE SPECIFIED.  
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10. ALL WALLS ARE 1/2" DIA. CEMENTED MASONRY UNLESS OTHERWISE SPECIFIED.



PART PLAN FOR TOWER 20 (3/F) - UNIT B  
& TOWER 21 (3/F) - UNIT A

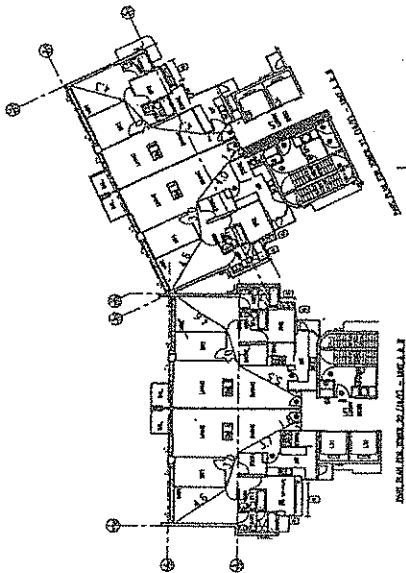


PART PLAN FOR TOWER 20 (16/F) - UNIT A & B



PART PLAN FOR TOWER 20 (12/F) - UNIT B  
& TOWER 21 (2/F) - UNIT A

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



PART PLAN FOR TOWER 20 (12/F) - UNIT C & D

TOWER 21 16/F FLOOR  
ESCAPE ROUTE DIAGRAM

UNIT A: 16.10m x 11.11m (15m 00m 00m)  
UNIT B: 16.10m x 11.11m (15m 00m 00m)  
UNIT C: 16.10m x 11.11m (15m 00m 00m)  
UNIT D: 16.10m x 11.11m (15m 00m 00m)

TOWER 20 16/F FLOOR  
ESCAPE ROUTE DIAGRAM

UNIT A: 16.10m x 11.11m (15m 00m 00m)  
UNIT B: 16.10m x 11.11m (15m 00m 00m)  
UNIT C: 16.10m x 11.11m (15m 00m 00m)  
UNIT D: 16.10m x 11.11m (15m 00m 00m)

DATE: 11/11/2011

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./XING REALTY LTD.

ARCHITECTS  
WYCP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE ARUP & PARTNERS  
HONG KONG LTD.

TRADING SERVICES ENGINEERS  
TALYOR MANAGEMENT  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

REVISION \_\_\_\_\_ DATE MO. \_\_\_\_\_

	0
FOURTH AMENDMENT	01.11.2012
SECOND AMENDMENT	18.09.2011
FIRST AMENDMENT	25.02.2011
ENLARGEMENT	01.10.2010
FIRST SUBMISSION	25.02.2010

17/F FLOOR PLAN  
(T20, T21-TPTL 201)  
(PREV. T18, T19)

N

10. 10/10/10

**McGraw-Hill**

DATE \_\_\_\_\_

SCALE \_\_\_\_\_

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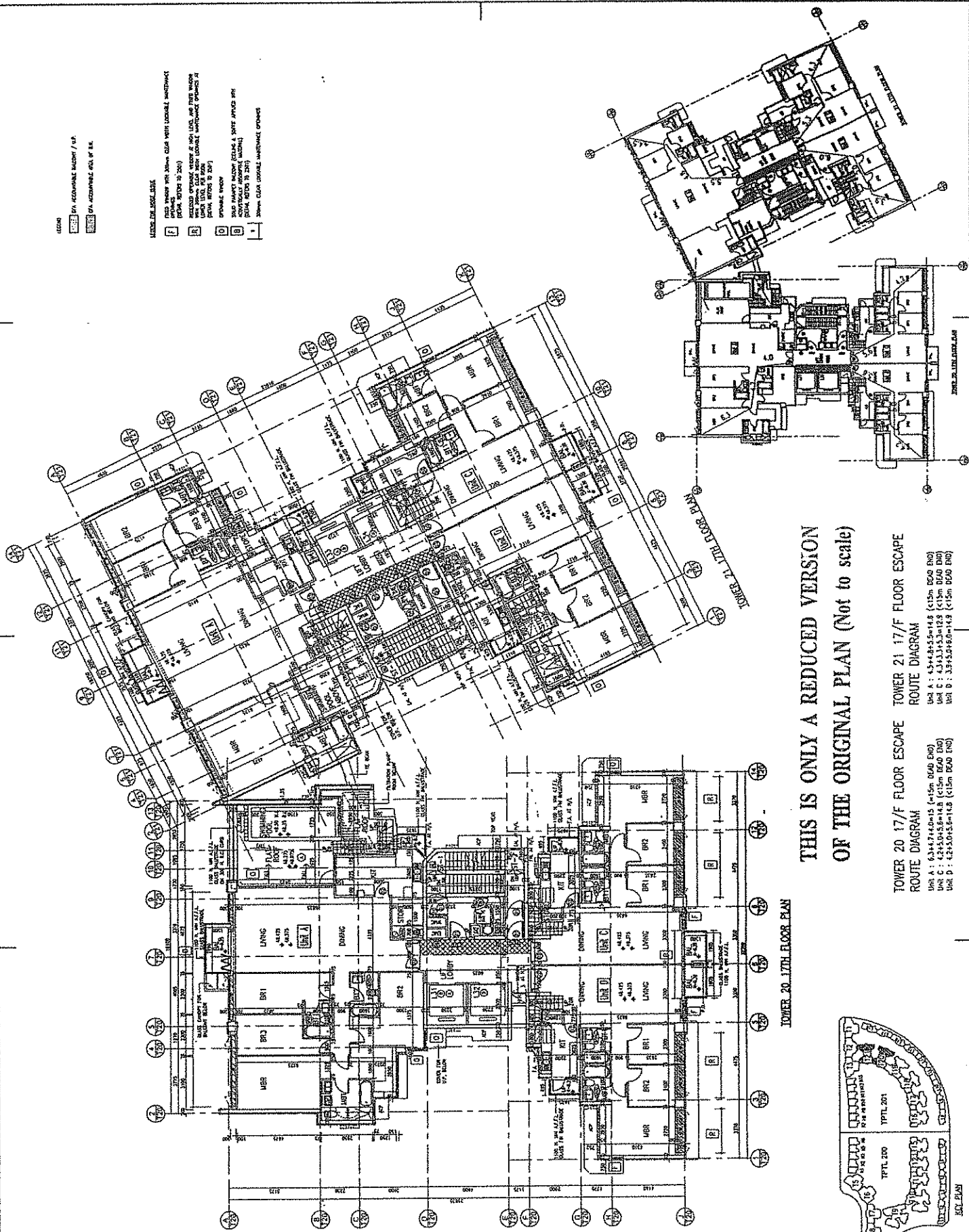
**AUTHORIZED PERSON**

NO  
FLA

100

**RESEARCH & ANALYTICS**

**Abstract**



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

TOWER 20 17/F FLOOR ESCAPE ROUTE DIAGRAM

```
Unit A : 6.3+4.7+4.0=15.0 (15m DEAD END)
Unit C : 4.2+5.0+5.6=14.8 (15m DEAD END)
Unit D : 4.2+5.0+5.6=14.8 (15m DEAD END)
```





**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

ENGINEER  
TOP SALANT LTD/INGENIO REGENT LTD.

ARCHITECT  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEER  
HONG KONG STRUCTURAL ENGINEERING LTD.

BUILDING SERVICES ENGINEER  
VALLEY MECHANICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANT  
ENVIRONMENTAL CONSULTANTS LTD.

REVISION	DATE	NO.
FOURTH AMENDMENT	25.11.2012	1
THIRD AMENDMENT	12.02.2012	2
SECOND AMENDMENT	12.02.2011	3
FIRST AMENDMENT	12.02.2011	4
REVISION	12.02.2011	5
FIRST SUBMISSION	12.02.2010	6

DRAWING TITLE  
LOW-RISE  
L2, L5 & L6 PLANS (1)  
(TPTL-200)

NUMBER 2155

REVISION E

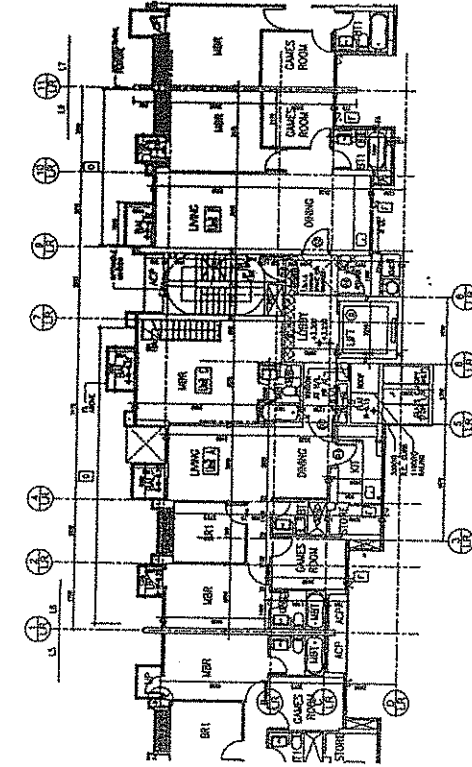
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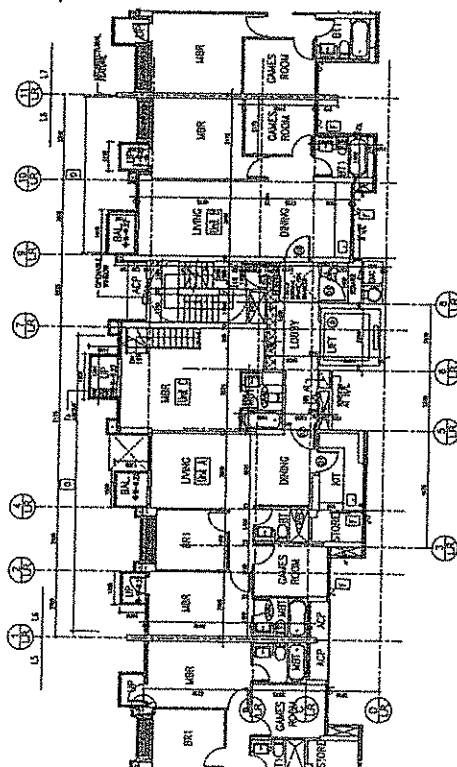
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AUTHORIZED PERSON

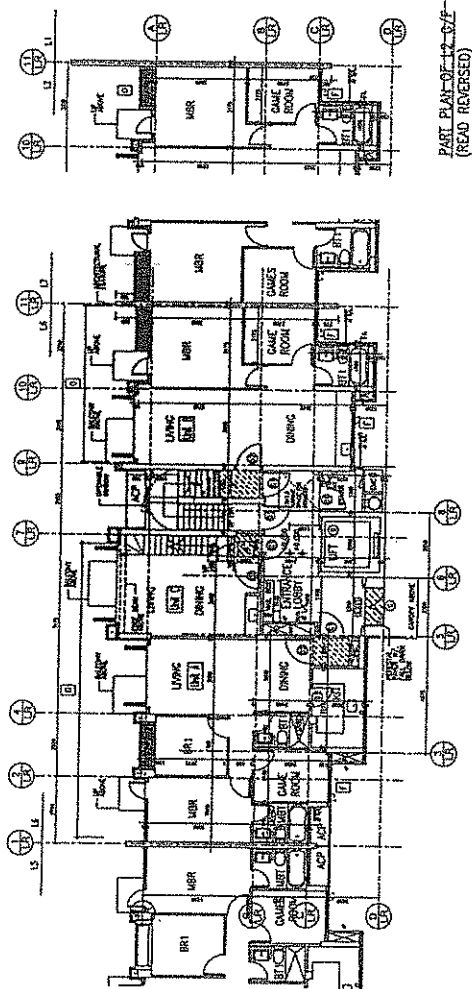
NEW INTERNATIONAL LIMITED  
DRAWN BY TPTL-200



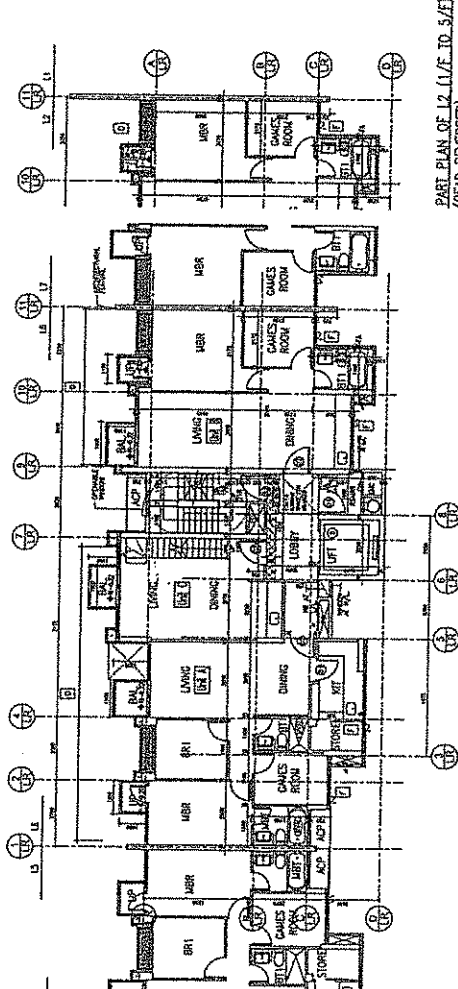
16 FIRST FLOOR PLAN  
(L2 & L5 READ REVERSED)



16 THIRD FLOOR PLAN  
(L2 & L5 READ REVERSED)



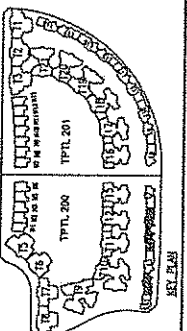
16 GROUND FLOOR PLAN  
(L2 & L5 READ REVERSED)



16 SECOND FLOOR PLAN  
(L2 & L5 READ REVERSED)

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

- LEGEND
- 1. DIMENSION LINE
  - 2. DIMENSION LINE
  - 3. DIMENSION LINE
  - 4. DIMENSION LINE
  - 5. DIMENSION LINE
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L2, L5 & L6





**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD./KING RESORT LTD.

ARCHITECTS  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE AND PARTNERS  
HONG KONG LTD.

MECHANICAL ENGINEERS  
HUI AND PARTNERS  
HONG KONG LTD.

ELECTRICAL ENGINEERS  
HUI AND PARTNERS  
HONG KONG LTD.

MECHANICAL CONTRACTORS  
HUI AND PARTNERS  
HONG KONG LTD.

REVISION

DRAWING TITLE

LOW-RISE  
L3 PLANS (1)  
(TPTL-200)  
L16 PLANS (1)  
(TPTL-201)

NUMBER

2155-2

REVISION

DATE

05.11.2012

SCALE

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FILE PATH

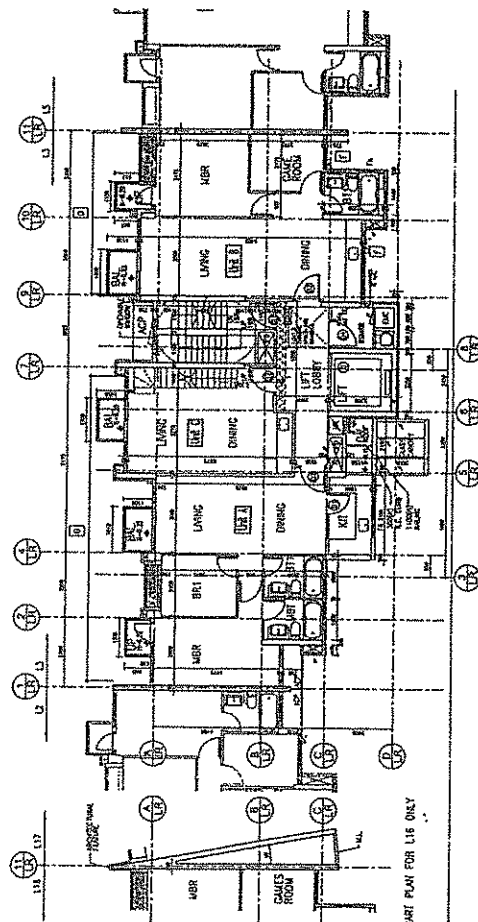
Y0001/Drawings

AUTHORIZED PERSON

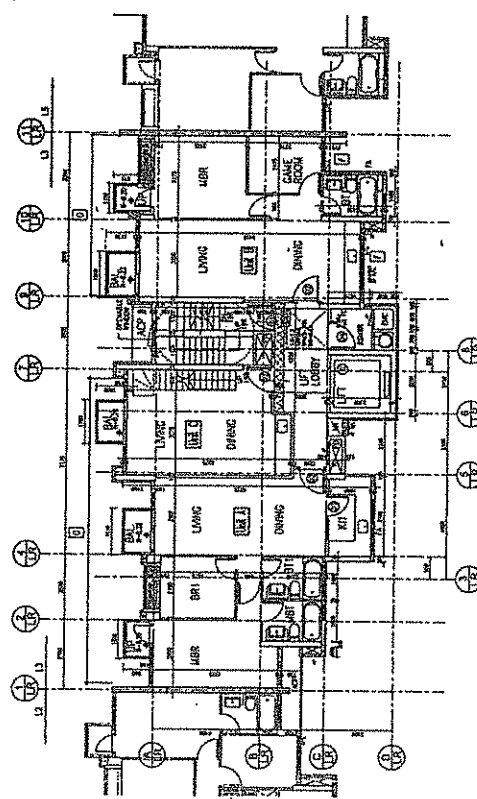
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WONG INTERNATIONAL LIMITED

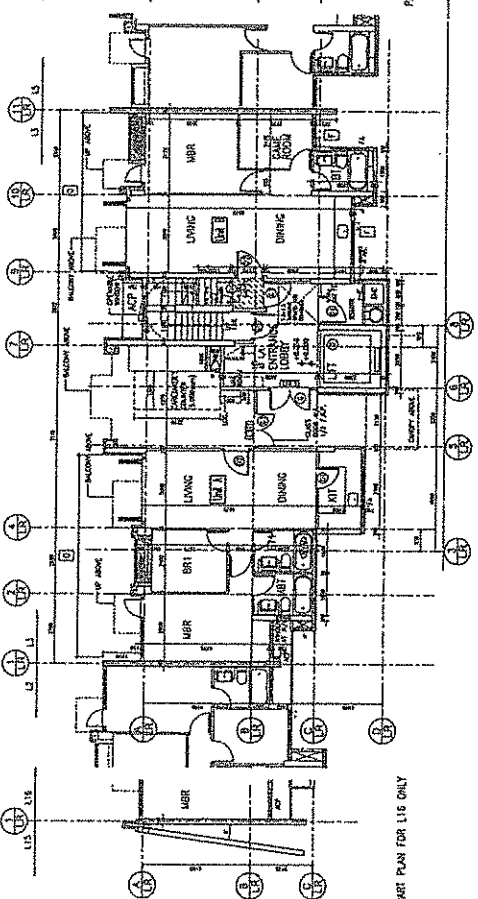
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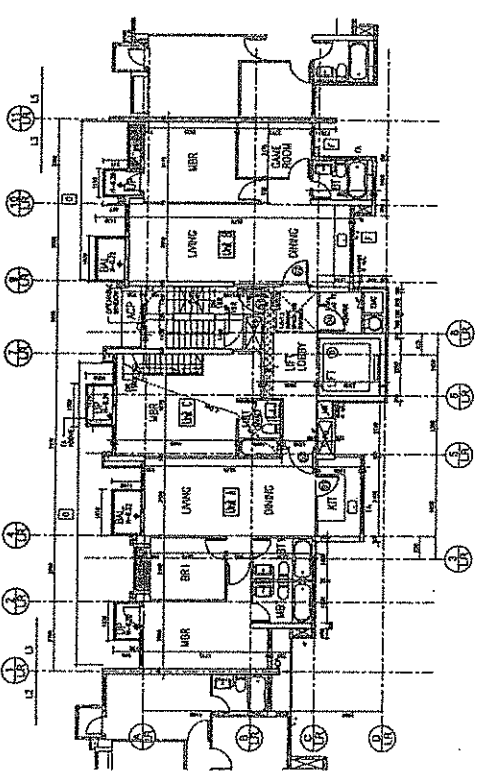
FIRST FLOOR PLAN



THIRD FLOOR PLAN



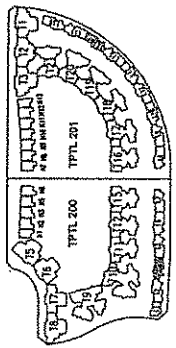
GROUND FLOOR PLAN



SECOND FLOOR PLAN

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- 100. 1:1000A1



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

# TPTL 200&201

TAI PO

## RESIDENTIAL DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD/ANG REGENT LTD.

ARCHITECT  
WONG INTERNATIONAL LIMITED

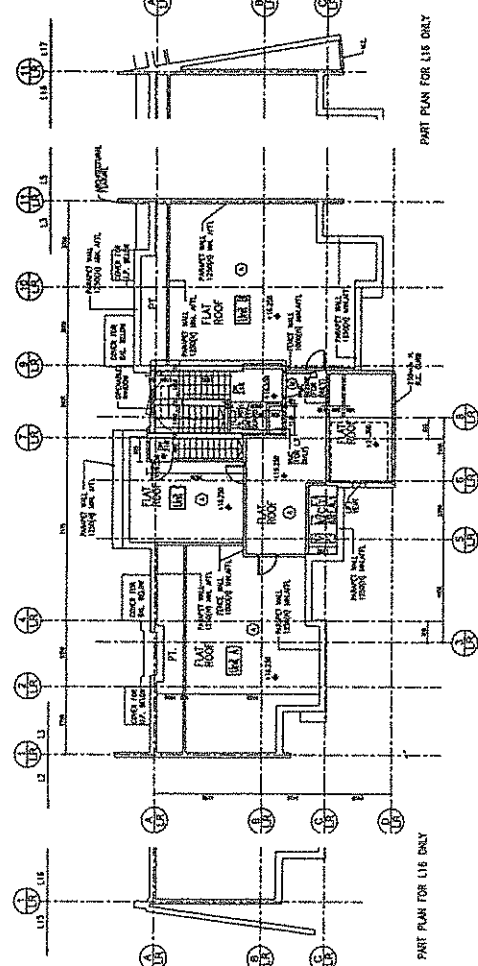
STRUCTURAL ENGINEER  
HO JOON TAT PARTNERS  
HONGKONG & TAIWAN

BUILDING SERVICES ENGINEER  
TALENT MECHANICAL  
& ELECTRICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRON HONG KONG LIMITED

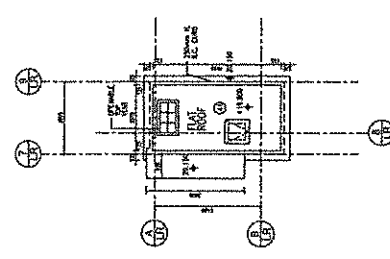
REVISION  
DATE 10/10/2012

DRAWING TITLE	LOWRISE L3 PLANS (2) (TPTL200) L6 PLANS (2) (TPTL201)
NUMBER	2155-3
REVISION	
DATE	05.11.2012
SCALE	1:100/1
FILE PATH	Y204/Drawings
AUTHORIZED PERSON	



FIFTH FLOOR PLAN

ROOF PLAN



UPPER ROOF FLOOR PLAN

**CALCULATION OF VOLUME**

Net Volume  
17,220 x 11.1 = 191,142 m<sup>3</sup>

Net Volume of L3  
17,220 x 11.1 = 191,142 m<sup>3</sup>

Net Volume of L6  
17,220 x 11.1 = 191,142 m<sup>3</sup>

Net Volume of L16  
17,220 x 11.1 = 191,142 m<sup>3</sup>

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17,220 x 11.1 = 191,142 m<sup>3</sup>

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Net Volume of L87  
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Net Volume of L98  
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Net Volume of L99  
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Net Volume of L100  
17,220 x 11.1 = 191,142 m<sup>3</sup>

NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	05.11.2012		
2	FOR CONSTRUCTION	05.11.2012		
3	FOR CONSTRUCTION	05.11.2012		
4	FOR CONSTRUCTION	05.11.2012		
5	FOR CONSTRUCTION	05.11.2012		
6	FOR CONSTRUCTION	05.11.2012		
7	FOR CONSTRUCTION	05.11.2012		
8	FOR CONSTRUCTION	05.11.2012		
9	FOR CONSTRUCTION	05.11.2012		
10	FOR CONSTRUCTION	05.11.2012		

**LEGEND**

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2. FOR CONSTRUCTION

3. FOR CONSTRUCTION

4. FOR CONSTRUCTION

5. FOR CONSTRUCTION

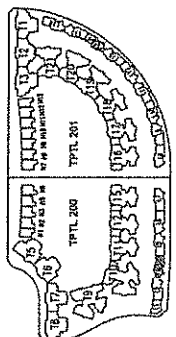
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8. FOR CONSTRUCTION

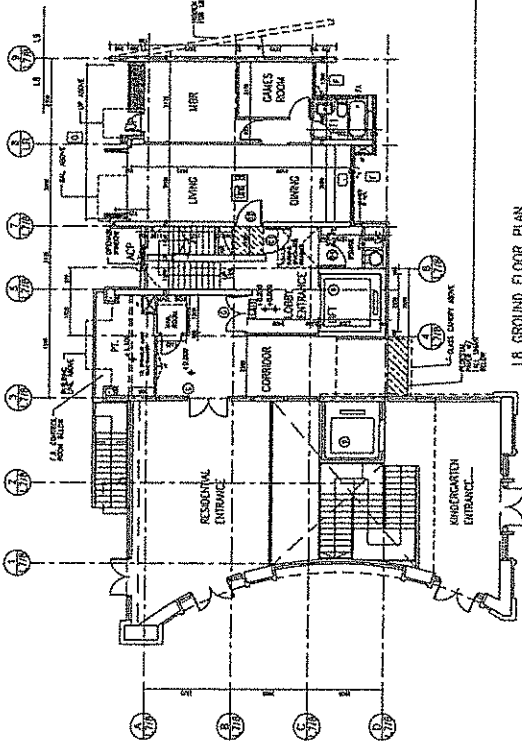
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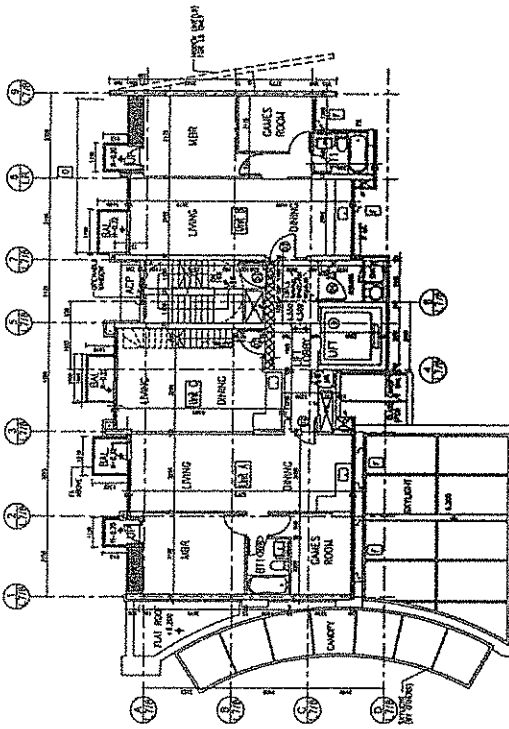


THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

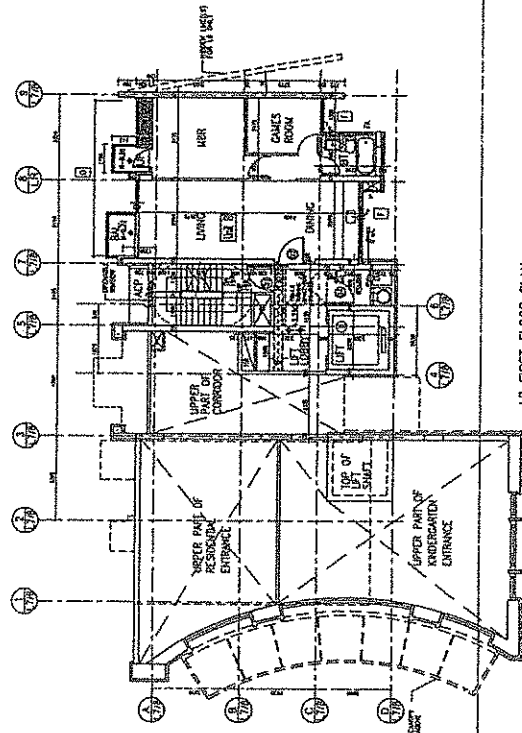
L7 & L8



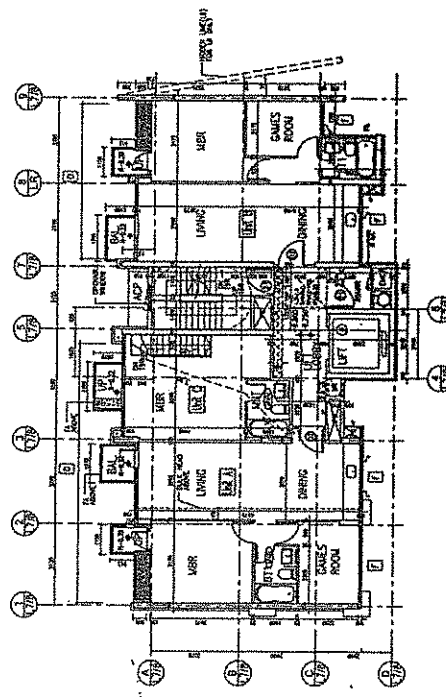
L8 GROUND FLOOR PLAN  
(L7 ROAD REVERSED)



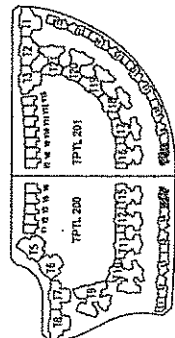
L8 SECOND FLOOR PLAN  
(L7 ROAD REVERSED)



L8 FIRST FLOOR PLAN  
(L7 ROAD REVERSED)



L8 THIRD FLOOR PLAN  
(L7 ROAD REVERSED)



- LEGEND
- 1. BUILDING WITH 30mm GLASS WITH LAMINATE GLAZING
  - 2. BUILDING WITH 15mm GLASS WITH LAMINATE GLAZING
  - 3. BUILDING WITH 10mm GLASS WITH LAMINATE GLAZING
  - 4. BUILDING WITH 5mm GLASS WITH LAMINATE GLAZING
  - 5. BUILDING WITH 2mm GLASS WITH LAMINATE GLAZING
  - 6. BUILDING WITH 1mm GLASS WITH LAMINATE GLAZING
  - 7. BUILDING WITH 0.5mm GLASS WITH LAMINATE GLAZING
  - 8. BUILDING WITH 0.2mm GLASS WITH LAMINATE GLAZING
  - 9. BUILDING WITH 0.1mm GLASS WITH LAMINATE GLAZING
  - 10. BUILDING WITH 0.05mm GLASS WITH LAMINATE GLAZING
  - 11. BUILDING WITH 0.02mm GLASS WITH LAMINATE GLAZING
  - 12. BUILDING WITH 0.01mm GLASS WITH LAMINATE GLAZING
  - 13. BUILDING WITH 0.005mm GLASS WITH LAMINATE GLAZING
  - 14. BUILDING WITH 0.002mm GLASS WITH LAMINATE GLAZING
  - 15. BUILDING WITH 0.001mm GLASS WITH LAMINATE GLAZING
  - 16. BUILDING WITH 0.0005mm GLASS WITH LAMINATE GLAZING
  - 17. BUILDING WITH 0.0002mm GLASS WITH LAMINATE GLAZING
  - 18. BUILDING WITH 0.0001mm GLASS WITH LAMINATE GLAZING
  - 19. BUILDING WITH 0.00005mm GLASS WITH LAMINATE GLAZING
  - 20. BUILDING WITH 0.00002mm GLASS WITH LAMINATE GLAZING
  - 21. BUILDING WITH 0.00001mm GLASS WITH LAMINATE GLAZING
  - 22. BUILDING WITH 0.000005mm GLASS WITH LAMINATE GLAZING
  - 23. BUILDING WITH 0.000002mm GLASS WITH LAMINATE GLAZING
  - 24. BUILDING WITH 0.000001mm GLASS WITH LAMINATE GLAZING
  - 25. BUILDING WITH 0.0000005mm GLASS WITH LAMINATE GLAZING
  - 26. BUILDING WITH 0.0000002mm GLASS WITH LAMINATE GLAZING
  - 27. BUILDING WITH 0.0000001mm GLASS WITH LAMINATE GLAZING
  - 28. BUILDING WITH 0.00000005mm GLASS WITH LAMINATE GLAZING
  - 29. BUILDING WITH 0.00000002mm GLASS WITH LAMINATE GLAZING
  - 30. BUILDING WITH 0.00000001mm GLASS WITH LAMINATE GLAZING

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

TPTL  
200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP BALLANT LITTONS REGENT LTD.

ARCHITECTS  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
OYE AND PARTNERS  
HONG KONG LTD.

BUILDING SERVICES ENGINEERS  
HONG KONG LTD.

ELECTRICAL ENGINEERS  
HONG KONG LTD.

MECHANICAL ENGINEERS  
HONG KONG LTD.

ENVIRONMENTAL CONSULTANTS  
HONG KONG LTD.

DATE NO.

REVISION

FOURTH AMENDMENT 05.11.2013

REVISION TITLE  
L7 PLANS (1)  
(TPTL-200)  
L8 PLANS (1)  
(TPTL-201)

REVISION 2155-4

DATE 05.11.2013

SCALE 1:1000

REVISION 1100041

REVISION 1100041

REVISION 1100041

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REVISION 1100041

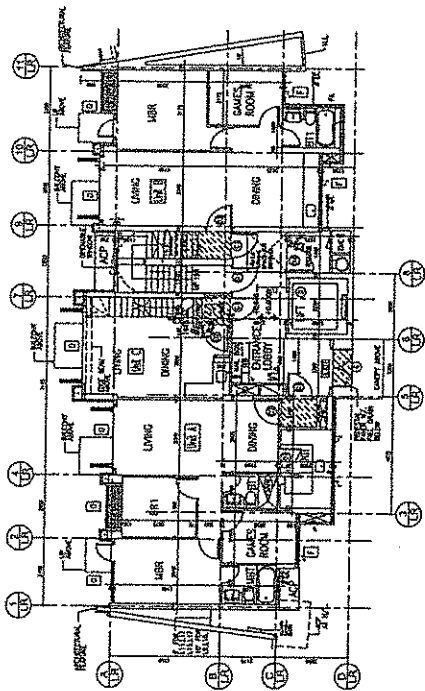
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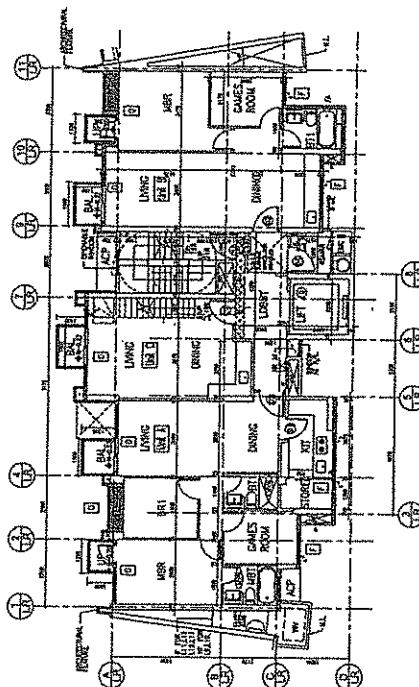
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THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

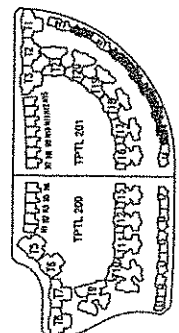
L9, L10, L11, L12, L15 & L17



L10 & L12 GROUND FLOOR PLAN  
(L9, L11, L15 & L17 READ REVERSED)



L10 & L12 SECOND FLOOR PLAN  
(L9, L11, L15 & L17 READ REVERSED)



- LEGEND
- 1. BUILDING FOOTPRINT
  - 2. EXISTING BUILDING / WALL
  - 3. EXISTING ROAD
  - 4. EXISTING ROAD (SEE PLAN)
  - 5. EXISTING ROAD (SEE PLAN)
  - 6. EXISTING ROAD (SEE PLAN)
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  - 99. EXISTING ROAD (SEE PLAN)
  - 100. EXISTING ROAD (SEE PLAN)

TPTL  
200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER:  
TOP DALLANT LTD. (HONG KONG) LTD.

ARCHITECTS:  
WONG INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS:  
CIVIL AND STRUCTURAL ENGINEERS  
HONG KONG LTD.

ELECTRICAL ENGINEERS:  
ELECTRICAL ENGINEERS LTD.

MECHANICAL ENGINEERS:  
MECHANICAL ENGINEERS LTD.

ENVIRONMENTAL CONSULTANTS:  
ENVIRONMENTAL CONSULTANTS LTD.

REVISION

DATE

NO.

1. FIRST AMENDMENT 05.11.2012

2. SECOND AMENDMENT 15.09.2011

3. THIRD AMENDMENT 22.01.2011

4. FOURTH AMENDMENT 08.10.2010

5. FIFTH AMENDMENT 20.02.2010

DRAWING TITLE

L10 & L12 FIRST FLOOR PLAN  
(L9, L11, L15 & L17 READ REVERSED)

NUMBER

2158

REVISION

DATE

05.11.2012

SCALE

1:1000

FILE PATH

Y201 Drawings

AUTHORIZED PERSON

DRAWN

CHECKED

APPROVED

DATE

05.11.2012

SCALE

1:1000

FILE PATH

Y201 Drawings

AUTHORIZED PERSON

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



**TPTL**  
**2008&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP GALLANT LTD/HONG KONG RESIDENTIAL LTD.

ARCHITECTS  
TOP INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
CHOW KANG & PARTNERS

MECHANICAL ENGINEERS  
HONG KONG LTD.

ELECTRICAL ENGINEERS  
HONG KONG LTD.

ENVIRONMENTAL CONSULTANTS  
ENVIRONMENTAL CONSULTANTS LTD.

REVISION  
DATE NO.

PROJECT SUBMISSION  
05.11.2012

DRAWING TITLE  
LIVING PLANS (1)  
(TPTL-201)

NUMBER  
2157

REVISION

DATE  
05.11.2012

SCALE  
1:1000A1

FILE PATH  
Y2008/201

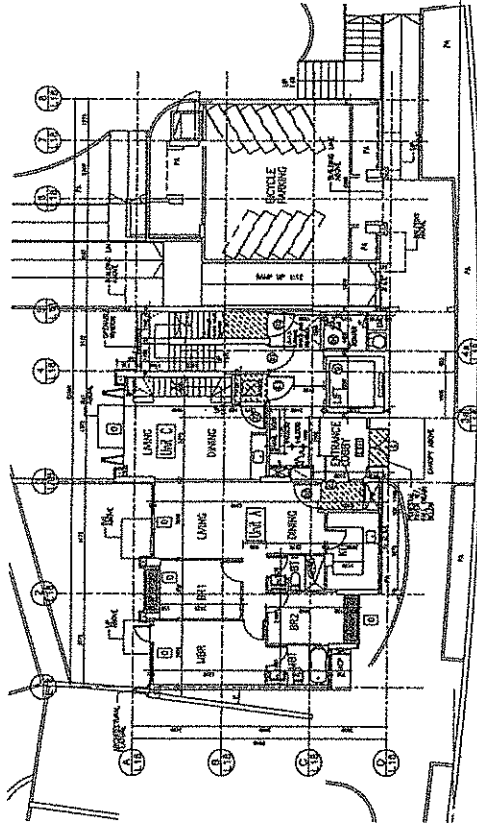
AUTHORISED PERSON

MARK

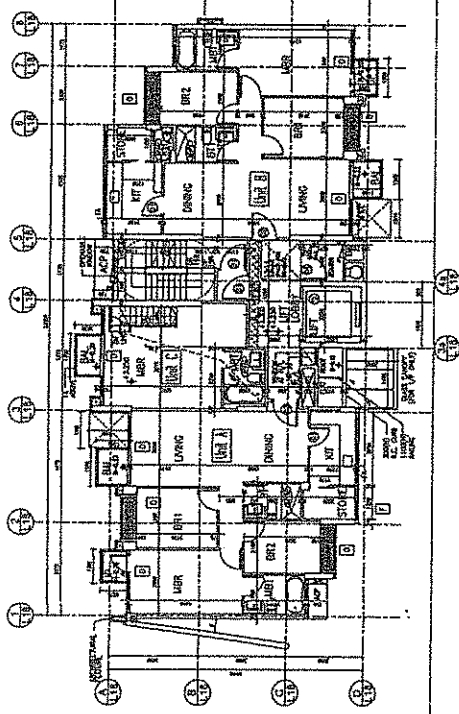
DRAWN

CHECKED

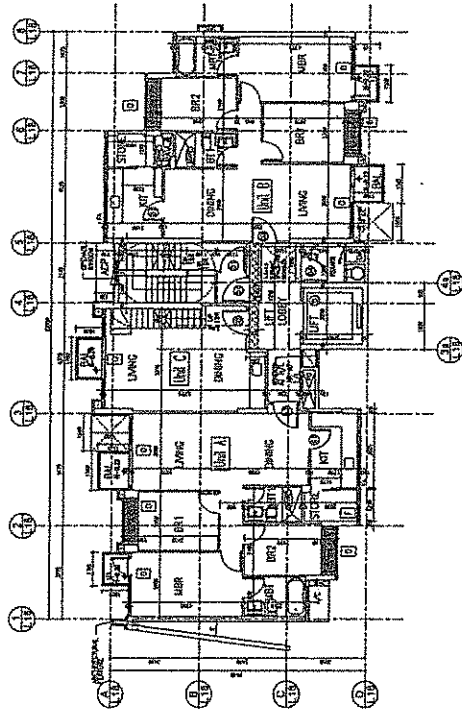
APPROVED



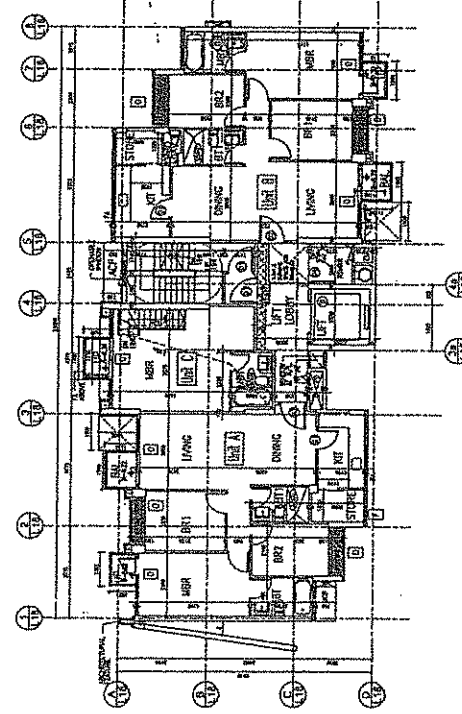
GROUND FLOOR PLAN



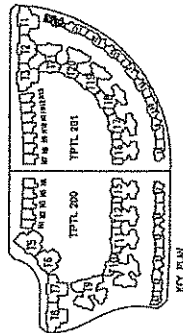
FIRST FLOOR PLAN



SECOND & FIFTH FLOOR PLAN



THIRD FLOOR PLAN



- LEGEND
- T TOP GALLANT WITH JERRY'S CAFE WITH LAMARRE HANDICRAFT
  - R RESTAURANT (SCALE 1:1000 TO 1:2000)
  - B BEDROOM (SCALE 1:1000 TO 1:2000)
  - D DINING (SCALE 1:1000 TO 1:2000)
  - L LIVING (SCALE 1:1000 TO 1:2000)
  - K KITCHEN (SCALE 1:1000 TO 1:2000)
  - BATH BATHROOM (SCALE 1:1000 TO 1:2000)
  - STAIR STAIRCASE (SCALE 1:1000 TO 1:2000)
  - BOILER ROOMING (SCALE 1:1000 TO 1:2000)
  - MAP OF SITE (SCALE 1:1000 TO 1:2000)

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



**TPTL  
200&201**

TAI PO

RESIDENTIAL  
DEVELOPMENT

ENGINEER  
TOP GALLERY LTD/HONG KONG REGENT LTD.  
ARCHITECT  
NCCP INTERNATIONAL LIMITED  
STRUCTURAL ENGINEER  
CYE ANUP & PARTNERS  
HONG KONG LTD.  
BUILDING SERVICES ENGINEER  
T. K. CHAN & PARTNERS  
MECHANICAL, ELECTRICAL  
& ELECTRICAL ENGINEERS LTD.  
ENVIRONMENTAL CONSULTANT  
BAYNOR HONG KONG LIMITED

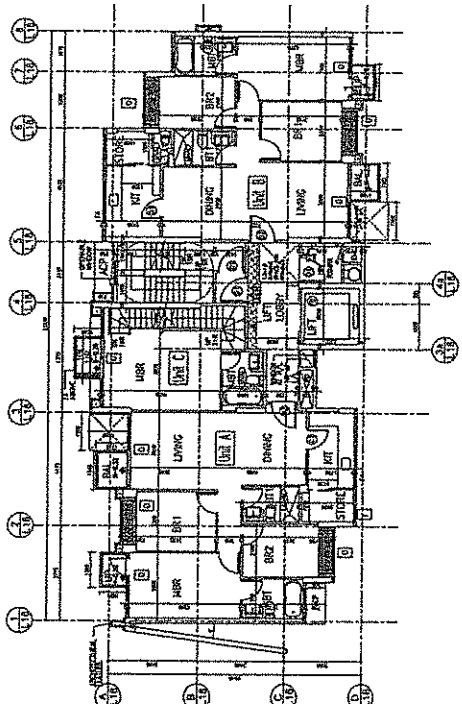
VERSION DATE NO.

FIRST SUBMISSION 05.11.2012

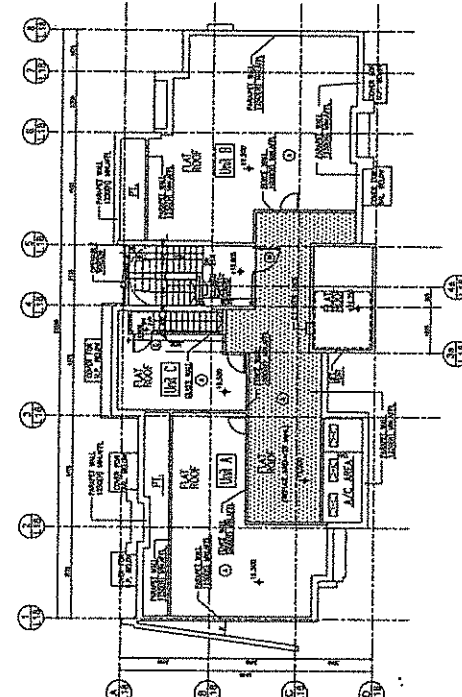
REVISION  
REVISION NO. 2157-1  
DATE 05.11.2012  
SCALE 1:1000A1  
FILE PATH TPTL/Drawings  
AUTHORISED PERSON

APPROVED  
DATE 05.11.2012  
SCALE 1:1000A1  
FILE PATH TPTL/Drawings  
AUTHORISED PERSON

DATE 05.11.2012  
SCALE 1:1000A1  
FILE PATH TPTL/Drawings  
AUTHORISED PERSON

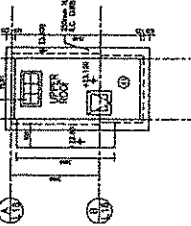


20TH FLOOR PLAN

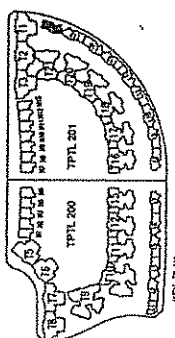


ROOF PLAN

**CALCULATION OF AREA**  
 1. FLOOR AREA  
 2. ROOF AREA  
 3. BALCONY AREA  
 4. TERRACE AREA  
 5. TOTAL AREA

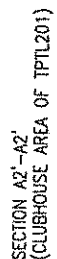
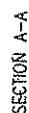


UPPER ROOF PLAN



**NOTES TO THE DRAWING**  
 1. THE AREA OF THE ROOF IS 11.11 SQ. M.  
 2. THE AREA OF THE ROOF IS 11.11 SQ. M.  
 3. THE AREA OF THE ROOF IS 11.11 SQ. M.  
 4. THE AREA OF THE ROOF IS 11.11 SQ. M.  
 5. THE AREA OF THE ROOF IS 11.11 SQ. M.

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



RESIDENTIAL  
DEVELOPMENT

WCVB INTERNATIONAL, LIMITED

[illegible]

TPTL  
200&201

TAI PO

RESIDENTIAL  
DEVELOPMENT

DEVELOPER  
TOP FACILITY DEVELOPMENT LTD.

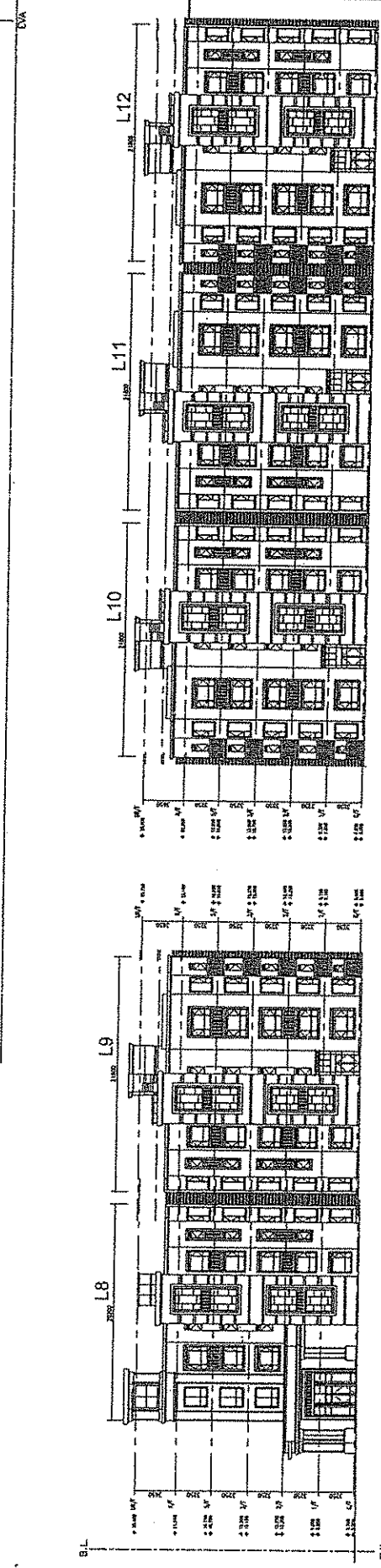
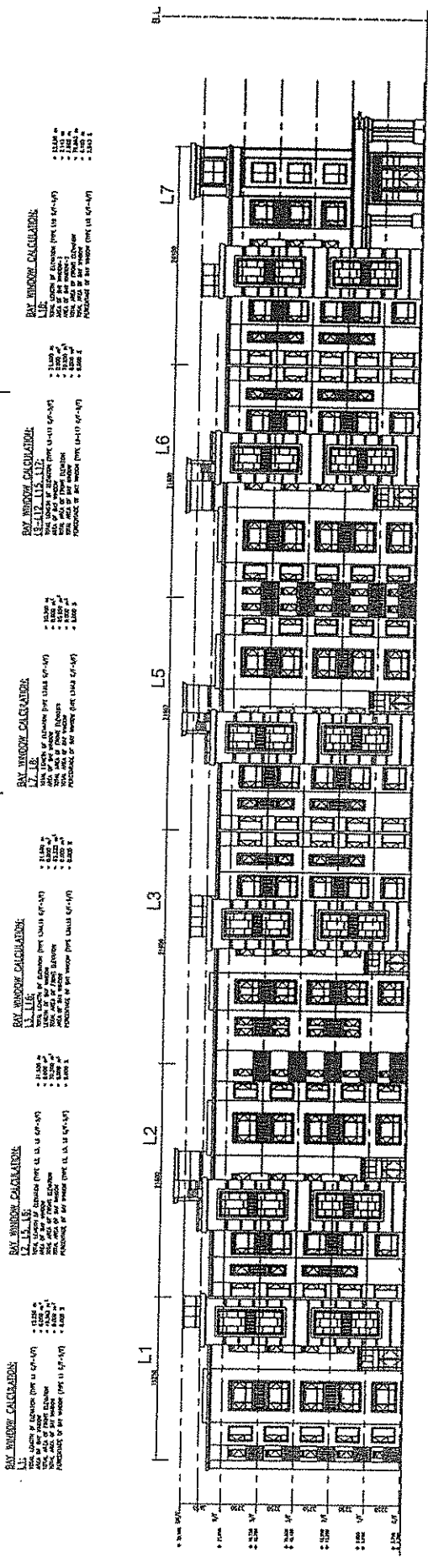
ARCHITECTS  
HONG KONG INTERNATIONAL LIMITED  
STRUCTURAL ENGINEERS  
DYE ARUP & PARTNERS  
HONG KONG LTD.  
BUILDING SERVICES ENGINEERS  
HONG KONG INTERNATIONAL LTD.  
ENVIRONMENTAL CONSULTANTS  
BAVON HONG HONG LIMITED

DATE: 11/11/2012

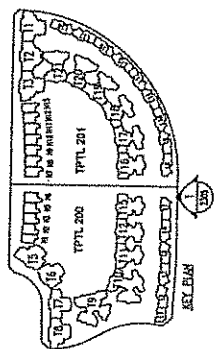
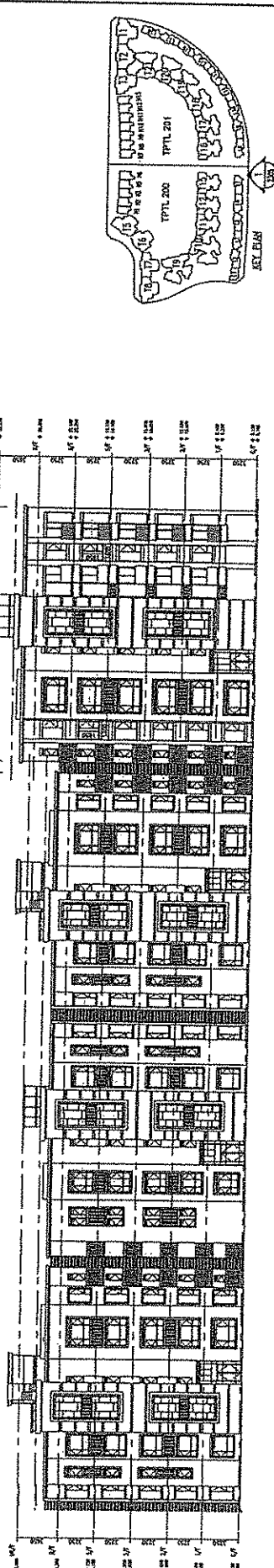
FOOTING APPROVED  
THIRD APPROVEMENT  
FIRST APPROVEMENT  
REVISION  
FIRST SUBMISSION  
DATE: 11/11/2012  
DATE: 11/11/2012  
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DATE: 11/11/2012

DRAWING TITLE  
ELEVATION 1  
UR(L1-L18)

BO SUBMISSION  
NUMBER: 2305  
REVISION: D  
DATE: 05/11/2012  
SCALE: 1/2000  
DATE: 05/11/2012  
AUTHORIZED PERSON: [Signature]



THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



RESIDENTIAL  
DEVELOPMENT

DATE RECEIVED

AWARD TITLE

**NO**

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05.11.2017

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**NAME** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_  
**CITY** \_\_\_\_\_  
**STATE** \_\_\_\_\_  
**ZIP** \_\_\_\_\_

ROBERT G. CHAMBERS  
 Editor

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NA

\_\_\_\_\_

[illegible]

WCHP INTERNATIONAL LIMITED

蘇丹片或依蘭片（或片）有限公司

10.1117/1.3000000

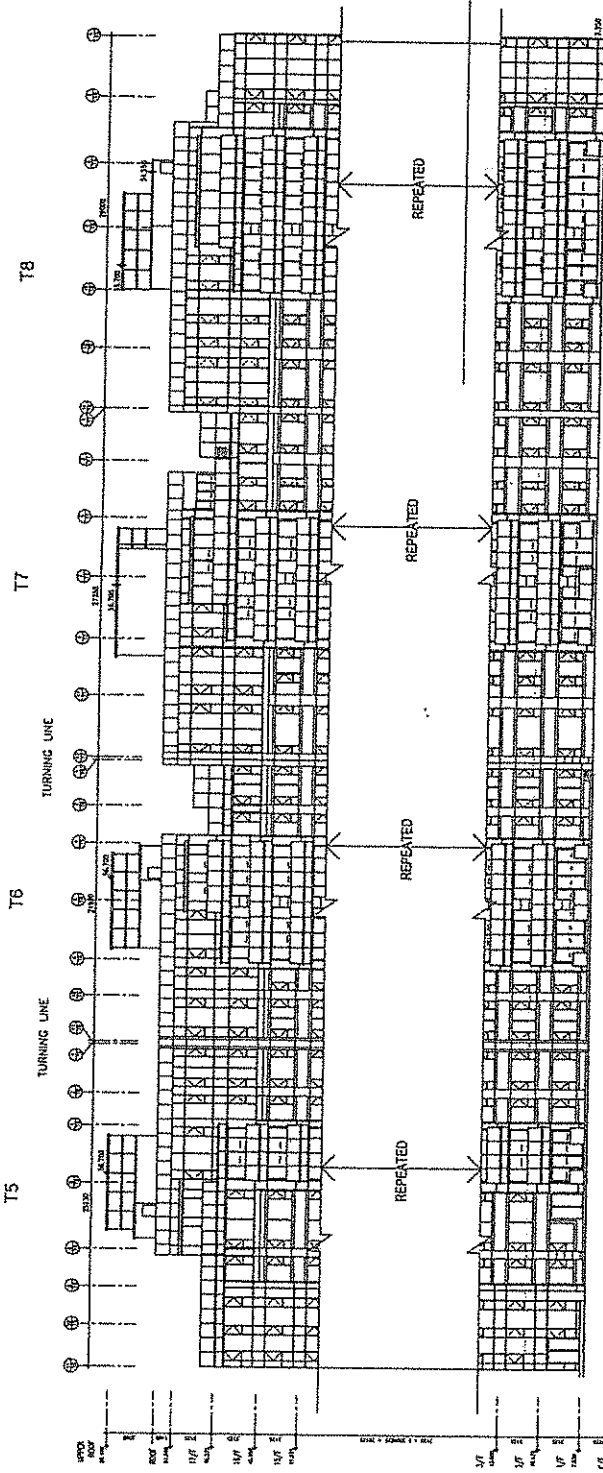
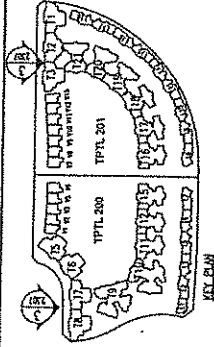
1. The following are the names of the persons who have been identified as having been in contact with the subject during the period of the investigation:

**TPTL  
2008&201**

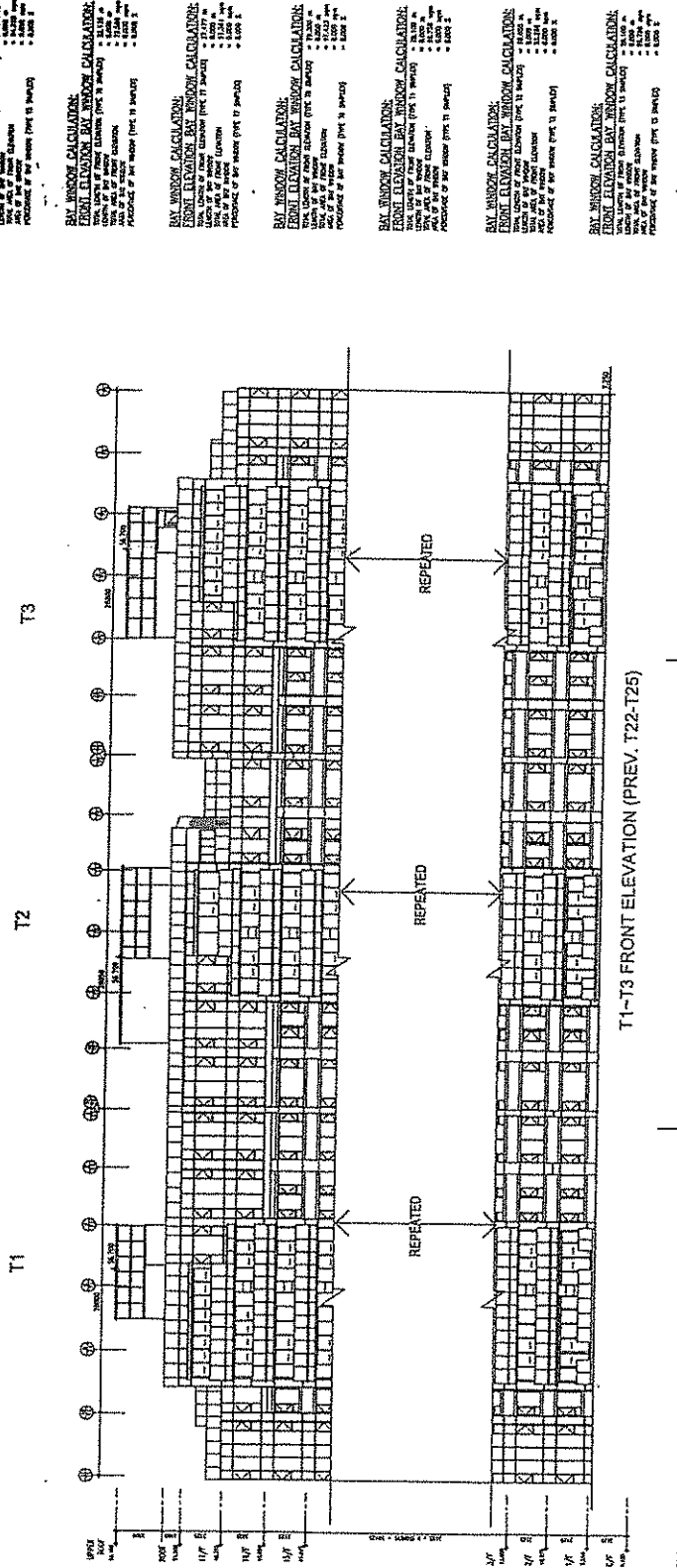
TAI PO

RESIDENTIAL  
DEVELOPMENT

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)



T5 ~ T8 FRONT ELEVATION (PREV. T1-T5)



T1-T3 FRONT ELEVATION (PREV. T22-T25)

DEVELOPER  
TOP GARDEN HOLDINGS LIMITED

ARCHITECTS  
WYATT INTERNATIONAL LIMITED

STRUCTURAL ENGINEERS  
DING ANIP & PARTNERS

MECHANICAL ENGINEERS  
HONG KONG LTD.

ELECTRICAL ENGINEERS  
HONG KONG LTD.

ENVIRONMENTAL CONSULTANTS  
HONG KONG LTD.

LANDSCAPE ARCHITECTS  
HONG KONG LTD.

DATE: 01.11.2012

DATE: 01.11.2012

DATE: 01.11.2012

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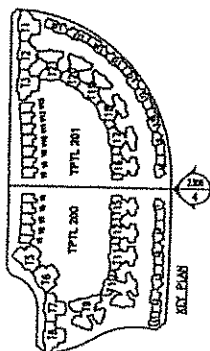
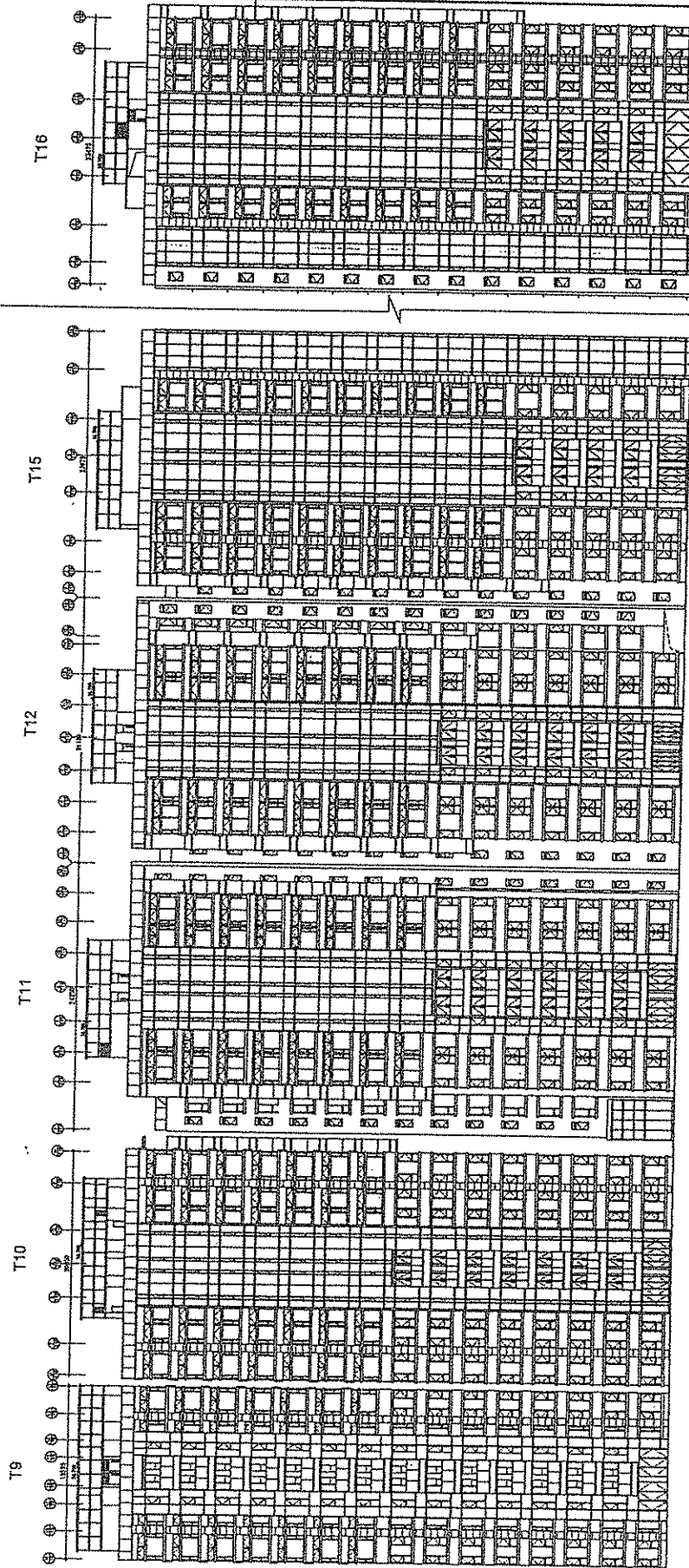
DATE: 01.11.2012

DATE: 01.11.2012

DATE: 01.11.2012



TPTL  
200&201  
TAI PO

RESIDENTIAL  
DEVELOPMENT[illegible]

T9 - T16 REAR ELEVATIONS (PREV. T6 - T12)

THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)

DEVELOPER TOP GALLANTY LTD/HONG REGENT LTD.		ARCHITECTS WONG INTERNATIONAL LIMITED ONE ARAB & PARTNERS HONG KONG LTD.		STRUCTURAL ENGINEERS BLAIRS SERVICE ENGINEERS 100-120000 A. BLAIR & PARTNERS LTD. HONG KONG		ELECTRICAL CONSULTANTS HONG KONG HONG LTD.		DATE 2010			
DRAWING TITLE ELEVATION 4 (T9-T16) PREV. T8 - T12)		1TH AMENDMENT 2ND AMENDMENT 3RD AMENDMENT 4TH AMENDMENT 5TH AMENDMENT 6TH AMENDMENT 7TH AMENDMENT 8TH AMENDMENT 9TH AMENDMENT 10TH AMENDMENT 11TH AMENDMENT 12TH AMENDMENT 13TH AMENDMENT 14TH AMENDMENT 15TH AMENDMENT 16TH AMENDMENT 17TH AMENDMENT 18TH AMENDMENT 19TH AMENDMENT 20TH AMENDMENT 21TH AMENDMENT 22TH AMENDMENT 23TH AMENDMENT 24TH AMENDMENT 25TH AMENDMENT 26TH AMENDMENT 27TH AMENDMENT 28TH AMENDMENT 29TH AMENDMENT 30TH AMENDMENT 31TH AMENDMENT 32TH AMENDMENT 33TH AMENDMENT 34TH AMENDMENT 35TH AMENDMENT 36TH AMENDMENT 37TH AMENDMENT 38TH AMENDMENT 39TH AMENDMENT 40TH AMENDMENT 41TH AMENDMENT 42TH AMENDMENT 43TH AMENDMENT 44TH AMENDMENT 45TH AMENDMENT 46TH AMENDMENT 47TH AMENDMENT 48TH AMENDMENT 49TH AMENDMENT 50TH AMENDMENT 51TH AMENDMENT 52TH AMENDMENT 53TH AMENDMENT 54TH AMENDMENT 55TH AMENDMENT 56TH AMENDMENT 57TH AMENDMENT 58TH AMENDMENT 59TH AMENDMENT 60TH AMENDMENT 61TH AMENDMENT 62TH AMENDMENT 63TH AMENDMENT 64TH AMENDMENT 65TH AMENDMENT 66TH AMENDMENT 67TH AMENDMENT 68TH AMENDMENT 69TH AMENDMENT 70TH AMENDMENT 71TH AMENDMENT 72TH AMENDMENT 73TH AMENDMENT 74TH AMENDMENT 75TH AMENDMENT 76TH AMENDMENT 77TH AMENDMENT 78TH AMENDMENT 79TH AMENDMENT 80TH AMENDMENT 81TH AMENDMENT 82TH AMENDMENT 83TH AMENDMENT 84TH AMENDMENT 85TH AMENDMENT 86TH AMENDMENT 87TH AMENDMENT 88TH AMENDMENT 89TH AMENDMENT 90TH AMENDMENT 91TH AMENDMENT 92TH AMENDMENT 93TH AMENDMENT 94TH AMENDMENT 95TH AMENDMENT 96TH AMENDMENT 97TH AMENDMENT 98TH AMENDMENT 99TH AMENDMENT 100TH AMENDMENT		05.11.2012 15.01.2013 20.03.2011 05.11.2010 05.11.2010 26.02.2010		2308 0 05.11.2012 1200000 100-1200000		05.11.2012 1200000 100-1200000		05.11.2012 1200000 100-1200000	
DRAWING NO. 100-1200000		100-1200000		100-1200000		100-1200000		100-1200000			

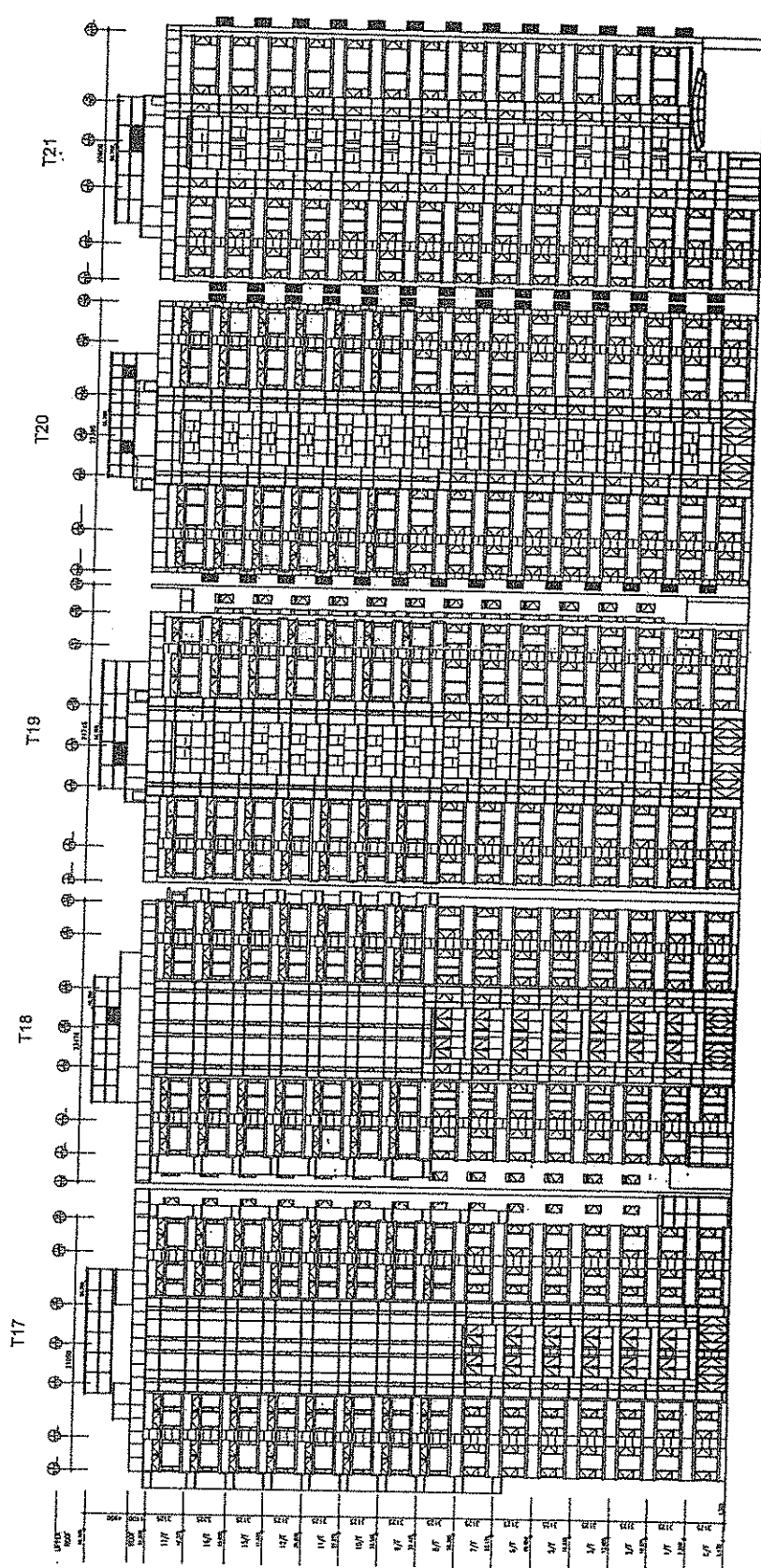


RESIDENTIAL  
DEVELOPMENT

<u>DEVELOPER</u>	<u>DATE</u>
<u>HUP GUZANT LTD AND HEGENT LTD.</u>	<u>1987</u>
<u>ARCHITECTS</u>	
<u>WONG INTERNATIONAL LIMITED</u>	
<u>STRUCTURAL ENGINEERS</u>	
<u>ONE AND A PARTNERS</u>	
<u>HONG KONG LTD.</u>	
<u>BUILDING SERVICES ENGINEERS</u>	
<u>TALANT MECHANICAL</u>	
<u>A ELECTRICAL ENGINEERS LTD.</u>	
<u>CONCRETE CONCRETE</u>	
<u>ENVIRONMENTAL CONSULTANTS</u>	
<u>ENVIRO HONG KONG LIMITED</u>	
<u>ENGINEER</u>	

WITH AMENDMENT 05.11.2012 A  
SECOND AMENDMENT 15.07.2011

DRAWING TITLE  
ELEVATION 4  
T17-T21  
(PREV. T15-T19)

[illegible]

T17 - T21 REAR ELEVATIONS (PREV. T15 - T19)

**THIS IS ONLY A REDUCED VERSION  
OF THE ORIGINAL PLAN (Not to scale)**



## **Appendix G: Updated Undertaking Letter**

# Top Gallant Limited

Your Ref. :  
Our Ref. : DEV-TGL-2013/0885/CCW  
Our Fax No. : 2137 5993

By Hand

26 MAR 2013

Environmental Protection Department,  
15/F & 16/F, East Wing, Central Government Offices,  
2 Tim Mei Avenue,  
Tamar, Hong Kong.

Attn : Mr. TANG Kin Fai, JP, Assistant Director (Environmental Assessment)

Dear Sir,

**Re : Undertaking for Implementation of Noise Mitigation Measures Proposed in NIA Report  
TPTL No. 200, Pak Shek Kok Development Area, Site D1, Tai Po, New Territories**

We, Top Gallant Limited, being the owner of the captioned site, hereby undertake the following for implementation of the proposed noise mitigation measures as shown in the Noise Impact Assessment Report (the "NIAR") Ref. R1202\_V5.2 dated March 2013 submitted to your office for approval by ENVIRON Hong Kong Limited:-

1. All the noise mitigation measures proposed in the NIAR shall be incorporated into the General Building Plans for the approval by the Building Authority.
2. To appoint an independent Authorized Person ("AP") to certify and inform the Director of Lands that all noise mitigation measures identified in the "Schedule of Noise Mitigation Measures and Plans" (the "Schedule") of the approved NIAR are duly implemented before completion of the development ("Completion").
3. To be responsible for implementation and modification/rectification of all deviations from the noise mitigation measures identified in the Schedule before Completion, and be responsible for all the associated costs.
4. All noise mitigation measures proposed in the NIAR shall be designated as Noise Mitigation Measures ("NMM") in the Deed of Mutual Covenant (DMC) with details of use and locations clearly indicated. Such DMC should contain binding and enforceable conditions for the control, operation, financial support and maintenance for such measures.
5. To agree that EPD could disclose the content of the Noise Impact Assessment Report and this undertaking when required.

6. In case when changes to the building plans that would affect the noise performance, we will seek prior agreement with the Environmental Protection Department ("EPD") and propose alternative measures with equivalent noise mitigation performance. The AP will then check and certify implementation of these measures accordingly before Completion.

Yours faithfully,  
For and on behalf of  
Top Gallant Limited

  
.....  
Gordon Lee

LE/cyl

c.c.	WCWP International Limited	- Mr. C. P. Wai
	ENVIRON Hong Kong Limited	- Mr. Calvin Chiu

# King Regent Limited

Your Ref. :  
Our Ref. : DEV-KRL-2013/0886/CCW  
Our Fax No. : 2137 5993

By Hand

26 MAR 2013

Environmental Protection Department,  
15/F & 16/F, East Wing, Central Government Offices,  
2 Tim Mei Avenue,  
Tamar, Hong Kong.

Attn : Mr. TANG Kin Fai, JP. Assistant Director (Environmental Assessment)

Dear Sir,

**Re : Undertaking for Implementation of Noise Mitigation Measures Proposed in NIA Report  
TPTL No. 201, Pak Shek Kok Development Area, Site D2, Tai Po, New Territories**

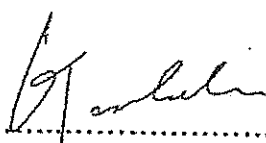
We, King Regent Limited, being the owner of the captioned site, hereby undertake the following for implementation of the proposed noise mitigation measures as shown in the Noise Impact Assessment Report (the "NIAR") Ref. R1202\_V5.2 dated March 2013 submitted to your office for approval by ENVIRON Hong Kong Limited:-

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5. To agree that EPD could disclose the content of the Noise Impact Assessment Report and this undertaking when required.

...../2

6. In case when changes to the building plans that would affect the noise performance, we will seek prior agreement with the Environmental Protection Department ("EPD") and propose alternative measures with equivalent noise mitigation performance. The AP will then check and certify implementation of these measures accordingly before Completion.

Yours faithfully,  
For and on behalf of  
King Regent Limited

  
.....  
Gordon Lee  
LE/cyl

c.c.	K. Wah Real Estates Co. Ltd.	- Mr. Jovan Wong
	WCWP International Limited	- Mr. C. P. Wai
	ENVIRON Hong Kong Limited	- Mr. Calvin Chiu



Dated the 3rd day of December 2015

**TOP GALLANT LIMITED**  
(First Owner)

and

(Second Owner)

and

**SINO ESTATES MANAGEMENT LIMITED**  
(Manager)

\*\*\*\*\*

**DEED OF MUTUAL COVENANT  
AND MANAGEMENT AGREEMENT**

in respect of

**TAI PO TOWN LOT NO.200**

\*\*\*\*\*

WOO KWAN LEE & LO  
SOLICITORS & NOTARIES  
ROOM 2801, SUN HUNG KAI CENTRE  
30 HARBOUR ROAD  
WANCHAI  
HONG KONG

Ref.: B981/SHK/HFM/LYF  
[ (v.24) 17 Aug 2015 ]



註冊摘要編號 Memorial No.:  
**15122800360023**

本文書於2015年12月28日在土地註冊處  
以上述註冊摘要編號註冊。

This instrument was registered in the  
Land Registry by the above Memorial  
No. on 28 December 2015.

  
土地註冊處處長  
Land Registrar